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Council Policy

Council Policy Name: **Shark Hazard Response**

Responsible Directorate: **Planning and Development Services** **Version:** **Adopted**

1. PURPOSE

1.1. The purpose of this Policy is to guide the City's approach in response to shark attacks and shark sightings, water safety warnings and related information provided to the public.

2. SCOPE

2.1. This Policy is applicable to beach areas under the care, control and/or management of the City.

3. DEFINITIONS

Term	Meaning
Patrolled Beach	a beach that has a Surf Life Saving Western Australia beach safety and surveillance service in operation
Policy	this City of Busselton Council policy titled "Shark Hazard Response"

4. STRATEGIC CONTEXT

4.1. This Policy links to Strategic Theme 2. LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing, of the City's Strategic Community Plan June 2021 and specifically the following Strategic Priority:
a. 2.2: Work with key partners to facilitate a safe, healthy and capable community.

5. POLICY STATEMENT

5.1. The City advocates to the State Government for a consistent state wide approach to the management of sharks including shark sightings and incidents, regardless of land tenure.

5.2. The City is informed of shark sightings by the Surf Life Saving Western Australia (SLSWA) helicopter surveillance and the shark monitoring network service when available.

5.3. Shark sighting reports generally provide details about the location of the shark, size, species and in some instances direction of travel, all of which inform decisions about swimmer safety and the City's response.

5.4. At a Patrolled Beach, a SLSWA life guard is the authorised person for responding to a shark sighting and for implementing the SLSWA response procedure; which may include sounding alarms to alert swimmers, clearing the water of swimmers and monitoring shark presence.

5.5. In the event of a shark attack fatality, WA Police are the lead agency. The City will provide assistance with the management of the shark attack and implement beach safety measures as necessary and under the direction of the WA Police.

5.6. Following a shark attack and a direction given to swimmers to leave the water, beaches will generally not be re-opened less than 24 hours after the shark attack occurred.

5.7. The decision to re-open a beach will be made by the City in consultation with the Department of Primary Industries and Regional Development (Fisheries branch).

5.8. General beach safety and community awareness of shark hazards will be promoted on the City's website and social media by:

a. providing a link to the State Government Sharksmart website and mobile phone app;
b. "providing information on Patrolled Beaches within the City including patrol dates and times; and
c. encouraging swimmers to swim at Patrolled Beaches or within the beach enclosures at Busselton and Dunsborough.

5.9. Community awareness will also be promoted by the use of temporary signage to advise swimmers and beach users:

a. of significant shark sightings at a specific beach; and
b. of increased shark activity at key locations during the annual salmon season from March to May each year.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. Shark Hazard Response Operational Practice

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**	14 October 2020	**Resolution #**	C2010/109
Previous Adoption	**DATE**	14 October 2015	**Resolution #**	C1510/286

Document Set ID: 2636684
Version: 3, Version Date: 17/08/2021

Council Policy

Council Policy Name: **Asset Management**

Responsible Directorate: **Infrastructure and Environment** **Version:** **DRAFT officer recommendation**

1. PURPOSE

1.1. Effective asset management is critical for the delivery of sustainable infrastructure now and into the future; supporting the delivery of community objectives outlined in the City's Council Plan.

1.2. The purpose of this Policy is to outline the principles which guide the City of Busselton in the management of its infrastructure assets, with the objective being to ensure they are safe, well maintained, and responsibly managed.

2. SCOPE

2.1. This Policy is applicable to the management of all infrastructure assets owned and / or directly managed by the City, whether constructed, purchased or donated. This includes roads, bridges, footpaths, cycle ways, stormwater drains, park and recreation space components, and buildings.

3. DEFINITIONS

Term	Meaning
Policy	this City of Busselton Council policy titled "Asset Management"

4. STRATEGIC CONTEXT

Strategic Outcome	Objective
PLACE	10: Provide well maintained public facilities, open space, parks and playgrounds.
	11: Provide safe roads and transport networks.

5. POLICY STATEMENT

5.1. Asset management is the systematic and coordinated activities and practices of an organisation to deliver on the management of its assets optimally and sustainably through the cost-effective lifecycle management of its assets.

5.2. The City recognises its responsibility to provide and maintain infrastructure assets that service the needs of the community in a coordinated and integrated manner that does not place undue economic, social, or environmental burden on future generations.

5.3. This Policy and the following principles will inform the City's strategic asset management planning:

a. assets are to be acquired, maintained and renewed to adequately meet present-day community objectives and pass to future generations with minimal backlog of maintenance and renewal works;
b. asset management plans will be informed by service standards determined by the City for the construction, maintenance and operations of assets technical lifecycle requirements and statutory requirements for local government financial planning and reporting;
c. decisions to implement new assets, major upgrades or accept donated assets are to be informed by whole of life costs; and

d. the City will continuously develop its asset management capability through the development and implementation of appropriate resourcing allocations, systems and practices enabling effective data collection, storage, sharing and evaluation of asset knowledge and information.

5.4. Asset management strategy and plans will form part of an iterative Integrated Planning, Budgeting and Reporting framework with reviews generally undertaken on a three yearly cycle.

5.5. The Chief Executive Officer has overall responsibility for developing an asset management strategy and plans and advising Council of the status and effectiveness of asset management within the City.

5.6. Council will continue to provide stewardship for asset management by supporting allocation of resources and funding to achieve the principles of the Policy and long-term community needs.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. Council Plan, Workforce Plan and Long-Term Financial Plan
6.2. Local Government Act 1995 (WA), Section 5.56(1) and (2)
6.3. WA Local Government (Administration) Regulations 1996
6.4. International Infrastructure Management Manual (IPWEA)
6.5. Australian Accounting Standards Board AASB13 Fair Value Measurement
6.6. Asset Management Strategy and Overall Asset Management Plan
6.7. Policy: Footpaths and Cycleways Funding

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	27 November 2019	**Resolution #**	C1911/235

Council Policy

Council Policy Name: **Asset Management**

Responsible Directorate: **Infrastructure and Environment** **Version:** **DRAFT**

1. PURPOSE

1.1. Effective asset management is critical for the delivery of sustainable infrastructure now and into the future; supporting the delivery of community objectives outlined in the City's Council Plan.

~~1.1.~~1.2. The purpose of this Policy is to outline the principles which guide the City of Busselton in the management of its infrastructure assets, with the objective being to ensure they are well maintained, and responsibly managed.

2. SCOPE

2.1. This Policy is applicable to the management of all infrastructure assets owned and / or directly managed by the City, whether constructed, purchased or donated. This includes roads, bridges, footpaths, cycle ways, stormwater drains, park and recreation space components, and buildings.

3. DEFINITIONS

Term	Meaning
Policy	this City of Busselton Council policy titled "Asset Management"

4. STRATEGIC CONTEXT

Strategic ~~Theme~~Outcome	~~Strategic Priority~~Objective
~~KEY THEME 2 LIFESTYLE~~PLACE	~~2.1~~210: ~~Provide well maintained community assets through robust asset management practices~~ Provide well maintained public facilities, open space, parks and playgrounds.
	11: Provide safe roads and transport networks.

5. POLICY STATEMENT

5.1. Asset management is the systematic and coordinated activities and practices of an organisation to deliver on the management of its assets optimally and sustainably through the cost-effective lifecycle management of its assets.

~~5.1.~~ The City recognises its responsibility to provide and maintain infrastructure assets that service the needs of the community in a coordinated and integrated ~~-~~manner that does not place undue economic, social, or environmental burden on future generations.

~~5.2. Asset management is the systematic and coordinated activities and practices of an organisation to deliver on the management of its assets optimally and sustainably through the cost-effective lifecycle management of its assets.~~

~~5.3.~~5.2. This Policy and the following principles will inform the City's strategic asset management planning:

a. assets are to be acquired, maintained and renewed to adequately meet present-day community objectives ~~expectations~~ and pass to future generations with minimal backlog of maintenance and renewal works;
b. asset management plans will be informed by service standards determined by the City for the construction, maintenance and operations of assets technical lifecycle requirements and statutory requirements for local government financial planning and reporting;
c. decisions to implement new assets, major upgrades or accept donated assets are to be informed by whole of life costs; and
d. the City will continuously develop its asset management capability through the development and implementation of appropriate resourcing allocations, systems and practices enabling effective data collection, storage, sharing and evaluation of asset ~~data,~~ knowledge~~,~~ and information.

~~5.4.~~5.3. Asset management strategy and plans will form part of an iterative Integrated Planning, Budgeting and Reporting framework with reviews generally undertaken on a three yearly cycle.

~~5.5.~~5.4. The Chief Executive Officer has overall responsibility for developing an asset management strategy and plans and advising Council of the status and effectiveness of asset management within the City.

~~5.6.~~5.5. Council will continue to provide stewardship for asset management by supporting allocation of resources and funding to achieve the principles of the Policy and long-term community needs.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. Council Plan, Workforce Plan and Long-Term Financial Plan
6.2. Local Government Act 1995 (WA), Section 5.56(1) and (2)
6.3. WA Local Government (Administration) Regulations 1996
6.4. International Infrastructure Management Manual (IPWEA)
6.5. Australian Accounting Standards Board AASB13 Fair Value Measurement
6.6. Asset Management Strategy and Overall Asset Management Plan
6.7. Policy: Footpaths and Cycleways Funding

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	27 November 2019	**Resolution #**	C1911/235

Council Policy

Council Policy Name: **Applications for Exploration or Mining / Extraction Licences for Coal or Gas Extraction with Hydraulic Fracturing**

Responsible Directorate: **Community Planning** **Version:** **Draft**

1. PURPOSE

1.1. The purpose of this Policy is to guide the City's response to notification of applications for exploration or mining licences for coal, or for extraction of gas using hydraulic fracturing.

2. SCOPE

2.1. This Policy is applicable to all land within the district of the City of Busselton and relates to applications under the Mining Act, whether wholly or partly over land within the district, for the purposes of coal and related materials extraction, or for extraction of gas using hydraulic fracturing under the Petroleum Legislation.

2.2. The Policy is not applicable to notification of applications that relate to mineral sands and related materials.

3. DEFINITIONS

Term	Meaning
Mining Act	*Mining Act 1978* (WA)
Petroleum Legislation	means various State legislation relating to the extraction of petroleum and which applies to onshore gas extraction (offshore gas extraction is generally regulated at a Federal level)
Policy	this City of Busselton Council policy titled "Applications for Exploration or Mining / Extraction Licences for Coal or Gas Extraction with Hydraulic Fracturing"
Warden	as defined in section 8 of the Mining Act

4. STRATEGIC CONTEXT

Strategic Outcome	Objective
ENVIRONMENT	6: Care for and enhance our natural areas and habitats.

5. POLICY STATEMENT

5.1. The City of Busselton is committed to ensuring that the extraction of natural resources within the district is consistent with the economic, environmental and social sustainability of the area.

5.2. The mining of coal within the district is considered to be inconsistent with the objective in clause 5.1 due to the following:

a. the potential for coal mining to jeopardise the quality and quantity of groundwater and surface water available in the district as is required for environmental and other uses;
b. the potential for coal mining to conflict with existing land uses in the district such as tourism, recreation, agriculture and viticulture; and
c. the significant community concern about proposed coal mining in the district and the potential for a coal mine to impact on the character, attraction and quality of life in the district.

5.3. With respect to a proposal that may be associated with exploration for or mining of coal, and which is referred to the City for comment, the City will, as appropriate to the circumstances, do the following things:

a. lodge a letter of objection to any application for an exploration licence where it can be reasonably ascertained that coal is one of or the principal target mineral, and for which the City has received notification, with the reasons for that objection based on the City's concerns with coal mining identified in clause 5.2 above;

b. lodge a formal objection (Form 16) with the Warden to any application for a mining lease for coal for which the City has received notification, with the reasons for that objection based on the City's concerns with coal mining identified in clause 5.2 above;

c. in the case of either (a) or (b) above consider advocacy, both with the entity(s) involved in the proposal and at a political level, reflecting the concerns identified in clause 5.2 above, on behalf of the community.

Gas proposals that may involve hydraulic fracturing

5.4. The Council has significant concerns regarding the potential implications, particularly on groundwater resources, of any gas extraction activity in the district that may require hydraulic fracturing and therefore requires that any referral or advertising of an application or notification pertaining to this activity is to be reported to the Council for consideration of lodgement of a formal objection.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. *Mining Act 1978* (WA)

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	13 May 2020	**Resolution #**	C2005/129

Council Policy

Council Policy Name: **Applications for Exploration or Mining / Extraction Licences for Coal or Gas Extraction with Hydraulic Fracturing**

Responsible Directorate: **Community Planning and ~~Development Services~~** **Version:** **Draft~~Adopted~~**

1. PURPOSE

1.1. The purpose of this Policy is to guide the City's response to notification of applications for exploration or mining licences for coal, or for extraction of gas using hydraulic fracturing.

2. SCOPE

2.1. This Policy is applicable to all land within the district of the City of Busselton and relates to applications under the Mining Act, whether wholly or partly over land within the district, for the purposes of coal and related materials extraction, or for extraction of gas using hydraulic fracturing under the Petroleum Legislation.

2.2. The Policy is not applicable to notification of applications that relate to mineral sands and related materials.

3. DEFINITIONS

Term	Meaning
Mining Act	*Mining Act 1978* (WA)
Petroleum Legislation	means various State legislation relating to the extraction of petroleum and which applies to onshore gas extraction (offshore gas extraction is generally regulated at a Federal level)
Policy	this City of Busselton Council policy titled "Applications for Exploration or Mining / Extraction Licences for Coal or Gas Extraction with Hydraulic Fracturing"
Warden	as defined in section 8 of the Mining Act

4. STRATEGIC CONTEXT

Strategic ~~Theme~~Outcome	Objective
~~Key Theme 2:~~ ENVIRONMENT	6: Care for and enhance our natural areas and habitats.

~~4.1. This Policy links to Strategic Theme 1. – ENVIRONMENT – An environment that is valued, conserved and able to be enjoyed by current and future generations, of the City's Strategic Community Plan June 2021 and specifically the following Strategic Priority:~~

~~a. 1.1: Ensure protection and enhancement of environmental values is a central consideration in land use planning.~~

~~4.2. This Policy links to Strategic Theme 3. OPPORTUNITY - A vibrant City with diverse opportunities and a prosperous economy, of the City's Strategic Community Plan June 2021 and specifically the following Strategic Priority:~~

~~4.3. 3.2: Facilitate and innovative and diversified economy that supports local enterprise, business investment and employment growth.~~

~~4.4. This Policy links to Strategic Theme 4. LEADERSHIP - A Council that connects with the community and is accountable in its decision making, of the City's Strategic Community Plan June 2021 and specifically the following Strategic Priority:~~
~~a. 4.2: Deliver governance systems that facilitate open, ethical and transparent decision making.~~

5. POLICY STATEMENT

5.1. The City of Busselton is committed to ensuring that the extraction of natural resources within the district is consistent with the economic, environmental and social sustainability of the area.

5.2. The mining of coal within the district is considered to be inconsistent with the objective in clause 5.1 due to the following:
a. the potential for coal mining to jeopardise the quality and quantity of groundwater and surface water available in the district as is required for environmental and other uses;
b. the potential for coal mining to conflict with existing land uses in the district such as tourism, recreation, agriculture and viticulture; and
c. the significant community concern about proposed coal mining in the district and the potential for a coal mine to impact on the character, attraction and quality of life in the district.

5.3. With respect to a proposal that may be associated with exploration for or mining of coal, and which is referred to the City for comment, the City will, as appropriate to the circumstances, do the following things:
a. lodge a letter of objection to any application for an exploration licence where it can be reasonably ascertained that coal is one of or the principal target mineral, and for which the City has received notification, with the reasons for that objection based on the City's concerns with coal mining identified in clause 5.2 above;
b. lodge a formal objection (Form 16) with the Warden to any application for a mining lease for coal for which the City has received notification, with the reasons for that objection based on the City's concerns with coal mining identified in clause 5.2 above;
c. in the case of either (a) or (b) above consider advocacy, both with the entity(s) involved in the proposal and at a political level, reflecting the concerns identified in clause 5.2 above, on behalf of the community.

Gas proposals that may involve hydraulic fracturing

5.4. The Council has significant concerns regarding the potential implications, particularly on groundwater resources, of any gas extraction activity in the district that may require hydraulic fracturing and therefore requires that any referral or advertising of an application or notification pertaining to this activity is to be reported to the Council for consideration of lodgement of a formal objection.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. *Mining Act 1978* (WA)

7. REVIEW DETAILS

Review Frequency		3 yearly		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	13 May 2020	**Resolution #**	C2005/129

Council Policy

Council Policy Name: **Sponsorship Arrangements**

Responsible Directorate: **Economic and Business Development / Community Planning**

Version: **DRAFT**

1. PURPOSE

1.1. The purpose of this policy is to outline the framework under which the City will enter into Sponsorship arrangements.

2. SCOPE

2.1. This Policy applies to sponsorship arrangements where:

a. the City of Busselton agrees to provide a Sponsorship to an external Person/s; and

b. the City agrees to receive a Sponsorship from an external Person

3. DEFINITIONS

Term	Meaning
City Sponsorship	a Sponsorship proposed or provided by the City to or requested by a Person in support of a Sponsorship Activity of a person other than the City.
External Sponsorship	a Sponsorship proposed or provided by a Person to or requested by the City in support of a City Sponsorship Activity.
Policy	This policy entitled Sponsorships Arrangements.
Person	a natural person or legal entity (including an association, a partnership, joint venture or the City), as determined by the context.
Sponsorship	an arrangement under which a Person provides a contribution in money, in-kind support, and/or promotional opportunities of another Person's Sponsorship Activity in return for agreed benefits.
Sponsorship Activity	includes an activity (eg award, event, program, initiative, service) or facility (eg. building, venue, sports facility) or asset (eg. Music instrument, artwork or motor vehicle) for which monetary or in-kind support or contribution is being requested or proposed.

4. STRATEGIC CONTEXT

Strategic Outcome	Objective
LIFESTYLE	2: Recognise, respect and support arts, heritage and cultural diversity.
	3: Facilitate access to inclusive services, places and spaces to support community members to connect and thrive at every stage of life.
OPPORTUNITY	12: Facilitate an innovative and diversified economy that supports investment and growth.
	13: be a destination of choice for unique tourism experiences and events.

5. POLICY STATEMENT

5.1. Sponsorships provide the City with an opportunity to work with key partners in the provision of a range of services and programs aligned to the social, economic, environmental and/or civic objectives of the City as outlined in the City's Strategic Community Plan.

5.2. The primary benefits for the provision of City Sponsorships is to support community programs, to meet the City's social responsibility goals and/or to benefit the City and the broader community. The City may have additional requirements, including:
   a. acknowledgement of the City's Sponsorship;
   b. reports and data related to the Sponsorship Activity.

5.3. The primary benefits for Persons providing External Sponsorships is to reach key target audiences and/or meet corporate social responsibility goals. The City may provide such a Person additional benefits, including:
   a. use of the City's logos, content and imagery;
   b. branding (including naming rights) on infrastructure and event marketing;
   c. opportunities to develop co-branded marketing and/or promotional initiatives;
   d. acknowledgement of the sponsors contribution; and/or
   e. ceremonial involvement, including attendance at events, functions or programs.

5.4. A Sponsorship proposal should demonstrate:
   a. benefit to the City, its ratepayers, residents, visitors and/or the community at large; and
   b. be consistent with the City's strategic objectives and policies.

5.5. The City will not provide a City Sponsorship or agree to accept an External Sponsorship that:
   a. could reasonably compromise (perceived or actual) the City's reputation;
   b. requires the City's endorsement of the Person or the Person's activities, products or services;
   c. limits the City's ability to carry out its legislative functions fully and impartially;
   d. in an improper way, influences decisions or actions of the City;
   e. unreasonably restricts community or visitor access to the City's Sponsorship Activities;
   f. is inconsistent with social justice principles of equity, participation, rights and accessibility for all persons and groups within the community;
   g. allows ownership and control of assets that form part of Sponsorship Activities to be removed from the City.

5.6. The CEO may outline further criteria and procedures in operational practices or guidelines for the purpose of assessing and determining Sponsorship proposals.

5.7. The City may:
   a. identify and explore opportunities for potential Sponsorships; and
   b. may initiate contact (either directly or via third parties) with Persons who satisfy the requirements under this Policy.

5.8. The City reserves the right not to provide a City Sponsorship or to decline to accept External Sponsorship from any Person for any reason.

5.9. Council approval is required for External Sponsorship where the value of External Sponsorship received by the City [i.e. the aggregate of both monetary and in-kind contributions] exceeds or is expected to exceed $250,000.

Managing Conflicts of Interest

5.10. All City employees and elected members are bound by the relevant City of Busselton Codes of Conduct and are prohibited from receiving personal financial rewards for their involvement in the engagement of Sponsorship (including the solicitation, negotiation, authorisation or execution).

5.11. City employees and elected members receiving products, goods or services from sponsors, must disclose the receipt of such gifts in accordance with the City's policies and Code of Conduct.

5.12. City employees and elected members must also declare an interest if a closely associated person (as defined in the *Local Government Act 1995*) is negotiating or entering into Sponsorship with the City.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. *Local Government Act 1995*
6.2. Council Policy: Events
6.3. Events Sponsorship Guidelines
6.4. Community Assistance Program Guidelines
6.5. Guidelines – Minor Donations Program
6.6. Economic Development & Marketing Grants Guidelines
6.7. City of Busselton Community Development Plan 2022-2027
6.8. City of Busselton Employee Code of Conduct
6.9. City of Busselton Code of Conduct for Council Members, Committee Members and Candidates

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	11 March 2020	**Resolution #**	C2003/081

Council Policy

Council Policy Name: Sponsorship Arrangements

Responsible Directorate: Economic and Business Development / Community Planning

Version: DRAFT ~~committee recommendation~~

1. PURPOSE

1.1. The purpose of this policy is to outline the framework under which the City will enter into Sponsorship arrangements.

2. SCOPE

2.1. This Policy applies to sponsorship arrangements where:

a. the City of Busselton agrees to provide a Sponsorship to an external Person/s; and

b. the City agrees to receive a Sponsorship from an external Person

3. DEFINITIONS

Term	Meaning
City Sponsorship	a Sponsorship proposed or provided by the City to or requested by a Person in support of a Sponsorship Activity of a person other than the City.
External Sponsorship	a Sponsorship proposed or provided by a Person to or requested by the City in support of a City Sponsorship Activity.
Policy	This policy entitled Sponsorships Arrangements.
Person	a natural person or legal entity (including an association, a partnership, joint venture or the City), as determined by the context.
Sponsorship	an arrangement under which a Person provides a contribution in money, in-kind support, and/or promotional opportunities of another Person's Sponsorship Activity in return for agreed benefits.
Sponsorship Activity	includes an activity (eg award, event, program, initiative, service) or facility (eg. building, venue, sports facility) or asset (eg. Music instrument, artwork or motor vehicle) for which monetary or in-kind support or contribution is being requested or proposed.

4. STRATEGIC CONTEXT

Strategic ~~Theme~~Outcome	~~Strategic Priority~~Objective
~~Key Theme 2:~~ LIFESTYLE	2.~~1~~: Recognise, respect and support arts, heritage and cultural diversity.~~Recognise, respect and support community diversity and cultural heritage~~
	3~~2~~.2: ~~Work with key partners to facilitate a safe, healthy and capable community~~Facilitate access to inclusive services, places and spaces to support community members to connect and thrive at every stage of life.
	2.5: Facilitate events and cultural experiences that provide social connection
~~Key Theme 3:~~ OPPORTUNITY	~~3.1: Work with key partners to facilitate the activation of our town centres, creating vibrant destinations and consumer choice~~12: Facilitate an innovative and diversified economy that supports investment and growth.

	~~3.2: Facilitate an innovative and diversified economy that supports local enterprise, business investment and employment growth.~~13: be a destination of choice for unique tourism experiences and events.
	3.3 Continue to promote the District as the destination of choice for events and unique tourism experiences.

5. POLICY STATEMENT

5.1. Sponsorships provide the City with an opportunity to work with key partners in the provision of a range of services and programs aligned to the social, economic, environmental and/or civic objectives of the City as outlined in the City's Strategic Community Plan.

5.2. The primary benefits for the provision of City Sponsorships is to support community programs, to meet the City's social responsibility goals and/or to benefit the City and the broader community. The City may have additional requirements, including:
a. acknowledgement of the City's Sponsorship;
b. reports and data related to the Sponsorship Activity.

5.3. The primary benefits for Persons providing External Sponsorships is to reach key target audiences and/or meet corporate social responsibility goals. The City may provide such a Person additional benefits, including:
a. use of the City's logos, content and imagery;
b. branding (including naming rights) on infrastructure and event marketing;
c. opportunities to develop co-branded marketing and/or promotional initiatives;
d. acknowledgement of the sponsors contribution; and/or
e. ceremonial involvement, including attendance at events, functions or programs.

5.4. A Sponsorship proposal should demonstrate:
a. benefit to the City, its ratepayers, residents, visitors and/or the community at large; and
b. be consistent with the City's strategic objectives and policies.

5.5. The City will not provide a City Sponsorship or agree to accept an External Sponsorship that:
a. could reasonably compromise (perceived or actual) the City's reputation;
b. requires the City's endorsement of ~~political parties, religious groups, commercial~~the Person or the Person's activities, products~~,~~ or services~~, businesses or individuals~~;
c. limits the City's ability to carry out its legislative functions fully and impartially;
d. in an improper way, influences decisions or actions of the City;
e. unreasonably restricts community or visitor access to the City's Sponsorship Activities;
f. is inconsistent with social justice principles of equity, participation, rights and accessibility for all persons and groups within the community;
~~g. personally benefits individual City employees, or their friends and/or family;~~
~~h.~~g. allows ownership and control of assets that form part of Sponsorship Activities to be removed from the City~~;~~.

5.6. The CEO may outline further criteria and procedures in operational practices or guidelines for the purpose of assessing and determining Sponsorship proposals.

5.7. The City may:
a. identify and explore opportunities for potential Sponsorships; and
b. may initiate contact (either directly or via third parties) with Persons who satisfy the requirements under this Policy.

5.8. The City reserves the right not to provide a City Sponsorship or to decline to accept External Sponsorship from any Person for any reason.

5.9. Council approval is required for External Sponsorship where the value of External Sponsorship received by the City [i.e. the aggregate of both monetary and in-kind contributions] exceeds or is expected to exceed $250,000.

Managing Conflicts of Interest

5.10. All City employees and elected members are bound by the relevant City of Busselton Codes of Conduct and are prohibited from receiving personal financial rewards for their involvement in the engagement of Sponsorship (including the solicitation, negotiation, authorisation or execution).

5.11. City employees and elected members receiving products, goods or services from sponsors, must disclose the receipt of such gifts in accordance with the City's policies and Code of Conduct.

5.12. City employees and elected members must also declare an interest if a closely associated person (as defined in the *Local Government Act 1995*) is negotiating or entering into Sponsorship with the City.

6. RELATED DOCUMENTATION / LEGISLATION

6.1. *Local Government Act 1995*
6.2. Council Policy: Events
6.3. Events Sponsorship Guidelines
6.4. Community Assistance Program Guidelines
6.5. Guidelines – Minor Donations Program
6.6. Economic Development & Marketing Grants Guidelines
6.7. City of Busselton Community Development Plan 2022-2027
6.8. City of Busselton Employee Code of Conduct
6.9. City of Busselton Code of Conduct for Council Members, Committee Members and Candidates

7. REVIEW DETAILS

Review Frequency		**3 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	11 March 2020	**Resolution #**	C2003/081

City of Busselton
Geographe Bay

Ms Caroline Spencer
Auditor General
Office of the Auditor General
7th Floor, Albert Facey House
469 Wellington Street
PERTH WA 6000

8th November 2024

Dear Ms Spencer

REPRESENTATION LETTER IN RESPECT OF THE CITY OF BUSSELTON'S ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2024

This representation letter is provided in connection with your audit of the City of Busselton's annual financial report for the year ended 30 June 2024 for the purpose of expressing an opinion as to whether the annual financial report is fairly presented in accordance with the *Local Government Act 1995*, the Local Government (Financial Management) Regulations 1996 and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

We submit the following representations for the year ended 30 June 2024 after making appropriate enquiries and according to the best of our knowledge and belief. This representation covers all material items in each of the categories listed below.

1. General

(a) We have fulfilled our responsibilities, as set out in the terms of the audit engagement, for the preparation and fair presentation of the annual financial report in accordance with the *Local Government Act 1995,* the Local Government (Financial Management) Regulations 1996 and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

(b) We have advised your auditors of all material contentious methods used in the presentation of the financial report.

(c) There have been no changes in accounting policies or application of those policies that would have a material effect on the financial report.

(d) The prior period comparative information in the financial report has not been restated.

(e) Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable. We confirm the disclosures related to accounting estimates are complete and appropriate.

(f) We have established and maintained an adequate internal control structure and adequate financial records as we have determined are necessary to facilitate the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

(g) We have provided your auditors with:

(i) Access to all information of which we are aware that is relevant to the preparation of the financial report, such as records, documentation and other matters.

All Communications to:
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E city@busselton.wa.gov.au
Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au
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(ii) Additional information that your auditors have requested for the purpose of the audit.

(iii) Unrestricted access to staff and councillors of the City of Busselton from whom your auditors determined it necessary to obtain audit evidence.

(h) All transactions have been recorded in the accounting and other records and are reflected in the financial report.

(i) All internal audit reports and reports resulting from other management reviews, including legal issues and legal opinions which have the capacity to be relevant to the fair presentation of the financial report including, where relevant, minutes of meetings, have been brought to your auditors' attention and made available to them.

(j) We have advised your auditors of all known instances of non-compliance or suspected non-compliance with laws and regulations, and all known data or security breaches whose effects should be considered when preparing the financial report.

(k) We have provided to your auditors the results of our assessment of the risk that the financial report may be materially misstated as a result of fraud.

(l) No frauds or suspected frauds affecting the City of Busselton involving:

(i) management

(ii) employees who have significant roles in internal control; or

(iii) others where the fraud could have a material effect on the financial statements

have occurred to the knowledge of management of the City of Busselton.

(m) To our knowledge no allegations of fraud or suspected fraud affecting the City of Busselton's financial report has been communicated to us by employees, former employees, analysts, regulators or others.

(n) We have disclosed to your auditors all known actual or possible litigation and claims whose effects should be considered when preparing the financial report, and they have been accounted for and disclosed in accordance with Australian Accounting Standards.

2. Fair value measurements and disclosures

We confirm that where assets and liabilities are recorded at fair value, the value attributed to these assets and liabilities is the fair value.

We confirm that the carrying amount of each revalued physical non-current asset does not materially differ from its fair value at the end of the reporting period. Significant fair value assumptions, including those with high estimation uncertainty, are reasonable.

We confirm the measurement methods, including related assumptions and data used by management in determining fair values are appropriate and have been consistently applied. We confirm that the fair value disclosures in the financial report are complete and appropriate.

3. Going concern

We confirm that the going concern basis of accounting is appropriate for the annual financial report.

City of Busselton
Geographe Bay

4. Contingent liabilities

There are no material contingent liabilities at year end that have not been completely and adequately disclosed in the Notes to the financial report.

5. Commitments for capital expenditure

Other than those commitments reported in the Notes to the financial report, there were no significant commitments for capital expenditure contracts carrying over at year end.

6. Contaminated sites

We are aware of our obligations under the *Contaminated Sites Act 2003* and have reported to the Department of Water and Environmental Regulation, all land owned, vested or leased by the City of Busselton that is known to be, or is suspected of being, contaminated. All provisions or contingent liabilities, if any, have been recognised and/or disclosed in the financial report as appropriate.

7. Related entities

We acknowledge our responsibility under section 17(1) of the *Auditor General Act 2006* (as applied by section 7.12AL of the *Local Government Act 1995)* to give written notice to you if any of the City of Busselton's functions are being performed in partnership or jointly with another person or body, through the instrumentality of another person or body,
and/or by means of a trust. We confirm that we have provided the Auditor General with details of all related entities in existence at 30 June 2024.

8. Related parties

We have disclosed to your auditors the identity of the City of Busselton's related parties, as defined in Australian Accounting Standards, of which we are aware, and all the related party relationships and transactions of which we are aware. These include the City of Busselton's key management personnel and their related parties, including their close family members and their controlled and jointly controlled entities.

We have appropriately accounted for and disclosed such relationships and transactions in accordance with the requirements of Australian Accounting Standards.

9. Key management personnel compensation

We confirm the City of Busselton's key management personnel have not received any other remuneration, consideration or in-kind benefit (except amounts being reimbursements for out-of-pocket expenses) which has not been included in the compensation disclosed in the Notes to the financial report.

10. Subsequent events

No matters or occurrences have come to our attention between the date of the financial

report and the date of this letter which would materially affect the financial report or disclosures therein, or which are likely to materially affect the future results or operations of the City of Busselton.

11. Internal control

We acknowledge our responsibility for the design, implementation and maintenance of internal control to prevent and detect fraud.

12. Insurance

We have established procedures to assess the adequacy of insurance cover on all assets and insurable risks. We believe, where appropriate, assets and insurable risks are adequately covered by insurance.

13. Risk management

We confirm that we have established and maintained a risk management framework that is appropriate to the City of Busselton.

14. Accounting misstatements

There are no uncorrected misstatements in the financial report.

15. Electronic presentation of the audited annual financial report and auditor's report

(a) We acknowledge that we are responsible for the electronic presentation of the annual financial report.

(b) We will ensure that the electronic version of the audited annual financial report and the auditor's report presented on the City of Busselton's website is the same as the final signed versions of the audited annual financial report and the auditor's report.

(c) We have clearly differentiated between audited and unaudited information in the construction of City of Busselton's website and understand the risk of potential misrepresentation in the absence of appropriate controls.

(d) We have assessed the security controls over the audited annual financial report and the auditor's report and are satisfied that procedures in place are adequate to ensure the integrity of the information provided.

(e) We will ensure that where the auditor's report on the annual financial report is provided on the website, the annual financial report is also provided in full.

16. Other (unaudited) information in the annual report

We will provide the final version of the annual report to you when available, to enable you to complete your required procedures.

All Communications to:

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City of Busselton
Geographe Bay

Director Corporate Services (or the equivalent) — **Date** 8/11/24

Name: Sarah Pierson

Chief Executive Officer — **Date** 8/11/24

Name: Tony Nottle

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City of Busselton

Geographe Bay

Financial Report

For the year ended

30 June 2024

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

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Community Vision
The City of Busselton conducts the operations of a local government with the following community vision:

Where environment, lifestyle and opportunity meet.

Principal place of business:
2 Southern Drive
Busselton WA 6280

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

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

STATEMENT BY CHIEF EXECUTIVE OFFICER

The accompanying financial report of the City of Busselton has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transaction for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 8th day of NOVEMBER 2024

Anthony Nottle
Chief Executive Officer

OAG AUDITED

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF COMPREHENSIVE INCOME

	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Revenue				
Rates	2(a), 27(a)	60,898,902	60,395,882	57,470,528
Grants, Subsidies and Contributions	2(a)	7,467,241	5,325,685	7,443,435
Fees and Charges	2(a)	25,543,544	22,404,393	22,417,681
Interest Revenue	2(a)	6,390,122	4,305,492	4,374,036
Other Revenue	2(a)	754,329	334,932	609,996
		101,054,138	92,766,384	92,315,676
Expenses				
Employee Costs	2(b)	(37,655,643)	(37,929,304)	(35,509,581)
Materials and Contracts		(24,670,529)	(29,072,925)	(22,616,412)
Utility Charges		(3,164,518)	(2,980,399)	(2,855,031)
Depreciation		(27,128,433)	(25,541,373)	(26,481,887)
Finance Costs	2(b)	(1,716,476)	(1,749,875)	(1,724,165)
Insurance		(911,491)	(894,395)	(869,528)
Other Expenditure		(4,565,013)	(4,827,239)	(10,714,741)
		(99,812,103)	(102,995,510)	(100,771,345)
		1,242,035	**(10,229,126)**	**(8,455,669)**
Capital Grants, Subsidies and Contributions	2(a)	12,800,443	19,649,075	24,023,259
Profit on Asset Disposals		183,858	24,120	200,266
Loss on Asset Disposals		(81,738)	(205,278)	(346,370)
Fair Value Adjustments to Financial Assets at Fair Value Through Profit or Loss	4(b)	2,942	0	6,450
		12,905,505	19,467,917	23,883,605
Net result for the period	26(b)	**14,147,540**	**9,238,791**	**15,427,936**
Other comprehensive income for the period				
Impairment Loss on Non-Current Assets		0	0	(2,168,998)
Changes in revaluation surplus	17	29,245,018	0	0
Total other comprehensive income for the period		29,245,018	0	(2,168,998)
Total comprehensive income for the period		**43,392,558**	**9,238,791**	**13,258,938**

OAG AUDITED

This statement is to be read in conjunction with the accompanying notes.

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF FINANCIAL POSITION

	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Current Assets				
Cash and Cash Equivalents	3	16,045,082	5,419,614	21,032,276
Trade and Other Receivables	5	4,425,831	2,523,747	3,750,792
Other Financial Assets	4(a)	92,187,415	74,700,000	94,682,579
Inventories	6	1,611,153	1,200,000	1,272,715
Finance Lease Receivables	5.1	338,323	490,000	309,426
Other Assets	7(a)	570,946	483,907	483,906
Total Current Assets		115,178,750	84,817,268	121,531,694
Non-current Assets				
Trade and Other Receivables	5	809,799	678,401	678,222
Other Financial Assets	4(b)	1,247,465	1,471,525	1,431,938
Property, Plant and Equipment	8	214,437,966	239,535,434	199,363,753
Infrastructure	9	679,517,828	662,328,431	651,595,672
Finance Lease Receivables	5.1	7,611,681	7,491,890	7,672,464
Right of Use Assets	11(a)	8,091	0	104,782
Total Non-current Assets		903,632,830	911,505,681	860,846,831
Total Assets	26(c)	**1,018,811,580**	**996,322,949**	**982,378,525**
Current Liabilities				
Trade and Other Payables	12	11,258,929	7,857,681	8,873,525
Contract Liabilities	13.1	2,583,860	1,551,401	1,266,220
Grant Liabilities	13.2	1,696,464	984,500	984,500
Lease Liabilities	11(b)	11,096	4,871	117,396
Borrowings	14	4,377,643	4,680,000	4,620,953
Employee Related Provisions	15	5,855,301	5,885,190	5,885,190
Other Provisions	16	1,246,300	0	6,504,000
Total Current Liabilities		27,029,593	20,963,643	28,251,784
Non-current Liabilities				
Contract Liabilities	13.1	8,892,431	8,870,362	9,205,220
Grant Liabilities	13.2	5,768,816	6,861,059	6,861,059
Lease Liabilities	11(b)	72,489	70,746	72,872
Borrowings	14	39,243,557	40,823,455	43,621,202
Employee Related Provisions	15	623,638	577,890	577,890
Total Non-current Liabilities		54,600,931	57,203,512	60,338,243
Total Liabilities		**81,630,524**	**78,167,155**	**88,590,027**
Net Assets		**937,181,056**	**918,155,794**	**893,788,498**
Equity				
Retained Surplus		501,683,046	512,841,177	483,823,213
Reserve Accounts	30	74,425,888	64,748,658	78,138,181
Revaluation Surplus	17	361,072,122	340,565,959	331,827,104
Total Equity		**937,181,056**	**918,155,794**	**893,788,498**

OAG AUDITED

This statement is to be read in conjunction with the accompanying notes.

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF CHANGES IN EQUITY

	Note	Retained Surplus	Reserves Accounts	Revaluation Surplus	Total Equity
		$	$	$	$
Balance as at 1 July 2022		**475,350,117**	**71,183,341**	**333,996,102**	**880,529,560**
Comprehensive income for the period					
Net Result for the period		15,427,936	0	0	15,427,936
Other Comprehensive Income for the period	17	0	0	(2,168,998)	(2,168,998)
Total Comprehensive Income for the period		15,427,936	0	(2,168,998)	13,258,938
Transfer to reserve accounts	30	(28,923,963)	28,923,963	0	0
Transfer from reserve accounts	30	21,969,123	(21,969,123)	0	0
Balance as at 30 June 2023		**483,823,213**	**78,138,181**	**331,827,104**	**893,788,498**
Comprehensive income for the period					
Net Result for the period		14,147,540	0	0	14,147,540
Other Comprehensive Income for the period	17	0	0	29,245,018	29,245,018
Total Comprehensive Income for the period		14,147,540	0	29,245,018	43,392,558
Transfer to reserve accounts	30	(42,675,084)	42,675,084	0	0
Transfer from reserve accounts	30	46,387,377	(46,387,377)	0	0
Balance as at 30 June 2024		**501,683,046**	**74,425,888**	**361,072,122**	**937,181,056**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF CASH FLOWS

	Note	2024 Actual	2023 Actual
Cash Flows from Operating Activities		$	$
Receipts			
Rates		61,135,851	56,371,297
Grants, Subsidies and Contributions		6,898,908	7,659,946
Fees & Charges		25,252,865	22,510,179
Interest Revenue		6,390,122	4,374,036
Goods and Services Tax Received		8,306,062	8,008,520
Deposits and Bonds Received		6,913,211	6,349,695
Other Revenue		780,930	306,035
		115,677,949	105,579,708
Payments			
Employee Costs		(37,633,657)	(35,560,739)
Materials and Contracts		(25,432,270)	(21,641,038)
Utility Charges		(3,164,518)	(2,855,031)
Finance Costs		(1,716,476)	(1,724,165)
Insurance Paid		(911,491)	(869,528)
Goods and Services Tax Paid		(8,293,526)	(7,865,028)
Deposits and Bonds Paid		(7,050,811)	(6,327,101)
Other Payments		(6,934,062)	(4,698,986)
		(91,136,811)	(81,541,616)
Net Cash Provided by Operating Activities	18(b)	24,541,138	24,038,092
Cash Flows from Investing Activities			
Payment for Purchase of Property, Plant & Equipment		(20,528,893)	(14,815,688)
Payment for Construction of Infrastructure		(15,403,111)	(15,350,796)
Capital Grants, Subsidies and Contributions		7,764,092	20,907,096
Proceeds from Sale of Property, Plant and Equipment		684,638	604,455
Payment for Financial Assets at Amortised Costs – Term Deposits		2,500,000	(20,000,000)
Proceeds from Financial Assets at Amortised Costs - Self Supporting Loans		182,579	177,873
Net Cash (used In) Investing Activities		(24,800,695)	(28,477,060)
Cash Flows from Financing Activities			
Repayment of Borrowings	29(a)	(4,620,953)	(4,432,783)
Payments of Principal Portion of Lease Liabilities		(106,684)	(251,427)
Proceeds from New Borrowings	29(b)	0	6,500,000
Net Cash (used In) Financing Activities		(4,727,637)	1,815,790
Net (Decrease) in Cash Held		(4,987,194)	(2,623,178)
Cash at Beginning of Year		21,032,276	23,655,454
Cash and Cash Equivalents at the End of the Year	18	**16,045,082**	**21,032,276**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BUSSELTON

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF FINANCIAL ACTIVITY

	Note	2024 Actual $	2024 Budget $	2023 Actual $
Operating Activities				
Revenue from Operating Activities				
General Rates	27	60,235,234	59,740,336	56,836,404
Rates Excluding General Rates	27	663,668	655,546	634,124
Grants, Subsidies and Contributions		7,467,241	5,325,685	7,443,435
Fees and Charges		25,543,544	22,404,393	22,417,681
Interest Revenue	2(a)	6,390,122	4,305,492	4,374,036
Other Revenue		754,329	334,932	609,996
Profit on Asset Disposals		183,858	24,120	200,266
Fair Value Adjustment to Financial Assets Through Profit or Loss	4(b)	2,942	0	6,450
		101,240,938	92,790,504	92,522,392
Expenditure from Operating Activities				
Employee Costs	2(b)	(37,655,643)	(37,929,304)	(35,509,581)
Materials and Contracts		(24,670,529)	(29,072,925)	(22,616,412)
Utility Charges		(3,164,518)	(2,980,399)	(2,855,031)
Depreciation		(27,128,433)	(25,541,373)	(26,481,887)
Finance Costs	2(b)	(1,716,476)	(1,749,875)	(1,724,165)
Insurance		(911,491)	(894,394)	(869,528)
Other Expenditure		(4,565,012)	(4,827,239)	(10,714,742)
Loss on Asset Disposals		(81,739)	(205,279)	(346,370)
		(99,893,841)	(103,200,788)	(101,117,716)
Non-cash amounts excluded from operating activities	28(a)	21,695,553	16,372,854	32,590,815
Amount attributable to operating activities		23,042,650	5,962,570	23,995,491
Investing Activities				
Inflows from investing activities				
Capital grants, subsidies and contributions		12,800,443	19,649,075	24,023,259
Proceeds from disposal of assets		684,638	863,800	604,455
Proceeds from self-supporting loans	29	182,579	193,385	177,873
Outflows from investing activities				
Purchase property, plant and equipment	8(a)	(20,458,228)	(37,564,955)	(14,954,755)
Purchase and construction of infrastructure	9(a)	(15,504,349)	(21,896,530)	(15,187,791)
Amount attributable to investing activities		(22,294,917)	(38,755,225)	(5,336,959)
Non-cash amounts excluded from investing activities	28(b)	(6,150,484)	0	(3,167,598)
Amount attributable to investing activities		(28,445,401)	(38,755,225)	(8,504,557)
Financing Activities				
Inflows from financing activities				
Proceeds from new borrowings	29	0	2,000,000	6,500,000
Transfers from cash backed reserves (restricted assets)		77,661,016	72,955,334	53,101,746
Outflows from financing activities				
Repayment of borrowings	29	(4,620,953)	(4,738,701)	(4,432,783)
Principal elements of finance lease payments		(106,199)	(114,651)	(251,426)
Advance to Community Groups	29	0	(250,000)	0
Transfers to cash backed reserves (restricted assets)		(67,311,167)	(39,013,917)	(68,795,118)
Amount attributable to financing activities		5,622,697	30,838,065	(13,877,581)
Movement in Surplus or deficit				
Surplus or deficit at the start of the financial year	28(c)	1,955,161	1,954,590	341,808
Amount attributable to operating activities		23,042,650	5,962,570	23,995,491
Amount attributable to investing activities		(28,445,401)	(38,755,225)	(8,504,557)
Amount attributable to financing activities		5,622,697	30,838,065	(13,877,581)
Surplus or deficit after imposition of general rates	28(c)	**2,175,107**	**0**	**1,955,161**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

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CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION

The financial report of the City of Busselton which is a Class 1 local government comprises general purpose financial statements which have been prepared in accordance with the Local Government Act 1995 and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the Local Government Act 1995 read with the Local Government (Financial Management) Regulations 1996 prescribe that the financial report be prepared in accordance with the Local Government Act 1995 and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The Local Government (Financial Management Regulations 1996 provide that:

- Land and buildings classified as property, plant and equipment; or
- Infrastructure; or
- Vested improvements that the local government controls;

and measured at reportable value are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their value and if so revalue the class of non-financial assets.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information in the Statement of Financial Activity, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION (CONTINUED)

Critical accounting estimates and judgements (Continued)

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
    - Property, plant and equipment - note 8
    - Infrastructure - note 9
- Expected credit losses on financial assets - note 23
- Impairment losses of non-financial assets – Note 8 and 9
- Measurement of employee benefits - note 15
- Measurement of provisions - note 16

Fair value hierarchy information can be found in note 25

The local government reporting entity

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 31 of the financial report.

Initial application of accounting standards

During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

• AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates. This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting policies).

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- AASB 2014-10 Amendments to Australian Accounting Standards
  - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- AASB 2020-1 Amendments to Australian Accounting Standards
  - Classification of Liabilities as Current or Non-current
- AASB 2021-7c Amendments to Australian Accounting Standards
  - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]
- AASB 2022-5 Amendments to Australian Accounting Standards
  - Lease Liability in a Sale and Leaseback
- AASB 2022-6 Amendments to Australian Accounting Standards
  - Non-current Liabilities with Covenants

  These amendments are not expected to have any material impact on the financial report on initial application.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION (CONTINUED)

Critical accounting estimates and judgements (Continued)

- AASB 2022-10 Amendments to Australian Accounting Standards
  - Fair Value Measurement of Non-Financial Assets of Not-for- Profit Public Sector Entities
  These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.
- AASB 2023-1 Amendments to Australian Accounting Standards
  - Supplier Finance Arrangements
  These amendments may result in additional disclosures in the case of applicable finance arrangements.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

2. Revenue and Expenses

2(a) Revenue

Contracts with Customers
Recognition of revenue is dependent on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Return/ Refunds/ Warranties	Timing of revenue recognition
Rates	• General rates & rates charged for specific defined purposes.	Over time	Payment in full or instalments	None	When rates notice is issued.
Operating Grants, Subsidies and Contributions	• Community events, minor facilities, research, design, planning evaluation and services. • General appropriations and contributions with no reciprocal commitment.	Over time	Fixed terms transfer of funds based on agreed milestones and reporting.	Contracted obligation if project not complete.	Income from grants that are enforceable and with sufficiently specific performance obligations is recognised as the City satisfies its obligations in the grant agreements. Income from grants without any sufficiently specific performance obligations, or that are not enforceable, is recognised when the City has an unconditional right to receive cash which usually coincides with receipt of cash.
Non-Operating Grants, Subsidies and Contributions	• Construction or acquisition of recognisable non-financial assets to be controlled by the local government.	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contracted obligation if project not complete.	Capital grants are recognised as income as the City satisfies its obligations in the grant agreements.
Fees and charges - licences, registrations, approvals	• Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	• Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - airport landing charges	• Permission to use facilities and runway	Single point in time	Monthly in arrears	None	On landing/departure event
Other Revenue	• Sale of scrap materials. • Insurance claims. • Commissions on licencing and ticket sales.	Single point in time	Monthly in arrears	None	At a point in time when the goods have been transferred and payments are received, or upon receipt of funds.

Consideration from contracts with customers is included in the transaction price.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

2. Revenue and Expenses (Continued)

2(a) Revenue (Continued)

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2024

Nature	Contracts with customers	Capital grant / contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	60,898,902	0	60,898,902
Grants, subsidies and contributions	3,012,560	0	0	4,454,681	7,467,241
Fees and charges	1,556,628	0	1,754,605	22,232,311	25,543,544
Interest revenue	0	0	271,068	6,119,054	6,390,122
Other revenue	0	0	232,055	522,274	754,329
Capital grants, subsidies and contributions	0	7,333,158	0	5,467,285	12,800,443
Total	4,569,188	7,333,158	63,156,630	38,795,605	113,854,581

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant / contributions	Statutory Requirement	Other	Total
	$	$	$	$	$
Rates	0	0	57,470,528	0	57,470,528
Grants, subsidies and contributions	1,052,910	0	0	6,390,525	7,443,435
Fees and charges	1,191,547	0	1,757,868	19,468,266	22,417,681
Interest revenue	0	0	182,346	4,191,690	4,374,036
Other revenue	0	0	71,385	538,611	609,996
Capital grants, subsidies and contributions	0	18,486,003	0	5,537,256	24,023,259
Total	2,244,457	18,486,003	59,482,127	36,126,348	116,338,935

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		2024 Actual $	2023 Actual $
2.	**Revenue and Expenses (Continued)**		
(a)	**Revenue**		
	Revenue Recognition		
	Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:		
	General rates	60,235,233	56,836,404
	Specified area rates	663,668	634,124
	Statutory permits and licences	1,055,785	1,168,971
	Fines	52,901	40,413
	Developer contributions	3,133,792	1,428,306
		65,141,379	**60,108,218**
	Assets and services acquired below fair value		
	Contributed assets	5,466,585	5,204,907
		5,466,585	**5,204,907**
	Interest Revenue		
	- Reserve funds	3,694,036	2,235,001
	- Other Funds	2,221,875	1,675,491
	- Other interest Revenue	474,211	463,544
		6,390,122	**4,374,036**
	Fees and Charges Relating to Rates Receivable		
	Charges on instalment plans	135,348	119,489
		135,348	**119,489**
(b)	**Expenses**		
	Auditors Remuneration		
	- Audit of the annual financial report	68,250	60,900
	- Other services certifications	16,400	0
		84,650	**60,900**
	Employee Costs		
	Employee benefit costs	35,671,245	33,642,604
	Other employee costs	1,984,398	1,866,977
		37,655,643	**35,509,581**
	Finance Costs		
	Long term borrowings (refer Note 30(a))	1,711,567	1,710,755
	Lease interest	4,909	13,410
		1,716,476	**1,724,165**

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		Note	2024 Actual	2023 Actual
			$	$
3.	**Cash and Cash Equivalents**			
	Cash at bank and on hand		16,045,082	21,032,276
	Total Cash and Cash Equivalents		16,045,082	21,032,276
	Held as			
	- Unrestricted cash and cash equivalents		4,575,801	1,713,146
	- Restricted cash and cash equivalents		11,469,281	19,319,130
			16,045,082	21,032,276

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as high cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours' notice with no loss of interest.

Restricted Financial Assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		Note	2024 Actual	2023 Actual
			$	$
4.	**Other Financial Assets**			
(a)	**Current Assets**			
	Financial assets at amortised cost		92,187,415	94,682,579
			92,187,415	94,682,579
	Other Financial Assets at Amortised Costs			
	Self-supporting loans		187,415	182,579
	Term Deposit		92,000,000	94,500,000
			92,187,415	94,682,579
	Held as:			
	Unrestricted other financial assets at amortised cost		187,415	182,579
	Restricted other financial assets at amortised cost		92,000,000	94,500,000
			92,187,415	94,682,579
(b)	**Non-Current Assets**			
	Financial assets at amortised cost		1,101,916	1,289,331
	Financial assets at fair value through profit and loss		145,549	142,607
			1,247,465	1,431,938
	Financial assets at amortised cost			
	Self-supporting loans		1,101,916	1,289,331
			1,101,916	1,289,331
	Financial assets at fair value through profit and loss			
	Units in Local Government House Trust - opening balance		142,607	136,157
	Movement attributable to fair value increment		2,942	6,450
	Units in Local Government House Trust - closing balance		145,549	142,607

Loans receivable from clubs/institutions have the same terms and conditions as the related borrowing disclosed in Note 29(a) as self-supporting loans. Fair value of financial assets at fair value through profit and loss is determined from the net asset value of the units held in trust at balance date as compiled by WALGA.

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cash flows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Fair values of non-current financial assets at amortised cost are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 25 (i)) due to the observable market rates.

Interest received is presented under cash flows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit and loss

The City classifies the following financial assets at fair value through profit and loss:

- Debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- Equity investments which the City has not elected to recognise fair value gains and losses through other comprehensive income.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 23.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		2024 Actual $	2023 Actual $
5.	**Trade and Other Receivables**		
	Current		
	Rates Receivable	1,085,627	1,058,068
	Rates Receivable – Pensioners	25,955	21,751
	Trade and Other Receivables	2,851,220	2,195,408
	GST Receivable	463,029	475,565
		4,425,831	3,750,792
	Non-Current		
	Rates Receivable – Pensioners	411,874	393,541
	Trade and Other Receivables	397,925	284,681
		809,799	678,222

The carrying amounts of the trade and other receivables include receivables which are subject to a factoring arrangement. Under the factoring arrangement, the City of Busselton has transferred the relevant receivables to the factor in exchange for cash and is prevented from selling or pledging the receivables, late payment and credit risk remains with the City of Busselton, therefore the City continues to recognise the transferred assets in their entirety. The amount repayable under the factoring arrangement is presented as a secured borrowing under other loans at Note 14. The City considers that the held to collect business model remains appropriate for these receivables and continues measuring them at amortised cost.

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non-financial assets as part of the ordinary course of business.

Other Receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers including grants for the construction of recognisable non-financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

MATERIAL ACCOUNTING POLICIES (Continued)

Classification and subsequent measurement
Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets. Trade and other receivables are held with the objective to collect the contractual cash flows and therefore the City measures them subsequently at amortised cost using the effective interest rate method. Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

Impairment and risk exposure
Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in Note 23.

5.1 Finance Lease Receivables

	2024 Actual	2023 Actual
	$	$
Current	338,323	309,426
Non-current	7,611,681	7,672,464
	7,950,004	7,981,890

Finance lease receivables

The City is an intermediate lessor and the finance lease receivables relate to properties that the City has subleased to third parties. The City has classified these subleases as finance lease as the subleases are for the whole of the remaining term of the head leases.

Amounts due from the finance leases are recorded as receivables. Finance lease receivables are initially recorded at amounts equal to the present value of the minimum lease payments receivable plus the present value of any unguaranteed residual value expected to accrue at the end of the lease term. Finance lease receipts are apportioned between periodic interest revenue and reduction of the lease receivable over the term of the lease in order to reflect a constant periodic rate of return on the net investment outstanding in the leases.

		2024 Actual	2023 Actual
		$	$
6.	**Inventories**		
	Current		
	Materials	1,611,153	1,272,715
		1,611,153	1,272,715
	The following movements in inventories occurred during the year:		
	Balance at beginning of year	1,272,715	935,800
	Inventories expensed during the year	(43,642)	(208,807)
	Additions to inventory	382,080	545,722
	Balance at end of year	1,611,153	1,272,715

MATERIAL ACCOUNTING POLICIES
Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

7. Other Assets

		2024 Actual	2023 Actual
		$	$
(a)	**Other Assets - Current**		
	Prepayments	570,946	483,906
	Other Assets	570,946	483,906

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

8. Property, Plant and Equipment

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Land	Buildings	Furniture and equipment	Plant and equipment	Work in progress	Total Property
	$	$	$	$	$	$
Balance at 1 July 2022	60,096,283	104,321,105	4,061,527	15,199,117	7,497,425	191,175,457
Capital Expenditure (Additions to WIP)	0	0	0	0	14,954,755	14,954,755
Additions	0	1,515,990	748,478	1,988,510	0	4,252,978
Disposals	(280,926)	(53,181)	0	(416,453)	0	(750,560)
Impairment (losses) / reversals *	0	(1,441,167)	0	0	0	(1,441,167)
Depreciation	0	(2,060,459)	(689,348)	(2,234,740)	0	(4,984,547)
Transfers from WIP to additions	0	127,006	45,585	237,227	(4,252,981)	(3,843,163)
Balance at 30 June 2023	**59,815,357**	**102,409,294**	**4,166,242**	**14,773,661**	**18,199,199**	**199,363,753**
Comprises:						
Gross balance amount at 30 June 2023	59,815,357	106,243,284	6,128,505	23,423,044	18,199,199	213,809,389
Accumulated depreciation at 30 June 2023	0	(2,392,823)	(1,962,263)	(8,649,383)	0	(13,004,469)
Accumulated impairment loss at 30 June 2023	0	(1,441,167)	0	0	0	(1,441,167)
Balance at 30 June 2023	**59,815,357**	**102,409,294**	**4,166,242**	**14,773,661**	**18,199,199**	**199,363,753**
Capital Expenditure (Additions to WIP)	0	0	0	0	20,458,228	20,458,228
Additions	0	1,232,150	594,345	2,568,296	0	4,394,791
Disposals	0	0	(8,311)	(515,657)	0	(523,968)
Depreciation	0	(2,055,514)	(768,028)	(2,199,323)	0	(5,022,865)
Transfers	0	0	0	0	(4,231,973)	(4,231,973)
Balance at 30 June 2024	**59,815,357**	**101,585,930**	**3,984,248**	**14,626,977**	**34,425,454**	**214,437,966**
Comprises:						
Gross balance amount at 30 June 2024	59,815,357	107,475,435	6,712,569	25,009,332	34,425,454	233,438,147
Accumulated depreciation at 30 June 2024	0	(5,889,505)	(2,728,321)	(10,382,355)	0	(19,000,181)
Accumulated impairment loss at 30 June 2024	0	0	0	0	0	0
Balance at 30 June 2024	**59,815,357**	**101,585,930**	**3,984,248**	**14,626,977**	**34,425,454**	**214,437,966**

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8. **Property, Plant and Equipment (Continued)**

(b) Carrying Value Measurements

	Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of last Valuation	Inputs Used
(i)	Fair Value					
	Land	2	Market approach using recent observable market data for similar properties.	Independent Registered Valuer	June 2022	Price per square meter.
	Buildings - Specialised	3	Cost approach using current replacement cost	Independent Registered Valuer	May 2022	Construction costs and current condition, residual values and remaining useful life assessment's inputs.
	Buildings - Non-Specialised	2	Market approach using recent observable market data for similar properties.	Independent Registered Valuer	May 2022	Price per square meter.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

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9. Infrastructure

(a) Movements in Balances

Movement in the balances of each class of Infrastructure between the beginning and the end of the current financial year.

	Roads Infrastructure	Bridges Infrastructure	Car Parks Infrastructure	Drainage Infrastructure	Other Infrastructure	Work in progress	Total Infrastructure
	$	$	$	$	$	$	$
Balance at 1 July 2022	338,579,741	55,001,015	11,584,692	68,047,914	169,309,393	10,914,251	653,437,006
Capital Expenditure (Additions to WIP)	0	0	0	0	0	15,187,791	15,187,791
Additions	8,429,950	451,940	728,725	933,526	11,570,599	0	22,114,740
Disposals	0	0	0	0	0	0	0
Impairment (losses) / reversals *	0	(727,831)	0	0	0	0	(727,831)
Depreciation	(7,628,611)	(1,207,065)	(502,573)	(1,338,187)	(10,582,953)	0	(21,259,389)
Donated Assets	1,824,962	0	0	2,396,214	983,731	0	5,204,907
Transfers	0	0	0	0	0	(22,361,551)	(22,361,551)
Balance at 30 June 2023	**341,206,042**	**53,518,059**	**11,810,844**	**70,039,467**	**171,280,770**	**3,740,491**	**651,595,673**
Comprises:							
Gross balance amount at 30 June 2023	348,834,653	55,452,956	12,313,417	71,377,654	181,863,723	3,740,491	673,582,894
Accumulated depreciation at 30 June 2023	(7,628,611)	(1,207,065)	(502,573)	(1,338,187)	(10,582,953)	0	(21,259,389)
Accumulated impairment loss at 30 June 2023	0	(727,832)	0	0	0	0	(727,832)
Balance at 30 June 2023	**341,206,042**	**53,518,059**	**11,810,844**	**70,039,467**	**171,280,770**	**3,740,491**	**651,595,673**
Capital Expenditure (Additions to WIP)	0	0	0	0	0	15,504,349	15,504,349
Additions	9,804,265	0	561,693	181,348	2,579,179	0	13,126,485
Disposals	0	0	0	0	(58,551)	0	(58,551)
Depreciation	(7,879,212)	(1,198,604)	(533,920)	(1,409,726)	(10,949,725)	0	(21,971,187)
Donated Assets	2,189,393	0	0	1,507,019	1,770,172	0	5,466,584
Revaluations	0	0	401,051	28,843,965	0	0	29,245,016
Transfers	0	0	0	0	0	(13,390,542)	(13,390,542)
Balance at 30 June 2024	**345,320,488**	**52,319,455**	**12,239,668**	**99,162,073**	**164,621,845**	**5,854,298**	**679,517,827**
Comprises:							
Gross balance amount at 30 June 2024	360,828,311	55,452,955	12,239,668	99,162,073	186,141,746	5,854,298	719,679,051
Accumulated depreciation at 30 June 2024	(15,507,823)	(2,405,669)	0	0	(21,519,901)	0	(39,433,393)
Accumulated impairment loss at 30 June 2024	0	(727,831)	0	0	0	0	(727,831)
Balance at 30 June 2024	**345,320,488**	**52,319,455**	**12,239,668**	**99,162,073**	**164,621,845**	**5,854,298**	**679,517,827**

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9. **Infrastructure (Continued)**

(b) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of last Valuation	Inputs Used
Roads	3	Cost approach using current replacement cost	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Bridges	3	Cost approach using current replacement cost	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Car Parks	3	Cost approach using current replacement cost	Management valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Drainage **	3	Cost approach using current replacement cost	Management valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Other Infrastructure	3	Cost approach using current replacement cost	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period, there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

** As a result of improved data analysis methodologies, new information and new developments the relevant accounting estimates for the City's drainage were reviewed by management and subsequently revalued. The Increase in cost is mainly due to adjustments made to unit rates which was generally a result of inflation between the current and previous revaluation.

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CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

10. Fixed Assets

(a) Depreciation rates
Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Buildings	40 - 90	Years
Furniture and Equipment	3 - 15	Years
Plant and Equipment	3 - 25	Years
Infrastructure:		
Roads	10 - 60	Years
Bridges	40 - 85	Years
Car Parks	20 - 40	Years
Footpaths & Cycle ways	20 - 50	Years
Parks, Gardens & Reserves & Community Facilities	4 - 80	Years
Drainage	80	Years
Regional Airport & Industrial Park	5 - 60	Years

Revision of useful lives of plant and equipment
During the year the estimated total useful lives of certain items of plant and equipment used in the maintenance of road infrastructure were revised.

(b) Fully Depreciated Assets in Use

The gross carrying value of assets held by the City which are currently in use yet fully depreciated are shown in the table below.

	2024 Actual	2023 Actual
	$	$
Buildings	24,000	0
Furniture and equipment	533,404	135,841
Plant and equipment	4,293,831	3,751,560
	4,851,235	**3,887,401**

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

10. Fixed Assets (Continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with Local Government (Financial Management) Regulation 17A(5). These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under Local Government (Financial Management) Regulation 17A(2). Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with Local Government (Financial Management) Regulation 17A(2), the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of Local Government (Financial Management) Regulation 17A(4) is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation

Land and buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework.

This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the City.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the City to revalue earlier if it chooses to do so.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

10. Fixed Assets (Continued)

MATERIAL ACCOUNTING POLICIES (CONTINUED)

Revaluation (Continued)

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.

(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment

In accordance with Local Government (Financial Management) Regulations 17A (4C), the City is not required to comply with AASB 136 Impairment of Assets to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

11. Leases

(a) Right of use assets

Movement in the balance of each class of right-of-use asset between the beginning and end of the current financial year.

	Note	Right of use assets – Furniture and Equipment	Right of use assets - Total
		$	$
Balance at 1 July 2022		342,730	342,730
Depreciation (expense)		(237,948)	(237,948)
Balance at 30 June 2023		104,782	104,782
Depreciation Addition		37,691	37,691
Depreciation (expense)		(134,382)	(134,382)
Balance at 30 June 2024		8,091	8,091

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the entity is the lessee:		2024 Actual	2023 Actual
		$	$
Depreciation expense on right of use assets		(134,382)	(237,948)
Interest expense on lease liabilities	29(d)	(2,394)	(10,861)
Total amount recognised in the statement of comprehensive income		(136,776)	(248,809)
Total cash outflow from leases	29(d)	(146,038)	(261,835)

(b) Lease Liabilities

Current	11,096	117,396
Non-current	72,489	72,872
	83,585	190,268

MATERIAL ACCOUNTING POLICIES

Leases

At inception of a contract, the City assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 29(d).

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

MATERIAL ACCOUNTING POLICIES (Continued)

Right-of-use assets - measurement
Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation
Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

(c) Property subject to lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.

	2024 Actual	2023 Actual
	$	$
Less than 1 year	1,922,878	1,234,636
1 to 2 years	1,887,652	1,201,287
2 to 3 years	1,906,932	1,220,671
3 to 4 years	1,662,289	1,145,414
4 to 5 years	1,582,304	1,067,819
> 5 years	38,366,960	26,147,829
	47,329,015	**32,017,656**

The City leases properties to external parties with rentals payable monthly. These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets.

MATERIAL ACCOUNTING POLICIES

The City as Lessor

Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (e.g. legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies AASB 15 to allocate the consideration under the contract to each component.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		2024 Actual $	2023 Actual $
12.	**Trade and Other Payables**		
	Current		
	Sundry Creditors	1,466,923	1,869,305
	Prepaid Rates	1,024,120	1,015,844
	Deposits and Bonds	3,954,432	4,092,033
	Accrued Expenses	4,813,454	1,896,343
		11,258,929	8,873,525

MATERIAL ACCOUNTING POLICIES

Financial Liabilities
Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates
Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises revenue for the prepaid rates that have not been refunded.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		2024 Actual	2023 Actual
13.	**Other Liabilities**	$	$
	Contracts/ Grant Liabilities		
13.1	**Contract Liabilities**		
	Current	2,583,860	1,266,220
	Non-current	8,892,431	9,205,220
		11,476,291	**10,471,440**
13.1.1	**Movement in contract liabilities**		
	Reconciliation of changes in contract liabilities		
	Opening balance	10,471,440	9,282,560
	Additions	3,057,420	1,428,305
	Revenue recognised in the reporting period	(2,052,569)	(239,425)
	Balance at end of period	**11,476,291**	**10,471,440**
13.1.2	**Expected satisfaction of contract liabilities**		
	Income recognition		
	1 year	2,583,860	1,266,220
	1 to 5 years	2,869,073	2,617,860
	Over 5 years	6,023,358	6,587,360
		11,476,291	**10,471,440**
13.2	**Grant Liabilities**		
	Current	1,696,464	984,500
	Non-current	5,768,816	6,861,059
		7,465,280	**7,845,559**
13.2.1	**Movement in grant liabilities**		
	Reconciliation of changes in grant liabilities		
	Opening balance	7,845,559	7,019,727
	Additions	7,445,116	20,217,899
	Revenue recognised in the reporting period	(7,825,395)	(19,392,067)
	Balance at end of period	**7,465,280**	**7,845,559**
13.2.2	**Expected satisfaction of grant liabilities**		
	Income recognition		
	1 year	1,696,464	984,500
	1 to 5 years	5,768,816	6,861,059
	Over 5 years	0	0
		7,465,280	**7,845,559**

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

MATERIAL ACCOUNTING POLICIES

Contract liabilities
Contract liabilities represent the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer. Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities
Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as revenue when the obligations in the contract are satisfied.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

13. Other Liabilities (Continued)

MATERIAL ACCOUNTING POLICIES (Continued)

Capital grant/contribution liabilities (Continued)

Fair values for Non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cash flows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 25(i)) due to the unobservable inputs, including own credit risk.

14. Borrowings

	Note	2024			2023		
		Current	Non-current	Total	Current	Non-current	Total
		$	$	$	$	$	$
Secured							
Bank Overdrafts		0	0	0	0	0	0
Bank Loans		0	0	0	0	0	0
Debentures	30	4,377,643	39,243,557	43,621,200	4,620,953	43,621,202	48,242,155
Total Secured Borrowings		**4,377,643**	**39,243,557**	**43,621,200**	**4,620,953**	**43,621,202**	**48,242,155**

MATERIAL ACCOUNTING POLICIES

Borrowing costs
Borrowing costs are recognised as an expense when incurred regardless of how the borrowings are applied

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 25(i)) due to the unobservable inputs, including own credit risk.

Risk
Information regarding exposure to risk can be found at Note 23.

Details of individual borrowings required by regulations are provided at Note 29(a).

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

15. Employee Related Provisions

	2024 Actual $	2023 Actual $
Current Provisions		
Employee Benefit Provisions		
Annual Leave	2,048,038	1,922,846
Long Service Leave	3,039,042	3,142,018
Other employee Leave Provision	72,502	79,317
	5,159,582	5,144,181
Other provisions		
Employment on-costs	695,719	741,009
	695,719	741,009
Total current employee related provisions	**5,855,301**	**5,885,190**
Non-current provisions		
Long Service Leave	564,292	507,771
	564,292	507,771
Other provisions		
Employment on-costs	59,346	70,119
	59,346	70,119
Total non-current employee related provisions	**623,638**	**577,890**
Total employee related provisions	**6,478,939**	**6,463,080**

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2024 Actual $	2023 Actual $
Amounts are expected to be settled on the following basis:		
Less than 12 months after the reporting date	2,920,000	2,956,000
More than 12 months from reporting date	3,558,939	3,507,080
	6,478,939	**6,463,080**
Expected reimbursements of employee related provisions from other WA local governments included within other receivables	55,000	80,000

MATERIAL ACCOUNTING POLICIES

Employee benefits
The City's obligations for employee's annual leave and long service leave entitlements are recognised as provisions in the statement of financial position

Short-term employee benefits
Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

MATERIAL ACCOUNTING POLICIES (Continued)

Short-term employee benefits (Continued)

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits
Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any re-measurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

16. Other Provisions	2024 Actual	2023 Actual
	$	$
**Other Provisions	1,246,300	6,504,000

****Busselton Waste Transfer Station – Contamination**

The City of Busselton operates the Rendezvous Road Waste Transfer Station from lots 500 and 27 Rendezvous Road, Vasse (Busselton Waste Transfer Site). The quality of groundwater at and in an area to the north of the Busselton Waste Transfer Site has reduced as a result of legacy issues from the use of this site as a former landfill facility, and also potentially from other historical uses in the area. Groundwater in the area has shown levels of hydrocarbons, metals, nutrients and PFAS above background levels. Provision has been made to deal with the financial impacts caused by these contamination issues.

MATERIAL ACCOUNTING POLICIES

Provisions
Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

17. Revaluation Surplus

	2024 Opening Balance	2024 Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	2023 Impairment Loss	2023 Total Movement on Revaluation	2023 Closing Balance
	$	$	$	$	$	$	$
Revaluation surplus - Land and Buildings	97,962,698	0	97,962,698	99,403,866	(1,441,168)	0	97,962,698
Revaluation surplus - Furniture and equipment	797,333	0	797,333	797,333	0	0	797,333
Revaluation surplus - Plant and equipment	840,738	0	840,738	840,738	0	0	840,738
Revaluation surplus - Infrastructure - Roads	151,181,365	0	151,181,365	151,181,365	0	0	151,181,365
Revaluation surplus - Infrastructure - Bridges	35,666,432	0	35,666,432	36,394,262	(727,830)	0	35,666,432
Revaluation surplus - Infrastructure – Car Parks	6,309,764	401,051	6,710,815	6,309,764	0	0	6,309,764
Revaluation surplus - Infrastructure – Drainage	21,348,594	28,843,967	50,192,561	21,348,594	0	0	21,348,594
Revaluation surplus - Infrastructure – Other Infrastructure	17,720,180	0	17,720,180	17,720,180	0	0	17,720,180
All Asset Classes	331,827,104	29,245,018	361,072,122	333,996,102	(2,168,998)	0	331,827,104

ATT: 10.5.2 Signed & Stamped Financial Report & Audit Opinion - City of Busselton - 30 June 2024
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AGENDA - ORDINARY COUNCIL MEETING 11 DECEMBER 2024 ATTACHMENTS

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

18. Notes to the Statement of Cash Flows

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2024 Actual	2023 Actual
	$	$
Cash and Cash Equivalents	16,045,082	21,032,276
Restrictions		
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:		
Cash and cash equivalents	11,469,281	19,319,130
Financial assets at amortised cost	92,000,000	94,500,000
	103,469,281	113,819,130
The restricted financial assets are a result of the following specific purposes to which the assets may be used:		
Restricted reserve accounts	74,425,888	78,138,181
Contract liabilities	11,476,288	1,697,609
Capital grant liabilities	6,332,101	7,845,559
Unspent loans	7,280,572	21,789,593
Other Restricted accounts	3,954,432	4,348,188
Total restricted financial assets	103,469,281	113,819,130

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net Result	14,147,540	15,427,936
Non-cash flows in Net result:		
Depreciation	27,128,433	26,481,887
(Profit) / Loss on Sale of Asset	(102,119)	146,104
Revaluation Adjustment	(2,942)	(6,450)
Non-Cash Contributions	(5,466,585)	(5,204,908)
Changes in assets and Liabilities:		
(Increase) / Decrease in Receivables	(1,036,154)	(632,917)
(Increase) / Decrease in Inventories	(306,552)	(384,154)
Increase / (Decrease) in Payables	2,560,879	668,766
Increase / (Decrease) in Provisions	(5,241,842)	6,434,213
Non-operating Grants and Contributions for the Development of Assets	(7,139,520)	(18,892,385)
Net Cash from Operating Activities	**24,541,138**	**24,038,092**

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

		2024 Actual $	2023 Actual $
18.	**Notes to the Statement of Cash Flows (Continued)**		
(c)	**Undrawn Borrowing Facilities Credit Standby Arrangements**		
	Electronic Payaway Facility	850,000	850,000
	Electronic Payaway Facility at Balance Date	0	0
	Credit card limit	50,000	50,000
	Credit card balance at balance date	(33,880)	(23,916)
	Total amount of credit unused	866,120	876,084
	Loan facilities		
	Loan facilities - current	4,377,643	4,620,953
	Loan facilities - non-current	39,243,557	43,621,202
	Total facilities in use at balance date	43,621,200	48,242,155

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

19. Contingent Liabilities

19.1 Contaminated Sites

Under the Contaminated Sites Act 2003, the City is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. Where sites are classified as 'contaminated – remediation required' or 'possibly contaminated – investigation required', the City may have a liability in respect of investigation or remediation expenses.

DWER has classified 11 sites as 'possibly contaminated – investigation required'. Until the City conducts an investigation, it is not possible to estimate the potential financial effect or to identify the uncertainties relating to the amount or timing of any outflows.

19.2 Third party claims against the City

The Council is involved in various claims made by third parties in the course of and incidental to the ordinary course of business. In many instances the Council believes it is appropriately covered for these claims through its insurance coverage. It is not possible to estimate the amounts of any eventual payments which may be required in relation to any of these claims and disclosure of further information in relation to actual or potential litigation could prejudice the City's position.

19.3 Dunsborough Waste Facility - Contamination

The City of Busselton operates the Dunsborough Waste Facility at Lot 8, 48 Western Cape Drive, Naturaliste [Site]. Landfill at the Site commenced in mid-1980s as a sandpit, progressing to a local Dunsborough landfill in the mid-1990s, then from 2003 onwards becoming the major landfill site for the City of Busselton. Since 1997 the Site is a Department of Water and Environmental Regulation [DWER] Prescribed Premise [License Number L9167/2018/1], currently licenced to accept Class II and Class III putrescible wastes, bonded asbestos waste and liquid waste. Prior to that date landfill activities at the Site were unregulated.

Pursuant to the Contaminated Sites Act 2003, DWER classified the Site as Possibly contaminated - investigation required and has since required further investigations to characterise potential risks posed by PFAS and other landfill leachate contaminants to subterranean ecosystems that may be present in groundwater beneath the Site and down gradient west of the Site. Initial investigations observed groundwater impacts, attributable to landfill leachate, in bores located on the western (down-gradient) boundary of the Site, and in one off-site (down gradient) bore, indicating that a plume of impacted groundwater is likely to extend from the Site boundary beneath adjacent land to the west.

In accordance with DWER requirements and directives further investigations into the source, nature and extent of the contamination is ongoing. Depending on the outcome of the investigation the City may incur a certain level of liability in respect of remedial action and/or claims for compensation. Due to complex scientific, operational and legal issues impacting on this matter, it is not reasonably possible to determine Council's potential liability (if any) at this stage.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

20. Capital Commitments

	2024 Actual	2023 Actual
Capital Expenditure Commitments	$	$
Contracted for:		
Capital projects		
- Busselton Performing Arts and Convention Centre	16,334,743	24,948,129
- Dunsborough Lakes Sports Precinct	108,253	208,114
- Vasse Sports Oval Lighting	0	136,117
- Lower Vasse River Sediment Removal	0	84,850
- Hotel Site Car Parking	0	25,500
- Rotary Park War Memorial	0	14,608
- Coastal Shared Path – Forth Road to Holgate	702,011	0
- Bayview Crescent Path (Curtis Bay)	11,408	0
- Vincent Street to Geographe Bay Road Path	43,975	0
- Vasse Toilet	112,445	0
- Weld Theatre Upgrade	6,095	0
- Changing Places – Accessible Change Facility	248,074	0
	17,567,004	25,417,318
Payable:		
- not later than one year	17,567,004	25,417,318
- later than one year but not later than five years	0	0

The capital expenditure projects outstanding at the end of the current reporting period represent construction works associated with the above stated projects.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

21. Related Party Transactions

		2024 Actual	2024 Budget	2023 Actual
		$	$	$
(a) Elected Members Remuneration				
Fees, expenses and allowances to be paid or reimbursed to elected members.				
Mayor's Annual Allowance		93,380	93,380	91,997
Mayor's Sitting Fees		59,657	49,435	48,704
Mayor's Communication Allowance		4,581	3,500	3,500
Mayor's Other Allowances		1,345	0	516
		158,963	146,315	144,717
Deputy Mayor's Allowance		23,154	23,345	22,999
Deputy Mayor's Sitting Fees		43,136	32,960	32,470
Deputy Mayor's Travelling Allowance		2,524	0	0
Deputy Mayor's Communication Allowance		4,581	3,500	3,500
Deputy Mayor's Other Allowances		0	0	0
		73,395	59,805	58,969
All other Council Member's Sitting Fees		209,287	230,720	227,290
All other Council Member's Travelling Allowance		3,570	0	10,584
All other Council Member's Communication Allowance		22,224	24,500	24,500
All other Council Member's Other Allowances		0	0	294
		235,081	255,220	262,668
Balance of allowances to be allocated upon claims		0	14,588	0
	21(b)	467,439	475,928	466,354

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

21. Related Party Transactions (Continued)

(b) Key Management Personnel (KMP) Compensation

The total of remuneration paid to KMP of the City during the year are as follows:

		2024 Actual	2023 Actual
		$	$
Short-term Employee Benefits		1,137,292	1,181,915
Post-employment Benefits		134,932	125,446
Employee - Other Long-term Benefits		113,869	77,765
Employee - Termination Benefits		0	0
Council Member Costs	21(a)	467,439	466,354
		1,853,532	1,851,480

Short-term employee benefits
These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits
These amounts are the current-year's cost of providing for the City's superannuation contributions made during the year.

Other long-term benefits
These amounts represent annual leave and long service benefits accruing during the year.

Termination benefits
These amounts represent termination benefits paid to KMP.

Council member costs
These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

(c) Transactions with Related Parties

Transactions between related parties and the City are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2024 Actual	2023 Actual
	$	$
Purchase of goods and services	3,080	310,000
Payment of Council member costs (Refer to Note 21(b))	467,439	466,354
	470,519	776,354

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

21. Related Party Transactions (Continued)

The City's main related parties are as follows:

i *Key management personnel*
Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel and are detailed in Notes 21 (a) and (b).

ii Other *Related* Parties
An associate person of KMP employed by the City under normal employment terms and conditions.

Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly, are considered related parties in relation to the City.

Outside of normal citizen type transactions with the City, there were no other related party transactions involving key management personnel; and/ or their close family members and/ or their controlled (or jointly controlled) entities.

iii *Entities subject to significant influence by the City*
An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

There were no such entities requiring disclosure during the current or previous year.

22. Joint Arrangements

The City of Busselton has not been involved in any joint arrangements during the reporting period.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

23. Financial Risk Management

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rate	Long term borrowings at variable rates	Sensitivity analysis	Utilise fixed interest rate borrowings
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council. The finance area identifies, evaluates and manages financial risks in close co-operation with the operating divisions. The Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

(a) Interest Rate Risk

Cash and Cash Equivalents

The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents and term deposits held are reflected in the table below.

	Weighted Average Interest Rate	Carrying Amount	Fixed Interest Rate	Variable Interest Rate	Non-Interest Bearing
	%	$	$	$	$
2024					
Cash and Cash Equivalents	4.38%	16,045,082	2,399,426	13,625,711	19,945
Financial Assets at Amortised Cost – Term Deposits	5.11%	92,000,000	92,000,000	0	0
2023					
Cash and Cash Equivalents	4.00%	21,032,276	0	21,010,331	21,945
Financial Assets at Amortised Cost – Term Deposits	4.64%	94,500,000	94,500,000	0	0

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

23. Financial Risk Management (Continued)

(a) Interest Rate Risk (Continued)

Cash and Cash Equivalents (Continued)

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2024 Actual	2023 Actual
	$	$
Impact of a 1% movement in interest rates on profit and loss and equity*	136,257	210,103

** Holding all other variables constant*

Borrowings

Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. The City does not consider there to be any interest rate risk in relation to borrowings. Details of interest rates applicable to each borrowing may be found at Note 29.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

23. Financial Risk Management (Continued)

(b) Credit Risk

Trade and Other Receivables

The City's major trade and other receivables comprise contractual non-statutory user fees and charges, grants, contributions and reimbursements. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade and other receivables. To measure the expected credit losses, receivables from grants, contributions and reimbursements are separated from other trade receivables due to the difference in payment terms and security.

The expected loss rates are based on the payment profiles of trade and other receivables over a period of 36 months before 1 July 2023 or 1 July 2024 respectively and the corresponding historical losses experienced within this period. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of users to settle the receivables.

The loss allowance as at 30 June 2024 and 30 June 2023 was determined as follows for trade and other receivables.

	Less than 1 year past due	More than 1 year past due	More than 2 year past due	More than 3 year past due	Total
30 June 2024					
Rates receivable					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	851,727	103,381	36,521	93,998	1,085,627
Loss allowance	0	0	0	0	0
Trade and other receivables					
Expected credit loss	0.00%	0.01%	0.05%	0.06%	
Gross carrying amount	3,178,589	30,044	2,711	492	3,211,836
Loss allowance	0	2	1	0	3
30 June 2023					
Rates receivable					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	838,611	93,808	40,672	84,976	1,058,067
Loss allowance	0	0	0	0	0
Trade and other receivables					
Expected credit loss	0.00%	0.01%	0.05%	0.06%	
Gross carrying amount	2,185,593	152,143	136,656	5,698	2,480,090
Loss allowance	0	11	66	3	80

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

23. Financial Risk Management (Continued)

(c) Liquidity Risk

Payables and Borrowings

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 18(c).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying Values
	$	$	$	$	$
2024					
Payables	11,258,929	0	0	11,258,929	11,258,929
Borrowings	5,912,884	21,296,173	26,940,779	54,149,836	43,354,192
Lease Liability	11,096	72,489	0	83,585	83,585
	17,182,909	21,368,662	26,940,779	65,492,350	54,696,706
2023					
Payables	8,873,525	0	0	8,873,525	8,873,525
Borrowings	6,309,548	23,067,621	31,082,215	60,459,384	48,004,633
Lease Liability	117,396	72,872	0	190,268	190,268
	15,300,469	23,140,493	31,082,215	69,523,177	57,068,426

24. Events occurring after the end of the reporting period

There were no events subsequent to the reporting date that materially impact on this financial report.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

25. OTHER MATERIAL ACCOUNTING POLICIES

a) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform to changes in presentation for the current financial year. When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

25. OTHER MATERIAL ACCOUNTING POLICIES (Continued)

i) Fair value hierarchy
AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:
Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3
Measurements based on unobservable inputs for the asset or liability.
The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.
Valuation techniques
The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:
Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.
Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.
Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets
In accordance with Australian Accounting Standards the City's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

26. Function and Activity

(a) Service objectives and descriptions

City operations as disclosed in these financial statements encompass the following service orientated functions and activities.

Objectives	Description
General Purpose Funding To collect revenue to allow for the provision of services.	Rates, other general purpose government grants, and interest revenue.
Governance To provide decision making process for the efficient allocation of scarce resources.	Includes the activities of members of Council and the administrative support available to the Council for the provision of governance to the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific local government services.
Law, Order and Public Safety To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various by-laws, fire prevention, animal control and emergency services. Local government also provides assistance to surf lifesaving efforts.
Health To provide an operational framework for environmental and community health.	Inspections of food outlets and their control, noise control, waste disposal compliance, mosquitoes and stingers control.
Education and Welfare To provide services for the elderly, children and youth.	Annual donation to the operation of a Senior Citizen's Centre.
Housing To provide and maintain elderly residents housing.	The operation of three sets of elderly residents homes.
Community Amenities To provide services required by the community.	Includes rubbish collection and disposal services, recycling initiatives, septic tank inspection services, urban stormwater drainage networks, environmental protection initiatives, operation of three cemeteries, town scaping facilities, as well as the administration of the Town Planning Scheme and associated policies and obligations.
Recreation and Culture To establish and effectively manage infrastructure and resources which will help the social well-being of the community.	Maintenance of halls, swimming areas and beaches, various reserves, recreation programs, the Busselton Jetty, the operation of the two Libraries, the maintenance and operation of the two Leisure Centres, and the employment of a Cultural Development Officer.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

26. Function and Activity (Continued)

(a) Service objectives and descriptions (Continued)

Objectives (Continued)	Description (Continued)
Transport To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, bridges, drainage, footpaths, cycle ways, parking facilities, traffic signs and depot. Also includes cleaning of streets, maintenance of street trees, street lighting etc. Control and maintenance of a regional airport.
Economic Services To help promote the City and its economic wellbeing.	The regulation and provision of tourism initiatives, the maintenance and operation of a caravan park and the implementation of building controls. Provision of rural services including weed control, vermin control and standpipes.
Other Property and Services To monitor and control Council's overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

26. Functions and Activities (Continued)

(b) Income and Expenses

	2024 Actual	2023 Actual
	$	$
Income excluding grants, subsidies and contributions and capital grants, subsidies and contributions		
General Purpose Funding	67,105,249	61,655,923
Governance	39,614	20,735
Law, Order, Public Safety	311,265	234,416
Health	495,985	713,531
Education and Welfare	55,092	26,887
Housing	550,263	541,123
Community Amenities	11,349,804	10,699,302
Recreation and Culture	3,658,640	3,304,485
Transport	6,925,518	4,837,304
Economic Services	3,214,864	2,965,408
Other Property and Services	67,404	79,843
	93,773,698	85,078,957
Grants, subsidies and contributions and capital grants, subsidies and contributions		
General Purpose Funding	3,091,214	3,595,936
Governance	62,012	109,842
Law, Order, Public Safety	850,176	1,172,987
Health	73,290	75,111
Education and Welfare	133,510	218,953
Housing	4,254	3,740
Community Amenities	754,685	266,882
Recreation and Culture	4,649,031	14,475,482
Transport	10,123,826	11,142,971
Economic Services	64,719	53,477
Other Property and Services	460,967	351,313
	20,267,684	31,466,694
Total Income	114,041,382	116,545,651
Expenses		
General Purpose Funding	(1,151,202)	(1,239,092)
Governance	(6,631,384)	(6,342,511)
Law, Order, Public Safety	(3,062,467)	(3,032,514)
Health	(1,532,970)	(1,391,558)
Education and Welfare	(767,298)	(743,946)
Housing	(341,193)	(347,468)
Community Amenities	(15,083,823)	(20,993,664)
Recreation and Culture	(32,454,782)	(30,610,092)
Transport	(29,882,479)	(28,120,200)
Economic Services	(4,861,477)	(4,621,784)
Other Property and Services	(4,124,767)	(3,674,886)
Total Expenses	(99,893,842)	(101,117,715)
Net Result for the Period	14,147,540	15,427,936

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

26. Functions and Activities (Continued)

(c) Total Assets Classified by Function and Activity

	2024 Actual	2023 Actual
	$	$
General Purpose Funding	2,407,856	3,825,807
Governance	32,111,133	30,184,471
Law, Order & Public Safety	7,592,956	8,460,478
Health	239,935	354,463
Education and Welfare	2,228,781	2,376,524
Housing	5,892,559	5,675,859
Community Amenities	42,206,885	45,157,346
Recreation and Culture	241,221,552	236,258,073
Transport	634,056,449	603,251,520
Economic Services	11,210,217	6,348,170
Other Property and Services	12,224,411	13,598,828
Unallocated	27,418,846	26,886,986
	1,018,811,580	982,378,525

27. **Rating Information – 2023/24 Financial Year**

General Rates Rate Type	Rate in $	Number of Properties	2023/24 Actual Rateable Value	2023/24 Actual Rate Revenue	2023/24 Interim Rates	2023/24 Actual Total Revenue	2023/24 Budget Rate Revenue	2023/24 Budget Interim Rate	2023/24 Budget Total Revenue	2022/23 Actual Total Revenue
Differential General Rate			$	$	$	$	$	$	$	$
GRV–Residential	0.085327	14,681	343,305,656	29,293,186	871,506	30,164,692	29,293,186	0	29,293,186	28,136,593
GRV- Residential Holiday Homes	0.094813	805	20,193,420	1,937,110	60,759	1,997,869	1,937,110	0	1,937,110	1,886,904
GRV–Industrial	0.119475	459	23,228,557	2,775,230	(9,483)	2,765,747	2,775,230	0	2,775,230	2,669,691
GRV–Commercial	0.112218	1,271	81,062,551	9,096,670	298,036	9,394,706	9,096,670	0	9,096,670	8,722,235
GRV–Residential Vacant	0.085327	224	7,986,673	681,478	(206,939)	474,539	681,478	0	681,478	773,256
GRV–Industrial Vacant	0.119475	45	1,128,000	134,768	3,200	137,968	134,768	0	134,768	127,412
GRV–Commercial Vacant	0.112218	50	2,558,352	287,093	46,699	333,792	287,093	0	287,093	240,875
UV-Holiday Home	0.003289	127	85,943,000	282,666	(86,897)	195,769	282,666	0	282,666	119,637
UV-Primary Production	0.003517	720	786,553,000	2,766,304	(606)	2,765,698	2,766,304	0	2,766,304	2,684,776
UV-Rural	0.003327	1,478	1,074,056,000	3,573,378	15,359	3,588,737	3,573,378	0	3,573,378	3,403,234
UV-Commercial	0.006368	155	133,300,000	848,854	(2,424)	846,430	848,854	0	848,854	815,994
Interim Rates							0	502,900	502,900	0
Sub-Totals		20,015	2,559,315,209	51,676,737	989,210	52,665,947	51,676,737	502,900	52,179,637	49,580,607
Minimum Differential General Rate	**Minimum $**									
GRV–Residential	1,517	1,432	23,798,810	2,172,344	0	2,172,344	2,172,344	0	2,172,344	2,096,560
GRV- Residential Holiday Homes	1,576	29	462,020	45,704	0	45,704	45,704	0	45,704	45,510
GRV–Industrial	1,517	19	198,132	28,823	0	28,823	28,823	0	28,823	27,740
GRV–Commercial	1,517	634	5,561,069	961,778	0	961,778	961,778	0	961,778	934,400
GRV–Residential Vacant	1,517	1,231	9,608,826	1,867,427	0	1,867,427	1,867,427	0	1,867,427	1,734,480
GRV–Commercial Vacant	1,517	52	350,940	78,884	0	78,884	78,884	0	78,884	78,840
UV-Holiday Home	1,822	44	21,353,000	80,168	0	80,168	80,168	0	80,168	110,502
UV-Primary Production	1,517	270	85,243,000	409,590	0	409,590	409,590	0	409,590	375,220
UV-Rural	1,656	1,003	311,700,700	1,660,968	0	1,660,968	1,660,968	0	1,660,968	1,601,970
UV-Commercial	1,517	89	6,029,044	135,013	0	135,013	135,013	0	135,013	131,400
Sub-Totals		4,803	464,305,541	7,440,699	0	7,440,699	7,440,699	0	7,440,699	7,136,622
Other Adjustments						128,588			120,000	119,175
Total General Rates and Minimum Rates						**60,235,234**			**59,740,336**	**56,836,404**
Specified Area Rates	**Rate in $**									
GRV-Port Geographe	0.013964	750	17,734,962	247,652	3,977	**251,629**	247,652	0	**247,652**	**240,140**
GRV-Provence	0.012739	729	16,093,990	205,021	2,453	**207,474**	205,021	0	**205,021**	**198,017**
UV-Provence	0.000135	2	6,036,000	815	0	**815**	815	0	**815**	**793**
GRV-Vasse	0.015803	566	12,786,080	202,058	1,692	**203,750**	202,058	0	**202,058**	**195,174**
Sub-Total		2047	52,651,032	655,546	8,122	**663,668**	655,546	0	**655,546**	**634,124**
Total Rates						**60,898,902**			**60,395,882**	**57,470,528**
Rate Instalment Interest						323,235			300,000	304,400
Rate Overdue Interest						150,976			155,000	159,144

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

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CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

28 Determination of Surplus or Deficit

	Note	2023/24 Actual (30 June 24 Carried Forward)	2023/24 Budget (30 June 24 Carried Forward)	2022/23 Actual (30 June 23 Carried Forward)
		$	$	$
(a) **Non-cash amounts excluded from operating activities**				
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
Adjustments to operating activities				
Less: Profit on asset disposals		(183,858)	(24,120)	(200,266)
Less: Fair value adjustments to financial assets at fair value through profit and loss		(2,942)	0	(6,450)
Add: Loss on disposal of assets		81,738	205,278	346,370
Add: Depreciation on non-current assets		27,128,433	25,541,373	26,481,887
Non-cash Movements in Non-Current Assets and Liabilities				
Movement in finance leases		31,401	0	(47,238)
Movement in Long Term Debt		(115,778)	0	(89,134)
Movement in pensioner deferred rates (non-current)	5	(18,333)	0	(49,037)
Movement in employee benefit provisions	15	15,858	0	(69,787)
Movement in Other provisions	16	(5,257,700)	0	6,504,000
Movement Other		16,734	0	(279,530)
Non-cash grants and contributions for assets		0	(9,300,000)	0
Movement in liabilities associated with restricted cash		0	(49,677)	0
Non cash amounts excluded from operating activities		21,695,553	16,372,854	32,590,815
(b) **Non-cash amounts excluded from investing activities**				
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
Non-cash grants and contributions for assets	2	(5,466,585)	0	(5,204,907)
Right of use assets		(37,689)	0	0
Movement in liabilities associated with restricted cash		(646,210)	0	2,037,309
Non cash amounts excluded from investing activities		(6,150,484)	0	(3,167,598)
(c) **Surplus/(deficit) after imposition of general rates**				
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.				
Adjustments to net current assets				
Less: Reserves/ Restricted Cash	18	(103,469,281)	(79,877,713)	(113,819,130)
Less: Financial assets at amortised cost - self-supporting loans	4(a)	(187,415)	(200,000)	(182,579)
Less: Other Assets	7(a)	(570,946)	(483,906)	(483,906)
Less - Current portion of lease receivables	5.1	(338,323)	(490,000)	(309,426)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings	14	4,377,643	4,680,000	4,620,953
- Current portion of contract liability held in reserve/ restricted cash	13.1	2,583,860	1,551,400	1,266,220
- Current portion of grant liability held in reserve/ restricted cash		563,283	984,500	984,500
- Current portion of deposits and bonds held in restricted cash	12	3,954,432	4,092,033	4,092,033
- Current portion of lease liabilities	11(b)	11,096	4,871	117,396
- Current portion of employee benefit provisions	15	5,855,301	5,885,190	5,885,190
- Current portion of other provisions	16	1,246,300	0	6,504,000
Total adjustments to net current assets		(85,974,050)	(63,853,625)	(91,324,749)
Net current assets used in the Statement of Financial Activity				
Total current assets		115,178,750	84,817,268	121,531,694
Less: Total current liabilities		(27,029,593)	(20,963,643)	(28,251,784)
Less: Total adjustments to net current assets		(85,974,050)	(63,853,625)	(91,324,749)
Net current assets used in the Statement of Financial Activity		2,175,107	0	1,955,161

29. Borrowings and Lease Liabilities

(a) Borrowings

	Particulars	Borrowing Institution	Int. %	Maturity Date	Principal 1 July 2023 $	New Loans 2023/24 Budget $	New Loans 2023/24 Actual $	Principal Repayment 2023/24 Budget $	Principal Repayment 2023/24 Actual $	Principal 2023/24 Budget $	Principal 2023/24 Actual $	Interest Repayment 2023/24 Budget $	Interest Repayment 2023/24 Actual $
	Administration												
C	Loan #207 Civic and Administration Centre	WATC	4.51	06/34	11,784,637	0	0	847,578	847,578	10,937,059	10,937,059	517,286	518,627
	Recreation & Culture												
C	Loan #202 Geothermal Heating GLC	WATC	3.98	06/23	0	0	0	0	0	0	0	0	0
C	Loan #204 Busselton Foreshore	WATC	4.36	06/29	529,104	0	0	78,907	78,907	450,197	450,197	21,790	21,844
C	Loan #205 GLC Extensions	WATC	3.92	06/24	142,649	0	0	142,649	142,649	0	0	3,512	3,512
S	Loan #208 Busselton Football & Sportsman's Club	WATC	2.93	04/25	6,564	0	0	3,234	3,234	3,330	3,330	157	157
C	Loan #209 Busselton Foreshore	WATC	3.56	06/27	2,491,572	0	0	590,179	590,179	1,901,393	1,901,393	80,879	81,063
C	Loan #211 Busselton Foreshore	WATC	2.55	10/24	609,928	0	0	404,029	404,029	205,899	205,899	11,710	12,595
S	Loan #212 Dunsborough and Districts Country Club	WATC	3.04	05/27	49,761	0	0	11,883	11,883	37,878	37,878	1,423	1,611
S	Loan #213 Geographe Bay Yacht Club	WATC	3.04	05/27	43,650	0	0	10,424	10,424	33,226	33,226	1,248	1,413
S	Loan #214 Dunsborough & Districts Country Club	WATC	3.19	09/27	53,822	0	0	11,307	11,307	42,515	42,515	1,627	1,978
C	Loan #215 Busselton Foreshore Jetty Precinct	WATC	3.25	04/28	1,350,528	0	0	252,977	252,977	1,097,551	1,097,551	41,853	48,188
C	Loan #216 Tennis Club Facilities	WATC	3.25	04/28	1,485,581	0	0	278,274	278,274	1,207,307	1,207,307	46,039	53,007
C	Loan #217 Lot 10 Commonage Road	WATC	3.25	04/28	864,338	0	0	161,904	161,905	702,434	702,433	26,786	30,840
C	Loan #218 Busselton Tennis Club	WATC	2.21	06/29	785,242	0	0	123,770	123,770	661,472	661,472	16,333	16,373
S	Loan #220 Busselton Tennis Club	WATC	1.37	09/26	23,782	0	0	7,205	7,205	16,577	16,577	289	290
S	Loan #221 Busselton Hockey Club Stadium	WATC	1.31	06/30	32,159	0	0	4,416	4,416	27,743	27,743	400	401
S	Loan #222 Busselton Golf Club	WATC	1.45	06/31	89,256	0	0	10,600	10,600	78,656	78,656	1,238	1,241
S	Loan #223 Dunsborough Bay Yacht Club	WATC	1.57	12/26	17,704	0	0	4,960	4,960	12,744	12,744	248	249
S	Loan #224 Geographe Bay Yacht Club	WATC	2.42	12/31	43,246	0	0	4,639	4,640	38,607	38,606	1,004	1,006
C	Loan #225 Performing Arts/Convention Centre	WATC	2.10	12/31	4,315,072	0	0	468,715	468,715	3,846,357	3,846,357	86,900	87,119
C	Loan #226 Performing Arts/Convention Centre	WATC	2.39	12/36	4,576,387	0	0	290,922	290,922	4,285,465	4,285,465	106,580	106,858
S	Loan #New Community Groups	Unknown	2.77	06/32	0	250,000	0	10,804	0	239,196	0	3,710	0
S	Loan #227 MRBTA – Ancient Lands Discovery Park	WATC	2.77	03/32	1,111,966	0	0	113,910	113,910	998,056	998,056	29,639	29,714
C	Loan #228 Performing Arts/Convention Centre	WATC	3.86	06/42	4,830,607	0	0	176,025	176,025	4,654,582	4,654,582	183,881	184,370
C	Loan #229 Performing Arts/Convention Centre	WATC	3.77	06/39	4,785,749	0	0	222,438	222,438	4,563,311	4,563,311	177,199	177,666
C	Loan #230 Performing Arts/Convention Centre	WATC	4.42	12/42	6,397,517	0	0	211,856	211,857	6,185,661	6,185,660	279,526	280,268
	Transport												
C	Loan #206 Airport Jet A1 Installation	WATC	3.92	06/24	41,606	0	0	41,606	41,606	0	0	1,024	1,024
C	Loan #219 Air Freight Hub Stage 1	WATC	2.21	06/29	929,728	0	0	146,544	146,545	783,184	783,183	19,339	19,385
C	Strategic Land Purchases	Unknown	4.29	Xx/xx	0	1,750,000	0	106,946	0	1,643,054	0	55,137	0
	Other Property and Services												
C	Loan #210 Lot 40 Vasse Highway	WATC	3.61	12/25	850,000	0	0	0	0	850,000	850,000	30,685	30,768
	Total - Council and Self-supporting Loans				**48,242,155**	**2,000,000**	**0**	**4,738,701**	**4,620,955**	**45,503,454**	**43,621,200**	**1,747,442**	**1,711,567**

C	Council Loans are financed by general purpose revenue.	46,770,245	1,750,000	0	4,545,319	4,438,376	43,974,926	42,331,868	1,706,459	1,673,508
S	Self-Supporting Loans are financed by payments from third parties.	1,471,910	250,000	0	193,382	182,579	1,528,528	1,289,332	40,983	38,059
		48,242,155	**2,000,000**	**0**	**4,738,701**	**4,620,955**	**45,503,454**	**43,621,200**	**1,747,442**	**1,711,567**

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29. Borrowings and Lease Liabilities (continued)

(b) New Borrowings – 2023/24

Particulars / Purpose	Amount Borrowed Actual $	Amount Borrowed Budget $	Institution	Loan Type	Term (Years)	Total Interest & Charges $	Interest Rate %	Amount Used Actual $	Amount Used Budget $	Balance Unspent $
New Community Groups	0	250,000	Unknown	Debenture	10	0	0.000%	0	0	0
Strategic Land Purchases	0	1,750,000	Unknown	Debenture	10	0	0.000%	0	0	0
	0	**2,000,000**				**0**		**0**	**0**	**0**

(c) Unspent Borrowings

Particulars / Purpose	Date Borrowed	Balance 30 June 2023 $	Borrowed During Year $	Expended During Year $	Balance 30 June 2024 $
Loan #216 Tennis Club Facilities	27th April 2018	49,341	0	0	49,341
Loan #225 Performing Arts/Convention Centre	25th January 2022	240,252	0	(240,252)	0
Loan #226 Performing Arts/Convention Centre	25th January 2022	5,000,000	0	(5,000,000)	0
Loan #228 Performing Arts/Convention Centre	28th April 2022	5,000,000	0	(5,000,000)	0
Loan #229 Performing Arts/Convention Centre	28th April 2022	5,000,000	0	(4,268,769)	731,231
Loan #230 Performing Arts/Convention Centre	06th December 2022	6,500,000	0	0	6,500,000
		21,789,593	**0**	**(14,509,021)**	**7,280,572**

MATERIAL ACCOUNTING POLICIES

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Risk

Information regarding exposure to risk can be found at Note 23.

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29 – Borrowing and Lease Liability (Continued)

29 (d) Lease Liabilities (Continued)

Lease Number	Institution	Lease Interest Rate	Lease Term	Actual Principal 1 July 2022	2022/23 Actual New Leases	2022/23 Actual Lease principal Repay-ments	Actual Lease Principal outstand-ing 30 June 2023	2022/23 Actual Lease Interest Repay-ments	Actual Lease Principal 1 July 2023	2023/24 Actual New Leases / Extensions	2023/24 Actual Lease principal Repay-ments	Actual Lease Principal outstand-ing 30 June 2024	2023/24 Actual Lease Interest Repay-ments	Budget Lease Principal 1 July 2023	2023/24 Budget New Leases / Extension	2023/24 Budget Lease principal Repay-ments	Budget Lease Principal outstand-ing 30 June 2024	2023/24 Budget Lease Interest Repay-ments
		%		$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
E6N0159996	Maia	7.9491	5 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E6N0160249	Maia	5.8375	5 years	17,002	0	17,002	0	248	0	0	0	0	0	0	0	0	0	0
E6N0160583	Maia	5.1511	6 years	84,625	0	55,692	28,933	3,295	28,933	0	28,933	0	560	28,933	0	28,933	0	560
E6N0160915	Maia	7.6138	4.75 years	2,391	0	2,391	0	68	0	0	0	0	0	0	0	0	0	0
E6N0161070	Maia	6.9693	5 years	9,295	0	9,295	0	326	0	0	0	0	0	0	0	0	0	0
E6N0162083	Maia	-0.0007	4 years	22,110	0	22,110	0	0	0	0	0	0	0	0	0	0	0	0
E6N0162208	Maia	0.8970	4 years	26,286	0	26,286	0	88	0	0	0	0	0	0	0	0	0	0
E6N0162334	Maia	5.2189	5 years	137,658	0	77,129	60,529	5,691	60,529	20,575	81,103	0	1,292	60,529	0	60,529	0	1,586
E6N0162368	Maia	2.2722	5 years	58,117	0	32,927	25,190	1,041	25,190	16,866	33,603	8,453	547	25,190	0	25,190	0	287
E6N0162406	Maia	3.4055	3.75 years	8,142	0	8,142	0	104	0	0	0	0	0	0	0	0	0	0
66679257	Capital	8.4332	5 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				365,626	**0**	**250,974**	**114,652**	**10,861**	**114,652**	**37,441**	**143,639**	**8,453**	**2,399**	**114,652**	**0**	**114,652**	**0**	**2,433**

ATT: 10.5.2 Signed & Stamped Financial Report & Audit Opinion - City of Busselton - 30 June 2024

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AGENDA - ORDINARY COUNCIL MEETING 11 DECEMBER 2024 ATTACHMENTS

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Cash Backed Reserves	2024 Actual Opening Balance $	2024 Actual Transfers To $	2024 Actual Transfers From $	2024 Actual Closing Balance $	2024 Budget Opening Balance $	2024 Budget Transfers To $	2024 Budget Transfers From $	2024 Budget Closing Balance $	2023 Actual Opening Balance $	2023 Actual Transfers To $	2023 Actual Transfers From $	2023 Actual Closing Balance $
Restricted by Legislation/ Agreement												
Joint Venture Aged Housing Reserve (Harris/Winderlup)	1,656,731	288,854	(67,431)	1,878,154	1,656,730	344,588	(62,000)	1,939,318	1,491,225	252,823	(87,317)	1,656,731
Jetty Reserve	7,345,736	2,394,314	(1,177,637)	8,562,413	7,345,736	1,830,456	(1,828,444)	7,347,748	6,320,302	1,637,746	(612,312)	7,345,736
Jetty Self Insurance Reserve	672,757	117,110	0	789,867	672,757	112,024	0	784,781	573,410	99,347	0	672,757
Commonage Precinct Infrastructure Road Reserve **	845	0	(845)	0	845	0	(845)	0	818	27	0	845
Community Facilities - City District **	1,320,534	55,139	(1,375,673)	0	1,320,535	394,835	(475,350)	1,240,020	1,083,900	375,597	(138,963)	1,320,534
Community Facilities – Broadwater **	275,332	938	(276,270)	0	275,331	26,305	0	301,636	197,733	77,599	0	275,332
Community Facilities – Busselton **	101,930	7,422	(109,352)	0	101,930	26,607	(92,000)	36,537	71,707	30,223	0	101,930
Community Facilities – Dunsborough **	523,253	0	(523,253)	0	523,253	58,269	(220,000)	361,522	465,446	57,807	0	523,253
Community Facilities - Dunsborough Lakes Estate **	900,385	0	(900,385)	0	900,385	13,317	(577,022)	336,680	712,435	187,950	0	900,385
Community Facilities – Geographe **	156,186	1,132	(157,318)	0	156,185	17,932	0	174,117	137,436	18,750	0	156,186
Community Facilities - Port Geographe **	364,199	0	(364,199)	0	364,198	16,590	0	380,788	352,422	11,777	0	364,199
Community Facilities – Vasse **	108,013	0	(108,013)	0	108,013	8,718	(116,731)	0	175,153	7,860	(75,000)	108,013
Community Facilities - Airport North **	3,282,877	78,665	(3,361,542)	0	3,282,877	273,695	0	3,556,572	3,176,664	106,213	0	3,282,877
Locke Estate Reserve	171,194	75,388	0	246,582	171,194	71,876	0	243,070	6,588	164,606	0	171,194
Port Geographe Waterways Management (SAR) Reserve	3,051,049	407,776	(368,359)	3,090,466	3,051,049	384,527	(406,169)	3,029,407	3,060,603	348,076	(357,630)	3,051,049
Provence Landscape Maintenance (SAR) Reserve	1,524,830	289,267	(121,361)	1,692,736	1,524,830	270,057	(257,634)	1,537,253	1,323,560	247,699	(46,429)	1,524,830
Vasse Newtown Landscape Maintenance (SAR) Reserve	615,196	237,692	(159,847)	693,041	615,196	226,599	(166,786)	675,009	668,099	220,694	(273,597)	615,196
Commonage Precinct Bushfire Facilities Reserve **	60,710	0	(60,710)	0	60,710	2,766	(40,000)	23,476	58,747	1,963	0	60,710
Commonage Community Facilities Dunsborough Lakes South Reserve **	76,996	0	(76,996)	0	76,997	0	(76,997)	0	74,507	2,489	0	76,996
Commonage Community Facilities South Biddle Precinct Reserve **	938,927	0	(938,927)	0	938,927	42,771	0	981,698	908,566	30,361	0	938,927
Busselton Area Drainage and Waterways Improvement Reserve *	134,559	0	(134,559)	0	134,560	0	(134,560)	0	130,608	3,951	0	134,559
Public Art Reserve **	272,933	0	(272,933)	0	272,933	2,197	(12,000)	263,130	249,544	23,389	0	272,933
Post Office Tea Rooms	48,076	21,433	0	69,509	48,075	18,307	0	66,382	0	121,028	(72,952)	48,076
Restricted by Council												
Airport Reserve	3,210,167	8,741,295	(550,864)	11,400,598	3,210,167	9,190,590	(3,712,421)	8,688,336	1,259,815	2,063,864	(113,512)	3,210,167
Airport Marketing and Incentive Reserve *	4,895,381	0	(4,895,381)	0	4,895,381	0	(4,895,381)	0	6,385,899	503,101	(1,993,619)	4,895,381
Airport Noise Mitigation Reserve *	661,140	0	(661,140)	0	661,140	0	(661,140)	0	683,694	22,058	(44,612)	661,140
Airport Existing Terminal Building Reserve *	456,383	0	(456,383)	0	456,383	0	(456,383)	0	323,125	147,387	(14,129)	456,383
Buildings Reserve	3,389,334	4,807,812	(783,346)	7,413,800	3,389,333	4,676,377	(2,363,446)	5,702,264	2,691,453	975,107	(277,226)	3,389,334
Barnard Park Sports Pavilion Building Reserve*	115,031	0	(115,031)	0	115,031	0	(115,031)	0	105,989	40,675	(31,633)	115,031
Railway House Building Reserve *	89,584	0	(89,584)	0	89,584	0	(89,584)	0	63,087	26,497	0	89,584
Youth and Community Activities Building Reserve *	216,651	0	(216,651)	0	216,651	0	(216,651)	0	158,157	58,494	0	216,651
Busselton Library Building Reserve *	155,510	0	(155,510)	0	155,510	0	(155,510)	0	88,926	66,584	0	155,510
Busselton Community Resource Centre Reserve *	531,461	0	(531,461)	0	531,461	0	(531,461)	0	422,705	121,432	(12,676)	531,461
Busselton Jetty Tourist Park Reserve	1,971,964	653,230	(205,982)	2,419,212	1,971,963	506,629	(744,344)	1,734,248	1,241,104	932,862	(202,002)	1,971,964
Geographe Leisure Centre Building (GLC) Reserve *	232,469	0	(232,469)	0	232,469	0	(232,469)	0	314,127	331,012	(412,670)	232,469
Winderlup Aged Housing Reserve (City Controlled)	463,207	120,260	(35,345)	548,122	463,207	102,426	(49,000)	516,633	356,903	111,924	(5,620)	463,207
Lou Weston Oval Pavilion Reserve *	12,730	0	(12,730)	0	12,730	0	(12,730)	0	0	12,730	0	12,730
Naturaliste Community Centre Building Reserve *	233,943	0	(233,943)	0	233,943	0	(233,943)	0	170,089	79,811	(15,957)	233,943
Civic and Administration Building Reserve *	900,462	0	(900,462)	0	900,462	0	(900,462)	0	497,009	460,288	(56,835)	900,462
Sub-Total	**41,138,665**	**18,297,727**	**(20,631,892)**	**38,804,500**	**41,138,661**	**18,618,458**	**(19,836,494)**	**39,920,625**	**36,001,555**	**9,981,801**	**(4,844,691)**	**41,138,665**

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30.	Cash Backed Reserves (continued)	2024 Actual Opening Balance $	2024 Actual Transfers To $	2024 Actual Transfers From $	2024 Actual Closing Balance $	2024 Budget Opening Balance $	2024 Budget Transfers To $	2024 Budget Transfers From $	2024 Budget Closing Balance $	2023 Actual Opening Balance $	2023 Actual Transfers To $	2023 Actual Transfers From $	2023 Actual Closing Balance $
	Restricted by Council												
	Vasse Sports Pavilion Building Reserve *	2,405	0	(2,405)	0	2,405	0	(2,405)	0	1,684	721	0	2,405
	Roads Reserve	2,164,710	5,498,981	(4,460,324)	3,203,367	2,164,710	5,346,209	(5385,418)	2,125,501	1,920,213	3,515,608	(3,271,111)	2,164,710
	Footpath/ Cycle Ways Reserve	1,726,464	1,456,107	(877,891)	2,304,680	1,726,463	1,401,171	(1,626,186)	1,501,448	1,246,637	1,341,403	(861,576)	1,726,464
	Other Infrastructure Reserve	721,868	1,276,348	(1,098,771)	899,445	721,868	1,322,205	(1,381,101)	662,972	403,731	782,904	(464,767)	721,868
	Parks and Gardens Reserve	1,349,337	1,483,533	(1,681,000)	1,151,870	1,349,337	1,411,328	(1,939,765)	820,900	633,227	1,355,025	(638,915)	1,349,337
	Furniture and Equipment Reserve	483,156	174,024	(96,663)	560,517	483,156	149,363	(268,264)	364,255	516,181	127,829	(160,854)	483,156
	Plant Replacement Reserve	2,364,208	1,260,569	(575,738)	3,049,039	2,364,208	1,143,209	(3,239,860)	267,557	2,698,073	1,204,166	(1,538,031)	2,364,208
	Major Traffic Improvements Reserve *	1,574,756	0	(1,574,756)	0	1,574,756	0	(1,574,756)	0	1,184,734	391,765	(1,743)	1,574,756
	CBD Enhancement Reserve *	9,196	0	(9,196)	0	9,196	0	(9,196)	0	1,333,422	73,095	(1,397,321)	9,196
	New Infrastructure Development Reserve	756,385	1,997,009	0	2,753,394	756,385	1,613,298	(1,008,778)	1,360,905	723,694	32,691	0	756,385
	City Car Parking and Access Reserve	1,436,682	237,519	(567,970)	1,106,231	1,436,685	232,036	(791,885)	876,836	1,213,888	419,553	(196,759)	1,436,682
	Debt Default Reserve *	0	857	(857)	0	0	0	0	0	102,371	3,421	(105,792)	0
	Corporate IT Systems Reserve	329,865	677,473	0	1,007,338	329,865	900,011	(792,506)	437,370	378,520	150,026	(198,681)	329,865
	Election, Valuation and Other Corporate Expenses Reserve	401,441	170,163	(166,172)	405,432	401,441	161,662	(180,000)	383,103	254,331	154,985	(7,875)	401,441
	Legal Expenses Reserve	579,578	28,526	(120,013)	488,091	579,578	29,943	(150,000)	459,521	638,294	21,284	(80,000)	579,578
	Events, Marketing and Business Development Reserve	393,498	1,514,475	(1,588,160)	319,813	393,498	1,477,754	(1,766,539)	104,713	655,703	1,365,779	(1,627,984)	393,498
	Performing Arts and Convention Centre Reserve	2,467,333	124,362	0	2,591,695	2,467,333	116,739	0	2,584,072	2,386,293	81,040	0	2,467,333
	Long Service Leave Reserve	3,940,671	592,481	(692,696)	3,840,456	3,940,671	630,310	(525,127)	4,045,854	4,054,581	660,816	(774,726)	3,940,671
	Professional Development Reserve	161,394	8,136	(36,567)	132,963	161,395	7,333	(50,000)	118,728	156,214	5,180	0	161,394
	Sick Pay Incentive Reserve	79,316	3,974	(10,788)	72,502	79,316	3,000	0	82,316	79,476	3,235	(3,395)	79,316
	Workers Compensation, Extended SL and AL Contingency Reserve	4,280	216	0	4,496	4,280	265	0	4,545	194,218	3,062	(193,000)	4,280
	Port Geographe Development Reserve (Council)	67,300	110,212	(140,677)	36,835	67,300	106,787	(146,451)	27,636	126,997	62,895	(122,592)	67,300
	Coastal and Climate Adaptation Reserve	1,194,820	1,227,942	(397,710)	2,025,052	1,194,820	1,165,661	(1,636,485)	723,996	566,910	1,206,195	(578,285)	1,194,820
	Emergency Disaster Recovery Reserve *	97,863	0	(97,863)	0	97,863	0	(97,863)	0	74,954	22,909	0	97,863
	Energy Sustainability Reserve *	247,224	0	(247,224)	0	247,224	0	(247,224)	0	168,406	115,941	(37,123)	247,224
	Cemetery Reserve *	365,554	0	(365,554)	0	365,555	0	(365,555)	0	241,999	130,040	(6,485)	365,554
	Waste Management Facility and Plant Reserve	8,135,573	2,445,013	(7,083,312)	3,497,274	8,135,574	1,960,967	(5,033,908)	5,062,633	8,287,152	2,112,319	(2,263,898)	8,135,573
	Strategic Projects Reserve	3,032,414	178,391	(454,546)	2,756,259	3,032,416	140,116	(500,000)	2,672,532	2,909,576	122,838	0	3,032,414
	Prepaid Grants and Deferred Works & Services Reserve	2,843,445	3,187,257	(3,083,256)	2,947,446	2,843,445	351,808	(3,195,253)	0	1,979,511	2,840,968	(1,977,034)	2,843,445
	Busselton Foreshore Reserve *	13,115	0	(13,115)	0	13,115	0	(13,115)	0	12,689	426	0	13,115
	LED Street Lighting Replacement Program Reserve *	32,226	0	(32,226)	0	32,227	0	(32,227)	0	38,097	51,455	(57,326)	32,226
	Waterways Restoration Reserve	10	723,789	(256,606)	467,193	10	713,103	(572,473)	140,640	10	559,159	(559,159)	10
	Peel Terrace/ Causeway Road Building Reserve *	23,429	0	(23,429)	0	23,429	0	(23,429)	0	0	23,429	0	23,429
	Sub-Total	**36,999,516**	**24,377,357**	**(25,755,485)**	**35,621,388**	**36,999,524**	**20,384,278**	**(32,555,769)**	**24,828,033**	**35,181,786**	**18,942,162**	**(17,124,432)**	**36,999,516**
	Total	**78,138,181**	**42,675,084**	**(46,387,377)**	**74,425,888**	**78,138,185**	**39,002,736**	**(52,392,263)**	**64,748,658**	**71,183,341**	**28,923,963**	**(21,969,123)**	**78,138,181**

* Funds consolidated into other applicable reserve, and the reserve closed per adoption of 2023/24 budget.

** Funds consolidated into other applicable reserve or transferred to a restricted asset account, and the reserve closed, per adopted amendment to 2023/24 budget.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserves – cash/ financial assets backed.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Restricted by Legislation/ Agreement

Joint Venture Aged Housing Reserve (Harris/ Winderlup)
To hold funds to meet future expenses, including capital, maintenance, operational and administrative costs associated with the provision of community aged housing at Winderlup Villas and Harris Road pursuant to the relevant joint venture agreements with the Department of Housing.

Jetty Reserve
To provide funding for the maintenance, insurance, renewal, replacement, upgrading and future Capital works requirements for the asset and associated infrastructure, including plant and equipment to achieve these purposes.

Jetty Self Insurance Reserve
As a contingency fund to rectify damage caused by the demise of the Busselton jetty or part of the jetty or as a result of extraordinary events.

Commonage Precinct Infrastructure Road Reserve
** To be utilised for the purpose of road infrastructure and road safety upgrades within the Commonage Contribution Area in accordance with the Commonage Contributions Area policy provisions.

Community Facilities - City District
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the District.

Community Facilities – Broadwater
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Busselton
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Dunsborough
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Dunsborough Lakes Estate
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Geographe
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Port Geographe
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Legislation/ Agreement (Continued)

Community Facilities – Vasse

** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Airport North

** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Locke Estate Reserve

To provide funding for the protection of the Locke Estate (Reserve 22674) coastline.

Port Geographe Waterways Management (SAR) Reserve

To provide funds for the City to fulfil its obligations under a Waterways Management Deed with the State Government for the future maintenance of waterways and associated facilities within the Port Geographe contributions area.

Provence Landscape Maintenance (SAR) Reserve

For the purpose of holding funds for the maintenance of the approved higher standard of landscaping with the contributions area including future Capital replacement of landscaping structures as may be required.

Vasse Newtown Landscape Maintenance (SAR) Reserve

For the purpose of holding funds for the maintenance of the approved higher standard of landscaping with the contributions area including future Capital replacement of landscaping structures as may be required.

Commonage Precinct Bushfire Facilities Reserve

** For the purpose of the provision of fire protection facilities in accordance with the Commonage Contributions Area policy provisions.

Commonage Community Facilities Dunsborough Lakes South Reserve

** For the purpose of the provision of future recreational facilities at Dunsborough Lakes South in accordance with the Dunsborough Lakes Developer Contributions Plan.

Commonage Community Facilities South Biddle Precinct Reserve

** To be utilised for the provision of community facilities within the South Biddle Precinct in accordance with the Commonage Area Implementation Policy provisions.

Busselton Area Drainage and Waterways Improvement Reserve

* To hold development contributions for the provision of drainage works and the management and improvement of waterways and adjacent reserves within Busselton including the lower Vasse River.

Public Art Reserve

** To hold development contributions received by the City for the commissioning, purchase and enhancement of public art works within the District.

Post Office Tea Rooms

To allocate and use any premium, rental, fees, charges or other income it receives from all leases, subleases and licences in respect of the Post Office Tea Rooms Reserve 35361 or any part of it, to maintain and repair all buildings and structures and to maintain the grounds and facilities of the Reserve.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Airport Reserve
To set aside, hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing airport and airport related assets, plus future development, marketing and noise mitigation needs.

* **Airport Marketing and Incentive Reserve**
The purpose of promoting and providing incentives for the Busselton Margaret River Airport.

* **Airport Noise Mitigation Reserve**
To be utilised for the purpose of noise mitigation related activities surrounding the Airport precinct.

Airport Existing Terminal Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Building Reserve
To set aside, hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing building assets.

Barnard Park Sports Pavilion Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Railway House Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Youth and Community Activities Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Library Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Community Resource Centre Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Jetty Tourist Park Reserve
To provide funding for capital, maintenance and promotional/ marketing requirements for visitor services throughout the district.

Geographe Leisure Centre Building (GLC) Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Winderlup Aged Housing Reserve (City Controlled)
To hold funds to meet future expenses, including capital, maintenance, operational and administrative costs associated with the provision of council owned community aged housing.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Lou Weston Oval Pavilion Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building fit out requirements for the asset.

Naturaliste Community Centre Building (NCC) Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Civic and Administration Building Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Vasse Sports Pavilion Building Reserve

* To provide funding for the construction, major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Road Reserve

To hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing road infrastructure assets, plus planning for and construction of future new road requirements.

Footpath/ Cycle Ways Reserve

To provide funding for the major maintenance, renewal, replacement, upgrading and future requirements with respect to Footpath and Cycleway assets within the District.

Other Infrastructure Reserve

To hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing other infrastructure assets, not specifically provided for in other reserves.

Parks and Gardens Reserve

To provide funding for the major maintenance and renewal of Parks, Gardens, Public Open Spaces and Reserves within the District.

Furniture and Equipment Reserve

To provide funds for the major maintenance, renewal, replacement, upgrading and future requirements with respect to furniture and equipment assets within the District.

Plant Replacement Reserve

To provide funding for the major maintenance, renewal, replacement, upgrading and future requirements with respect to Plant and Equipment assets excluding those in independent commercial operations.

Major Traffic Improvements Reserve

* To be utilised for the provision of enabling major capital works programs to be funded for the upgrade of the local road network to reduce congestion, increase traffic flow and ease of access within the District.

CBD Enhancement Reserve

* To provide funds for Capital and maintenance works and improvements within the Busselton and Dunsborough Central Business Districts.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

New Infrastructure Development Reserve
To set aside, hold and provide funding in order to facilitate the identification, design, development and construction of new infrastructure and other capital projects as identified in the annual budget, which in turn has been informed by the City's Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan.

City Car Parking and Access Reserve
To provide funding for development of public car parking, the development of infrastructure to provide for the management of public car parking and improving public transport to and within the City or for end of trip facilities. To provide funding for the purchase of land identified as of strategic importance for future parking requirements.

Debt Default Reserve
* To provide for potential default on debts owing to the City, particularly in relation negative economic circumstances caused by a declared state of emergency (such as COVID-19).

Corporate IT Systems Reserve
To provide funding in relation to the ongoing development, enhancement and/ or replacement of the City's corporate systems. To be utilised for the renewal and replacement or introduction of new IT platforms/ hardware for the City.

Election, Valuation and Other Corporate Expenses Reserve
To provide funding for Council elections, rating valuations, fair value valuations and other legislative and corporate governance requirements.

Legal Expenses Reserve
Funding for any legal expenses or contingency involving the City of Busselton.

Events, Marketing and Business Development Reserve
To fund the City's contributions and expenditure on tourism, business and industry development, marketing, area promotion, and events activities, per funding allocations agreed with community reference groups.

Performing Arts and Convention Centre Reserve
To provide funds for the planning and construction, and holding of grants or other funds for a future Performing Arts and Convention Centre for the District.

Long Service Leave Reserve
To provide funding to meet the City's future long service leave obligations of employees.

Professional Development Reserve
To provide funding to meet the City's ongoing contractual professional development obligations of employees.

Sick Pay Incentive Reserve
To provide funding to meet the City's obligations under a former sick leave incentive scheme pertaining to staff employed pre 2003.

Workers Compensation and Extended Sick Leave Contingency Reserve
A contingency fund to assist the City in meeting its Workers Compensation Contribution obligations when claim costs exceed the "Deposit" amount allocated to claims, to fund any shortfall with respect to insurance premiums in any one year, negotiated settlements of outstanding claims, and to enable periods of extended Sick Leave to be funded with a replacement officer, and to assist with meeting annual leave payouts upon termination.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Port Geographe Development Reserve (Council)
To provide funds for capital and maintenance costs for development works associated within the Port Geographe contribution area.

Coastal and Climate Adaptation Reserve
The purpose of the reserve is to provide funds for coastal protection of assets and to fund initiatives to address the impacts of climate change including water supply sustainability, technology advancement and improvements/ upgrades of infrastructure susceptible to climate change.

* **Emergency Disaster Recovery Reserve**
To provide funding for Disaster Recovery activities including natural and man-made events.

Energy Sustainability Reserve
* To provide funding for the investigation, implementation and optimisation of Energy Sustainability initiatives within the District.

* **Cemetery Reserve**
To provide funding for the renewal, expansion and establishment of Cemeteries within the district.

Waste Management Facility and Plant Reserve
To provide funding for development and rehabilitation of waste disposal sites both within the district and regionally. Acquisition of waste plant and equipment and any other waste management activities that include legacy matters due to contaminated sites within the District.

Strategic Projects Reserve
To provide funds for projects which may create a future revenue stream for the City and reduce reliance on rate revenue.

Prepaid Grants and Deferred Works and Services Reserve
To hold Government and third party grants monies received in advance as well as deferred municipal funded works and services as at the end of financial year.

* **Busselton Foreshore Reserve**
To provide funds for on-going asset maintenance and any future capital works.

* **LED Street Lighting Replacement Program Reserve**
To provide funds for the on-going replacement of street lighting throughout the district with LED capacity.

Waterways Restoration Reserve
To provide for any works required to rejuvenate, revive or rectify natural waterways within the Busselton district.

Peel Terrace/ Causeway Road Building Reserve
* To allocate and use any revenue received in respect of the Peel Terrace/ Causeway Road Building, to maintain and repair all buildings and structures and to maintain the grounds and facilities of the Reserve.

* Funds consolidated into other applicable reserve, and the reserve closed per adoption of 2023/24 budget.
** Funds consolidated into other applicable reserve or transferred to a restricted asset account, and the reserve closed, per adopted amendment to 2023/24 budget.

CITY OF BUSSELTON

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

31. **Trust Funds**

Funds held at balance date which are required to be held in trust and which are not included in the financial statements are as follows:

	Balance 1 July 2023	Amounts Received 2023/24	Amounts Paid 2023/24	Balance 30 June 2024
	$	$	$	$
Builders Registration Board Levies	79,473	885,317	(870,552)	94,238
Building Training Levy	15,561	68,727	(82,016)	2,272
Cash in Lieu of Public Open Space	371,407	111,614	(93,086)	389,935
Contiguous Local Authorities Group (CLAG) Funding	30,790	41,053	(27,161)	44,682
Nomination Deposits	0	1,700	(1,700)	0
Sundry Trust	0	2,074	(2,074)	0
	497,231	1,110,485	(1,076,589)	531,127

Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

City of Busselton

To the Council of the City of Busselton

Opinion

I have audited the financial report of the City of Busselton (City) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report is:

- based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2024 and its financial position at the end of that period
- in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Busselton for the year ended 30 June 2024 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.

Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
8 November 2024

ATTACHMENT A

CITY OF BUSSELTON

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2024

FINDINGS IDENTIFIED DURING THE FINAL AUDIT

Index of findings	Potential impact on audit opinion	Rating			Prior year finding
		Significant	Moderate	Minor	
1. Monthly payroll reconciliation	No		✓		

Key to ratings

The Ratings in this management letter are based on the audit team's assessment of risks and concerns with respect to the probability and/or consequence of adverse outcomes if action is not taken. We give consideration to these potential adverse outcomes in the context of both quantitative impact (for example financial loss) and qualitative impact (for example inefficiency, non-compliance, poor service to the public or loss of public confidence).

Significant - Those findings where there is potentially a significant risk to the entity should the finding not be addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year, or in a subsequent reporting period if not addressed. However even if the issue is not likely to impact the audit opinion, it should be addressed promptly.

Moderate - Those findings which are of sufficient concern to warrant action being taken by the entity as soon as practicable.

Minor - Those findings that are not of primary concern but still warrant action being taken.

ATTACHMENT A

CITY OF BUSSELTON

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2024

FINDINGS IDENTIFIED DURING THE FINAL AUDIT

1. Monthly Payroll Reconciliation

Finding
We noted that the monthly payroll reconciliation to general ledger have not been prepared for the months of July 2023 to February 2024.

Although reconciliations for March 2024 to April 2024 have been prepared, no evidence of a review by an independent senior finance officer could be provided.

Rating: Moderate

Implication
The absence of a timely review of the monthly payroll reconciliation increases the risk of errors, omissions or potential fraud going undetected during the financial year, which could result in misstatements in financial reporting.

Recommendation
We recommend that the monthly payroll reconciliation to general ledger be prepared and reviewed by a second independent senior finance officer in a timely manner.

Management comment
The requirement for a monthly Payroll Reconciliation was not identified as part of the 2022/23 End of Year Audit and was only raised in May 2024 as part of the 2023/24 Interim Audit. Since that time monthly reconciliations have been conducted and have in fact been reviewed by a senior finance officer. The requirement for a documented independent review was not identified until this Audit (October 2024).

This is a minor finding at best, due to the actual insignificant and minor differences that arise, plus the fact that those minor differences were deemed an acceptable risk in last year's audit, as a response to the finding on what was then only an annual payroll reconciliation.

Responsible person: Paul Sheridan
Completion date: 28 October 2024

2024

Internal Audit Charter

City of Busselton
Geographe Bay

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Internal Audit Charter

Committee: **Audit and Risk**

Responsible Directorate: **Corporate Strategy and Performance** **Version:** **DRAFT**

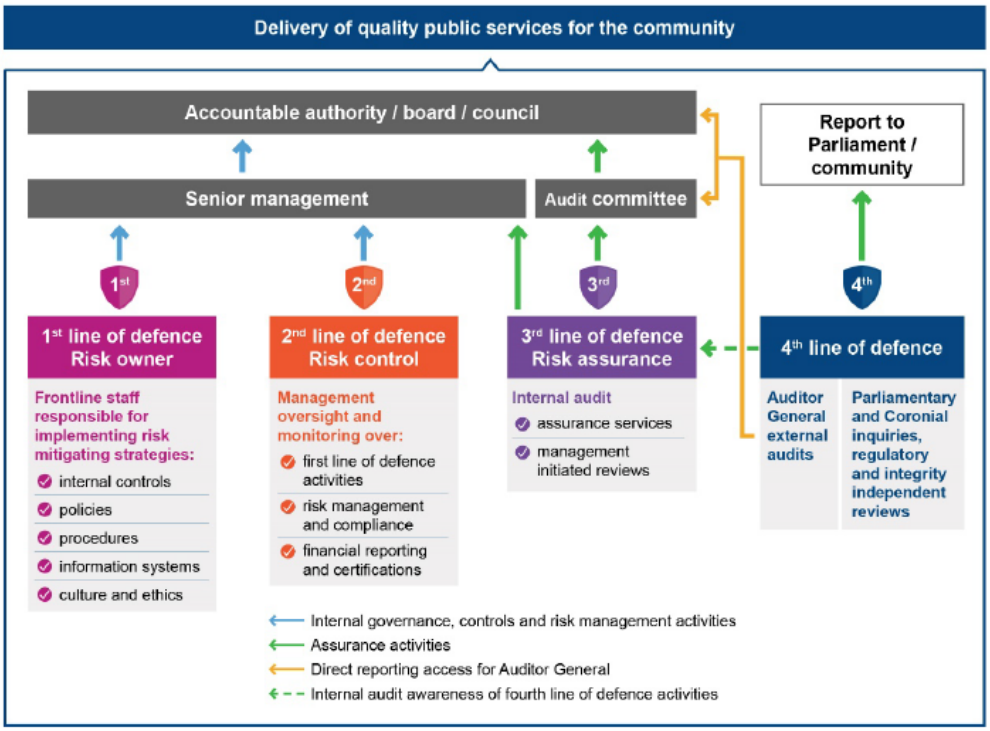
1. INTRODUCTION

1.1. The City of Busselton ("the **City**") has established the internal audit function of the City as a key component of the City's governance framework.

1.2. This Internal Audit Charter ("**Charter**") provides the framework for the conduct of the internal audit function in the City, and has been approved by the Council on the advice of the Audit and Risk Committee ("**ARC**") and Chief Executive Officer ("**CEO**").

1.3. This Charter defines Internal Audit's purpose, authority, responsibility and position within the City and aligns to the Audit and Risk Committee Terms of Reference.

1.4. The internal audit function is the third line of defence in the Public Sector Four Lines of Defence Model.



Source: OAG

Figure 1: Public Sector Four Lines of Defence Model (OAG Report 26: June 2020)

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Version: 0, Version Date: 23/10/2024

2. MISSION AND PURPOSE

2.1. The **mission** of the Internal Audit function is to enhance and protect the City's operation and value by providing risk-based and objective assurance, advice and insight.

2.2. The **purpose** of the Internal Audit function is to provide independent, objective assurance and consulting services designed to add value and improve the City's internal control environment.

3. CORE PRINCIPLES

3.1. Internal auditors will operate in accordance with the Core Principles for the Professional Practice of Internal Auditing by:

- demonstrating integrity, competence and due professional care
- being objective and free from undue influence (ie independent)
- aligning its activities with the strategies, objectives, and risks of the City
- demonstrating, and promoting quality and organisational continuous improvement
- communicating effectively
- providing risk-based assurance
- being insightful, proactive, and future-focused

4. STANDARDS AND BETTER PRACTICE

4.1. The internal audit function will adhere to the mandatory elements of The Institute of Internal Auditors' ("**IIA**") International Professional Practices Framework ("**IPPF**") including its Standards, Core Principles for the Professional Practice of Internal Auditing, Definition of Internal Auditing, and Code of Ethics.

4.2. The internal audit function will assist the City to be "audit ready" for an external audit performed by the Office of the Auditor General ("**OAG**") which includes a financial, information systems, compliance or performance audit. It will use the OAG tabled reports (where relevant and appropriate) and better practice principles to improve City efficiency, effectiveness, outcomes, and performance.

5. AUTHORITY

5.1. To be effective, the internal audit function must be able to operate without being influenced or inhibited in the discharge of its duties.

5.4 The Internal Audit Service Provider (if appointed) reports functionally to the ARC, and administratively to the Chief Executive Officer and these relationships are facilitated by the Manager Legal, Governance and Risk (or such other position as may be designated by the CEO)..

5.2. The internal audit function, facilitated by the Manager Legal, Governance and Risk, is to:

a. produce, review and implement the Strategic and Annual Internal Audit Plan
b. monitor the effectiveness of the City's Strategic and Annual Internal Audit plan
c. maintain an Audit Log which is a repository of the recommendations from the internal audit reports.
d. seek closure of internal audit recommendations from the ARC.
e. seek approval from the ARC for revisions to due dates of audit recommendations from the final internal audit report supported by sufficient and appropriate rationale.
f. report to the ARC on the status of the development, review and implementation of the Strategic and Annual Internal Audit Plan, final internal audit reports, status of the implementation of recommendations from the internal audit reports and key performance indicators for quality assurance and improvement.

5.5 If there are any matters which the Internal Audit function believes may impact on their ability to deliver their function independently, efficiently, and effectively they have the ability to liaise directly with the Chair of the Audit and Risk Committee to resolve the matter.

5.6 The responsibility of ARC in relation to the internal audit function is to:

a. Endorse the Internal Audit Charter on at least a biennial basis (i.e. every 2 years) for approval by the Council.

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b. Oversee the production, review, implementation and effectiveness of the Strategic and Annual Internal Audit Plan. They will endorse a timely, risk-based and agile Strategic and Annual Audit Plan for approval by Council.

c. Receive timely communications from the Internal Audit function on the key elements of planning, conduct and deliverables of the internal audit function.

d. Endorse the appointment and removal of the Internal Audit Service Provider.

e. Discuss and approve decisions regarding the remuneration of the Internal Audit Service Provider.

f. Make appropriate inquiries of the CEO and the Internal Audit Service Provider (if appointed) to determine if there are any inappropriate scope or resource limitations.

g. Ensure the internal audit function will have free and unrestricted access to all functions, records, property and personnel pertinent to carrying out any approved internal engagement, subject to accountability for confidentiality and safeguarding of records and information.

h. Consider any request for an unplanned and unscheduled audit.

i. Approve revisions to due dates of audit recommendations as recommended when supported by sufficient and appropriate reason.

6. INDEPENDENCE AND OBJECTIVITY

6.1. Independence is essential to the effectiveness of the internal audit function. Internal audit activity must be independent, and internal auditors must be objective in performing their work. Internal auditors must have an impartial, unbiased attitude and avoid any conflicts of interest.

6.2. The internal audit function has no direct authority or responsibility for the activities it reviews.

6.3. Where the person facilitating the Internal Audit function, is responsible for an activity to be audited, the audit may be conducted, managed and reported independently of these people.

6.4. If independence or objectivity of the Internal Audit Service Provider is impaired in fact or appearance (which may be due to the positions held as identified in Section 6.5 or any other matter which has been identified), the Internal Audit function will disclose the details of the impairment to the Chair of the Audit and Risk Committee. Appropriate safeguards will be identified and the independence risk managed within Risk Appetite. If this is not possible then a decision may be made to appoint a new Internal Audit Service Provider.

7. SCOPE

7.1. The scope of the Internal Audit function encompasses but is not limited to, objective examinations of evidence for the purpose of providing independent assessments on the adequacy and effectiveness of governance, risk management, and control processes.

7.2. The Internal Audit function will report quarterly to the ARC on results of the internal audit function and work performed.

8. RESPONSIBILITY OF INTERNAL AUDIT

8.1. The City employee responsible for facilitation of the internal audit function is the Manager, Legal, Governance and Risk.

8.2. The City will appoint an independent Internal Audit Service Provider to deliver the internal audit function.

8.3. The Internal Audit Service Provider, facilitated by the Manager Legal, Governance and Risk, will:

a. Submit for review and approval at least annually a risk-based Strategic (up to three years) and Annual (one year) Internal Audit Plan, collectively ("the **plans**")

b. Communicate with the CEO and ARC the impact of resource limitations on the delivery of the plans.

c. Ensure the Internal Audit function has access to appropriate resources such as competency, skill and experience to deliver the Strategic and Annual Internal Audit Plan and agreed outcomes of the internal audit function.

d. Suitably manage the Internal Audit function to ensure it meets its mandate.

e. Ensure compliance with Institute of Professional Practices Framework issued by the Institute of

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Internal Auditors in Australia, ("the standards")

f. Communicate the results of all work, and follow-up on agreed actions.

g. Where required, coordinate with Office of the Auditor General ("**OAG**") and other Audit and Assurance providers to improve the efficiency, effectiveness, and timeliness of their audit function.

h. Ensure all records, documentation and information accessed, including discussions, in the course of undertaking Internal Audit activities are to be used solely for the conduct of these activities.

i. Be responsible and accountable for maintaining the confidentiality of the information they receive in performing their work.

j. Ensure the internal audit documentation is to remain the property of the City, including where internal audit services are performed by an external third-party provider.

k. Facilitate the assessment of the internal audit function for the City.

9. INTERNAL AUDITS

9.1. Internal audit activity may be

a. **Internal audit** including risk management, compliance, performance management; or

b. **Advisory Services** including new programs, systems and processes, risk management or fraud control.

9.2. Internal audit reviews may cover all programs and activities of the City. Internal audit activity encompasses the review of all financial and non-financial policies and operations.

10. RELATIONSHIP WITH OFFICE OF THE AUDITOR GENERAL WA

10.1. The Internal Audit Service Provider will establish and maintain an open relationship with the OAG and will consider their planned activity to help ensure the adequacy of overall audit coverage and to minimise duplication of effort.

10.2. Periodic meetings and contact between internal and external audit shall be held to discuss matters of mutual interest and facilitate coordination.

10.3. External audit will have full and free access to all internal audit plans, working papers and reports as required by the Auditor General Act 2006.

11. QUALITY ASSURANCE AND IMPROVEMENT PROGRAM

11.1. Key performance indicators will be used to measure the performance of the internal audit function for the purpose of quality assurance and improvement. KPI's may include those in Table 1.

No.	Key Performance Indicator	Measure	Target	Frequency
1	Completion of internal audit plan			
1.1	Complete planned internal audit engagements as per the approved annual internal audit plan (subject to amendments endorsed by the Audit and Risk Committee).	% of planned internal audit engagements completed within calendar year to an acceptable quality level.	100%	Annual
1.2	Complete the approved annual internal audit plan within the approved and/ or revised internal audit budget	% variance from approved budget for the calendar year.	0%	Annual
2	**Implementation of internal audit recommendations**			
2.1	Internal audit recommendations accepted by management, whilst maintaining independence.	% of recommendations accepted by management (subject to internal audit independence being maintained).	90%	Annual
2.2	Monitor the implementation status of audit recommendations by management and report outcomes to the Audit and Risk Committee.	Updated status obtained from management and reported to the Audit and Risk sub-Committee.	Status reports delivered	Quarterly
3	**Formal survey feedback**			
3.1	Results of Management feedback following each internal audit engagement.	% of survey responses rated good or better (averaged) in relation to value-add, usefulness of recommendations,	90%	Annual

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Version: 0, Version Date: 23/10/2024

No.	Key Performance Indicator	Measure	Target	Frequency
		and overall performance.		
3.2	Result of Audit and Risk and Risk and Audit feedback from members.	% of survey responses rated good or better (averaged).	90%	Annual
4	**Quality**			
4.1	Provision of quality internal audit reports based on feedback by the Audit and Risk Committee.	Positive independent report issued detailing result of the assessment	Consistent with good practice	3-Yearly
5	**Timely**			
5.1	Timely performance of internal audit engagements during the year based on agreed timeframes and timely receipt of information from Management.	Timely delivery of meaningful documents	Consistent with good practice	Annual

Table 1: Possible Key Performance Indicators

12. REVIEW OF THE CHARTER

12.1. This Internal Audit Charter will be reviewed at least biennially (every 2 years) by the Audit and Risk Committee.

12.2. Any substantive changes will be formally approved by Council on the recommendation of the Audit and Risk Committee.

13. APPROVAL

Audit and Risk Committee Endorsement	**DATE**	20 November 2024	**Resolution #**	
Council Approval	**DATE**	11 December 2024	**Resolution #**	

2025-2029

Strategic Internal Audit Plan

City of Busselton
Geographe Bay

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Acknowledgement of Country

City of Busselton acknowledges the Traditional Custodians, the Wadandi People, on whose land we are living and pay our respects to their Elders, past, present and emerging.

Strategic Internal Audit Plan FY2025-2029

Committee: **Audit and Risk**

Responsible Directorate: **Corporate Strategy and Performance** **Version:** **(DRAFT)**

BACKGROUND

1. INTRODUCTION

This three-year Strategic Internal Audit Plan (the "**Plan**") sets out the scope of the planned internal audit activities for the City of Busselton (the "**City**") for the period 1 July 2024 to 30 June 2029.

Internal Audit functions is a "third line of defence" in the Four Lines Model pictured below in **Figure 1**. Internal Audit plays a critical role in providing assurance and liaison with Management, Council, and the Audit and Risk Committee.

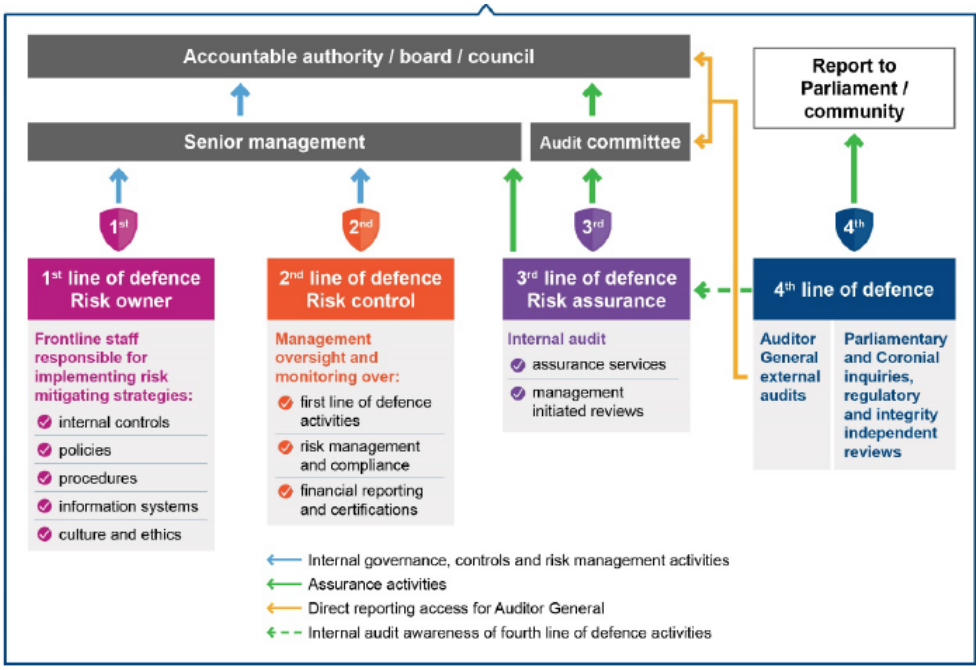

Figure 1: Public Sector Four Lines of Defence Model

2. CONTEXT

Overview

The City is located in the southwest region of Western Australia, and is a vibrant and growing community known for its stunning coastal landscapes, thriving tourism sector, and dynamic local economy. As a local government authority, the City is responsible for a wide range of services and functions, including urban planning, infrastructure development, environmental management, and community services.

Strategic Context

In the context of a rapidly evolving local government environment, the City is committed to ensuring effective governance, transparency, and accountability in all its operations. The local government sector is increasingly facing challenges such as regulatory changes, budget constraints, and rising community expectations. To navigate these challenges successfully, it is imperative for the City to adopt a robust internal audit function that supports its strategic goals and objectives.

Internal Audit Function

The internal audit function within the City, plays a critical role in assessing and improving the effectiveness of its risk management, control, and governance processes. The internal audit function is responsible for providing independent and objective evaluations of the City's operations, identifying areas for improvement, and offering recommendations to enhance operational efficiency and compliance.

3. ALIGNMENT TO STRATEGIC DIRECTION AND VALUES

The City's Strategic and Annual Internal Audit Plan are aligned to the Key Theme 4- Leadership from the Council Plan 2024-2034.

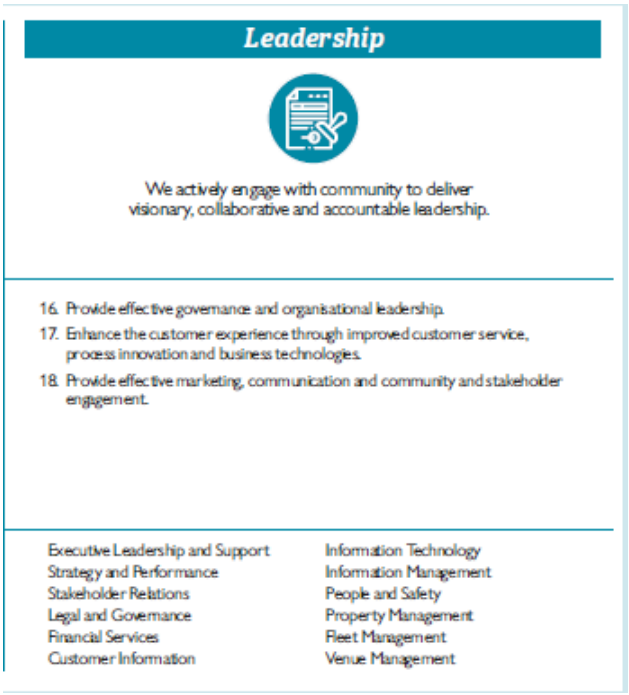

Figure 2: Council Plan 2024-2034 Alignment to Key Theme - Leadership

The Key Theme Leadership aligns to the internal audit function as set out in **Figure 3.**

Objective 16. Provide effective governance and organisational leadership.

Service delivery – what we will continue to do	Service Team
Develop, implement and review the Council Plan and provide Annual Reports.	Strategy and Performance
Establish a programmed approach to continuous service review and improvement.	Strategy and Performance
Deliver governance systems to achieve statutory compliance and improve decision making including internal audit, procurement and contract management, and the provision of legal advice.	Legal and Governance
Manage internal and statutory financial requirements, including annual budgets, rates and rate modelling and long-term financial plans.	Financial Services
Manage City assets to ensure adequate levels of service and longevity of assets.	Asset Planning
Provide land and property leasing services for City owned or managed property to maximise community use and benefit.	Property Management
Provide efficient, effective and sustainable management of the City's fleet, plant and equipment.	Fleet Management
Deliver human resource management and workplace health and safety.	People and Safety

Priority actions	Informing strategies	Service Team	24/25	25/26	26/27	27/28
16.1. Review the City's organisational values to ensure they reflect and drive the City's desired organisational culture.		People and Safety	●			
16.2. Review and seek council adoption of a new Long-Term Financial Plan.	Long-Term Financial Plan	Financial Services	●			
16.3. Develop a Rating Strategy to contribute to financial sustainability for the City, and fair and equitable rating for the community.		Financial Services	●	●		
16.4. Establish a service portfolio that communicates City services, service outcomes and cost of service.		Strategy and Performance	●			
16.5. Develop a performance reporting framework to ensure achievement of strategic outcomes		Strategy and Performance	●			
16.6. Review the City's risk management framework.		Legal and Governance	●			

Figure 3: Alignment of Key Theme - Leadership to Internal Audit

4. PLANNING AND APPROACH

The Scope of this Plan is informed by assessments on the areas of higher risk and the control systems that the City relies on. All internal audits will be conducted in a manner consistent with the City's Code of Conduct and the International Professional Practice Framework **("IPPF").**

5. CITY REQUIREMENTS

The IPPF states, "internal audit's mission is: To enhance and protect organisational value by providing risk based and objective assurance, advice and insight."

The City's Internal Audit Charter outlines the requirement of the Chief Audit Executive to "Submit for review and approval at least annually a risk based Strategic and Annual Internal Audit Plan".

6. OBJECTIVES

The objectives of this Strategic Internal Audit Plan are to:

a. identify priorities for internal audits based on risk assessment and the potential exposures that may affect the City to achieve its strategic, and operational objectives.

b. identify the City's potential audit areas and proposed audit coverage over three financial years from 1 July 2024 to 30 June 2029.

c. set out at a high level the internal audit methodology and approach for the City.

7. PRINCIPLES OF INTERNAL AUDIT

Internal audit planning is as much an art as it is a science. Every organisation is different so there is no single approach, style of presentation or resource model that can be taken off the shelf and applied. However, some common principles are applied by the City that will provide a program of interna audit work that is valuable.

Principle	Description
Risk Focus	Focus attention upon the risk management process; its design, application, and reporting mechanisms - review and report upon the organisation risk maturity level. Build the audit plan around high priority risks, key areas of change and assurance needs of stakeholders.
Collaborative	Where possible work with, and rely upon other assurance providers, auditors, and third party reviewers.
Technical Resourcing	Work with external providers of assurance in a co-sourced arrangement to fill skills and knowledge gaps
Routine and Non-Routine	Consider the importance of routine processes/activities, but balance key business risks, and developments as non-routine processes and activities
Transparency	Make key choices, including what is not being done, transparent to key stakeholders to engage stakeholders in questions of Risk Appetite and the need for assurance.
Communication	Maintain prompt communication with all stakeholders, internally and externally where required.
Limited Budget Resources	Acknowledging audit resources are limited. This limiting factor is inherent in the concept of utilising risk assessment to help prioritise audits.
Flexible and Dynamic	The plan is viewed as a flexible and dynamic tool that can be amended throughout the year to reflect changing risks and priorities. Headroom to be built in to allow additional internal audit topics, when required.
Legislated Priority	Gives consideration of those internal audits or reviews which may be mandated by legislation, or provides assurance of compliance with legislation.
Priority Rating Reliance on System	The risk assessment criteria used in the rating of the audit topics places an emphasis on perceived or actual knowledge of systems of internal control.

Table 1: Principles of Internal Audit

Using these principles will ensure conformance to the Standards and provide the basis of an internal audit service that has impact, and therefore value to the organisation

8. RESOURCING THE STRATEGIC INTERNAL AUDIT PLAN

Moore Australia has been appointed as the primary Internal Audit Service Providers in September 2024 for a period of three (3) years commencing on 1 July 2024 to 30 June 2027, with an option to extend for 2 years at the discretion of the City.

The qualifications, skills and expertise of Moore Australia have been set out in their proposal dated 9 March 2023. This demonstrates they have the qualifications, skills, and experience in the WA public sector to provide a value based internal audit service.

The City will use their discretion to appoint a specialist firm to perform any internal audits which may require specialist qualifications, skills or experience, and proportionate to risks.

DEVELOPMENT OF THE STRATEGIC INTERNAL AUDIT PLAN

9. INTERNAL AUDIT TOPICS

There are generally eight (8) types of internal audits which can be performed:

1. **Information Technology** involve general and application controls of information systems.
2. **Systems Implementation** involves the gate way or post implementation review of a system.
3. **Process** involves the audit of the end-to-end process.
4. **Product or Program** involves the efficient and effectiveness of product or program.
5. **Governance** involves the review of governance structure, oversight, role, responsibility or process.
6. **Compliance** involves the review of compliance with legislation, regulation, policy or procedure.
7. **Better Practice** involves reviews against better practice principles, for example OAG
8. **Project** involves the gateway or post implementation review of a project implementation.

Figure 4: Types of Internal Audits

Scope of Audits

The scope of the audits is expected to vary in the financial years, however generally due to budget constraints the City will be able to accommodate one small and one medium audit, or one large audit in each financial year.

- **Small** - Focusing on the review of the framework, policies and procedures, and high-level assessment of implementation.
- **Medium** - Focusing on the review of the framework, policies and procedures, and detailed look at the implementation and operating effectiveness.
- **High** – Focusing on the review of the framework, policies and procedures, and detailed look at the implementation and operating effectiveness, plus use of data analytics, or benchmarking, or maturity model. This will depend on what is relevant for the specific audit engagement.

10. APPROACH FOR DEVELOPMENT OF THE STRATEGIC INTERNAL AUDIT PLAN

The Strategic Internal Audit Plan should be planned and organised and yet be agile and flexible to include audit topics as they emerge, and remove audit topics which are no longer required. It needs to be reactive and proactive to the political, economic, social, technological, legal and environmental elements.

The general approach in developing the Strategic Internal Audit Plans is consultative and is set out below:

a. **Discussion** – Direct discussion with the Internal Audit Service Provider, with the Chief Audit Executive, and Chair of the Audit and Risk Committee (**"ARC"**), select Senior Management responsible for the financial audit.

b. **Risk Based Internal Audit**– Review of the City's Risk Management Framework, Risk Appetite and Risk Registers, and level of risk with a balanced approach across auditable areas, where available. The risk-based approach will be discussed in **Section 12**.

c. **Risk Assurance Map** – Liaison with the Chief Audit Executive and City Management to perform a risk-based assessment using a Risk Assurance Map. A Risk Assurance Map maps assurance activity (such as internal audit, third party reviews and Office of the Auditor General activity) to the City's Strategic Risks. Once the Risk Assurance Map is completed, any gaps can be considered in the Strategic Internal Audit Plan and duplication can be identified and corrected. This will enable Management to deploy internal audit resources more effectively. The Risk Assurance Map can be found in **Section 14**.

d. **Office of the Auditor General** - Consideration of the previous, and current work of the Office of the Auditor General as your legislated external auditor to reduce duplication of effort and to ensure maximum reliance by the Auditor General. The consideration of the previous OAG audits can be found in **Section 14**.

e. **WA Legislation** - Understanding the current, and proposed changes to WA Public Sector legislation

f. **Better Practice Principles** - Understanding of relevant and appropriate Better Practice Principles and using these to increase the value of the internal audit.

11. AUDIT TOPIC SELECTION

Individual factors will determine audit topic selection and priorities including the following:

a. **Risk Profile and Risk Appetite** – Based on and understanding of any indicators, or if there are known or suspected problems. Areas within the City's management that have changed suddenly or significantly, and areas that have inherent risks that might not be well managed, or any unforeseen problems will result in adverse consequences.

b. **Materiality** – The impact of the topic on having potentially significant financial, economic, social or environmental implications.

c. **Impact on the community**, or in the efficiency, effectiveness or accountability and/ or would an audit address concerns within Parliament.

d. **Structure and geographical spread** which may need a governance review to ensure policies and procedures are being implemented, and operating effectively.

e. **Internal auditor's experience** of the City, and the sector more generally to identify other areas of risk which may warrant attention.

f. **Prevailing legislation and regulatory regime**, for example, a number of audits might be scheduled specifically to address legal or regulatory requirements some of which may have been requested by the regulator or OAG.

g. **Stakeholder requirements** may determine the nature, timing and extent of internal audit topics.

h. **Provide assurance** to the City Audit and Risk Committee, and OAG regarding operation of financial and management information systems.

i. **Work of other assurance activities** for example the first, second and fourth lines of defence.

j. **Ad hoc areas** that do not feature as a high or medium risk but where the organisation would benefit from an internal audit review.

12. RISK BASED INTERNAL AUDIT

The objective of utilising a risk-based Strategic Internal Audit Plan is to identify and prioritise various operational and other issues posing the greatest potential risk, liability and/ or opportunity. The risk assessment process provides a tool for assigning available audit personnel to perform audits for the purpose of reducing risk and liability exposure within Risk Appetite. Risk assessment is a process used to score potential audits based upon specific risk factors related to an entity's operations, internal controls, and estimated liability.

The development of an Annual "risk-based" Audit Plan is a dynamic process. Where practicable, throughout the year, the internal audit function obtains current information about the City and contractors for use in the risk assessment process. Additionally, input from the ARC, management and staff throughout the year is used to identify key risks related to various operational areas. The risk factors and scoring process are annually reviewed and refined as needed. The following risk factors are used to determine the audits included in the Strategic and Annual Internal Audit Plan:

- Perception of risk from the Council, Audit and Risk Committee, Management, Administration, Contractors, Consultants, Office of the Auditor General, Audit Staff and other Key Staff;
- Changes in the City, Management, key personnel, and information systems;
- Time since last audit.
- **PESTLE Model** used as a risk assessment model. A review using the **PESTLE** Model can also complement the risk assessment process for the development of the Strategic Internal Audit Plan. This includes:
    - **Political** environment incudes such areas as machinery of government, government policy, political stability,
    - **Economic** environment such as economic growth, exchange rates, interest rates, inflation, unemployment rates, foreign direct investment
    - **Social** environment includes population growth, age distribution, career, safety, health consciousness, health attitudes, cultural barriers and seasonal buying
    - **Technology** includes technological changes, incentives, innovation, automation, research and development, technology awareness and security risks; and
    - **Environmental** factors such as control, regulatory, and public perception. discrimination, employment laws, consumer protection, copy right and patent, health and safety.

  The City's Council Plan 2024-2034 (at pages 5-7) sets out various key facts, which can be considered via the PESTLE model.

13. KEY RISKS

In developing the Strategic Internal Audit Plan, the City will consider key risks currently being faced. Some of the key business risks which were raised in the development of this Strategic Internal Audit Plan are listed in **Table 2** (not exhaustive list):

Governance	**Working in the Public Interest and Value for Money** – Being in the public sector these principles and risks is key, and underpins all strategic, tactical and operational activities. We need to make sure that this is aligned to all plans, policies, and procedures. **Audit Readiness" for the Office of the Auditor General** – The legislated external auditor is the Auditor General and therefore need to ensure that the City is ready for their financial audit, performance audit, information systems audit, and compliance audit. **Fraud and Corruption**– A potentially high-risk area especially because of the no risk appetite for fraud and high reputational and credibility risk this would bring to the City. **Business Continuity** – A reliance on workforce to achieve City objectives in an environment when cyber risks can impact business operations, ageing workforce, uncertain times such as the Covid-19 pandemic, and short labour market. **Financial Management** – Consider non-compliance with legislation, mismanagement of public sector funds, unsustainable financial operations, and meeting expectations from the community. **Conflict of Interest (including Gifts, Benefits and Hospitality**) – Ensuring that conflicts of interests including gifts, benefits and hospitality are adequately identified, safeguarded, and managed within Risk Appetite. **Compliance**– Potential non-compliance with legislation, delegations, policies, and procedures. **Information Management and Security** Handling sensitive data poses risks related to privacy breaches and compliance.
People	**Knowledge Retention–** In a short labour market where there are constant changes this can present risks in the internal control framework as new staff may not receive adequate training and support for key roles and responsibilities, and knowledge may not be retained in the City. **Work, Health, and Safety** – Consider non-compliance with new legislation, reputational damage as a result of serious injury/death.
Process	**Program, and Project delivery –** The inability to deliver approved and budgeted programs, and projects of high standard, on time, and budget. **Discretionary Grant & Sponsorship Management** – Potential misuse, misappropriation, or lack of conflicts of interest management. **Procurement and Contract Management** –Potential lack of segregation of duties, lack of conflict of interest management, Management override, and lack of key controls, may result in high risk of non-compliance, fraud, corruption and misconduct.
Systems	**Service Delivery Challenges:** Issues in delivering essential services like public safety, waste management, can erode public trust. **Infrastructure Failure:** Aging infrastructure can lead to costly repairs and service interruptions. **Cyber Security, Data Breaches, and Privacy of Information** – An increase in reported cyber-attacks, data breaches and breaches of privacy of personal and corporate information in the community increases this risk for the City.

Table 2: Key Risks

14. RISK ASSURANCE MAP

The Institute of Internal Auditors defines an Assurance Map as "… a high-level document that identifies the holistic risk coverage across the organisation by a range of assurance providers. It helps to identify gaps and duplication of assurance coverage." A Risk Assurance Map of the City has been performed and is in **Table 7**

There are three elements in preparing a Risk Assurance Map. These include:

a. Strategic Risk Rating (Section 14a))
b. Control Effectiveness Rating (Section 14b)
c. Assurance Effectiveness Rating (Section 14c)

a. Strategic Risk Rating

Strategic Risk Ratings have been extracted from the City Risk Management Framework. Definitions have been developed for the purpose of this document only. These are set out in **Table 3.**

Strategic Risk Rating	Definition
Low	Unlikely to happen and./or have nominal/ low consequences
Medium	Possible this could happen and/or have moderate consequences
High	Risk more than possible and less than likely to happen and/ or have significant consequences
Extreme	Risk likely to happen and/or to have serious consequences.

Table 3.: Strategic Risk Rating Definitions

b. Control Effectiveness Rating

There is a need to understand the effectiveness of internal control framework in operation as the first line of defence. Control and effectiveness ratings and definitions are set out in **Table 4**.

Control Effectiveness Rating	Definition
Excellent	Controls are excellent, appropriate and fully effective. There is regular monitoring.
Adequate	Controls are adequate, generally appropriate and effective providing reasonable assurance of risks being managed.
Inadequate	Controls are less than adequate, less than appropriate or less than effective and fails to provide reasonable assurance that risks are being managed.
Nil	Controls are inadequate, not appropriate, or ineffective to provide reasonable assurance that risks are being managed.

Table 4: Control Effectiveness Rating

c. Assurance Effectiveness Rating

For each strategic risk requiring assurance, the total amount of assurance from the third and fourth lines of defence need to be assessed, collating all the assurance being provided by each of the four lines of defence, and considering its quality. The following should be considered:

a) **Number of assurance activities** – more may indicate more assurance.

b) **Depth and breadth of the activities** – the deeper, wider scope may indicate more assurance.

c) **Internally or externally provided assurance** – involving both internal and external assurance providers is likely to provide the component with a broader assessment of the risks and controls, leading to more variety in the challenge provided.

d) **Line of defence providing the assurance** – a mix of activities across the four lines of defence is likely to give a richer balance of assurance.

e) **Frequency of the assurance activity** – more frequently, may indicate more assurance.

The third and fourth lines of defence have been rated according to Assurance Ratings using the definitions outlined in **Table 5**.

Assurance Effectiveness Rating	Definition
High (Embedded Assurance)	For the particular risk, combined assurance activities across the lines are considered to be **mature**, embedded in the process and **working effectively**.
Medium (Partially Embedded Assurance)	For the particular risk, combined assurance activities across the lines are considered to be **partially embedded** coverage in the process, generally working effectively and with incremental opportunity to further mature the assurance coverage.
Low (Some Assurance)	For the particular risk, combined assurance activities across the lines are considered to have **some assurance coverage** but with **significant opportunity for improvement**.
N/A	Source of assurance is **not applicable** for this risk.
None	No assurance identified by Management

Table 5: Assurance Effectiveness

Deciding on the Assurance Effectiveness Rating from the Risk Ratings in the Final Report

The assurance received from the third and fourth lines of defence should be assessed by Management to identify if it provided assurance to Management over the risks and activities or rather identified “red flags” which may best be re-audited again in the immediate to short term. **Table 6** has been used to guide the assurance effectiveness rating. This is subjective and requires professional judgement, which may vary between individuals

Final Report Risk Rating	None	Low Assurance	Medium Assurance	High Assurance
High	Greater than 5	Between 3 and 5	Between 1 and 3	None
Medium	Greater than 7	Between 5 and 7	Between 3 and 5	Less than 3
Low	Greater than 10	Between 8 and 10	Between 5 and 8	Less than 5

Table 6: Assurance and Risk Rating Effectiveness

The Risk Assurance Map has been prepared and set out in **Table 7** using the definitions set out in **Sections 14**.

No.	Strategic Risk	Risk Category	Risk Appetite	Risk Rating	Control Effectiveness	First Line of Defence	Second Line of Defence	Third Line of Defence	Fourth Line of Defence	Consolidated Assurance Effectiveness	Residual Risk Rating After Control Effectiveness & Assurance Activities	Proposed Internal Audits FY2025-28
1	Natural disaster	**Environment**	NOT AVAILABLE	MEDIUM	Adequate	Medium Assurance Local Emergency Management Arrangements	None	None	Finding of Volunteer Fire Brigade OAG Report (FY 2023) Low Assurance	Low Assurance	MEDIUM	**Business Continuity Plan** **(FY 2029)**
2	Climate change and sea level rise			MEDIUM	Adequate	Low Assurance Coastal Hazard Risk Management Adaptation Plan	None	None	None	Low Assurance	MEDIUM	**Business Continuity Plan** **(FY 2029)**
3	Rate setting and /or recovery failure	**Financial**	NOT AVAILABLE	MEDIUM	Adequate	Medium Assurance Long Term Financial Plan	None	None	None	Low Assurance	MEDIUM	**Reliant upon the OAG audit to identify irregularities**
4	Revenue shortfall due to limited external funding			MEDIUM	Adequate	None	None	None	None	None	MEDIUM	**Reliant upon the OAG audit to identify irregularities**
5	Natural disaster affecting delivery of City services	**Operational**	NOT AVAILABLE	MEDIUM	Adequate	Low Assurance Business Continuity Plan	None	None	None	Low Assurance	MEDIUM	**Business Continuity Plan** **(FY 2029)**
6	COVID-19 and other contagions threatening			MEDIUM	Adequate	Low Assurance Business Continuity	None	None	None	Low Assurance	MEDIUM	**Business Continuity Plan** **(FY 2029)**

No.	Strategic Risk	Risk Category	Risk Appetite	Risk Rating	Control Effectiveness	First Line of Defence	Second Line of Defence	Third Line of Defence	Fourth Line of Defence	Consolidated Assurance Effectiveness	Residual Risk Rating After Control Effectiveness & Assurance Activities	Proposed Internal Audits FY2025-28
	major disruption to business as usual activity					Plan						
7	Financial deception and fraud			LOW	Adequate	High Assurance	None	OAG Annual Audit	Financial Management Systems Review (2024) Supplier Masterfile Changes OAG Report (2019) Low Assurance	Medium Assurance	LOW	**Reliant upon the OAG audit to identify irregularities**
8	Non delivery of Workforce Plan objectives (leading to turnover or inability to maintain required skills)			MEDIUM	Adequate	Low Assurance Workforce Plan	None	None	None	None	MEDIUM	**Workforce Management** **(FY 2028)**
9	Major failure of information technology Systems			MEDIUM	Adequate	Low Assurance Disaster Recovery Plan	None	None	None	Low Assurance	MEDIUM	**Information Management** **(FY 2027)**
10	Statutory and legislative compliance			LOW	Adequate	Medium Assurance	Compliance Audit Return (2023)	None	Regulation 17 Compliance Review (2023) OAG Financial Audit (Annual)	Low Assurance	LOW	**Reliant upon the OAG audit, FMR and Audit Regulation 17 to**

No.	Strategic Risk	Risk Category	Risk Appetite	Risk Rating	Control Effectiveness	First Line of Defence	Second Line of Defence	Third Line of Defence	Fourth Line of Defence	Consolidated Assurance Effectiveness	Residual Risk Rating After Control Effectiveness & Assurance Activities	Proposed Internal Audits FY2025-28
									Low Assurance			**identify irregularities**
11	Community expectations not aligned to resourcing capacity	**Reputational**	NOT AVAILABLE	MEDIUM	Adequate	Low Assurance Long Term Financial Plan	None	None	None	Low Assurance	MEDIUM	**Workforce Management (FY 2028)**
12	Inconsistent and incorrect information within community			MEDIUM	Adequate	None	None	None	None	None	MEDIUM	**Community Engagement (FY 2026)**
13	Council related interests			MEDIUM	Adequate	Medium Assurance	None	None	None	Low Assurance	MEDIUM	**Conflicts of Interests (FY 2027)**
14	Cyber Security			MEDIUM	Adequate	Medium Assurance	None	None	OAG Information Security Audit Low Assurance	Low Assurance	MEDIUM	**Information Management (FY 2027)**

Table 7: Risk Assurance Map

Please Note in relation to Table 7:

Identification of Assurance Activities

The development of the Strategic Internal Audit Plan is from the review of:

1. **Controls Effectiveness for Line 1 and 2.**
2. **Previous internal audit engagements**
3. **Previous third-party reviews**

4. Previous OAG tabled reports.

1. Assurance Effectiveness for Lines 1 and 2.

Management has undertaken a brief initial review of the internal controls for Lines 1 and 2. As a result many have been labelled as **"None"** at this time. Management will need some time to identify the controls and effectiveness of these controls, and the Risk Assurance Map will be updated after this time. It is not expected to change the outcome of the determination of the internal audit topics for FY 2025.

2. Previous Internal Audit Engagements

Set out in **Table 8** is a summary of the actual internal audit engagements over the financial years ended 30 June 2019 to 30 June 2024.

No.	Audit Topic	Comments	Auditor	Prior to 2019	2019	2020	2021	2022	2023	Final Report Risk Ratings	Key Strategic Risk	Assurance Effectiveness Rating
1	None as first year of internal audit function.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Table 8: Previous Internal Audit Engagements

Set out in **Table 9** is a summary of the assurance received from the internal audit engagements for each of the strategic risks respectively.

Judgement has been applied to determine the average assurance received from multiple reports

No.	Strategic Risk	High	Medium	Low	Average Assurance Rating
1	None as first year of internal audit function.	NA	NA	NA	NA

Table 9: Assurance from Previous Internal Audit Engagements

3. Third-Party Reviews

Third parties have performed some reviews of various elements of the City and these have been set out below. It is important to understand these so that our internal audit resources are directed to the relevant and appropriate areas, and there is no unintended duplication. Refer to **Table 10** for Summary of Third-Party Reviews

No.	Audit Topic	Status	Third Party	Prior to 2019	2020	2021	2022	2023	2024	Final Report Risk Ratings	Key Strategic Risk	Assurance Effectiveness Rating
1	Audit Regulation 17	Complete	AMD Chartered Accountants					**X**		Extreme-0 High-1 Medium-7	Financial	Low Assurance

										Low-4		
2	Financial Management Systems Reviews	Complete	AMD Chartered Accountants						**X**	Extreme-0 HIgh-0 Medium-6 Low-6	Financial	Low Assurance

Table 10: Summary of Previous Third-Party Reviews

4. Office of the Auditor General

The Office of the Auditor General is the legislated external auditor for the City of Busselton. It is important to understand the outcome of these so internal audit resources are directed to relevant & appropriate areas, and no unintended duplication. Refer to **Table 11** for Summary of Previous OAG Performance Audit Reports and **Table 12** for Financial Audit Reports.

No.	Audit Topic	Prior to 2020	2020	2021	2022	2023	2024	Final Report Risk Ratings	Key Strategic Risk	Assurance Effectiveness Rating
1	Funding of Volunteer Emergency and Fire Services				22 Dec 2022			NR	Environment Operational	Low
2	Management of Supplier Master Files	7 March 2019						NR	Financial	Low

Table 11: Summary of Previous OAG Performance Audit Reports

No.	Audit Topic	Prior to 2020	2020	2021	2022	2023	2024	Qualified or Unqualified	Key Strategic Risk	Assurance Effectiveness Rating
1	30 June 2024						X	Not published as at 11 November 2024	Financial	TBA
2	30 June 2023					X		Unqualified	Financial	High
3	30 June 2022				X			Unqualified	Financial	High
4	30 June 2021			X				Unqualified	Financial	High

Table 12: Summary of Previous OAG Financial Audit Reports inclusive of Information Systems Audits

15. ANNUAL INTERNAL AUDIT PLAN

We acknowledge that the world changes at a rapid pace and the Annual Internal Audit Plan will need to be determined each year, prior to the commencement of the financial year. We will, with the valuable input from Management, Audit and Risk Committee, Council and the internal audit service provider, develop the Annual Internal Audit Plan from the Strategic Internal Audit Plan. A detailed Annual Internal Audit Plan will be prepared by the Chief Audit Executive and presented to the Director Corporate Strategy and Performance, Audit and Risk Committee, CEO at the commencement of each financial year for review, comment and approval.

It is crucial that the Annual Internal Audit Plan should be challenged and reviewed before it is approved. A scope change or cancellation of an internal audit at a later stage could cause unnecessary delay and impact on the reputation of internal audit. The items under challenge and review should include but not limited to the area or topic of the audit, scope of the audit, and timeline and logistic of the audit. Understanding of the business areas including its strategy and objectives and key stakeholders as well as their business cycle should help to determine the content of the audit plan. Involvement in the challenge and review should be sought from the following audience, thereby adding further value:

- **Internally within the internal audit activity** – any initial challenges around coverage, resourcing or even errors contained within the plan.
- **Business stakeholders** – to identify any further risks/areas of concern, the timing of the audit to reduce the likelihood of delays and avoid any peak times to minimise the impact to the business unit; and
- **Senior Executives and Audit and Risk Committee members** – to ensure that key current and emerging risks have been identified.

The development of the Annual Internal Audit Plan will include consideration of factors in **Table 13**.

Area	Considerations
Cost	**Costs**- To ensure that the indicative hours, and costs for the internal audits is considered to ensure it is within approved budget.
Quality	**Objective and Scope of the audit** –Ensuring it is clear what the audit will cover and the objective(s). Discussing it with Management to ensure all risks and other relevant issues have been identified. **Resource for the audit** – Ensuring the internal audit resources have the necessary skills to undertake the work. Where appropriate specialist auditors to be appointed for specific audit topics such as IT audits. **Techniques and data** required to be received during the Annual Audit Plan so that we can perform the data capture in a seamless way **Value-add of the audit** – Ensuring the internal audit provide insight, efficiencies, non-compliances as well as assurance, where relevant. **Follow-up** – Ensuring specific resources been included within the plan to provide assurance to Management and the oversight Committees that agreed audit recommendations have been actioned effectively and on a timely basis.
Timing	**Timing of the audit** – Ensuring the audit is planned to avoid the peak cycle of the area being audited, holiday arrangements for internal and external stakeholders as well as public holidays, training courses, and sick leave. **Complementary Audits** – Projects can be performed simultaneously to enable efficiencies but not create undue pressure on resources **Contingency** – Ensuring there is flexibility in the plan (“headroom”), in order to accommodate any unforeseen internal audit needs and addressing emerging risks and opportunities. **Planning, reporting, and liaison** – During the audit period , regular contact with Management, and attendance at Audit and Risk Committee meetings to sufficiently plan and report the internal audit function. If required, allow for time to liaise with External Audit, or other service providers.
Liaison with OAG	To enable maximum reliance on the nature, scope, and timing of the internal audit, Annual Internal Audit Plan, potentially reduce the costs of the financial audit. And to reduce the likelihood of findings at performance audits

Table 13: Considerations for the Annual Audit Plan

16. PROPOSED STRATEGIC INTERNAL AUDIT PLAN FOR FY 2025-2029

Set out in **Table 14** are the details for the internal audit projects proposed for the financial years ending 30 June 2025 to 30 June 2029. These can be refined each year when this document is reviewed and refreshed. The scope and exact timing of the audits will be determined at the planning stage of the internal audit engagements.

Ref	Audit Topic	Strategic Risk	Scope of audit	Last Performed	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
1	**Policy Framework**	None	Small	None	✓				
2	**Complaints Management**	None	Small	None	✓				
3	**Community Engagement**	12	Small	None		✓			
4	**Timeliness of Development Applications**	None	Medium	None		✓			
5	**Conflicts of Interest**	13	Medium	None			✓		
6	**Information Management**	9, 12, 14	Medium	None			✓		
7	**Workforce Management (*)**	8, 11	Large	None				✓	
8	**Business Continuity, Emergency Management, Incident Management and Disaster Recovery (*)**	1, 2, 5, 6	Large	None					✓

Table 14: Proposed Strategic Internal Audit Plan FY 2025-2029

It is acknowledged that although the proposed audits do not reflect a strategic risk which is currently reflected in the Strategic Internal Audit Plan, Management the Audit and Risk Committee and the Council acknowledge that there is work to be done in the risk identification, controls and management of risks. They believe the current proposed topics adequately reflect the current and emerging risks of the City.

*It is proposed to perform only one in engagement in FY 2028 and FY 2029, as the proposed audits are quite large, and to align with proposed budget.

The proposed audit topics have been further detailed in Appendix 2 where the proposed timing has been identified.

17. ANNUAL INTERNAL AUDIT PLAN FY 2025

A summary of the Annual Internal Audit Plan for the City for the financial year ended 30 June 2025 is set out in Table 15.

Ref	Audit Topic	Proposed Tabling in 2024/2025	Key Contact
1	Policy Framework	January/February 2025	Director Strategy and Performance
2	Complaints Management	April/May 2025	Director Strategy and Performance

Table 15: Annual Internal Audit Plan FY2025

The objective, scope and exact timing of the audits will be determined at the planning stage of the internal audit engagements. The detailed Annual Internal Audit Plan is set out in Appendix 1.

18. OTHER AUDITS FOR CONSIDERATION

The following internal audits are listed for future consideration within the Strategic Internal Audit Plan. They have not been included in the above financial years based on the criteria used in this Strategic Internal Audit Plan.

Should the related risks or circumstances change, these internal audits will be considered for inclusion in the Strategic Internal Audit Plan at the relevant time. Set out below in Table 16 is a summary of these internal audit topics which were considered but not included in the Strategic Internal Audit Plan.

Ref	Internal Audit Projects for Future Considerations	City Comments
1	Budget Forecasting	Suggested by one Councillor.
2	Asset Management	Suggested by one Councillor.
3	Major Projects	Suggested by one Councillor.
4	Long Term Financial Planning	Suggested by one Councillor.
5	Governance and Compliance	Suggested by one Councillor.
6	The process of assessing and monitoring and also dealing with third parties involving extractive industries development applications.	Suggested by one Councillor.
7	Staff Grievances	Suggested by one Councillor.

Table 16: Other Audits for Consideration

19. APPROVAL OF THE STRATEGIC AND ANNUAL INTERNAL AUDIT PLAN

The Strategic Internal Audit Plan will be provided to the:

- Chief Audit Executive for endorsement.
- Director Corporate Strategy and Performance for endorsement.
- Chief Executive Officer (“CEO”) for endorsement
- Audit and Risk Committee for endorsement.
- Council for approval.

While there is an intention to cover the risks identified by the CEO, should higher priority audits emerge, or if the risks noted are sufficiently mitigated through alternative means, then the Strategic Internal Audit Plan will be amended to minimise the change.

Any alterations to the Strategic Internal Audit Plan will be submitted to the Audit and Risk Committee for endorsement and Audit and Risk Committee for approval.

20. COMMUNICATION

The approved Strategic and Annual Internal Audit Plan should be communicated promptly to Director –

Corporate Strategy and Performance, Senior Management, other relevant Stakeholders and the Office of the Auditor General Key Contact on the Financial Audit.

Contact details of the Chief Audit Executive should also be provided should any changes foreseen by the stakeholders need to be communicated.

21. INSIGHTFUL AUDIT AND RISK COMMITTEE REPORTING

The internal audit reports must bring insight and experience to every single engagement.

Reports

Reports will include a performance rating system and risk rating scale from the City of Busselton.

The emerging findings are discussed with interviewees and Management for their confirmation of factual accuracy before they are released into the Draft Audit Report for formal distribution and socialisation within the City. This also ensures there are “No Surprises” within the reports.

Final Audit Reports with findings and recommendations are issued with Management comments, agreed actions, and target completion dates. This will be an easy format to for monitoring and reporting by the Audit and Risk Committee.

Agenda Paper

For each Audit and Risk Committee meeting, an Agenda Paper will be prepared by the Internal Audit Service Provider outlining such things as:

- Status Update on the Strategic Internal Audit Plan including any deletions, additions and changes in proposed timing
- Status Update on Annual Internal Audit Plan including any deletions, additions and changes in proposed timing
- Tabling of Internal Audit Reports
- Links to published thought leadership, Institute of Internal Auditors in Australia publications, Auditor General reports, better practice principles that are believed to be relevant or of interest to the City of Busselton.
- Insight into the data from the internal audit engagements such as High, Moderate, Low findings
- Monitoring and reporting of the status of the implementation of the Audit Log.

Attendance at Audit and Risk Committee Meetings

The Engagement Partner from the internal audit provider (FY 2025: Moore Australia) will attend the Audit and Risk Committee Meetings, (if required) as an observer. The internal audit provider will seek and incorporate feedback from the Audit and Risk Committee on the style and format of its reports.

Monitoring and Validation of the Audit Log

The internal audit service providers may perform an Audit Log Validation and Monitoring service. The true “value” of the internal audit is realised when the recommendations are implemented on a timely basis and assurance is provided to the Executive, Audit and Risk Committee and Council. The City’s Monitoring and Validation of the Audit Log Approach is set out in **Figure 6.**

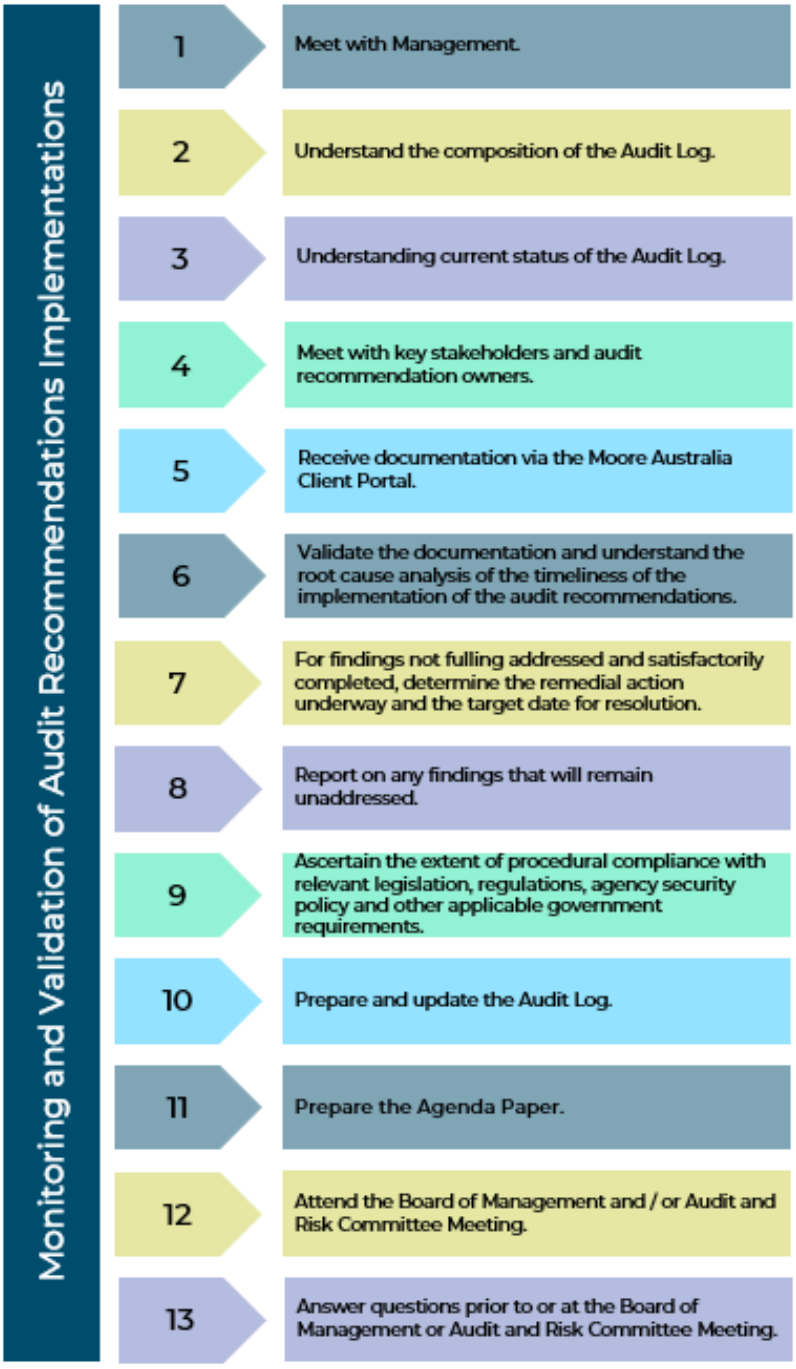

Figure 6: Monitoring and Validation of the Audit Recommendations

INTERNAL AUDIT METHODOLOGY AND APPROACH

22. INTERNAL AUDIT METHODOLOGY

The primary internal audit service provider is Moore Australia. Moore Australia Internal Audit methodology complies with the International Professional Practices Framework ("IPPF") issued by the Institute of Internal Auditors in Australia. **Figure 7** below outlines the high-level processes of the Moore Australia Internal Audit methodology. Their methodology also complies with IPPF.

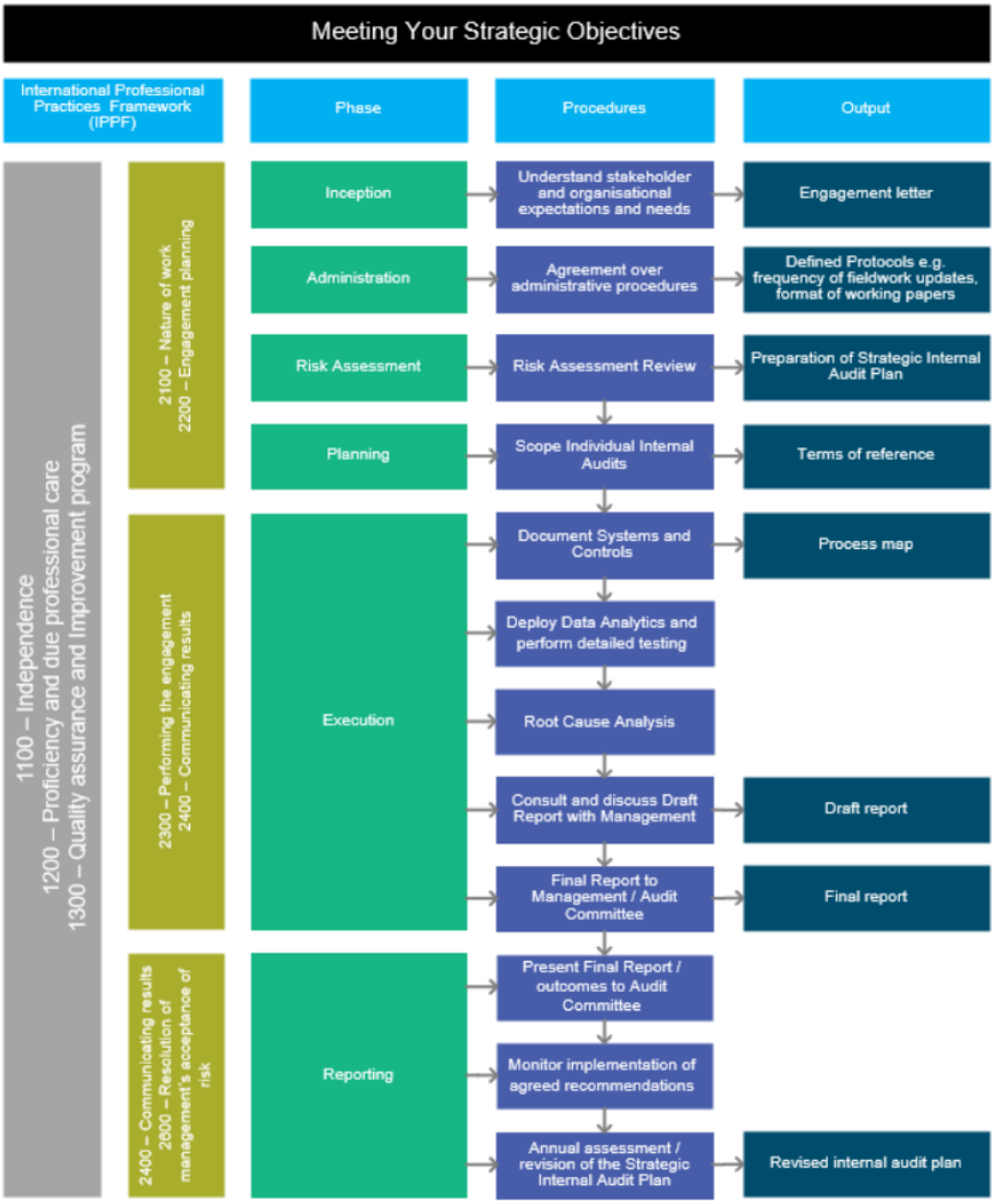

Figure 7: Moore Australia WA Internal Audit Methodology

23. INTERNAL AUDIT TECHNIQUES

Maturity Models

Our approach also includes identifying and benchmarking the maturity of the City within the internal audit engagement, where relevant and appropriate. This enables Management to see how their maturity is going over time which we believe is very valuable and insightful. This is a technique used by the Auditor General for Western Australia and it will assist the City to be "audit ready" for a financial and performance audit. Refer to **Figure 8** for an example of a Maturity Model.

Figure 8: Example of Maturity Model

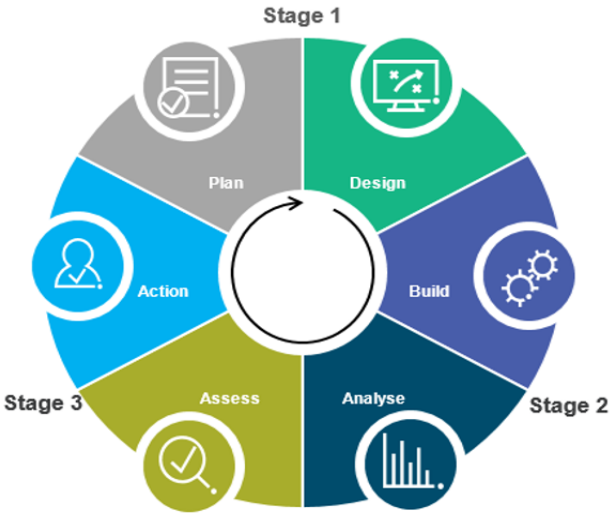

Figure 9: Date Analytics Process

Data Analytics

It is proposed to use data analytics in all internal audits where relevant and appropriate as an efficient and effective method to test the design, description, implementation, and effectiveness of the delegation of authority and internal control framework. Data analytics will be used to complement traditional sampling in our internal audit engagements.

Data Analytics Approach

Stage 1: Plan and Design - This involves understanding key systems and network architecture, identifying all data sources relevant to analysis; identifying key metrics for analysis; developing high level functional specifications for tests and identifying key "data domains" against which supervised and unsupervised data analysis is to be conducted.

Stage 2: Build and Analyse - Raw data is then transformed to create an optimised testing and modelling dataset. This requires data cleansing to mitigate the risks of incorporating erroneous data into the analysis, as well as increasing the efficiency of processing. This is critical as we analyse 100% of the data provided to us – preferring a thorough, accurate data capture over sampling – a preference which can often results in extremely large data loads (sometimes terabytes of data). We apply the appropriate

approach to performing data analysis, bringing both 'expertise to data', and 'data to expertise' as required.

Stage 3: Assess and Action - We then apply rigorous analysis and validation of results incorporating feedback from our client stakeholders. Results are cross-referenced against known issues as part of our quality assurance process. We then leverage advanced analytic techniques to further explain observed phenomenon in the data. The process is iterated until the client is comfortable that the results are actionable.

Moore Australia uses Benford's Law to identify fraud and corruption risks. We also use data analytics to identify potential risk.

Refer to **Figure 9** for summary of our Data Analytics approach.

Better Practice

The approach to every internal audit is to include an assessment of the audit topic against legislation and also better practice principles from WA and other jurisdictions where relevant and appropriate.

Sampling

Sampling will be used in the internal audits, and will be agreed in the planning stage of the internal audit engagement.

Benchmarking

Benchmarking is performed to assess the activities against clients in the same industry, outside industry and/ or leading entities. Activities are compared over time to see the trend. Analysis of benchmarking to provide insight and turn data, into information, into insight.

Letters

Letters can be sent directly from the internal audit service provider to obtain confirmation of facts within the internal audit engagement. Examples of letters may include letters to confirm gifts, benefits and hospitality by suppliers, grant/ sponsorship recipients.

Surveys

Surveys can be conducted to complement traditional sampling and data analytics within the internal audit engagement. Surveys direct from Management, staff, service providers can be insightful relevant and appropriate audit evidence.

24. MEASUREMENT OF INTERNAL AUDIT PERFORMANCE

To ensure that the Annual Internal Audit Plan produces the desired results, it is important to put in place a series of performance goals. Good practice in internal auditing suggests that it should have good key performance indicators in place to demonstrate its level of performance. These should be both qualitative and quantitative to enable Management and the Audit and Risk Committee to monitor the function's performance. Set out in **Table 17** are examples of KPIs against which the performance of internal audit may be measured.

No.	Key Performance Indicator	Measure	Target	Frequency
1	Completion of internal audit plan			
1.1	Complete planned internal audit engagements as per the approved annual internal audit plan (subject to amendments endorsed by the Audit and Risk Committee).	% of planned internal audit engagements completed within calendar year to an acceptable quality level.	100%	Annual
1.2	Complete the approved annual internal audit plan within the approved and/ or revised internal audit budget	% variance from approved budget for the calendar year.	0%	Annual
2	**Implementation of internal audit recommendations**			
2.1	Internal audit recommendations accepted by management, whilst maintaining independence.	% of recommendations accepted by management (subject to internal audit independence being maintained).	90%	Annual
2.2	Monitor the implementation status of audit recommendations by management and report outcomes to the Audit and Risk Committee.	Updated status obtained from management and reported to the Audit and Risk sub-Committee.	Status reports delivered	Quarterly
3	**Formal survey feedback**			
3.1	Results of Management feedback following each internal audit engagement.	% of survey responses rated good or better (averaged) in relation to value-add, usefulness of recommendations, and overall performance.	90%	Annual

No.	Key Performance Indicator	Measure	Target	Frequency
3.2	Result of Audit and Risk and Risk and Audit feedback from members.	% of survey responses rated good or better (averaged).	90%	Annual
4	**Quality**			
4.1	Provision of quality internal audit reports based on feedback by the Audit and Risk Committee.	Positive independent report issued detailing result of the assessment	Consistent with good practice	3-Yearly
5	**Timely**			
5.1	Timely performance of internal audit engagements during the year based on agreed timeframes and timely receipt of information from Management.	Timely delivery of meaningful documents	Consistent with good practice	Annual

Table 17: Internal Audit Key Performance Indicators

25. APPROVAL

Council Approval	**Date:**	11 December 2024	**Resolution #**	TBA
Audit and Risk Committee Endorsement	**Date:**	20 November 2024	**Resolution #**	TBA

Table 18: Approval

APPENDIX 1 – ANNUAL INTERNAL AUDIT PLAN

Annual Internal Audit Plan FY 2025

Committee: **Audit and Risk**

Responsible Directorate: **Corporate Strategy and Performance** **Version:** **DRAFT**

Risks	Objective	Scope	Key Contact	Budgeted Fee
Policy Framework				
Lack of sufficient and appropriate Policy Framework	To assess the design and organisation of the City Policy Framework.	Review the name of the policies which comprise the City Policy Framework to identify key gaps, duplications, and opportunities to merge. This does not include the review of individual policies for improvement opportunities or testing of the policy development process.	Director Corporate Strategy and Performance	$14,000
Complaints Management				
Lack of leadership and accountability Lack of policies and procedures Lack of proper access to complaints process. Lack of timely response to complaints. Root cause of complaints are not identified and rectified on a timely basis. Lack of oversight of complaints.	To assess the efficiency and effectiveness of the complaints management process.	**Governance & Oversight -** Clear leadership and accountability structure for complaints management. **Policies & Procedures –** Current policies and procedures for managing complaints. **Accessibility -** Multiple access channels for submitting complaints. **Response Time -** Complaints acknowledged and resolved within defined timeframes. **Root Cause Analysis -** Regular analysis of complaint trends to address systemic issues. **Monitoring -**Regular reporting of complaints trends to senior management.	Director Corporate Strategy and Performance	$13,000

Table 19: Annual Internal Audit Plan

Please Note:

The Annual Internal Audit Plans for FY 2026, FY 2027, FY 2028, FY 2029, FY 2030 has not been included here

as this Strategic Internal Audit Plan will be reviewed annually, and the Annual Internal Audit Plan may be subject to change

APPENDIX 2- PROPOSED TIMING OF THE INTERNAL AUDITS FOR FY 2025-2029

Set out in **Table 20** are the details for the internal audit projects proposed for the financial years ending 30 June 2025 to 30 June 2029 inclusive. These can be refined each year when this document is reviewed and refreshed. The scope and exact timing of the audits will be determined at the planning stage of the internal audit engagements.

Ref	Audit Topic	Broad Scope or Narrow Scope	Last Performed	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Proposed Timing	Audit and Risk Committee Tabling
1	**Policy Framework**	Small	None	✓					January/February 2025	May 2025
2	**Complaints Management**	Small	None	✓					April/May 2025	August 2025
3	**Community Engagement**	Small	None		✓				July August 2025	November 2025
4	**Timeliness of Development Applications**	Medium	None		✓				January/February 2026	May 2026
5	**Conflicts of Interest**	Medium	None			✓			July August 2026	November 2026
6	**Information Management**	Medium	None			✓			January/February 2027	May 2027
7	**Workforce Management**	Large	None				✓		January/February 2028	May 2028
8	**Business Continuity, Emergency Management, Incident Management and Disaster Recovery**	Large	None					✓	July/August 2028	November 2028

Table 20: Strategic Internal Audit Plan timing of the internal audits for FY 2025 to 2029.

Audit action #	Audit Name	Auditor	Risk Rating	Theme	Audit Recommendation	Status	Original Target Date	Current Target Date	Completed date	November 2024: Status
R17.2023.2.2.1	Reg 17 (2023)	AMD	High	Risk Management Framework and Risk Reporting	We recommend the Risk Management Framework: • Be reviewed and updated on a period basis. A comprehensive risk identification process may be required to be completed across all departments; • Clear reporting requirements be documented within the Risk Framework and these reporting requirements be complied with. Ideally this would involve risk reports being presented to the Audit and risk Committee on a quarterly basis to report emerging risks and ensure management/Council are notified of how risks are being managed; • WHS risk management be matured through the implementation of an online centralised system; • Corporate risk be managed by a dedicated risk officer; and • The re-established Risk Management Committee undertake the annual evaluation as required by the Terms of Reference.	In progress	31-Dec-23	30-Jun-25		Note: the initial management comment did not commit to implementing the audit recommendation in full, given current resourcing (personnel, systems and budget). **Corporate risk management:** In March 2024, the Council confirmed its support for a planned program to uplift the City's corporate risk management capability, which includes review of the risk management framework and implementation of regular risk reporting. The Council noted that the commencement of this program was dependent on the City recruiting a new dedicated risk officer, for which funding was allocated in the 24/25 budget. Two rounds of recruitment for this position have been undertaken, but were unsuccessful in securing an appropriately skilled and experienced candidate. Officers are now considering alternative resourcing models to complete the review of the risk framework, and deliver risk identification and reporting deliverables. The City uses CI Anywhere Risk Management for corporate risk management. This quarter a migration of the risk management module to the newest version of CI Anywhere has been completed, supporting future improvements to risk reporting. **Work Health and Safety risk management:** WHS risk assessments and hazard registers are currently managed in the City's centralised record keeping system, ECM. The City will be implementing Work Metrics Incident Reporting, Learning Management and Work Sign modules. This adds on to the existing online induction module. The WHS Advisor has received training and has communicated with other local governments that have implemented these modules, however this deliverable is still in the early stages of development and implementation.
R17.2023.2.2.2	Reg 17 (2023)	AMD	Medium	Emergency Risks and Response Management	We recommend: • Risk register be introduced for specific emergency services and brigades to identify, treat and monitor risks; • The bushfire management plan be updated as required by DFES with appropriate approval and communication of the revised plan; • A preventative maintenance and management plan be documented and implemented for brigade structures and emergency facilities including regular walkthrough of facilities; and • Service level emergency assets be recorded on a centralised register with an initial complete identification process undertaken as the initial step and development of a replacement program considered.	In progress	30-Jun-25	30-Jun-25		Operational risks have been mapped through DFES systems and the City has identifed, treated and monitored risks relating to facilities. The review of the bushfire management plan will occur toward the end of the 2024/25 financial year. The City has completed an audit of all facilities and will now progress the development of a preventative maintenance and management plan. Service level emergency assets are now recorded on a centralised register.
R17.2023.2.2.3	Reg 17 (2023)	AMD	Medium	Misconduct, Fraud and Corruption Policy	We recommend that a formal Fraud and corruption Control Plan be developed and implemented throughout the City. The Fraud and Corruption Control Plan should incorporate: • The City's approach to controlling fraud and corruption at a strategic, tactical and operational levels; •The intended action in implementing and monitoring the City's fraud and corruption prevention, detection and response initiatives; • Any existing policies dealing with fraud and corruption risk; and • The roles and responsibilities, reporting lines of all personnel involved. The Fraud and Corruption Control Plan should be reviewed every two years. Furthermore, we recommend the development of a communication strategy for ethics, fraud and corruption awareness and integrate this into the fraud and corruption control plan. The strategy could include processes for: • Ensuring all appropriate employees receive training on ethics related documents and other elements of the City's Integrity Framework at induction and throughout the period of their employment; • Ensuring all employees receive regular fraud awareness training appropriate to their level of responsibility; • Ensuring updates and changes to fraud-related policies, procedures, the ethical documents and other ethical pronouncements are effectively communicated to ell employees; and • Encouraging employees to report any suspected incidence of fraud or corruption.	In progress	30-Jun-24	30-Jun-25		Priorities across the Corporate Strategy and Performance directorate have resulted in this action not being completed as yet. Code of Conduct training is provided to staff through new staff inductions and refresher training which covers matters including professional behaviour, conflicts of interests and gifts. Review of the City's Code of Conduct for employees is currently underway, with Equal Employment Opportunity and appropriate workplace behaviour training for employees (looking at the Code of Conduct) completed in October / November 2024. Note: Finding duplicated in FMSR outcomes, see FMSR.2024.4.2.1
R17.2023.2.2.4	Reg 17 (2023)	AMD	Medium	Contract Management	We recommend Council consider: • A contract management framework be developed incorporating policies and procedures relating to contract management; • Consideration be given to a dedicated department which is designated responsibility to oversee contract management; • A detailed and centralised contracts register be maintained and updated as required; • OSH obligations forms are obtained for all contracts and signed by both the contractor and the City representative; • Documentation to evidence contractor induction be retained; • Contract variations be approved; • Current insurances for City contractors be obtained and a system be implemented whereby a notification is issued when contractor insurances are due to expire; • Contracts due to expire are re-negotiated/compliance with City procurement processes complied with; and • A contractor performance review be designed and implemented.	In progress	31-Dec-23	TBC		Note: the initial management comment did not commit to implementing the audit recommendation in full. Further resourcing is required to fully implement this recommendation. Officers recognise the benefits of a centralised procurement and contract management function with an appropriate system to ensure that contracts are recorded, contractors inducted and to ensure that contracts are monitored for contract and insurance expiry. Consideration of these matters, given other work priorities, will take some time. A timeline for completion (of all matters) was estimated as 31 December 2024 but is unlikely to be achieved due to ongoing resource constraints and competing operational priorities. A new target date will be determined. Note: Finding duplicated in FMSR outcomes, see FMSR.2024.6.2.2.
R17.2023.2.2.6	Reg 17 (2023)	AMD	Medium	Risk Management Policies and Procedures	We recommend the following: • Policies and procedures be developed and implemented for specimen signature for officers with delegated authority. • Potentially out of date policies and procedures identified be reviewed and updated accordingly:	In progress	30-Jun-24	31-Mar-25		The City's Employee Code of Conduct was reviewed and approved by the CEO on 16 May 2023. The Code of Conduct for Council Members, Committee Members and Candidates remains aligned to the Model Code, which was last updated in February 2021. All Council policies which were identified as requiring review have been reviewed and adopted, with the exception of the Council Policy: Asset Management which was reviewed by the Policy and Legislation Committee and referred back to the CEO for further consideration in September 2024. The recommendation to develop a new policy with respect to specimen signatures has been considered but is not currently an operational priority. Work is progressing in relation to the review of various HR and WHS operational practices, and associated work processes and guiding documents. The Contract OSH Management OP, OSH Objectives and Targets OP and Drug and Alcohol OP are all on target to be reviewed by the end of December 2024 with all other OPs scheduled for review completion by end of March 2025.
R17.2023.2.2.7	Reg 17 (2023)	AMD	Medium	IT Strategic Plan and Business Continuity Plan Testing	We recommend: • The IT Strategic Plan be finalised and approved for implementation; and • The Business Continuity Plan be tested on pre-determined basis to ensure that in the event of a disaster, appropriate actions can be taken.	Completed	30-Jun-24		31-Oct-24	A business continuity testing exercise was completed in May 2024. The ICT Strategy has been approved by the CEO.

R17.2023.4.2.2	Reg 17 (2023)	AMD	Medium	Audit and Risk Committee	We recommend: • Risk reports be presented at each Audit and Risk Committee meeting; • Audit and risk Committee meeting agendas include a standing item relating to updating on the status of actions previously tabled, and the discussion of risk; and • Audit and Risk Committee meeting agendas include a standing item relating to compliance and the effectiveness of compliance at the City.	In progress	30-Jun-24	31-Mar-25		This finding was considered when the Audit and Risk Committee terms of reference were updated in January 2024. The refreshed terms of reference better reflects the ARC's role in monitoring the strategic risk profile, and the status of recommendations and actions arising from internal and external audit activities. The November 2024 Audit and Risk Committee agenda includes a new standing item (this report) to update the Audit and Risk Committee on the status of compliance and audit actions previously tabled. The audit actions register will be developed over time to include actions identified through all relevant internal and external audit activities. Regular risk reporting to the ARC has been delayed due to challenges recruiting a dedicated risk officer (see item R17.2023.2.2.1), however officers expect risk reporting to be available in Q1 2025.
R17.2023.4.2.3	Reg 17 (2023)	AMD	Low	Internal Audit	The Department of Local Government, Sport and Cultural Industries guidelines recommend an internal audit function be established incorporating an internal audit program which is re-assessed annually. We recommend the City consider an internal audit function overseen by the Audit and Risk Committee.	Completed	30-Sep-23		21-Aug-24	Moore Australia has been appointed to provide internal audit services to the City, including the provision of a 3 year internal audit Program (C2408/211). A report regarding the Internal Audit Charter and Strategic Internal Audit Plan is at item 6.2 on the November 2024 Audit and Risk Committee agenda.
FMSR.2024.2.1.1	FMSR (2024)	AMD	Minor	Cultural Art Precinct Cash Collections	Should the Saltwater Art Precinct continue to accept cash funds on rare occasions, documented policies and procedures should be designed, implemented and communicated to staff.	Completed	N/A		31-Oct-24	Existing cash handling procedures have been reviewed and are considered appropriate for existing venues. Procedures for cash handling will be further reviewed to consider the Saltwater Performing Arts Centre prior to this venue opening.
FMSR.2024.4.2.1	FMSR (2024)	AMD	Moderate	Misconduct, Fraud and Corruption Policy	We recommend that a formal Fraud and Corruption Control Plan be developed and implemented throughout the City. The Fraud and Corruption Control Plan should incorporate: • The City's approach to controlling fraud and corruption at a strategic, tactical and operational levels; • The City's intended action in implementing and monitoring the City's fraud and corruption prevention, detection and response initiatives; • Any existing policies dealing with fraud and corruption risk; and • The roles and responsibilities, reporting lines of all personnel involved. The Fraud and Corruption Control Plan should be reviewed every two years. Furthermore, we recommend the development of a communications strategy for ethics, fraud and corruption awareness and integrate this into the fraud and corruption control plan. The strategy could include processes for: • Ensuring all appropriate employees receive training on ethics related documents and other elements of the City's Integrity Framework at induction and throughout the period of their employment; • Ensuring all employees receive regular fraud awareness training appropriate to their level of responsibility; • Ensuring updates and changes to fraud-related policies, procedures, the ethical documents and other ethical pronouncements are effectively communicated to all employees; and • Encouraging employees to report any suspected incidence of fraud or corruption.	In progress	31-Dec-24	30-Jun-25		Duplicated audit finding - see R17.2023.2.2.3.
FMSR.2024.4.2.2	FMSR (2024)	AMD	Moderate	Financial Management Policies and Procedures	We recommend the following: • Policies and procedures be developed and implemented for those identified areas of risk highlighted at (A) above (Safety Management Plan) • Those potentially out of date policies and procedures identified (B) above, be reviewed and updated accordingly.	In progress	30-Jun-25	30-Jun-25		With respect to the Safety Management Plan, as noted the City has a range of documented operational policies and procedures in place which address various aspects of safety management. The City is working towards the development of a Safety Management Plan and will endeavour to achieve this by the end of June 2025. With respect to the 3 potentially out of date policies identified, two (Council Policy: Purchasing and Council Policy: Regional Price Preference) were reviewed and adopted in April 2024 and the other (Council Policy: Complaints Management) in August 2024. Review of the Risk Management Framework is pending the recruitment of a dedicated risk officer, see item R17.2023.2.2.1. Work is progressing in relation to the review of various HR and WHS operational practices, and associated work processes and guiding documents. The Contract OSH Management OP, OSH Objectives and Targets OP and Drug and Alcohol OP are all on target to be reviewed by the end of December 2024 with all other OPs scheduled for review completion by end of March 2025.
FMSR.2024.4.2.3	FMSR (2024)	AMD	Moderate	Workplace Psychosocial Hazards	We recommend a Workplace Psychosocial Hazards framework be designed, approved, implemented and communicated to all staff of the City.	In progress	N/A	TBC		The City acknowledges the need to develop a framework for psychosocial hazards. There are a number of priorities for the WHS team (2 FTE) currently, with an action plan currently being drafted in order to identify the priorities for the next 12 months. As part of this we will consider the prioritisation of a psychosocial framework, noting that awareness building will be a first step to this. As a first step recent promotions through WHS month and EEO training helped build awareness.
FMSR.2024.4.2.4	FMSR (2024)	AMD	Minor	Control and Custody of Keys	We recommend a review of property and equipment access control procedures be conducted considering implementing: • A documented policy or procedures relating to internal controls for City Swipe cards; • A sign in/out process for all keys held at the Busselton City Depot; and • Master keys at City locations to be securely maintained.	Completed	30-Jun-24		31-Oct-24	Controls for the the management of swipe cards to the Civic Administration Building are achieved through documented operational practices and work processes. In relation to Saltwater and the Cultural Precinct, Saltwater will operate on a swipe card basis once commissioned. Where there are master keys for the broader precinct a procedure will be put in place to ensure these are secured. In relation to key sign in and registers, vehicle custodians are handed the keys when the vehicle is commissioned, and hence fleet employees know that the keys are with the designated driver of a vehicle. All operational vehicle keys are stored overnight in lockers located inside the depot admin building. Process mapping has been completed for the the issuing and return of keys for City Depots and padlocks via the Purchasing & Stores Officer.
FMSR.2024.5.2.1	FMSR (2024)	AMD	Minor	Rateable Value Reconciliations	We recommend rateable value reconciliations are completed on a monthly basis.	Not started	N/A	late-2025		The recommendation for reconcilliation will be further considered when the 3 yearly GRV revaluation data is received in mid-2025.
FMSR.2024.5.2.2	FMSR (2024)	AMD	Minor	Administration Cost Overhead Allocation	We recommend administration cost overhead allocations be reviewed and amended to reflect the cost of each City service more accurately.	In progress	31-Dec-24	30-Jun-25		This finding is acknowledged. Work to review and reset administration cost overhead allocations in well advanced however does require review and finalisation. This work will be completed by the end of the 2024 calendar year, for implementation in the 2025/2026 budget.

FMSR.2024.6.2.1	FMSR (2024)	AMD	Moderate	Post Tender Review Process	WALGA best practice guidelines recommend formal performance management assessments be completed at the end of the tender period once goods or services have been tendered. We recommend a formal post tender/ project review process be developed for projects exceeding a predetermined dollar value, or considered to be higher risk due to social, environment or other risk factors relating to specific individual projects.	In progress	31-Mar-25	31-Mar-25		The City has post tender / project review documentation which is available on the City's intranet procurement page. The use of the documentation is not mandated and it is acknowledged that it is generally not well utilised. Centralisation of procurement and contract management functions would facilitate reductions in risk, however is subject to resourcing levels. The City will in the shorter term further promote this tool to relevant staff. The City has established a project management office and is in the process of formalising an organisational project management framework. This will include more consistent and robust project management processes, including post project evaluation. It is expected that this framework, which is being developed in consultation with key employees involved in project delivery, will be finalised and implementation will commence early in the new year.
FMSR.2024.6.2.2	FMSR (2024)	AMD	Moderate	Contract Management	We recommend Council consider: • A contract management framework be developed incorporating policies and procedures relating to contract management; • Consideration be given to a dedicated department which is designated responsibility to oversee contract management; • A detailed and centralised contracts register be maintained and updated as required; • OSH obligations forms are obtained for all contracts and signed by both the contractor and the City representative; • Documentation to evidence contractor induction be retained; • Current insurances for City contractors be obtained and a system be implemented whereby a notification is issued when contractor insurances are due to expire; and • A contractor performance review be designed and implemented.	In Progress	31-Dec-24	TBC		Duplicated audit finding - see R17.2023.2.2.4
FMSR.2024.7.2.1	FMSR (2024)	AMD	Moderate	Staff Performance Appraisals	We recommend: • Performance appraisals are completed at least annually for all staff to ensure that the employee is aware of their performance and highlight any areas of improvement where required; • Consideration be given to undertaking a form of appraisal for casual staff members to ensure roles and responsibilities are clear; and • Consideration should be given to the implementation of specific Key Performance Indicators (KPI's), focusing on completion of regular performance appraisals of employees on a timely basis (including the sign-off of such documentation).	Completed	31-Dec-24		31-Oct-24	Performance appraisals and performance appraisal processes for employees are in place and considered to be robust overall. There is a consistent process with online technology and tracking (and escalation as required) of completion rates. The carrying out of performance appraisals is, regardless of the process and system applied, dependant on both management and employee action and there are circumstances which may lead to an appraisal not being completed. Overall, we believe the City's systems in relation to this are appropriate, however will review accountability at an executive level to ensure the requirement is clear. With respect to casual employees, due to the nature of the employment relationship, the City manages the performance of casual employees on an informal basis, on the job.
FMSR.2024.7.2.3	FMSR (2024)	AMD	Minor	Employee Code of Conduct	We recommend the City consider introducing periodic and regular training for all employees to maintain the culture of ethical conduct within the City. This would also include the employee signing a declaration acknowledging their understanding and responsibilities as outlined within the Code of Conduct.	Completed	31-Dec-24		31-Oct-24	Code of Conduct training was last provided to all staff in June 2021. Additionally all new employees attend training as part of their induction. Recent EEO and appropriate workplace behaviour training also touched on Code of Conduct topics with further training to be provided as part of future fraud and misconduct training. Employees are obligated under their employment contract to comply with the City's Code of Conduct and City policies and procedures and to sign acceptance as part of commencing employment.

DRAFT

Local Planning Scheme No. 22

ORIGINAL LOCAL PLANNING SCHEME GAZETTAL DATE:

DISCLAIMER

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

CITY OF BUSSELTON LOCAL PLANNING SCHEME NO. 22 – AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

CITY OF BUSSELTON

LOCAL PLANNING SCHEME NO. 22

The City of Busselton under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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Part 1 – Preliminary

1. Citation

This local planning Scheme is the City of Busselton Scheme No. 22.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme is revoked —

Name: City of Busselton Local Planning Scheme No. 21 Gazettal Date: 15 October 2014

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note:

The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The City of Busselton is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area which includes the entire local government district of the City of Busselton, as shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following —

(a) the Deemed Provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and

(b) the Scheme Map;

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to —

(a) set out the local government's planning aims and intentions for the Scheme area; and

(b) set aside land as local reserves for public purposes; and

(c) zone land within the Scheme area for the purposes defined in this Scheme; and

(d) control and guide development including processes for the preparation of structure plans and local development plans; and

(e) set out procedures for the assessment and determination of development applications; and

(f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and

(g) make provision for the administration and enforcement of this Scheme; and

(h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are —

(a) To implement the intentions and desired outcomes of the Local Planning Strategy;

(b) To coordinate and integrate planning at the local level with planning at regional and state levels;

(c) To facilitate the effective implementation of the Local and State Planning Framework, including the Leeuwin Naturaliste Ridge Sub Regional Strategy and Leeuwin Naturaliste Ridge State Planning Policy No. 6.1;

(d) To recognize, protect and enhance the environmental values present in the City;

(e) To facilitate sustainable community growth that responds to the physical and social needs of the community;

(f) To provide for the preservation and protection of areas, places and objects of heritage significance;

(g) To deliver infrastructure that encourages sustainable and active transport;

(h) To facilitate broad based economic development and opportunities; and

(i) To manage the process and effects of land use and development in a manner that applies the precautionary principle and principle of intergenerational equity.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the City of Busselton which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

Part 2 – Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

14. Local Reserves

(1) In this clause —

Department of Main Roads means the department principally assisting in the administration of the Main Roads Act 1930;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows —

Table 1 – Reserve objectives

Reserve name	Objectives
Public Open Space	• To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings, and courts and associated car parking and drainage.
Foreshore	• To set aside areas for foreshore reserve abutting a body of water or water course. • To provide for the protection of natural values and processes, including a planned or managed coastal retreat. • To accommodate a range of active and passive recreational uses and low impact commercial activity that would be capable of relocation or rehabilitation.
Environmental Conservation	• To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. • To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
State Forest	• To identify areas of State Forest
Civic and Community	• To provide for a range of community facilities which are compatible with surrounding land use and development.

	• To provide for public facilities and other services by organisations involved in activities for community benefit.
Public Purposes	• To provide for a range of essential public services and facilities.
Infrastructure Services	• To provide for a range of essential infrastructure services.
Cemetery	• To set aside land required for a cemetery.
Car Park	• To set aside land required for a car park.
Drainage/Waterway	• To set aside land required for significant waterways and drainage.
Railway	• To set aside land required for passenger rail and rail freight services.
Primary Distributor Road	• To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
District Distributor Road	• To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
Strategic infrastructure	• To set aside land required for port or airport facilities.
Special Purpose	• To set aside land for a special purpose. • Purposes that do not comfortably fit in any other reserve classification.

(4) Except as otherwise provided for in Schedule A, a person must not —

(a) use a reserve; or

(b) commence or carry out development or removal of vegetation on a reserve

without first having obtained development approval in accordance with Part 8 and 9 of the Deemed Provisions.

15. Additional uses for local reserves

(1) The Table sets out —

(a) classes of use for specified land located in local reserves that are additional to classes of use determined in accordance with the objectives of the reserve; and

(b) the conditions that apply to that additional use.

Table 2 – Specified additional uses for land in local reserve in the Scheme area

No.	Description of Land	Additional Use	Conditions
1.	Lot 400 Marine Terrace; Lot 600 (No. 4) Jetty Way; Lot 418 Queen Street; and Lots 432 (No. 15), 501 (No. 12), 555 (No. 1), 561 (No. 11), 565, 601 and 602 Foreshore Parade, Busselton	Cinema/Theatre Community Purpose Exhibition Centre Hotel Kiosk Office Reception Centre Recreation - Private Restaurant/Café Shop - Large Shop - Small Small Bar Tavern Tourist or Visitor Accommodation Note: ***Kiosk*** means a small structure of no more than one storey and up to approximately 90m^2 floor area predominantly wherein food and drinks are offered for sale and consumption.	1. The use classes specified shall be 'D' uses for the purpose of the Scheme. 2. Development of the land shall be in accordance with a plan adopted pursuant to Part 6 of the Deemed Provisions.

(2) Despite anything contained in clause 14, land that is specified in the Table to subclause (1) may be used for the additional use class of use set out in respect of that land subject to the conditions that apply to that use.

Part 3 – Zones and use of land

16. Zones

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.

(2) The objectives of each zone are as follows —

Table 3 – Zone objectives

Zone name	Objectives
Residential	▪ To provide for a range of residential densities and a choice of housing to meet the needs of the community. ▪ To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. ▪ To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Urban Development	▪ To provide an intention of future land use and a basis for more detailed structure planning in accordance with provisions of this Scheme. ▪ To provide for a range of residential densities to encourage a variety of residential accommodation. ▪ To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. ▪ To provide for the protection of natural areas and habitats within urban areas.
Rural	▪ To provide for the maintenance or enhancement of specific local rural amenity and landscape character. ▪ To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as viticulture and horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. ▪ To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. ▪ To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.

	▪ To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
Rural Residential	▪ To provide for lot sizes in the range of 1 ha to 4 ha. ▪ To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. ▪ To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Environmental Conservation	▪ To identify land set aside for environmental conservation purposes. ▪ To provide for the preservation, maintenance, restoration or sustainable use of the natural environment.
Light Industry	▪ To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. ▪ To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	▪ To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. ▪ To accommodate industry that would not otherwise comply with the performance standards of light industry. ▪ Seek to manage impacts such as noise, dust and odour within the zone.
Industrial Development	▪ To designate land for future industrial development. ▪ To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.
Service Commercial	▪ To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. ▪ To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in the Centre zones.

Mixed Use	▪ To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels where applicable. ▪ To allow for the development of a mix of varied but compatible land uses which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. ▪ To prioritise walking, cycling and public transport access to and within the zone.
Regional Centre	▪ To provide a genuine centre of community life, socially, culturally and economically. ▪ To ensure a mix of commercial and residential development which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links. ▪ To provide for a wide range of different types of residential accommodation, including medium to high density residential to meet the diverse needs of the community. ▪ To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
District Centre	▪ To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas. ▪ To ensure a mix of commercial and residential development which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links. ▪ To provide for a wide range of different types of residential accommodation, including medium to high density residential, to meet the diverse needs of the community. ▪ To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
Local Centre	▪ To provide for development at a scale sufficient to serve the Centre's catchment, but not detract from the commercial primacy of the Regional and District Centre zones. ▪ To ensure development is of a scale compatible with surrounding development and does not adversely impact on adjoining residential areas. ▪ To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of community and place.

	▪ To provide a pedestrian dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces. ▪ To prioritise walking, cycling and public transport access to and within the centre. ▪ To provide for medium density housing delivered as part of a mixed use development.
Tourism	▪ To promote and provide for tourism opportunities. ▪ To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. ▪ To allow limited residential uses where appropriate. ▪ To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.
Cultural and Natural Resource Use	▪ Ensure the preservation of Aboriginal heritage and culturally significant areas. ▪ Provide for the conservation of significant landscape and environmental areas and values. ▪ Allow for low impact tourism development including limited tourist accommodation and camping areas. ▪ Allow land uses associated with Aboriginal heritage, traditional law and culture.
Private Community Purposes	▪ To provide sites for privately owned and operated recreation, institutions and places of worship. ▪ To integrate private recreation areas with public recreation areas wherever possible. ▪ To separate potentially noisy engine sports from incompatible uses. ▪ To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. ▪ To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Special Use	▪ To facilitate special categories of land uses, which do not sit comfortably within any other zone.

	▪ To enable the local government to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows —

Table 4 – Zoning Table

Zone / Use Class	Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	Tourism	Light Industry	General Industry	Rural	Rural Residential	Environmental Conservation	Cultural and Natural Resource Use	Private Community Purposes	*Special Use*	*Urban Development*	*Industrial Development*
Abattoir	X	X	X	X	X	X	X	X	D	A	X	X	X	X	*Refer to clause 21*	*Refer to clause 18 (7)*	*Refer to clause 18 (7)*
Agriculture – Extensive	X	X	X	X	X	X	X	X	X	P	A	D	X	X			
Agriculture – Intensive	X	X	X	X	X	X	X	X	X	P	X	X	X	X			
Aircraft landing area	X	X	X	X	X	X	A	X	X	A	X	X	X	X			
Ancillary Dwelling	P	D	D	X	P	X	X	X	X	P	P	P	X	X			
Animal Establishment	X	X	X	X	X	X	X	X	X	D	A	X	A	X			
Animal Husbandry – Intensive	X	X	X	X	X	X	X	X	X	D	X	X	X	X			
Aquaculture	X	X	X	X	X	X	X	D	D	D	A	A	A	X			
Betting Agency	X	P	P	X	X	X	X	X	X	X	X	X	X	X			
Beverage Production Facility	X	A	A	A	X	A	A	D	D	A	X	X	X	X			
Bulky Goods Showroom	X	P	P	P	X	P	X	X	X	X	X	X	X	X			
Camping Ground	A	X	X	X	X	X	D	X	X	A	X	A	X	X			
Caravan Park	A	X	X	X	X	X	D	X	X	A	X	X	X	X			
Caretaker's Dwelling	X	X	X	X	X	X	X	A	X	X	X	X	X	X			
Car Park	X	D	D	D	D	D	X	D	D	X	X	X	X	X			
Child Care Premises	A	D	D	D	A	D	X	X	X	D	A	X	X	D			
Cinema/Theatre	X	P	P	D	X	X	X	X	X	X	X	X	X	X			
Civic Use	D	P	P	D	D	P	D	P	P	D	D	D	D	P			
Club Premises	X	D	D	D	D	D	D	X	X	A	X	X	X	X			
Community Purpose	A	P	P	P	D	D	D	D	D	D	A	X	A	P			
Consulting Rooms	A	P	P	P	D	D	X	X	X	X	X	X	X	X			
Convenience Store	X	P	P	P	X	X	D	X	X	X	X	X	X	X			
Display Home	D	D	D	D	D	X	X	X	X	X	D	X	X	X			
Educational Establishment	A	P	P	P	D	D	X	D	D	D	D	X	X	X			
Exhibition Centre	X	D	D	D	D	X	A	X	X	A	X	X	A	X			
Family Day Care	D	D	D	D	D	X	X	X	X	X	D	D	X	X			
Food Outlet	X	D	D	D	A	D	D	D	D	X	X	X	X	X			
Food Outlet With Drive Through Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Fuel Depot	X	X	X	X	X	X	X	D	D	X	X	X	X	X			
Funeral Parlour	X	D	D	D	A	D	X	D	X	X	X	X	X	X			

Zone / Use Class	Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	Tourism	Light Industry	General Industry	Rural	Rural Residential	Environmental Conservation	Cultural and Natural Resource Use	Private Community Purposes	*Special Use*	*Urban Development*	*Industrial Development*
Garden Centre	X	X	X	X	X	D	X	D	X	D	X	X	X	X	*Refer to clause 21*	*Refer to clause 18 (7)*	*Refer to clause 18 (7)*
Grouped Dwelling	D	D	D	X	D	X	X	X	X	X	X	X	X	X			
Home Business	D	P	P	P	P	X	X	X	X	D	D	A	X	X			
Home Occupation	P	P	P	P	P	X	X	X	X	P	P	P	X	X			
Home Office	P	P	P	P	P	X	P	X	X	P	P	P	X	X			
Home Store	A	D	D	X	A	X	X	X	X	D	A	X	X	X			
Hospital	A	D	D	D	A	X	X	X	X	A	X	X	X	D			
Hosted Short-Term Rental Accommodation	P	P	P	P	P	X	P	X	X	P	P	P	X	X			
Hotel	X	D	A	A	X	X	D	X	X	X	X	X	X	X			
Independent Living Complex	D	D	D	D	D	X	X	X	X	X	X	X	X	D			
Industry	X	X	X	X	X	X	X	X	D	X	X	X	X	X			
Industry – Extractive	X	X	X	X	X	X	X	A	A	A	X	X	X	X			
Industry – Light	X	X	X	X	X	D	X	P	P	X	X	X	X	X			
Industry – Rural	X	X	X	X	X	X	X	D	D	D	X	X	D	X			
Liquor Store – Large	X	D	D	D	X	X	X	X	X	X	X	X	X	X			
Liquor Store – Small	X	P	P	D	A	X	X	X	X	X	X	X	X	X			
Marina	X	X	X	D	X	X	D	D	D	X	X	X	X	X			
Marine Filling Station	X	X	X	X	X	X	D	D	D	X	X	X	X	X			
Market	X	D	D	D	X	X	A	X	X	X	X	X	X	X			
Medical Centre	A	P	P	P	D	D	X	X	X	X	X	X	X	X			
Mining Operations	X	X	X	X	X	X	X	A	A	A	X	X	X	X			
Motor Vehicle, Boat or Caravan Sales	X	X	X	X	X	D	X	D	D	X	X	X	X	X			
Motor Vehicle Repair	X	X	X	X	X	D	X	D	P	X	X	X	X	X			
Motor Vehicle Wash	X	X	X	X	X	D	X	D	P	X	X	X	X	X			
Multiple Dwelling	D	D	D	D	D	X	X	X	X	X	X	X	X	X			
Nightclub	X	D	A	X	X	X	A	X	X	X	X	X	X	X			
Office	X	P	P	P	D	D	X	X	X	X	X	X	X	X			
Park Home Park	A	X	X	X	X	X	D	X	X	X	X	X	X	X			
Place of Worship	A	D	D	D	A	D	X	D	X	A	A	X	X	P			
Reception Centre	X	D	D	D	X	X	D	X	X	A	A	X	X	X			

Zone / Use Class	Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	Tourism	Light Industry	General Industry	Rural	Rural Residential	Environmental Conservation	Cultural and Natural Resource Use	Private Community Purposes	*Special Use*	*Urban Development*	*Industrial Development*
Recreation – Private	X	D	D	D	A	D	D	D	X	D	A	A	X	X	*Refer to clause 21*	*Refer to clause 18 (7)*	*Refer to clause 18 (7)*
Renewable Energy Facility	X	X	X	X	X	X	X	D	D	A	X	X	A	X			
Repurposed Dwelling	D	X	X	X	D	X	X	X	X	D	D	D	X	X			
Residential Building	A	D	D	X	A	X	D	X	X	A	X	X	X	A			
Residential Care Facility	D	A	A	X	D	X	X	X	X	X	X	X	X	D			
Resource Recovery Centre	X	X	X	X	X	X	X	X	D	X	X	X	X	X			
Restaurant/Café	X	P	P	P	D	X	D	X	X	D	A	X	A	X			
Restricted Premises	X	D	D	D	D	X	X	X	X	X	X	X	X	X			
Rural Home Business	X	X	X	X	X	X	X	X	X	D	A	A	A	X			
Rural Pursuit/Hobby Farm	X	X	X	X	X	X	X	X	X	P	A	X	A	X			
Second-hand Dwelling	D	X	X	X	D	X	X	X	X	D	D	D	X	X			
Service Station	X	X	X	X	X	D	X	D	D	X	X	X	X	X			
Shop - Large	X	P	P	D	X	X	X	X	X	X	X	X	X	X			
Shop - Small	X	P	P	P	D	X	X	X	X	X	X	X	X	X			
Single House	P	X	X	X	P	X	X	X	X	P	P	D	X	X			
Small Bar	X	P	D	A	A	X	D	X	X	A	X	X	X	X			
Tavern	X	D	D	A	X	X	A	X	X	A	X	X	X	X			
Telecommunications Infrastructure	A	A	A	A	A	D	A	D	D	A	A	X	A	A			
Tourist and Visitor Accommodation	X	D	D	D	X	X	D	X	X	A	X	A	X	X			
Trade Supplies	X	D	D	X	X	P	X	P	P	X	X	X	X	X			
Transport Depot	X	X	X	X	X	D	X	D	P	X	X	X	X	X			
Tree Farm	X	X	X	X	X	X	X	X	X	D	X	X	D	X			
Unhosted Short-Term Rental Accommodation	D	D	D	D	D	X	X	X	X	D	D	D	X	X			
Veterinary Centre	X	D	D	D	X	D	X	D	X	A	X	X	X	X			
Warehouse/Storage	X	X	X	X	X	P	X	P	P	X	X	X	X	X			
Waste Disposal Facility	X	X	X	X	X	X	X	X	D	X	X	X	X	X			
Waste Storage Facility	X	X	X	X	X	X	X	X	D	X	X	X	X	X			
Workforce Accommodation	X	X	X	X	X	X	X	X	X	D	X	X	A	X			

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings —

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the Deemed Provisions;

X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one (1) application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the Deemed Provisions, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the Deemed Provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

(3) An incidental use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme.

(4) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(5) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the Deemed Provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(6) If a use of land is identified in a zone as being a class P use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

(7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —

(a) a structure plan;

(b) a local development plan.

19. Additional uses

(1) Schedule B sets out —

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

(2) Despite anything contained in the zoning table, land that is specified in Schedule B may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

(1) Schedule C sets out —

(a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that restricted use.

(2) Despite anything contained in the zoning table, land that is specified in Schedule C may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

(3) The permissibility of a restricted class of use shall be in accordance with the zoning table.

21. Special use zones

(1) Schedule D sets out —

(a) special use zones for specified land that are in addition to the zones in the zoning table; and

(b) the classes of special use that are permissible in that zone; and

(c) the conditions that apply in respect of the special uses.

(2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note:

Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. Non-conforming uses

(1) Unless specifically provided, this Scheme does not prevent —

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme or an amendment to this Scheme (as the case may be); or

(b) the carrying out of development on land if —

(i) before the commencement of this Scheme or an amendment to this Scheme (as the case may be), the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if —

(a) the non-conforming use of the land is discontinued; and

(b) a period of 12 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —

(a) purchases the land; or

(b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to a non-conforming use

(1) A person must not, without development approval —

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the Deemed Provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use —

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

(1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.

(2) A register prepared by the local government must set out the following —

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government —

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the Deemed Provisions.

(4) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the Deemed Provisions.

(5) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 – General development requirements

25. R-Codes

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the Deemed Provisions.

(3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the Deemed Provisions.

(4) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(5) The R-Codes apply to an area if —

(a) the area has a coding number superimposed on it in accordance with subclause (4); or

(b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

(1) The following variations to the deemed-to-comply or acceptable outcome requirements of the R-Codes shall apply —

(a) Any variations set out in Schedules E, F or G that apply to land in the Scheme area.

(b) Vehicle access from a primary street, where a secondary street exists, is deemed-to-comply if —

(i) the primary street is not a Primary Distributor Road or District Distributor Road as depicted on the Scheme map; and

(ii) the proposed access complies with all other vehicle access deemed-to-comply requirements.

(c) An outbuilding that does not exceed a wall height of 2.7 metres and ridge height of 4.5 metres is deemed-to-comply with outbuilding wall and ridge height requirements.

(2) The following site area variations to the deemed-to-comply requirements of the R-Codes shall apply —

(a) For the purposes of urban consolidation, the local government may grant development approval for the construction of grouped dwellings at a density of R40 on any lot greater than 1500m² within any area coded R20 or R30 on the Scheme map, excluding standard residential lots with direct canal frontage.

(b) Any development seeking approval pursuant to clause 2(a), shall be assessed at R40 standards.

(3) The following building height variations to the deemed-to-comply or acceptable outcome requirements of the R-Codes shall apply —

(a) maximum building height requirements are required to comply with the provisions of clauses 32 or 33 of this Scheme; or

(b) as otherwise required by a plan adopted pursuant to Part 4 or Part 6 of the Deemed Provisions.

27. State Planning Policy 3.6 to be read as part of Scheme

[deleted]

28. Modification of State Planning Policy 3.6

[deleted]

29. Other planning codes to be read as part of Scheme

There are no other planning codes that are to be read as part of the Scheme.

30. Modification of planning codes

There are no modifications to a planning code that, under clause 29, is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. Additional site and development requirements

(1) Schedule E sets out requirements relating to development that are additional to those set out in the R-Codes or other planning code listed under clause 29, precinct structure plans, local development plans or State or local planning policies.

(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning codes listed under clause 29, a precinct structure plan, a local development plan or a State or local planning policy, the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by structure plan or local development plan

Schedule F sets out requirements relating to development that are included in precinct structure plans, structure plans approved before 19 October 2015 and local development plans that apply in the Scheme area.

34. Variations to site and development requirements

(1) In this clause —

additional site and development requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with an additional site and development requirement.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must —

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the Deemed Provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the Deemed Provisions; and

(b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant —

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the Deemed Provisions.

Part 5 – Special control areas

36. Special control areas

(1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map —

SCA1	Landscape Value Area
SCA2	Wetland Area
SCA3	Coastal Management Area
SCA4	Airport Protection Area
SCA5	Waste Water Exclusion and Waste Water Buffer Area
SCA6	Floodway Area
SCA7	Building Height Area
SCA8	Extractive Industry Prohibition Area
SCA9	Cape to Cape Track Visual Protection Area
SCA10	Old Dunsborough Special Character Area
SCA11	Quindalup Special Character Area
SCA12	Yallingup Special Character Area
SCA13	Eagle Bay Special Character Area
DCA1	Development Contribution Area 1 – Community Infrastructure
DCA2	Development Contribution Area 2 – Yalyalup
DCA3	Development Contribution Area 3 – Old Broadwater Farm
DCA4	Development Contribution Area 4 – Vasse
DCA5	Development Contribution Area 5 – Dunsborough Lakes

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in the table in Schedule G.

(3) The additional provisions applying to the special control area apply in addition to the provisions set out in Schedules E and F.

Part 6 – Terms referred to in Scheme

Division 1 – General definitions used in Scheme

37. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows —

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;

canal frontage means a boundary line between the canal and adjacent lots and shall be defined by a surveyed line on the approved plan of subdivision;

cabin means a building that —

(a) is an individual unit other than a chalet; and

(b) forms part of —

(i) tourist and visitor accommodation; or

(ii) a caravan park;

and

(c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period;

chalet means a building that —

(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

(b) forms part of —

(i) tourist and visitor accommodation; or

(ii) a caravan park

and

(c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —

(a) a utility, van, truck, tractor, bus or earthmoving equipment; and

(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

dam means any man-made structure or excavation constructed to intercept and/or contain water that would normally flow across, through or under any land, including gully wall dams, turkey nest dams and soaks;

entry statement means a structure placed at and denoting the entry point to a defined area or location and includes associated landscaping and structures;

floodway means the channel of a river or stream and those portions of the flood plain adjoining the channel which are required to carry and discharge floodwaters, and includes land determined in consultation between the local government and the Department of Water to be a floodway;

floor area has the meaning given in the Building Code;

gross floor area means the total enclosed floor area within the building measured from the outside face of external walls (including any common or party walls forming part of the building) but does not include parking facilities sited within the building;

mean high water mark means the demarcation line shown on the Scheme map as provided by Landgate on the day of 22 June 2015, that identifies the interface of the ocean and land, and shall exclude any demarcation of natural inland water systems or man-made harbours/canals;

minerals has the meaning given in the *Mining Act 1978* section 8(1);

mooring envelope means an area designated on a mooring jetty and envelope plan approved by the Department of Transport, and set aside for the construction of a jetty/mooring facility and may be located within a canal or a lot with water frontage or adjacent to a lot with water frontage;

net lettable area (NLA) means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas —

(b) all stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms, plant rooms and other service areas;

(c) lobbies between lifts facing other lifts serving the same floor;

(d) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;

(e) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building;

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct means a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental;

retail means the sale or hire of goods or services to the public;

Scheme commencement day means the day on which this Scheme comes into effect under section 87(4) of the Act;

stabilised canal edge means a structural or other measure which separates a canal from dry land, excluding a separately constructed jetty but which may include a retaining wall, whether vertical or sloping; beaches; reinforced reeded slopes; or other structure indicated on local government approved engineering or landscape drawings and specifications;

vegetation means any tree, shrub or plant regardless of condition or age;

wholesale means the sale of goods or materials to be on-sold by others;

winery means premises used for the production of viticultural produce and associated sale of the produce.

(1) A word or expression that is not defined in this Scheme —

(a) has the meaning it has in the *Planning and Development Act 2005*; or

(b) if it is not defined in that Act — has the same meaning as it has in the R-Codes

Division 2 – Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows —

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products;

agriculture — extensive means premises used for the raising of stock or crops, including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry – intensive;

agriculture — intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following —

(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;

(b) the establishment and operation of plant or fruit nurseries; or

(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);

aircraft landing area means premises used for purposes relating to aircraft landing, take-off and incidental maintenance and does not include drone aircraft, personal use aircraft or a private airstrip incidental to farming operation;

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive or veterinary centre;

animal husbandry — intensive means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other animals in feedlots, sheds or rotational pens;

aquaculture means any fish farming operation for which an aquaculture licence issued pursuant to the provisions of the *Fish Resources Management Act 1994* is required;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*;

beverage production facility means premises used for the production of beverages for human consumption including manufacture of beer, wine, soft drinks, spirits or other drinks;

bulky goods showroom means premises —

(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —

(i) automotive parts and accessories;

(ii) camping, outdoor and recreation goods;

(iii) electric light fittings;

(iv) animal supplies including equestrian and pet goods;

(v) floor and window coverings;

(vi) furniture, bedding, furnishings, fabrics, manchester and homewares;

(vii) household appliances, electrical goods and home entertainment goods;

(viii) party supplies;

(ix) office equipment and supplies;

(x) babies' and children's goods, including play equipment and accessories;

(xi) sporting, cycling, leisure, fitness goods and accessories;

(xii) swimming pools;

or

(b) used to sell by retail goods and accessories by retail if —

(i) a large area is required for the handling, display or storage of the goods; or

(ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

camping ground means premises that are a camping ground as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, plant or operation;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include —

(a) any part of a public road used for parking or for a taxi rank; or

(b) any premises in which cars are displayed for sale;

child care premises means premises where —

(a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or

(b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises —

(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

(b) operated during hours which include, but may extend beyond, normal trading hours; and

(c) the floor area of which does not exceed 300 m^2 net lettable area;

display home means a dwelling, open for public viewing and intended to market and sell dwellings of a similar type;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum or art gallery;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

food outlet means any land or buildings used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation on and/or off the premises;

food outlet with a drive through facility means any land or buildings used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation on and/or off the premises and includes the provision of a drive through facility;

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used —

(a) as a service station; or

(b) for the sale of fuel by retail into a vehicle for use by the vehicle;

funeral parlour means premises used —

(a) to prepare and store bodies for burial or cremation;

(b) to conduct funeral services;

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession —

(a) does not involve employing more than 2 people not members of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 50 m^2; and

(d) does not involve the retail sale, display or hire of goods of any nature except where those goods are manufactured or produced at the residence; and

(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and

(f) does not involve the use of an essential service that is greater that the use normally required in the zone in which the dwelling is located;

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that —

(a) does not involve employing a person who is not a member of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 20 m^2; and

(d) does not involve the display on the premises of a sign with an area exceeding 0.2 m^2; and

(e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

(f) does not —

(i) require a greater number of parking spaces than normally required for a single dwelling; or

(ii) result in an increase in traffic volume in the neighbourhood; and

(g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and

(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and

(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

(a) is solely within the dwelling; and

(b) does not entail clients or customers travelling to and from the dwelling; and

(c) does not involve the display of a sign on the premises; and

(d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —

(a) has a net lettable area not exceeding 100m²; and

(b) is operated by a person residing in the dwelling;

hospital means premises that are a hospital within the meaning given in the *Health Services Act 2016* section 8(4);

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential care facility;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes —

(a) the storage of goods;

(b) the work of administration or accounting;

(c) the selling of goods by wholesale or retail;

(d) the provision of amenities for employees;

(e) incidental purposes;

industry — extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —

(a) the processing of raw materials including crushing, screening, washing, blending or grading;

(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

industry — light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;

industry — rural means premises used—

(a) to carry out a primary production business; or

(b) for a workshop servicing plant or equipment used in primary production businesses;

liquor store — large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m^2;

liquor store — small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m^2;

marina means —

(a) premises used for providing mooring, fuelling, servicing, repairing, storage and other facilities for boats, including the associated sale of any boating gear or equipment; and

(b) all jetties, piers, embankments, quays, moorings, offices and storerooms used in connection with the provision of those services;

marine filling station means premises used for the storage and supply of liquid fuels and lubricants for marine craft;

market means premises divided into small individual tenancies and used for the display and sale of goods from stalls by independent vendors;

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out;

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans;

motor vehicle repair means premises used for or in connection with —

(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or

(b) repairs to tyres other than recapping or re-treading of tyres;

motor vehicle wash means premises primarily used to wash motor vehicles;

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988;*

office means premises used for administration, clerical, technical, professional or similar business activities;

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997;*

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

reception centre means premises used for hosted functions on formal or ceremonial occasions;

recreation — private means premises that are —

(a) used for indoor or outdoor leisure, amusement, recreation or sport; and

(b) not usually open to the public without charge;

renewable energy facility means premises used to generate and/or store energy from a renewable source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

repurposed dwelling means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling;

residential care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes —

(a) appropriate staffing to meet the nursing and personal care needs of residents;

(b) meals and cleaning services;

(c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources for waste;

restaurant/café means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988;*

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

(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth)*; or

(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or

(c) smoking-related implements;

rural home business means a dwelling or land used by an occupier of the dwelling to carry out a business if the carrying out of the business —

(a) offers for wholesale or retail sale any produce or commodity —

(i) which is grown on the land or in the locality; or

(ii) is manufactured and packaged on the site upon which the development is located; and

(b) does not involve employing more than 2 people who are not members of the occupier's household; and

(c) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(d) does not occupy an area greater than 200m^2; and

(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and

(f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight;

rural pursuit/hobby farm means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —

(a) the rearing, agistment, stabling or training of animals;

(b) the keeping of bees;

(c) the sale of produce grown solely on the premises;

second-hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or transportable dwelling;

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —

(a) the retail sale of petroleum products, electric charging of vehicles, motor vehicle accessories and goods of an incidental or convenience nature; or

(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;

shop - large means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services and with a net lettable area greater than 1500m^2;

shop - small means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services and with a net lettable area no greater than 1500m^2;

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*;

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*;

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line,

equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network;

tourist and visitor accommodation —

(a) means a building, or a group of buildings forming a complex, that —

(i) is wholly managed by a single person or body; and

(ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and

(iii) may include on-site services and facilities for use by guests; and

(iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

and

(b) includes building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

(i) an aged car facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);

(ii) a caravan park;

(iii) hosted short term rental accommodation;

(iv) a lodging house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation;

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

(a) automotive repairs and servicing;

(b) building including repair and maintenance;

(c) industry;

(d) landscape gardening;

(e) provision of medical services;

(f) primary production;

(g) use by government departments or agencies, including local government.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —

(a) any ancillary maintenance or refuelling of those vehicles; and

(b) any ancillary storage of goods brought to the premises by those vehicles; and

(c) the transfer of goods or persons from one vehicle to another.

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5.

veterinary centre means premises used to practice veterinary medicine as defined in the *Veterinary Practice Act 2021*.

warehouse/storage means premises including indoor or outdoor facilities used for —

(a) the storage of goods, equipment, plant or materials; or

(b) the display or sale by wholesale of goods.

waste disposal facility means premises used —

(a) for the disposal of waste by landfill; or

(b) the incineration of hazardous, clinical or biomedical waste.

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.

workforce accommodation means premises, which may include modular or relocatable buildings, used

(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and

(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

Schedules

Schedule A – Supplemental Provisions to the deemed provisions

These provisions are to be read in conjunction with the Deemed Provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015.*

3. Local planning policies

(1) Transitional arrangements for local planning policies

Where a local planning policy has been prepared in accordance with the requirements of a revoked City of Busselton scheme, it shall continue to have effect, and may be amended or revoked as if it were a local planning policy adopted under this Scheme.

(2) Planning instruments in course of preparation

Any step taken under Local Planning Scheme No. 21 before commencement day in the preparation of a planning instrument is to be taken as a step taken in the preparation of a planning instrument of that type under this Scheme.

61. Development for which development approval not required

(1) Development approval is not required for works if —

(a) the works are of a class specified in Column 1 of an item in the Table; and

(b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Table

	Column 1 **Works**	**Column 2** **Conditions**
6	The erection of, or alterations or additions to, a single house on a lot.	(a) The R-Codes apply to the works. (b) The works comply with the deemed-to-comply provisions of the R-Codes. (c) The works are not located in a heritage protected place. (d) The works comply with the additional development standards set out in Schedule E and F of the Scheme.
6A	The erection of, or alterations or additions to, a single house on a lot where the R-Codes do not apply.	(a) A single house is a permitted ("P") use in the zone. (b) The works are not located in a heritage-protected place. (c) The works comply with the additional development standards set out in Schedules E and F of the Scheme.
7	The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or grouped dwelling — (a) an ancillary dwelling; (b) an outbuilding; (c) an external fixture; (d) a fence; (e) a patio; (f) a pergola; (g) a verandah; (h) a deck; (i) a garage;	(a) The R-Codes apply to the works. (b) The works comply with the deemed-to comply provisions of the R-Codes. (c) The works are not located in a heritage protected place. (d) The works satisfy the additional development standards set out in Schedules E and F of the Scheme.

	Column 1 Works	Column 2 Conditions
	(j) a carport.	
7A	The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house where the R-Codes do not apply to the works — (a) an ancillary dwelling; (b) an outbuilding; (c) an external fixture; (d) a fence; (e) a patio; (f) a pergola; (g) a verandah; (h) a deck; (i) a garage; (j) a carport.	(a) A single house is a permitted ("P") use in the zone in which the lot is located. (b) The works are not located in a heritage protected place. (c) The works satisfy the additional development standards set out in Schedules E and F of the Scheme.
25.	The development of a jetty on a canal.	The jetty is situated wholly within a specified mooring envelope and complies with the design standards approved by the local government.
27.	The carrying out of works in a reserve.	(a) The works are wholly located on a reserve managed by the local government; and (b) the works will be wholly carried out by the local government.

(2) Pursuant to Deemed Provision clause 61(2)(h), development approval of the local government is not required for the following uses —

(a) the use is of a class specified in Column 1 of an item in the Table; and

(b) the zone is of a class set out in Column 2 of the Table opposite that item; and

(c) if conditions are set out in Column 3 of the Table opposite that item — all of those conditions are satisfied in relation to that use.

Table

	Column 1 **Use**	**Column 2** **Zones**	**Column 3** **Conditions**
10.	The use of a local reserve, where such land is held by the local government.	All reserves.	(a) The use will be wholly carried out by the local government.

Schedule B – Additional Uses

[cl. 19]

No.	Description of Land	Additional Use	Conditions
A1	Lots 1 - 4 (Nos. 84, 94, 96 & 106) Koorabin Drive, and Lot 5 (No. 121) Gunyulgup Valley Drive, Yallingup	Club Premises Exhibition Centre Shop – Small Tourist and Visitor Accommodation	1. The use classes specified shall be 'D' uses for the purpose of the Scheme. 2. The Tourist and Visitor Accommodation shall be restricted to one chalet per survey strata lot and a maximum of one habitable building for the management of the development, per parent lot area.
A2	Lot 66 (No. 25) Atherden Court, Quedjinup	Beverage Production Facility Club Premises Exhibition Centre Tourist and Visitor Accommodation	1. The use classes specified shall be — (a) 'A' uses for the purpose of the Scheme (b) limited to an aggregate floor area of 2,500m².
A3	Lots 203 (No. 11) and 204 Glenallen Close; Lot 201 (No. 84), and Lots 1 and 4 (No. 76) Quedjinup Drive; and Lots 2 (No. 17), 3 (No. 19), 1 – 3 (No.	Tourist and Visitor Accommodation	1. Development of the use class specified at any freehold lot shall be — (a) an 'A' use for the purpose of the Scheme; (b) restricted to a maximum of one chalet per hectare; and

No.	Description of Land	Additional Use	Conditions
	51), 1 – 7 (No. 58) and 109 (No. 33) Bina Place, Quedjinup		(c) restricted to a maximum of one habitable building, which includes a Single House, for the management of the development. 2. Development of the use class specified at any survey strata lot shall be — (a) a 'D' use for the purpose of the Scheme; (b) restricted to a maximum of one chalet per survey strata lot; and (c) restricted to a maximum of one habitable building, which includes a Single House, for the management of the development, per parent lot area.
A4	Lot 209 (No. 27) Bronzewing Road	Tourist and Visitor Accommodation	The use class specified shall be — (a) an 'A' use for the purpose of the Scheme; (b) restricted to a maximum of 10 chalets; and (c) one habitable building for the management of the development.
A5	Lots 1 - 10, 13, 15 26 (No. 7) and Lot 14 (No. 14/29) Marrinup Drive, Yallingup	Club Premises Exhibition Centre Tourist and Visitor Accommodation	1. The use classes specified shall be 'D' uses for the purpose of the Scheme. 2. The development of a Tourist and Visitor Accommodation shall be restricted to one chalet per survey strata lot and a maximum of one habitable building for the management of the development, per parent lot area. 3. The development of an Exhibition Centre or Club Premises shall be restricted to Lot 14 only.
A6	Lot 15 (No 15 / 4072) Caves Road, Wilyabrup	Reception Centre	The use class specified shall be a 'D' use for the purpose of the Scheme.

No.	Description of Land	Additional Use	Conditions
A7	Portion Lot 701 (No. 15) Curlew Rise, Quindalup	Tourist and Visitor Accommodation	The use class specified shall be — (a) an 'A' use for the purpose of the Scheme; (b) limited to an aggregate floor area of 800m²; (c) restricted to a maximum of one habitable building, which includes a Single House, for the management of the development.
A8	Lots 23 (No. 91) and 24 (No. 89) Bussell Hwy, Busselton	Veterinary Centre	1. The use class specified shall be an 'A' use for the purpose of the Scheme.
A9	Lot 201 (No. 1) Lindsay Drive, Yalyalup	Food Outlet Liquor Store – Small Shop - Small	1. The use classes specified shall be — (a) 'D' uses for the purpose of the Scheme; (b) limited to an aggregate net lettable area of 200m². 2. Any proposal incorporating drive-through facilities shall be prohibited.
A10	Lot 1 (No. 16) Grange Way, Quindalup	Tourist and Visitor Accommodation	The use class specified shall be — (a) an 'A' use for the purpose of the Scheme; (b) restricted to three chalets only; and (c) restricted to a maximum of one habitable building, which includes a Single House, for the management of the development.
A11	Lots 100 (No. 19) and 123 Bussell Highway, Busselton	Restaurant/Café	The use class specified shall be a 'D' use for the purpose of the Scheme.
A12	Lot 8 (No. 1/24) Freycinet Drive, Geographe	Restaurant/Café	The use class specified shall be a 'D' use for the purpose of the Scheme.

No.	Description of Land	Additional Use	Conditions
A13	Lots 1 (No. 1/5), 2 (No. 2/13), 3 (No. 3/15), 4 (No. (4/21), 5 (No. 5/25), 6 (No. 6/29), 7 (No. 7/33), 8 (No. 8/37) and 9 Wildbrook Place, Yallingup	Tourist and Visitor Accommodation	The use class specified shall be — (a) a 'D' use for the purpose of the Scheme; (b) limited to chalets only; and (c) managed in accordance with an approved strata management statement.
A14	Lot 39 (No. 98) Bussell Highway, West Busselton	Office	1. The use class specified shall be a 'D' use for the purpose of the Scheme. 2. A maximum floor area of 170m² shall be permitted. 3. Vehicular access shall be gained from Abbey Street exclusively, with no future access to Bussell Highway.
A15	Lot 40 (No. 61) Caudalie Way, Quindalup	Tourist and Visitor Accommodation	The use class specified shall be — (a) a 'D' use for the purpose of the Scheme; (b) restricted to seven Chalets; and (c) restricted to a maximum of one habitable building, which includes a Single House, for the management of the development.
A16	Lot 181 (No. 90) and portion of Lot 182 (No. 86) West Street, West Busselton	Shop - Large	The use class specified shall be — (a) a 'D' use for the purpose of the Scheme; and (b) restricted to not more than one Discount Department Store with a gross leasable floor area of — (i) minimum 5,000m²; and (ii) maximum 8,000m²; and (c) restricted to not more than one Supermarket with a net lettable area of —

No.	Description of Land	Additional Use	Conditions
			(i) minimum 1,495m2; and (ii) maximum 1,800m2. Notes for the purpose of Additional Use 17: (1) *'Discount Department Store'* means 'a premises wherein a substantial range of consumer goods are kept in a substantial number of different departments and offered for sale by a single retailer but does not include a Supermarket nor a supermarket component'. (2) *'Supermarket'* means 'premises used to sell a range of food and household convenience goods by retail; and may also include up to a maximum 10% of floorspace used to sell a broader range of goods and/or merchandise by retail; but does not include a Discount Department Store, Bulky Goods Showroom or Takeaway Food Outlet'.
A17	Lot 3 (No. 6) Peel Terrace, Busselton	Office	The use class specified shall be a 'D' use for the purpose of the Scheme.
A18	Portion Lot 3 (No. 15) Abbeys Farm Road, and portions of Lots 1 (No. 3059) and 2 (No. 3121) Caves Road, Yallingup, as depicted on the Scheme map.	Agriculture — Intensive Animal Establishment Animal Husbandry — Intensive Aquaculture Beverage Production Facility Caravan Park Child Care Premises Club Premises Community Purpose Educational Establishment Exhibition Centre Garden Centre	The land uses specified shall be 'D' uses for the purpose of the Scheme. Where it is considered that an application for development will be of significant community interest, notice will be given in accordance with Clause 64 of the Deemed Provisions.

No.	Description of Land	Additional Use	Conditions
		Home Store Hospital Industry — Rural Market Place of Worship Reception Centre Renewable Energy Facility Restaurant/Café Rural Pursuit/Hobby Farm Small Bar Tavern Telecommunications Infrastructure Tree Farm Veterinary Centre	
A19	Lot 87 (No. 60) High Street, and Lots 63 (No. 53), 64 (No. 55) and 86 (No. 51) Bussell Highway, West Busselton	Convenience Store Office Reception Centre Recreation – Private Restaurant/Café	1. The use classes specified shall be 'A' uses for the purpose of the Scheme. 2. The local government may consider the development of the entire site for commercial or residential (R40) purposes; or mixed-use development to a maximum plot ratio of 0.6. 3. Commercial or mixed use development shall only be supported where the whole of the land is amalgamated to allow for integrated development. No more than one access point shall be permitted to Bussell Highway. 4. Building setbacks shall be a minimum of 2 metres from the property boundaries abutting Bussell Highway and High Street on

No.	Description of Land	Additional Use	Conditions
			existing lots 63, 86 and 87, tapering back to 4 metres on existing lot 64. All other building setbacks, including commercial components, shall be in accordance with the R-Code designation for adjoining land. 5. The interface of development with the western and northern boundaries shall be appropriately designed and landscaped to ameliorate any potential impacts of building bulk on the adjoining properties. 6. Parking shall be prohibited on the Bussell Highway and High Street frontages.
A20	Lot 37 (No. 62) West Street, West Busselton	Grouped Dwelling Multiple Dwelling	1. The use classes specified shall be 'D' uses for the purpose of the Scheme. 2. The following provisions apply to the West Street frontage — (a) Grouped Dwellings and/or Multiple Dwellings are not permitted at ground floor. 3. Residential development may be developed up to an R60 density.
A21	Portion Lot 61 (No. 400) Metricup Road, Metricup	Beverage Production Facility Restaurant/Café Tourist and Visitor Accommodation	1. The use classes specified shall — (a) be 'D' uses for the purpose of the Scheme; (b) restricted to the Additional Use area depicted on the Scheme map; (c) limited to an aggregate net lettable area of 1,200m², other than — (i) development associated with the use (but not expansion) of existing buildings on the land (as at 1 January 2019); or

No.	Description of Land	Additional Use	Conditions
			(ii) development of a Single House or development ancillary to a Single House. 2. The Tourist and Visitor Accommodation land use shall be restricted to chalets only. 3. Application(s) submitted for development of the Additional Use area shall be referred to the Department of Biodiversity, Conservation and Attractions for comment. 4. Prior to any further development — (a) in consultation with the Department of Biodiversity, Conservation and Attractions, the existing area subject to a nature conservation covenant shall be extended to include the (approx.) 3 hectare portion of remnant and riparian vegetation, identified as vegetation types OFCcEm and OWCcTI in the Vegetation Assessment and Condition Report dated 18 December 2010. The area of restriction is to be included on the diagram or plan of survey (deposited plan); and (b) a weed and pest management plan, with written approval by the relevant authority, shall be implemented for the additional (52approx.) 3 hectare portion of conservation covenant area.
A22	Lots 151 (No. 3), 150 (No. 5), 381 (No. 7), 110 (No. 9), 454 (No. 11), 453 (No. 15), 9 (No. 17), 10 (No. 19), 11 (No. 23), 120 (No. 25), 391 (No. 27), 7 (No. 37), 8 (No. 39), 10 (No. 41) and portion of Lot 26 (No. 45) Albert Street, Busselton;	Motor Vehicle Wash Service Station	The use classes specified shall be 'D' uses for the purpose of the Scheme.

No.	Description of Land	Additional Use	Conditions
	Portion of Lot 170 (No. 56) Prince Street, Busselton; Portion of Lot 73, 74 (No. 18) and 75 (No. 20) Peel Terrace, Busselton; Lots bound by Albert Street, Stanley Place, Peel Terrace and West Street, Busselton (excluding Lot 229 on Plan 225893); Portions of Lots 1 (No. 61), and 1 (No. 64); and Lot 2 (No. 64) Dunn Bay Road, Dunsborough.		
A23	Portion of Lot 178 on Deposited Plan 408348 (No. 22A) Bussell Highway, West Busselton	Convenience Store	The use class specified shall be a 'D' use for the purpose of the Scheme.
A24	Lots 1-7 (No. 18) Griffin Drive and 128 (No. 108) Commonage Road, Dunsborough	Convenience Store	The use class specified shall be a 'D' use for the purpose of the Scheme.
A25	Lot 308 (No. 70) Millbrook Road, Yallingup	Exhibition Centre Hotel Restaurant/Café Small Bar Tourist and Visitor Accommodation	The objectives of these additional uses are — (a) To support the development of tourism and visitor oriented land uses on the land; (b) To ensure that such development is of a scope and scale, and is sensitively located so as to be consistent with the preservation of a high level of amenity for the surrounding rural-residential area;

No.	Description of Land	Additional Use	Conditions
			(c) Through supporting the development of tourism and visitor orientated uses on the land, to assist in the preservation, activation and adaptive re-use of the significant heritage assets and values of the land; (d) To achieve a mixed land-use outcome, which is consistent with, and complementary to, the scale, built form, distribution and design of the heritage buildings on the site. 1. The use classes specified shall be 'A' uses for the purpose of the Scheme. 2. Development of the land uses specified shall be limited to an aggregate nett lettable area of 2,500m², other than — (a) Development associated with the use (but not expansion) of existing buildings on the land (as at 1 January 2019); or (b) Development of a Single House or development ancillary to a Single House; or (c) Use of a Single House or development ancillary to a Single House as Hosted Short-Tem Rental Accommodation, Home Business, Home Occupation, Home Office or Unhosted Short-Term Rental AccommodationT. 3. Any development that would involve any significant presence on site of persons not residing or being temporarily accommodated on the site should be located in a north-west portion of the additional use area, in proximity to the key heritage assets. 4. In consideration an application for development approval the City must have due regard to traffic management and noise management plans that the applicant must prepare and submit with any development application.

No.	Description of Land	Additional Use	Conditions
			5. Prior to development a plan adopted pursuant to Part 6 of the Deemed Provisions is to be prepared, addressing the following matters — (a) Existing character values at the site; (b) The need for high quality design and location of any new buildings; (c) The proximity of State Listed heritage assets; (d) Location of car parking, pedestrian access and vehicular/service access areas; (e) Amenity of the locality and surrounds; and (f) Landscape values and visual management considerations.
A26	Lot 58 (No. 93) Biddle Road, Quedjinup; Lot 4525 (No. 624) Commonage Road, Quindalup; Lot 4526 (No. 575) Commonage Road, Quindalup; Lot 9 (No. 36) Creekview Road, Quindalup; Lot 701 (No. 15) Curlew Rise, Quindalup; Lot 243 (No. 4586) Bussell Hwy, Reinscourt; Lot 9006 (No. 78) Biddle Road, Yallingup;	Agriculture — Intensive Animal Husbandry — Intensive Beverage Production Facility Caravan Park Club Premises Exhibition Centre Garden Centre Hospital Industry — Rural Reception Centre Renewable Energy Facility Residential Building Small Bar	1. The land uses shall be 'A' uses for the purpose of the Scheme. 2. Development of any land use specified shall not be permitted where the total site area is less than 20 hectares. 3. Development of any land use specified shall be in accordance with any requirements set out in the Scheme. 4. Clearing of the following vegetation types to facilitate development, including clearing for bushfire protection, is prohibited — (a) threatened ecological community; (b) priority ecological community; (c) environmentally sensitive area and/or buffer; (d) riparian vegetation; (e) threatened flora; or

No.	Description of Land	Additional Use	Conditions
	Lot 9001 Butterly Road, Yallingup; Lot 21 Butterly Road, Yallingup; Lot 3965 (No. 796) Commonage Road, Yallingup; Lot 4069 (No. 894) Commonage Road, Yallingup Lot 82 (No. 61) Dugdale Road, Yallingup; Lot 470 (No. 106) Gunyulgup Valley Drive, Yallingup; Lot 117 (No. 590) Marrinup Drive, Yallingup; Lot 40 Woodbridge Vale, Yallingup Siding;	Tavern Tourist and Visitor Accommodation Tree Farm Veterinary Centre Workforce Accommodation	(f) threatened fauna habitat.
A27	Portion of Lot 4131 Smiths Beach Road, Yallingup	Single House Grouped Dwelling	1. Subdivision and development of the identified developable area will have a ratio of not less than seventy percent (70%) tourist development and not more than thirty percent (30%) residential development. 2. The maximum density of habitable buildings shall be twenty five per hectare. 3. In addition to the requirements of Clause 32 of the Scheme, further detailed planning shall include — (a) Preparation of a detailed visual impact analysis and management plan for the site to be endorsed by the local government. 4. Development must be in accordance with design guidelines to be prepared for the land in recognition of the outcomes of (a)

No.	Description of Land	Additional Use	Conditions
			above, its high landscape value and prominent location to be endorsed by the local government prior to any development being approved.
A28	As defined on the Scheme map	Food Outlet With Drive Through Facility	1. The land use shall be 'A' for the purpose of the Scheme.

Schedule C - Restricted Uses

[cl. 20]

No.	Description of Land	Restricted Use	Conditions
RU1	Lot 12 (No. 450) Bussell Highway, Broadwater	Residential Care Facility Independent Living Complex	
RU2	Lot 3 (No. 20) Ray Avenue, Broadwater	Residential Care Facility Independent Living Complex	
RU3	Lot 600 (No. 171) Naturaliste Terrace, Dunsborough	Residential Care Facility Independent Living Complex	
RU4	Lots 1 – 13 Alanta Elbow, Dunsborough	Independent Living Complex	
RU5	Lot 530 (No. 186) Yallingup Beach Road, Yallingup	Caravan Park	
RU6	Lot 5037 (No. 23) Yallingup Beach Road, Yallingup	Caravan Park	
RU7	Lot 7000 (No. 8113) Bussell Highway, Metricup	Caravan Park	
RU8	Lot 42 (No. 201) Geographe Bay Road, Quindalup	Residential Building	
RU9	Lot 3978 (No. 980) Vasse Highway, Yoongarillup	Telecommunications Infrastructure	
RU10	Lot 1131 (No. 2) Data Way, Kealy	Residential Care Facility Independent Living Complex Park Home Park	

No.	Description of Land	Restricted Use	Conditions
RU11	Lot 805 Chapman Hill Road, Bovell	Bulky Goods Showroom Convenience Store Educational Establishment Food Outlet Fuel Depot Garden Centre Industry – Light Medical Centre Motor Vehicle, Boat or Caravan Sales Motor Vehicle Repair/Wash Recreation – Private Service Station Transport Depot Veterinary Centre Warehouse/Storage	
RU12	Lot 33 (No. 585) Caves Road, Marybrook	Caravan Park	

Schedule D - Special Use Zones in the Scheme Area

[cl. 21]

No.	Description of Land	Special Use	Conditions
SU1	Lot 2 (No. 935) Layman Road, Wonnerup	Community Purpose Exhibition Centre Restaurant/Café Single House	1. The land uses specified shall be 'D' uses for the purpose of the Scheme.
SU2	Portion of Lot 1 (No. 99) Causeway Road, Busselton, as depicted on the Scheme Map	Food Outlet Garden Centre Restaurant/Cafe Service Station Shop Warehouse/Storage	2. The land uses specified shall be 'D' uses for the purpose of the Scheme. 3. The Shop land use is limited to a maximum gross floor area of 500m². 4. The Food Outlet is limited to a maximum gross floor area of 100m². 5. The overall site is limited to a maximum gross floor area of 1,700m². 6. Buildings shall not be located within 20m of the Causeway Road boundary. 7. New development shall respond to the prominence of the site on Causeway Road, as an entry corridor to Busselton, by addressing the following matters — (a) Buildings shall be articulated to break up perceived bulk and provide visual interest when viewed from Causeway Road and Bussell Highway; (b) Building textures and elements shall maintain and enhance the scenic character of Causeway Road; (c) Building materials shall include a mix of transparent glazing and opaque materials, with no blank facades visible from Causeway Road; (d) Building services such as bin storage, utilities, storage tanks, firefighting equipment and the like shall be adequately concealed so they are not visible from Causeway Road and Bussell Highway; and (e) Landscape planting shall provide an attractive interface between buildings and car parking areas when viewed from Causeway Road, without impeding vehicle sightlines.

No.	Description of Land	Special Use	Conditions
SU3	Lots 48 (No. 26) and 49 (No. 28) Causeway Road; and Lots 69 (No. 10) and 100 (No. 15) Southern Drive, Busselton	Residential Care Facility Club Premises Community Purpose Grouped Dwelling Multiple Dwelling Consulting Rooms Residential Building Medical Centre Reception Centre Office	1. The land uses specified shall be 'D' uses for the purpose of the Scheme. Where it is considered that an application for development will be of significant community interest or strategic importance, special notice will be given in accordance with Clause 64 of the Deemed Provisions. 2. Development is limited to a total plot ratio of 2.0. 3. Notwithstanding Clause 32 of the Scheme and the 'R-AC3' density code, a maximum building height of 4 storeys (to maximum height of 15m above natural ground level) is applicable to development on the site. 4. Development within 10m of a lot boundary, which abuts land that is zoned Residential, is limited to 2 storeys (to maximum height of 9m above natural ground level). 5. All other development controls are to be as per 'R-AC3' under the R-Codes Volume 2 – Apartments.
SU4	Lot 1001 (No. 24) Oaks Drive, Vasse	Single House Restaurant/Café Convenience Store	1. The land use Single House shall be a 'P' use for the purpose of the Scheme. 2. The land uses Restaurant/Café and Convenience Store shall be 'D' uses for the purpose of the Scheme.
SU5	Lot 4002 (No. 2) Dunsborough Lakes Drive, Dunsborough	Office	The land use specified shall be a 'D' use for the purpose of the Scheme.
SU6	Lot 1003 (No. 56) New River Ramble, West Busselton	Hosted Short-Term Rental Accommodation Tourist and Visitor Development Reception Centre Restaurant/Café Single House	1. The land uses specified shall be 'D' uses for the purpose of the Scheme. 2. Development of the land shall generally be in accordance with a conservation plan approved by the local government.

Schedule E - Additional Site and Development Requirements

[cl. 32]

Table A – General development standards

No.	Description	Requirement
1.	Building height	1. Unless specified elsewhere in the Scheme or a structure plan, a person must not erect any building that — (a) contains more than two storeys or exceeds a height of 9 metres above natural ground level, where land is located on the coastal side of the building height line depicted on the Scheme map; or (b) contains more than three storeys or exceeds a height of 12 metres above natural ground level, where land is located inland of the building height line depicted on the Scheme map 2. In respect to requirement 1 above, the local government, upon receipt of an application for development approval, may approve building heights which exceed the maximum height limitation as specified, subject to the local government being satisfied that the building height is consistent with the relevant assessment criteria specified under clause 67 of the Deemed Provisions and the Design Principles specified under Volume 1 of the R-Codes; or the Element Objectives specified under Volume 2 of the R-Codes as applicable. 3. A reference in this clause to a building does not include a reference to — a. an aerial; b. a chimney stack; c. a mast; d. a pole; e. a receiving tower; f. a silo; g. a transmission tower;

No.	Description	Requirement
		h. a utility installation; i. a ventilator; or j. a building within the Light Industry or General Industry zone. 4. Nothing in this clause prevents the local government from specifying a limitation on the height of buildings which is lower than that specified in clause 1, where considered appropriate in relation to topography, landscape values and/or environmental values. 5. Notwithstanding requirement 1, in the Rural Residential and Environmental Conservation zones the height of any building — a. shall not exceed 7.5 metres; or b. a greater or lesser height where otherwise specified in the Scheme or an endorsed structure plan; and c. shall be determined by measuring the distance between the highest point of the roof, and the point vertically below where the base of the wall meets the natural ground level. 6. Notwithstanding requirement 1, where the R-AC3, R-AC4 and R80 density have been applied, the height of any building shall be determined in accordance with the building height requirements of Volume 1 or 2, as applicable, of the R-Codes. 7. Notwithstanding requirement 1, where the R-AC0 density has been applied, the following height limits shall apply – (a) 4 storeys within the 4 Storey Building Height Area, as defined on the Scheme Map; and (b) 5 storeys within the 5 Storey Building Height Area, as defined on the Scheme Map. 8. Where a residential density coding has not been designated, the height of any building shall be determined in accordance with requirements 1 to 5.
2.	Car parking	1. Any new development in the Regional Centre, District Centre, Local Centre, Mixed Use or Service Commercial zone is required to provide parking in accordance with the following rates —

No.	Description	Requirement
		(a) for ground floor development – 4 car bays per 100m² of net lettable area for all commercial land uses; (b) for first floor development and above – 2.5 car bays per 100m² of net lettable area for all commercial land uses (c) for residential development – in accordance with the R-Codes; and (d) loading bays – as deemed necessary by the local government. 2. Notwithstanding clause (1), the local government shall not require the provision of car parking for any new development in the Regional or District Centre of 500m² net lettable area or less, subject to satisfying any applicable R-Codes requirements for residential parking. 3. Where a new development within the Regional or District Centre is greater than 500m² net lettable area, parking shall be provided for the area in excess of 500m² only, in accordance with the car parking rates set out at clause (1). 4. Where a shortfall is proposed the local government must, on a case by case basis, consider the proposed type of land use and floor area, the proximity and availability of public car parking, and any reciprocal or shared car parking arrangements. 5. Where it is desirable to facilitate the conservation of a heritage place or to enhance or preserve heritage values of a place included on the Heritage List, payment in lieu of car parking may be provided up to a maximum of 100 per cent of the vehicle parking requirements. 6. Where a property is not on the Heritage List, any proposed payment in lieu shall be in accordance with the requirements set out in the applicable local planning policy. 7. In all other zones, car parking is to be provided on-site in accordance with the rates set out in the applicable local planning policy. 8. Where the required number of car parking bays calculated for a development is not a whole number, the minimum number required shall be rounded up to the next whole number.

No.	Description	Requirement
		9. Car parking at ground level shall not exceed the requirements set out in this Scheme or applicable local planning policy.
3.	Commercial and industrial development – built form	1. Buildings shall be designed to address the primary and secondary street through the use of prominent door and window openings. 2. Buildings shall be articulated to break up perceived bulk and provide visual interest through the use of architectural features and variations in materials and colours. 3. Upper levels, where present, shall be designed to promote informal surveillance of the street through the use of balconies and/or large windows. 4. Roller doors or security screens on building frontages will not be permitted on commercial development in the Centre zones; security measures, where required, shall be located and installed internally behind the glazing line. 5. General plant, such as air conditioning, antennas, bin storage areas and the like are to be adequately concealed from public view. 6. Signage and advertising shall not adversely detract from the architectural elements of the building or visually dominate the building or streetscape generally.
4.	Commercial and industrial development – vehicle access and parking design	1. Vehicle access and parking areas shall be designed to prioritise pedestrian access, safety and amenity through the provision of clearly delineated pedestrian travel paths. 2. Vehicle parking shall be located to the side or rear of premises and screened from public view, or alternatively match and coordinate with the existing parking layout of adjoining properties. 3. Vehicle crossovers, driveways, circulation areas and parking shall be rationalised and co-located wherever possible with adjoining properties with access secured in perpetuity. 4. Multi-storey car parks shall incorporate active street frontages, such as shops or other uses that promote activity. Where car parking levels (including undercroft levels) are visible from a street or public space, high quality architectural detailing shall be incorporated into the façade of all floors.

No.	Description	Requirement
		5. No vehicular access to sites shall be taken from Queen Street, Prince Street or Kent Street (between Queen Street and Brown Street), unless no alternative is available, in which case a single crossover width shall be no greater than 5 metres with a cumulative maximum width of 7 metres. 6. Notwithstanding (2) above, car parking is supported between buildings and the street on lots fronting Clark Street and Naturaliste Terrace between Greenacre Road and Cyrillean Way, subject to — (a) being limited to a single row of car parking bays; (b) inclusion of a two (2) metre wide landscaping area adjacent to the street. 7. For all lots abutting Reserves 42673, 35758 and 26513 (Dugalup Brook), Reserve 38693 (Lions Park) and Reserve 26512 (Seymour Park), no parking, loading bays, services or utilities are to be located on the public land interface.
5.	Dams	1. The construction of a dam or any works to increase the volume of water intercepted or held by an existing dam, shall require the development approval of the local government, except where exempted in the following circumstances — (a) maintenance work on an existing dam that does not increase the volume of water intercepted or held. (b) a dam on a Rural zoned property, used in conjunction with an agriculture – extensive use, and that does not require the removal of any vegetation. 2. Aesthetic dams or dams where there is no demonstrated need in association with an approved agricultural use will not be supported. 3. In assessing a development application, the local government shall ensure that — (a) any dam shall not adversely affect or significantly or unreasonably diminish environmental flows, including overland flows, within the catchment or downstream of the dam; (b) the size of the dam corresponds to the capability and catchment of the site and the intended land use;

No.	Description	Requirement
		(c) the dam is appropriately sited, designed and constructed to eliminate any downstream impacts in the event of dam failure; (d) when located in the Rural Residential zone, not exceed a capacity of 1500 cubic metres or comprise a surface area greater than 500 square metres whichever is the lesser; (e) no riparian or other vegetation is required to be removed for the dam construction; (f) shall not result in any damage to vegetation or wetland areas as a result of alterations to the seasonal water regime; and (g) any spoil associated with the construction of a dam shall be removed or levelled and the site rehabilitated. 4. Prior to determining an application, the local government may require the submission of the following information — (a) hydrological report; (b) engineering report; (c) geotechnical report; (d) environmental report; and/or (e) any other technical report deemed necessary to inform assessment by the local government. 5. The local government may impose a condition requiring the area surrounding any approved dam be vegetated with endemic species in order to perform a habitat function. 6. In determining a development application the local government may seek and consider advice from relevant government departments or agencies.
6.	Development along main or arterial roads	Commercial development which is likely to contribute to ribbon development, the spread of town centres, or otherwise detrimentally impact the efficiency of or the rural and natural ambience of main or arterial roads will not be supported by the local government.

No.	Description	Requirement
7.	Development on a public road or unzoned land	1. Where development approval is sought for development in the following locations — (a) a public road; or (b) part of a road lawfully closed; or (c) unzoned land (shown uncoloured on the Scheme map); the local government shall only grant approval for a land use that is permissible on the land adjoining the subject land.
8.	Effluent disposal	1. Sewage is to be disposed of via a reticulated sewerage scheme, or where deemed appropriate by the relevant decision-maker, via an on-site sewage disposal system. 2. On-site sewerage disposal systems will be designed to address the outcomes of a site and soil assessment and the recommendations of the relevant Government Sewerage Policy. 3. A subdivision or development proposal which requires fill over areas of the lot/s that are subject to inundation and/or flooding in a 10 per cent annual exceedance rainfall event, shall not be supported if it is proposed that the area requiring fill is to be used as an on-site sewerage land application or disposal area.
9.	Prohibited advertisements	Advertisements for goods or services which are not produced, displayed or offered for sale, or which are otherwise not relevant to the land upon which the advertisement is located, are prohibited.
10.	Repurposed dwelling Second-hand dwelling	1. The local government shall not grant development approval for a repurposed dwelling or second-hand dwelling unless it is satisfied that the development will be consistent with the — (a) character of the locality in which the development is proposed; (b) maintenance of the amenity of the locality in which the development is proposed; and (c) objectives, policies and other provisions of the Scheme which apply to the land where the development is proposed.

No.	Description	Requirement
11.	Requirement for Local Development Plan	Where it is intended to develop more than one lot within the Service Commercial, Mixed Use or Centre zones as part of an integrated plan of development, the local government may require the preparation of a Local Development Plan in accordance with Part 6 of the Deemed Provisions.
12.	Service access	1. Where a land use or development involves the delivery or dispatch of goods of any kind, a loading and unloading area will be required to be provided. The following requirements will apply to loading and unloading areas — (a) delivery vehicles using the area must be able to enter the street in a forward direction; (b) loading and unloading areas to be located either inside of buildings or to the side and/or rear of the premises and separate from any public access areas; and (c) where a road, right of way or rear laneway is used to gain access to the loading and unloading area on the lot, delivery vehicles servicing this area shall not obstruct the road, right of way or rear laneway.
13.	Service courts	1. One or more service courts, as determined by the local government, shall be provided in any commercial or industrial development for the storage and concealment of refuse disposal bins, crates and other materials of trade. A service court shall be — (a) accessible from any service access required by general development standard 13; (b) no less than $10m^2$ in area; and (c) screened from public view.
14.	Vegetation protection	1. The clearing of vegetation shall require the development approval of the local government where located in the following zones — (a) Rural; (b) Rural Residential; (c) Cultural and Natural Resource Use; (d) Environmental Conservation; and

No.	Description	Requirement
		(e) Residential coded R5 and below. 2. The clearing of vegetation to accommodate development will generally not be supported, unless it can be adequately demonstrated removal cannot be avoided. 3. Where clearing of vegetation is proposed, the local government may require a flora and fauna study to determine locations on the site where development could occur with the least possible impact. 4. Where clearing is approved, the local government may require offset planting be undertaken by the proponent on either the subject lot or other suitable land. 5. The local government may refuse a development application if the clearing of vegetation would result in a negative environmental, amenity or landscape impact. 6. Notwithstanding (1) above, development approval is not required in the following circumstances — (a) any clearing, including the provisions of firebreaks, that is authorised under the *Bush Fires Act 1954;* (b) any clearing carried out in accordance with an approved Bush Fire Management Plan; (c) clearing undertaken to accommodate development in accordance with a valid development approval issued by the local government; (d) clearing undertaken to satisfy the conditions of a subdivision approval issued in accordance with the *Planning and Development Act 2005*; (e) any vegetation that is dead or certified as dangerous by a qualified arborist; (f) clearing for farm management purposes within the Rural zone in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2014*; (g) the clearing of any vegetation planted as part of an ongoing agriculture – intensive or agriculture – extensive land use operation; (h) clearing of vegetation non-native to Western Australia planted to perform a windbreak or aesthetic function;

No.	Description	Requirement
		(i) any clearing of vegetation that has been designated as a declared pest under the *Biosecurity and Agriculture Management Act 2007*; or (j) minor pruning which does not endanger the life of that vegetation. 7. These exemptions do not apply where vegetation is otherwise protected by another provision of the Scheme, a Structure Plan or Local Development Plan.
15.	Water supply	1. Each dwelling shall be provided with a supply of potable water from a reticulated system or an underground bore or rainwater storage that satisfies the below criteria — (a) Water tanks or other rainwater storage systems shall have a minimum capacity of 135,000 litres and shall be directly connected to a suitable means of rainfall catchment having an area of not less than 150m². (b) All water tanks shall be fitted with couplings to the specification of the Department of Fire and Emergency Services.

Table B – Additional development requirements that apply to zones in the Scheme area

Design Element	Requirement
Residential	
Peppermint Tree retention	1. The clearing of a significant existing peppermint tree shall require the approval of the local government and will only be considered where associated with built development. 2. The clearing of a significant existing peppermint tree to accommodate development will generally not be supported, unless it can be adequately demonstrated removal cannot be avoided. 3. To facilitate retention of a significant existing peppermint tree(s) on a lot subject to a development application, the local government may vary any deemed to comply standard subject to satisfying the Design Principles. 4. To facilitate the retention of a significant existing peppermint tree(s) on a lot subject to a grouped dwelling application, the local government may approve the creation of a grouped dwelling with a lesser minimum site area than that specified in the R-Codes provided that the proposed variation is no more than ten percent. 5. Where clearing is approved, the local government may require offset planting be undertaken by the proponent on either the subject lot or adjoining street verge. 6. Notwithstanding (1) above, development approval is not required in the following circumstances — (a) clearing undertaken to accommodate development in accordance with a valid development approval issued by the local government; (b) clearing undertaken to satisfy the conditions of a subdivision approval issued in accordance with the *Planning and Development Act 2005*; (c) clearing of a significant existing peppermint tree that is dead or certified as dangerous by a qualified arborist; (d) minor pruning which does not endanger the life of the tree. 7. These exemptions do not apply where a significant existing peppermint tree is otherwise protected by another provision of the Scheme, a Structure Plan or Local Development Plan. Note: *Significant existing peppermint tree means any 'agonis flexuosa' that meets the following criteria* — *(a) Height of at least 4 metres; and/or*

Design Element	Requirement
	(b) Trunk diameter of at least 160mm, measured 1 metre from the ground; and/or *(c) Average canopy diameter of at least 4 metres.*
Fencing	On land coded R2, R2.5 and R5, solid fencing will not be permitted on or within 1.5m of a lot boundary.
Commercial vehicles, caravans and trailers	1. A person must not, without having first applied for and obtained development approval — (a) allow any commercial vehicle to remain on-site for a period of more than 4 hours consecutively; (b) repair, maintain, service or clean a commercial vehicle; or (c) keep, park, repair or store any boat, trailer, caravan or any material not specifically for the immediate use by the occupant forward of the front setback line.
Non-residential development	Non-residential development shall comply with Schedule E provisions where applicable and the R-Codes requirements in regards to building height, setbacks, visual privacy and solar access for adjoining sites.
Centre zones	
Subdivision	The consolidation of land to assemble larger land parcels suitable for integrated development or redevelopment is encouraged and supported. Subdivision of land within these zones, unless it is part of an overall plan for integrated development or redevelopment will generally not be supported.
Setbacks	Development shall be in accordance with the following setback provisions, unless otherwise identified in the Scheme, an endorsed precinct structure plan or local development plan — **Regional and District Centre** 1. Primary street - a nil front setback is to be provided unless the development is providing for an associated alfresco space within the setback area or otherwise specified in the Scheme. 2. Secondary street – nil setback permitted for any commercial development or 2 metres where residential development is proposed, unless otherwise specified in the Scheme. 3. Side/rear – nil setback permitted unless otherwise specified in the Scheme. 4. Boundary walls shall be restricted to a maximum height of 3 storeys, with subsequent storeys, when located in the District Centre, to be setback a minimum of 6 metres from all boundaries.

Design Element	Requirement
	5. Within the District Centre, buildings shall not be located within 6 metres of the Caves Road boundary. 6. To achieve a consistent building line, increased lot boundary setbacks may be required on Naturaliste Terrace between the intersections of Cyrillean Way and Dunn Bay Road. 7. A 5 metre lot boundary setback shall be provided on the west side of Naturaliste Terrace, between the intersections of Dunn Bay Road and Caves Road. The setback area shall include — (a) a minimum 2.5 metre wide footpath and pedestrian shelter; and (b) a landscaped area adjacent to the boundary. **Local Centre:** 1. A minimum primary and secondary street setback of 2 metres. 2. A nil setback is permitted for minor encroachments for the purpose of pedestrian shelter, such as awnings, canopies or the equivalent. 3. Where a site adjoins residential development, lot boundary setbacks shall be in accordance with the R-Code of the adjoining site.
Plot Ratio	**Regional Centre** 1. A plot ratio of 2.0 shall apply. **District Centre** 1. In the 4 Storey Building Height Area, as defined on the Scheme Map, a plot ratio of 1.5 shall apply. 2. In the 5 Storey Building Height Area, as defined on the Scheme Map, a plot ratio of 2.0 shall apply.
Landscaping	**Regional and District Centre** 1. Excluding any vehicle or pedestrian access points, where a nil setback is not provided, landscaping shall be provided in the setback area. 2. Landscaping within the setback area shall consist of a mix of shrubs and ground covers. Where a deep soil area of suitable dimension is available, a tree(s) shall be provided. **Local Centre**

Design Element	Requirement
	1. A minimum of 15% of the site shall be set aside as deep soil area for landscaping purposes. 2. Landscaping within deep soil areas shall be provided as a mix of trees, shrubs and ground covers. 3. A minimum dimension of 3 metres shall be provided for any deep soil area. 4. Site planning should seek to co-locate deep soil areas with existing trees on and adjacent to the site where possible.
Pedestrian shelter	**Regional and District Centre** 1. Where a nil setback is provided, pedestrian shelter through the provision of a verandah, awning or the like, shall be provided for the full length of the primary and secondary street frontage to the following specifications — (a) Minimum height of 2.75 metres above natural ground level; (b) Setback at least 600 mm from the kerb; and (c) Minimum depth of 2.5 metres, excluding instances to comply with (b).
Minimum ceiling height	**Regional and District Centre** 1. A minimum ceiling height of 3.3 metres shall be achieved for the ground floor level whilst all other floors shall achieve a minimum ceiling height of 2.7 metres.
Residential uses	1. No residential uses shall be permitted at ground floor fronting Queen Street and Prince Street Busselton and Dunn Bay Road, Naturaliste Terrace and Clark Street, Dunsborough.
Mixed Use	
Setbacks	Development shall be in accordance with the following setback provisions, unless otherwise identified in the Scheme, an endorsed structure plan or local development plan — 1. A minimum primary and secondary street setback of 2 metres. 2. A nil setback is permitted for minor encroachments for the purpose of pedestrian shelter, such as awnings, canopies or the equivalent. 3. Where a site adjoins residential development, lot boundary setbacks shall be in accordance with the R-Code of the adjoining site.

Design Element	Requirement
Landscaping	1. Areas not used for vehicle access of parking shall be landscaped with a mix of shrubs and ground covers. Where a deep soil area of suitable dimension is available, a tree(s) shall be provided. 2. Where a mixed use development is proposed, deep soil areas shall be provided in accordance with the R-Codes Volume 2.
Floor space restrictions	1. A shop may be permitted at ground floor level only and occupy up to 50% of total development floor space, up to a maximum area of 300m² per lot.
Service Commercial	
Setbacks	Development shall be in accordance with the following setback provisions, unless otherwise identified in the Scheme, an endorsed structure plan or local development plan — 1. Minimum primary street setback of 5 metres or shall otherwise match and coordinate with adjacent development. 2. Minimum secondary street setback of 3 metres. 3. Nil side and rear setbacks are permitted subject to appropriate car parking, access and loading arrangements. 4. Notwithstanding clause 3, where adjoining residential development, side and rear setbacks shall be in accordance with the R-Code of the adjoining site.
Landscaping	1. A minimum 3 metre landscaping strip shall be provided for primary and secondary frontages. 2. Landscaping shall be provided as a mix of trees, shrubs and ground covers.
Fencing	1. Fencing in front of the building line should be avoided. Where a lot has two street frontages, fencing will be permitted within the setback area for the secondary street. 2. Where fencing is proposed, it should be a maximum height of 1.8 metres and visually permeable.
Industry zones	
Subdivision	1. Subdivision should comply with the following standards, unless otherwise identified in a structure plan — (a) Minimum lot size of 1000m²;

Design Element	Requirement
	(b) Average lot size of 2000m²; and (c) Minimum 25 metre frontage.
Setbacks	Development shall be in accordance with the following setback provisions, unless otherwise identified in the Scheme, an endorsed structure plan or local development plan — 1. A minimum primary street setback of 15 metres. 2. A minimum secondary street setback of 6 metres. 3. Nil side and rear setbacks are permitted subject to appropriate car parking, access and loading arrangements. 4. 6m setback required to any areas of public open space. 5. Notwithstanding clause 3, where adjoining residential development, side and rear setbacks shall be in accordance with the R-Code of the adjoining site.
Landscaping	1. A minimum of 10% of the lot shall be set aside for landscaping and include — (a) 3 metre landscape strip adjoining all street boundaries; (b) 1 metre landscape strip adjacent to side boundaries forward of the building line; and (c) All portions of the front setback not used for vehicle access or parking.
Fencing	1. Fencing in front of the building line should be avoided. Where a lot has two street frontages, fencing will be permitted within the setback area for the secondary street. 2. Where fencing is proposed, it should be a maximum of height of 1.8 metres and visually permeable.
Rural	
Subdivision	1. There is a general presumption against the further subdivision of Rural land. 2. Subdivision will only be considered in accordance with the Western Australian Planning Commission's *Development Control Policy 3.4: Subdivision of Rural Land* or in accordance with a conservation subdivision incentive as may be provided for in an applicable local or state government policy. 3. Where such an incentive has already been applied, further subdivision will not be supported.

Design Element	Requirement
Setbacks	1. Unless specified elsewhere in this Scheme or an approved structure plan, development shall not be located — (a) within 100 metres of Bussell Highway or Caves Road; (b) within 60 metres of Vasse Highway; (c) within 30 metres of any other primary or secondary street; (d) within 30 metres of a side or rear boundary; (e) within 30 metres of waterways, measured from the outer edge of riparian or wetland vegetation, or 100 metres where an on-site waste water system is proposed as part of the development; 2. No person shall use or develop the land between the building setback line and the road alignment for any purpose other than a means of access, landscaping, dam construction (i.e. subject to development approval pursuant to clause 60 of the Deemed Provisions) or a rural activity permissible in the zone. 3. For the purpose of clause 2, the term landscaping may include an entry statement provided that — (a) only one entry statement may be developed per lot; (b) the entry statement shall not impact existing native vegetation and/or proposed planting as part of a landscaping plan; (c) the entry statement does not exceed an average height of 1.2 metres and maximum height of 1.8 metres from natural ground level and does not exceed a length of 9 metres; (d) the entry statement is of a design and scale that minimizes visual impact and is sympathetic to the rural and natural scenic character; (e) the entry statement is constructed of materials and coloured to be compatible with the surrounding landscape; and (f) adequate vehicle sightlines are provided in accordance with local government specifications.
Fencing	1. All fencing is to be of farm standard post and wire construction. 2. Fencing shall not be located in areas of remnant vegetation.

Design Element	Requirement
Non-rural development	1. Buildings designed for public occupation and used for a commercial purpose shall be limited to a cumulative net lettable area of 1500m², unless otherwise specified in the Scheme. 2. Non-rural land use and development shall incorporate measures to address any risk of land use conflict in order to protect the primacy of agricultural production within the zone. Such measures shall be undertaken by a proponent and not adversely affect agricultural activity on the subject or adjoining lots. 3. Non-rural development is to be located in such a way as to not prejudice the ongoing or future potential agricultural use of the lot or adjoining lots. 4. Non-rural development is to be designed and located so as to retain the rural aesthetic of the zone.
Rural Residential	
Subdivision	1. There is a general presumption against the further subdivision of land. Subdivision will only be supported by the local government where consistent with an endorsed structure plan applicable to the land. 2. Where no structure plan applies, subdivision will only be supported where — (a) all lots created through subdivision being a minimum of 3 hectares; and (b) does not require the removal of any remnant vegetation to satisfy subdivision conditions, bushfire protection and/or the construction of dwellings and incidental development. 3. Subdivision proposing lots of less than 3ha will only be supported where there is demonstrable community benefit, having regard to landscape/visual amenity, biodiversity values and bushfire risk.
Setbacks	1. Unless specified elsewhere in this Scheme or an approved structure plan, development should not be located — (a) within 100 metres of Caves Road, Commonage Road, Wildwood Road, Biddle Road or Hayes Road; (b) within 20 metres of any other road or a front or rear boundary; (c) within 20 metres of a side boundary. (d) within 30 metres of waterways, measured from the outer edge of riparian or wetland vegetation, or 100 metres where an on-site waste water system is proposed as part of the development.

Design Element	Requirement
Site coverage	1. The site coverage of a single house and incidental development on any lot shall not exceed 1000m² with all development to be clustered. 2. The site coverage for non-residential development on any lot (excluding uncovered parking) shall not exceed 1000m² with all development to be clustered. 3. Where both residential and non-residential development is approved on a lot, site coverage shall not exceed 2000m² cumulatively.
Fencing	1. All fencing is to be of farm standard post and wire construction. 2. Fencing shall not be located within areas of remnant vegetation. 3. Fencing shall not be located within 30 metres of waterways, measured from the outer edge of riparian or wetland vegetation.
Environmental Conservation	
Subdivision	1. There is a general presumption against the further subdivision of land in the Environmental Conservation zone. 2. Where State Planning Policy 6.1 applies, subdivision shall be considered in accordance with the requirements of the policy, in particular, but not limited to, the requirements of the Principal Ridge Protection Area and the Ridge Landscape Amenity Area. 3. Prior to subdivision, subdividers shall undertake a vegetation survey to identify rare, endangered or otherwise significant vegetation and provide for its appropriate conservation to the satisfaction of the Department of Biodiversity, Conservations and Attractions and the local government. 4. Where subdivision has previously occurred in accordance with a conservation subdivision incentive provided for in an applicable local or state government policy, further subdivision will not be supported.
Setbacks	1. Unless specified elsewhere in this Scheme or in an approved structure plan, development shall not be located — (a) within 100 metres of Caves Road; (b) within 30 metres of any road, side or rear boundary;

Design Element	Requirement
	(c) within 30 metres of waterways, measured from the outer edge of riparian or wetland vegetation, or 100 metres where an on-site waste water system is proposed as part of the development.
Fencing	1. All fencing is to be of farm standard post and wire construction. 2. Fencing shall not be located in areas of remnant vegetation. 3. Fencing shall not be located within 30 metres of waterways, measured from the outer edge of riparian or wetland vegetation
Rural land uses	1. No agriculture or grazing shall be undertaken within any vegetated or wetland areas. 2. Where declared rare flora is present, advice from the Department of Biodiversity, Conservation and Attractions may be sought in determining an adequate buffer distance for any agriculture or grazing activities.
Tourism	
Setbacks	1. Boundary setbacks are to be in accordance with the zoning of the adjacent property. 2. Where a site adjoins another Tourism zoned site, setbacks shall be at the discretion of the local government.
Private Community Purposes	
Setbacks	1. A minimum primary and secondary street setback of 4m. 2. Nil side and rear setbacks permitted subject to appropriate car parking, access and loading arrangements 3. Notwithstanding (2) above, where a site adjoins residential development, lot boundary setbacks shall be in accordance with the R-Code of the adjoining site.

Table C – Additional requirements that apply to land uses in Scheme area

No.	Land Use	Requirement
1.	Ancillary dwelling	1. Where located in the Rural, Rural Residential or Environmental Conservation zone(s), an ancillary dwelling must — (a) be located within 10 metres of the existing single house; (b) not contain more than two bedrooms; and (c) have a maximum plot ratio area of 80m².
2.	Beverage production facility	1. In the Rural zone, excepting a winery, beverage production for wholesale purposes shall not exceed 200 kL per year. 2. When assessing a beverage production facility, the local government must consider — (a) in relation to water supply, the — (i) volume required for production of the liquor, including the cleaning of equipment; and (ii) secure water sources, including any regulatory requirements for proclaimed ground and/or surface water sources; and (iii) infrastructure required for collection, storage, treatment and movement (pumping) onsite; and (b) in relation to trade waste — (i) a detailed trade waste management plan, including infrastructure required for collection, storage, treatment, movement and disposal and the intended water quality of the trade waste; (ii) any regulatory requirements for trade waste disposal; (iii) total design capacity of manufacturing equipment (tanks); (iv) for disposal to reticulated sewerage, evidence that the waste water treatment plant is capable of accepting the proposed volume and quality of trade waste; and

No.	Land Use	Requirement
		(v) any advice on the proposal as may be provided by the Department of Health, the Department of Water and Environmental Regulation, the Department of Primary Industries and Regional Development and Water Corporation. 3. The development of a beverage production facility within the Service Commercial or Industry zones shall be primarily for the production, storage and/or distribution of the product. The following restrictions shall apply — (a) consumption of the product at the site shall be limited to tastings only, being incidental to the production of the product on site, with maximum serving sizes of — (i) 50ml for wine; (ii) 100ml for beer/cider; and (iii) 15ml for spirits; (b) no dining on the premises or the consumption or service of food shall take place; (c) patronage at the site shall not exceed 30 people at any one time; and (d) customers visiting the site for the purpose of tasting and/or sales are restricted to Monday to Sunday, including public holidays, between the hours of 12.00pm and 5.00pm.
3.	Caravan Park Park Home Park	1. Development of a caravan park in the Rural zone shall be restricted to — (a) a minimum lot size of 10 hectares; (b) a maximum density of 10 caravan sites per hectare and 1 chalet or cabin per 3 hectares; (c) a minimum setback of 100 metres from any boundary; and (d) located within 5km of a township, major tourist node, beach or other recognised areas of tourist activity. 2. Subject to consideration of the need to make available adequate tourist accommodation, the local government may grant development approval for the permanent occupancy of up to —

No.	Land Use	Requirement
		(a) 50% of the total amount of caravan and park home sites within a caravan park or park home park in the Residential zone; or (b) 15% of the total amount of caravan sites and park home sites with a caravan park or park home park in the Tourist zone. 3. The maximum plot ratio areas shall be 100m² for a cabin and 150m² for a chalet.
4.	Hosted Short-Term Rental Accommodation	1. The maximum number of rooms to be occupied by guests is either — (a) three rooms for Residential zoned lots less than 1,500m²; or (b) four rooms for Residential zoned lots greater than 1,500m²; or (c) four rooms for any lot in any other zone where the land use is permissible. 2. Advertising signage shall have a maximum area of 0.2m².
5.	Independent Living Complex	1. All dwellings must be fixed and permanent buildings. 2. Development of an independent living complex shall be in accordance with a plan adopted pursuant to Part 6 of the Deemed Provisions that considers — (a) delivery of a mix of dwellings designed to meet silver, gold and platinum levels as defined in the *Livable Housing Design Guidelines*, to facilitate universal access and aging in place; (b) dwellings satisfy private open space, deep soil area, visual privacy, solar access, internal storage area and street surveillance and street walls where adjacent to a street or reserve; (c) building setbacks; (d) location of staff and visitor car parking; (e) location of communal amenities and facilities; and (f) location of vehicle (caravan and boat) storage facilities if proposed.
6.	Industry — Extractive	1. Notwithstanding any other setback requirement in the Rural zone, development of industry — extractive —

No.	Land Use	Requirement
		(a) for the purpose of sand and limestone extraction, shall not be located within 500 metres; or (b) for the purpose of gravel extraction, shall not be located within 1000 metres; of any sensitive land use, including any land use with a residential and/or tourism (or vineyard) component which is sensitive to adverse impact from noise and/or dust. 2. Notwithstanding any other setback requirement in the Rural zone, development of industry — extractive shall not be located within — (a) 500 metres of the tourist routes Caves Road, Vidler Road, Western Cape Drive, Cape Naturaliste Road, Eagle Bay Road, Wildwood Road, Canal Rocks Road, Wyadup Road, Moses Rock Road and Wilyabrup Road, or a minimum of 100 metres where development is visually screened; (b) 100 metres of any boundary abutting any other road or a minimum of 30 metres where development is visually screened; and (c) 100 metres from any waterways, measured from the outer edge of riparian vegetation. 3. During extraction, the minimum required vertical separation distance shall be 500 millimetres between the base of extraction and the highest groundwater level. 4. Post extraction, the minimum required vertical separation distances shall be 1000 millimetres between the final finished ground level and the highest groundwater level. 5. Industry - extractive shall be prohibited in areas within a lot containing threatened ecological communities, threatened flora and/or threatened fauna. 6. Proposed clearing of any of the following vegetation types — (a) priority ecological community; (b) priority flora; (c) threatened fauna habitat; or (d) environmentally sensitive area and/or buffer;

No.	Land Use	Requirement
		to facilitate the development of industry — extractive shall be supported by a flora and vegetation assessment and a fauna survey where threatened fauna habitat is present within the development proposal area.
7.	Rural Pursuit / Hobby Farm	1. On any lot less than 1 ha the keeping or rearing of livestock is prohibited. 2. On any lot on which it is permissible, the keeping or grazing of livestock may only be approved where it does not require vegetation removal and stock numbers are maintained in accordance with stocking rates as recommended by the Department of Primary Industries and Regional Development.
8.	Tourist and Visitor Accommodation	1. Serviced apartments as defined at clause (b) of the tourist and visitor accommodation land use definition shall only be permitted in the Centre zones. 2. Development of tourist and visitor accommodation in the Environmental Conservation zone shall — (a) not be permitted on any lot less than 20 hectares; (b) not require the removal of any remnant vegetation to accommodate development (including vehicle parking and access) and/or to satisfy bushfire protection requirements; (c) notwithstanding the definition of tourist and visitor accommodation, be restricted to chalets only at a density of one chalet per three (3) hectares with a maximum of six chalets per lot; (d) be restricted to a maximum of one habitable building, which includes a single house, for the management of the development; (e) be setback 100 metres from any road; and (f) be setback 50 metres from any boundary. 3. Development of tourist and visitor accommodation in the Rural zone shall comply with the following —

No.	Land Use	Requirement
		(a) a maximum of one chalet per survey strata lot, and a maximum of one habitable building, which includes a single house for the management of the development, per parent lot; or (b) one short term accommodation unit per hectare with a maximum of ten permitted, or maximum of 15 where the lot is 30 ha or greater; (c) one chalet and/or cabin per three hectares with a maximum of six chalets/cabins permitted or maximum of 10 where the lot is 30 ha or greater; (d) where chalets and/or cabins and short term accommodation units are proposed, the site area required shall be calculated cumulatively; and (e) the site coverage of buildings accommodating onsite facilities shall be restricted to 500m². 4. The maximum plot ratio areas shall be 100m² for a cabin or accommodation unit and 150m² for a chalet. 5. Each habitable building shall be provided with a supply of potable water from a reticulated system, an underground bore or a rainwater storage system. Water tanks or other rainwater storage systems shall have a minimum capacity of — (a) 80,000 litres per short-term accommodation building or unit; and (b) 135,000 litres per habitable building for the management of the development. 6. The local government will not support subdivision arising from an approved tourist or visitor accommodation development or subdivision to facilitate a future tourist and visitor accommodation development in the Environmental Conservation, Rural or Rural Residential zones.
9.	Unhosted Short-Term Rental Accommodation	1. The maximum occupancy rate of an unhosted short-term rental accommodation shall be either — (a) six occupants in the Regional Centre or District Centre; or (b) eight occupants in the Residential or Rural Residential zone; or (c) twelve occupants in the Rural or Environmental Conservation zone.

No.	Land Use	Requirement
		2. Notwithstanding clause 1, the maximum occupancy rate for unhosted short-term rental accommodation may be approved at a lesser amount, having had regard to the number of rooms and the relevant local planning policy. 3. Advertising signage shall have a maximum area of 0.2m².

Table D – Additional requirements that apply to specified land areas in Scheme area

No.	Description of Land	Requirement
ASR1	Lots 3 (No 180) and Lot 25 (No 167) Western Cape Drive, Naturaliste; Lots 2 (No 10), 13, 14 (No 77), 15 (No 45), 16 (No 15) 19 (No 94) and 20 (No 98) Duckworth Place, Naturalise; and Lots 10 (No 42), 21 (No 69), 22 (No 67), 23 (No 39) Drummond Glen, Naturaliste	1. The maximum building height shall not exceed 5 metres, as measured from natural ground level.
ASR2	Lot 9003 Norwood Pass, Lot 1445 Rendezvous Road, and Lots 178 (No. 550), 501 (No. 572), 9000 (No. 578), 201 (No. 580), 176 (No. 604), 224 (No. 604) and 634 (No. 629) Rendezvous Road, Vasse	1. A plan is to be prepared and adopted for the entire area, pursuant to Part 4 of the Deemed Provisions. The plan is to demonstrate integration with an approved plan for Lots 176, 9000 & 201 Rendezvous Road. 2. Lots 1445, 178, 501, 9000, 176, 201, 224 and 634 Rendezvous Road and Lot 9003 Vasse-Yallingup Siding Road, Vasse contain important environmental values including remnant vegetation, potential habitat for Commonwealth and State listed threatened fauna species, ecological linkages and wetlands. The plan adopted pursuant to Part 4 of the Deemed Provisions shall require these values to be retained, managed and protected for conservation purposes. The plan is to include comprehensive environmental and water management assessments that investigate, but are not limited to, the following matters in consultation with the Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation and the satisfaction of the City of Busselton — (a) Identification of vegetation having conservation significance, including survey(s) for Threatened Ecological Communities undertaken in the appropriate flowering season. (b) Approved measures to ensure the retention, protection and ongoing management of those remnant vegetated areas having recognised environmental values within 'public open space' and/or conservation areas (as identified on the plan). Such measures are required to also address linkages and connectivity with contiguous areas of similarly important remnant vegetation on adjoining land as well as

No.	Description of Land	Requirement
		management measures to ensure the habitat functions of these areas are maintained and, where possible, enhanced. (c) Determination of boundaries of geomorphic wetlands and waterways foreshore areas, including identification of appropriate buffers. (d) A Foreshore Management Plan that includes hydrologically connected wetlands. (e) A Local Water Management Strategy that establishes a framework to ensure that the quality and quantity of surface and groundwater is maintained post-development and that addresses (but is not limited to) — (i) flood management (major events); (ii) measures to ensure that existing hydrological and ecological functions of the geomorphic wetlands are not impacted by future development; (iii) mitigation of nutrient loads in surface and groundwater flows into connected waterways and wetlands such as the Broadwater Wetlands (Conservation Category Wetland); (iv) groundwater conditions, based on monitoring, and management requirements; (v) development and implementation of a drainage system that addresses upstream stormwater conveyance and flood management; (vi) measures to capture and treat the minor events; and (vii) monitoring and management requirements. 3. Areas identified as having conservation significance (such as wetlands and buffers) are to be identified on the plan adopted pursuant to Part 4 of the Deemed Provisions as reserves for Environmental Conservation and ceded free of cost to the Crown at the time of subdivision in addition to any public open space land required as a condition of subdivision for residential purposes. 4. Consideration of transitional lot sizes adjacent to areas of existing developed rural residential lots. 5. Prospective conditions of subdivision shall require the preparation of vegetation, fauna, wetland and ASS management plans, the primary objective of which will be to ensure the

No.	Description of Land	Requirement
		protection and ongoing management of significant environmental, biodiversity, habitat and cultural values. 6. Prior to subdivision or development, the proponent is to prepare a Development Contribution Plan to ensure appropriate and timely contributions towards community facilities, public open space and civil infrastructure on a progressive and staged basis.
ASR3	Lots 1, 202 – 206, 211 – 226, 228 – 248 and 336 – 339 Lindsay Drive; Lots 207 – 210 Woolgar Retreat; Lots 227, 253 – 264, 274 – 284 and 5380 – 5382 Blum Boulevard; Lots 249 – 252, 265 – 269, 273, 318 – 320, 326 – 327 and 333 – 335 Klaehn Crescent; Lots 270 – 272 and 314 – 317 Comfort Glen; Lots 321 – 325 Kurnalpi Cove and Lots 328 – 332 Kybra Close, Yalyalup	1. Grouped dwellings are not permitted. 2. No building shall be constructed less than 60 metres from Bussell Hwy or 40 metres from Vasse Hwy.
ASR4	Lots 2 – 10, 52 – 57 and 63 - 64 Everlasting Crescent; Lot 11, 16 – 24, 26 – 30, 42 – 51 and 58 - 62 Morava Drive; Lot 25 Apex Rise; Lots 12 – 15 Serenity Grove; Lots 31 – 41, 66, 110 – 111 and 118 – 130 Pinnacle Avenue; Lots 100 – 109 and 112 – 117 Peaceful Way; Lots 67 – 77 and 90 – 99 Everwood Glade; Lots 78 – 79 and 87 – 88 Harmony Drive; and Lots 80 – 86 Summit Court, Ambergate	1. No further subdivision shall be permitted. 2. All development shall be setback — (a) 20 metres from the front and rear boundaries, except: (i) buildings shall be setback 90 metres from Chapman Hill Road and Queen Elizabeth Avenue; and (ii) buildings at Lots 37 – 41 and 124 - 129 Pinnacle Avenue and Lots 46 – 47 and 50 Morava Drive shall be setback 35 metres from the lot boundary, adjacent to the Rural zone.

No.	Description of Land	Requirement
ASR5	Lots 174 (No. 38E), 176 (No. 38A), 177 (No. 22E), 178 (No. 22A) and 179 (No. 22C) Bussell Highway, and Lots 180 – 182 (Nos. 82 – 90) West Street, and Lot 175 (No. 53) Prince Regent Drive, West Busselton	1. Lots 176 and 177 shall be limited to an aggregate gross floor area of 7,000m². 2. Development adjacent to the Residential zone shall — (a) be restricted to single storey; (b) incorporate measures to avoid light spill into the adjacent residential area; (c) provide service areas that are enclosed and located to minimise noise and disturbance to the adjacent residential area. 3. All built form shall incorporate the following design elements — (a) simple architectural form; (b) use of glazing at ground floor level where adjacent to a car park; (c) clearly identifiable building entries; (d) contiguous verandahs. 4. Built form on Lot 182 shall incorporate the following design elements on the southern side — (a) articulation to reduce the impact of solid walls; and (b) features of interest through use of light and shadow, colours and textures.
ASR6	Lot 6 Commonage Road, Quindalup	1. The following shall be completed to inform structure plan design — (a) Complete flora and vegetation and terrestrial fauna surveys consistent with EPA technical guidance to identify conservation significant environmental values, including: (i) Black cockatoo roosting or nesting trees and hollows that may be suitable for future breeding; (ii) Western ringtail possum foraging and breeding habitat; and (iii) Habitat suitable for the Dunsborough burrowing crayfish.

No.	Description of Land	Requirement
		2. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to set out the following — (a) The outcomes of item 1a to inform planning design in respect to avoidance and mitigation of potential impact to significant environmental values. This shall include: (i) Retention of significant environmental at the site within conservation areas/reserves, or public open space; and (ii) Providing for buffers/setbacks from development to these areas of significant environmental value. Buffers/setbacks to be retained within conservation areas/reserves or public open space and prioritised for revegetation. (b) An Environmental Management Plan (EMP) shall be prepared to the satisfaction of the City of Busselton on advice of DBCA. The EMP shall address as a minimum, outcomes of items 1a and 2a and actions to prevent and manage impacts of development on vegetation and fauna habitat identified for retention. The management measures to ensure the habitat functions of these areas are maintained and, where possible, enhanced. (c) Definition of boundaries of the Priority Ecological Community palusplain wetland including identification of appropriate buffers to development to the satisfaction of the Department of Biodiversity, Conservation and Attractions. (d) A tree survey to consider retention outside of public open space areas and measures to identify and protect paddock trees within public spaces or road reserves. (e) Ethnographic/cultural heritage assessment and satisfactory measures to protect identified sites and/or trees having cultural significance. (f) Open space requirements for active open space that does not require modification or removal of existing vegetation and fauna habitat. (g) The separation of, and treatment of the interface between, developable areas from Commonage Road, including the identification of a minimum 20 metre wide landscape buffer (or wider to accommodate revegetation and stormwater

No.	Description of Land	Requirement
		drainage management) and an adjacent internal road, consistent with maintaining visual landscape amenity from Commonage Road. (h) Measures to provide for the safe and efficient movement of pedestrians and cyclists to, from and within the Special Provision Area, including the crossing of Commonage Road, which connects to existing or planned dual use path networks. (i) A suitable buffer along the southern boundary of the site that addresses maintaining the visual amenity of adjoining rural land. (j) A Local Water Management Strategy that is to include, but is not limited to — (i) Determination of a foreshore to surface water creek lines in accordance with the Department of Water (2012) Operational Policy 4.3: Identifying and establishing waterways foreshore areas; (ii) Measures to retain, protect and enhance surface water creek lines and their foreshores, including potential burrowing crayfish habitat; and (iii) Locate stormwater detention basins to avoid clearing/impacts on remnant vegetation and potential burrowing crayfish habitat. (k) The number of proposed access/egress points to Commonage Road and Genoli Road. (l) Measures that address the retention of vegetation within the Genoli Road reserve. (m) Identification of a 'Local Centre' site site of approximately 4,000m^2 and a 'Service Commercial' site of approximately 3 hectares. (n) A Local Development Plan is to be prepared for the identified 'Local Centre' site and is to address: (i) Land use controls; (ii) Location of car parking, pedestrian and vehicular/service access; and (iii) Landscape values and visual management considerations.

No.	Description of Land	Requirement
		(o) A Local Development Plan is to be prepared for the identified 'Service Commercial' site and is to address: (i) Land use controls; (ii) Development frontage to Commonage Road; (iii) Location of car parking, pedestrian and vehicular service/access; and i. Landscape values and visual management considerations. (p) Public open space and landscape buffers to be integrated with the Local Centre and Service Commercial sites to screen development from Commonage Road. (q) Access road separating identified LDP Areas and residential areas are to provide a high level of amenity through boulevard-style treatment and street tree planting and landscaping of verge and median strip areas. (r) Design guidelines to ensure that the land uses within each LDP Area are developed in a manner that has minimal impact on the amenity of the adjoining residential area whilst maintaining a high quality appearance.
ASR7	Land bound by Busselton Bypass to the north; Queen Elizabeth Avenue to the west; Vasse Diversion Drain to the east; and portions of Lots 2191, 2192 and 2193 Queen Elizabeth Avenue and Lots 22 and 57 Chapman Hill Road to the south.	1. A District Water Management Report is required to demonstrate how water will be managed and integrated between the land zoned Rural and the land zoned Urban Development, both of which are identified in the Local Planning Strategy for 'current urban growth'. 2. Retail floor space in the Ambergate town centre shall be limited to 14,000m^2 net lettable area. 3. Retail floor space in the Ambergate town centre shall not exceed 9,000m^2 net lettable area prior to the development of a minimum 50,000m^2 of shop retail net lettable area in the Regional Centre. 4. Retail floor space in the Ambergate local centre shall not exceed 500m^2 prior to the development of a minimum 5,000m^2 in the Ambergate town centre.

No.	Description of Land	Requirement
ASR8	Lots 15, 16, 24 & 38 (Nos 20, 20, 16 and 12) Duchess Street, West Busselton	1. Subdivision or development at a density less than R40 shall not be permitted. 2. Development at a density of R60 will only be supported where the land is amalgamated to enable an integrated development of the whole site.
ASR9	Lot 5006 Dunsborough Lakes Drive; Lot 2000 Clubhouse Drive; and Lot 2001 Cabot Close	Salinity and nutrient monitoring of groundwater and surface water shall be carried out by the developer and reported to the City of Busselton, the Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation every 12 months. A plan pursuant to Part 6 of the Deemed Provisions will not be adopted unless a salinity and nutrient monitoring report has been submitted to the local government at every 12 month interval.
ASR10	Lot 3 (No. 500) Bussell Highway, Broadwater	1. The development area of the land is defined as per the Department of Environment's 'Approval to Clear' dated 8th April 2014. 2. Development or subdivision across the 'development area' portion of the land can be up to a maximum residential density of R40. 3. Land use permissibility for the 'development area' portion of the site shall be as per the Residential zone. 4. Vehicular and future road access to and from the site is limited to Bell Drive only. 5. Prior to subdivision or development the portion of land contained within the development area is to be appropriately zoned to reflect the zoning/use proposed by a plan adopted pursuant to Part 4 of the Deemed Provisions. The portion of land outside the development area is to be reserved for Environmental Conservation. 6. At the time of subdivision or prior to development, the required Environmental Conservation reserve is to be vested in the Crown and ceded free of cost and without any payment of compensation by the Crown.
ASR11	Lots 6 to 15 (Nos 6/700 to 15/700) Caves Road, Marybrook	Notwithstanding any other provision of the Scheme: Lots 6 – 15, as shown on Strata Plan 46392 (approved on 8 September 2005), can be developed with a maximum of two accommodation units per lot with unrestricted length of stay permitted for each accommodation unit.

No.	Description of Land	Requirement
ASR12	Lot 2761 (No. 29) Commonage Road, Dunsborough	The local government may grant development approval for the permanent occupancy of up to 15% of caravan sites.
ASR13	As identified on the Scheme map	1. Prior to any further subdivision, a plan is to be prepared and adopted pursuant to Part 4 of the Deemed Provisions. The plan is to determine as a minimum: indicative layout, residential density, strategic road integration and public open space provision. 2. Any plan that is prepared shall identify precincts for which further planning is required prior to any consideration for subdivision approval. 3. Notwithstanding requirement 1, a separate plan may be prepared pursuant to Part 4 of the Deemed Provisions specifically for Lots 1245 - 1247 Kookaburra Way. The specific plan for these lots must integrate with the approved structure plan for neighbouring Lot 2 Kookaburra Way.
ASR14	Lots 221, 9052 (No. 210), 9563, 9564 and 9559 Northerly Street; Lot 250 (No. 53) Kaloorup Road; Lot 461 Florence Road; and Lot 9521 Bussell Hwy, Vasse	1. Prior to ground disturbing activities the developer shall prepare a Wetland Management Plan for the wetlands and buffers to meet the following objectives; "to maintain and, where possible enhance the integrity, functions and environmental values of the wetland". The Wetland Management Plans shall be prepared to the requirements of the responsible authority on the advice of the Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation. Each plan shall include —

		(a) A description of the wetland including its ecosystem, attributes and values; (b) Management objectives, including the protection of the water regime that supports the wetland; (c) Management actions to ensure that the management objectives are achieved including control of access through fencing and paths; (d) Measures to ensure that where there are impacts to a wetland or its buffer caused by development then there will be a net gain in environmental value for the remaining wetland to offset these impacts; (e) A monitoring programme, including definition of performance criteria and analysis procedures, to demonstrate whether the management objectives are being met; (f) Contingency plans to be implemented in the event that performance criteria are not met; and (g) Identification of responsibilities for implementation of the plan. 2. Prior to ground disturbing activities, a Drainage and Nutrient Management Plan over the whole of the subject land to ensure that the rate, quantity and quality of water leaving the subject land will not adversely impact on Geographe Bay or wetlands on or in the vicinity of the subject land to the requirements of the responsible authority on the advice of the Department of Water and Environmental Regulation. This plan shall incorporate — (a) Water Sensitive Urban Design best management practices to achieve the best removal of pollutants and nutrients from surface water and groundwater discharges from the subject land; (b) Water Sensitive Urban Design best management practices to maximise stormwater detention on site; (c) Mechanisms to minimise erosion during and after the development phase; (d) Mechanisms to protect the water regimes of the lakes protected under the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 situated on and nearby the subject land, including water quality and water level; and to ensure that

No.	Description of Land	Requirement
		there shall be no direct drainage to the Franklin wetland from the proposed adjacent industrial area. (e) A monitoring and reporting programme for nutrient concentration in surface water and groundwater discharges from the subject land; (f) Contingency measures to be implemented in the event that pollution and nutrient removal and stormwater detention are not achieving Water Sensitive Urban Design best practice; and (g) Identification of responsibilities for implementation of the Drainage and Nutrient Management Plan. 3. Lot 221 Northerly Street, Vasse contains important environmental values including, but not limited to, poorly represented vegetation and habitat for Western Ringtail Possum (Pseudocheirus occidentalis) and Black Cockatoo species (*Calyptohynchus latirostis, Calyptohynchus baudinii* and *Calyptohynchus bandsi naso*). A plan adopted pursuant to Part 4 of the Deemed Provisions should require these environmental values to be retained, managed and protected for conservation purposes. 4. Areas identified for residential development: a minimum front setback of 4 metres applies to dwellings and structures (excluding driveways) to facilitate provision of drainage.
ASR15	Lots 9001 and 585 Port Lane, Geographe	1. All habitable buildings are to achieve a minimum finished floor level of 3.4m AHD. 2. Prior to subdivision or development, the proponent is to demonstrate to the satisfaction of local government, Department of Planning, Lands and Heritage, and Department of Transport that any proposed engineering, planning and/or building design measures used to achieve the minimum 3.4m AHD finished floor level will adequately mitigate against envisaged coastal process (e.g. inundation) pursuant to the requirements of State Planning Policy 2.6 - State Coastal Planning Policy; and will achieve the envisaged

No.	Description of Land	Requirement
		planning and development outcomes in accordance with the endorsed Structure Plan applicable to the land. 3. As a condition(s) of subdivision or development, the proponent will be required to: (a) prepare an Emergency Evacuation Plan that includes, but is not limited to, the procedure for timely and safe evacuation during a major storm event; (b) provide prospective purchasers with a copy of the Emergency Evacuation Plan; and (c) impose a notification on titles advising of the Emergency Evacuation Plan and that a copy can be obtained from the local government's office.
ASR16	Lot 7 (No. 86) Forrest Beach Road, Wonnerup	1. All dwellings are required to meet the following standards — (a) a minimum finished floor level of 3.8 metres AHD for coastal inundation protection; (b) effluent disposal is to be via an alternative treatment unit (ATU) effluent disposal system with secondary treatment unless otherwise determined by the local government or Department of Health; (c) at least 1.5 metre vertical separation between the highest winter groundwater level and the discharge point of the on-site effluent disposal system; and (d) appropriate landscaping and screening of the new development.
ASR17	Lot 200 (No. 1676) Caves Road, Quindalup	Notwithstanding any other provisions of the Scheme, an unrestricted length of stay is permissible for strata lots 6-13 and 48-51 as shown on Strata Plan 50936 (WAPC ref 165-21).
ASR18	Lot 2883 Puzey Road, Wilyabrup	For Lots 20, 21, 31, 37, 46 and 47 as shown on Strata Plan 54626 (approved on December 2021), one Chalet per lot is permitted as unrestricted length of stay.
ASR19	Lot 4 (No. 63) and Lot 12 Caves Road, Abbey and Lot 14 (No 5840) Bussell Highway Abbey	1. All development on land or lots affected by coastal inundation require the prior development approval of the local government. 2. All habitable development on land or lots affected by coastal inundation are to have a minimum finished floor level of 3.0 metres AHD.

No.	Description of Land	Requirement
		3. A notification on title advising of coastal risk hazard is to be applied as a condition of subdivision or development, for all land or lots affected by coastal inundation.
ASR20	As identified on the Scheme map (Port Geographe)	1. The height of buildings on lots adjacent to Layman Road and Vasse Estuary shall be limited to 7.5 metres above the finished surface level of the land as specified on approved subdivisional engineering plans. 2. The maintenance of all water frontage walling, including rip rap, reinforced reeded slopes, beaches and other structures shall be the responsibility of the respective water frontage lot owner 3. The stabilised canal edge, as specified in engineering and landscape drawings approved by the local government, shall be maintained by the owner of the subject water frontage lot in a structurally sound condition and shall not be altered, extended or removed. 4. The minimum site area for the purpose of residential development shall exclude the water portion of the lot. 5. For the purpose of applying and enforcing the relevant setback and development standards, the front of any lot is that boundary which abuts the road reserve. The boundary abutting a waterway is the rear of the lot. 6. No development (excluding fences and retaining walls) shall be erected closer than 4.5 metres to the stabilised canal edge, subject to an average setback of 6.0 metres and the general appearance of the canal being maintained. Engineering certification shall be provided with a building licence application ensuring that no additional structural loads are placed on the canal walls. 7. No retaining wall or fencing shall be erected within 1.0 metres of the landward side of the stabilised canal edge. 8. Any side or rear fence located within 6.0 metres of the landward side of the stabilised canal edge shall be of open grill construction and not exceed 1.0 metre in height, with no solid fencing permitted. 9. All fencing on canal lots shall be of masonry construction only, except for those sections required to be of open grill construction.

No.	Description of Land	Requirement
		10. All outbuildings and other structures shall be integrated in terms of design, colours and materials with the single house. 11. The local government may permit a dwelling or structure, including retaining wall or fencing, that does not comply with a standard prescribed in provisions 6 to 10 above, provided that — (a) the local government is satisfied that there will be an improved architectural amenity resulting from reduced setbacks between buildings and the canal frontage; (b) the local government is satisfied that the overall amenity and appearance of the canal frontage will be maintained or improved; (c) a professional structural engineer provides certification as to the structural soundness of the proposed works; and (d) where the variation is considered likely to affect adjoining and adjacent owners, the local government has consulted the affected parties by following one or more of the provisions for advertising under clause 64 (4) of the Deemed Provisions.
ASR21	Lot 4131 Smiths Beach Road Yallingup	1. A structure plan prepared for the land by the landowner must include, but is not limited to the following associated plans or report — (a) Design and Settlement Guidelines; (b) A Fire Hazard and Fire Risk Assessment Plan and Preliminary Fire Management Plan for the land that is in accordance with Western Australian Planning Commission (WAPC) policy and Department of Fire and Emergency Services (DFES) guidelines on bush fire protection and is consistent with the intent of — (i) Retaining remnant vegetation wherever possible and the need to protect the visual amenity, natural landscape and environmental values of the land; and (ii) Preserving the natural environmental values of the Leeuwin Naturaliste National Park while also complementing the fire management regimes of the national park; (c) A comprehensive Landscaping and Rehabilitation Plan;

No.	Description of Land	Requirement
		(d) An Archaeological and Aboriginal Heritage Survey undertaken by an appropriately qualified consultant; (e) A Community Facilities and Infrastructure Contribution Principles Plan that specifies the basis for determination of contributions to be made to fund community facilities and infrastructure within the locality as a direct result of development of the land; (f) Where applicable, a Coastal Planning Strategy or Foreshore Management Plan prepared in accordance with State Planning Policy No. 2.6 – State Coastal Planning Policy; (g) A Visual Landscape Assessment for the whole of the land; (h) Drainage; (i) Movement and car parking; (j) Solar orientation; and (k) Landscape and environmental values. The above plans / reports shall be integrated into the overall structure plan documentation. 2. In addition to the requirements described in Part 4 of the Deemed Provisions, a structure plan must also address and have due regard to — (a) Relevant provisions of State Planning Policy No. 6.1 – Leeuwin-Naturaliste Ridge Policy (LNRSPP), State Planning Policy 2.6 – State Coastal Planning Policy, State Planning Policy No. 1 – State Planning Framework Policy and any other relevant State Planning Policies approved pursuant to Part 3 of the *Planning and Development Act 2005;* (b) Relevant provisions of the Scheme and any relevant local planning policies adopted pursuant to the Scheme; (c) The City of Busselton Rural Strategy; and (d) In relation to Lot 4131 Smiths Beach Road, Yallingup, the combined methodologies adopted by the City for the preparation of a Structure Plan.

No.	Description of Land	Requirement
		3. In relation to the lot, the Identified Developable Land Area(s) shown on a structure plan will identify where development may be undertaken on the land and must be determined having regard to the — (a) Overriding need to protect the visual amenity, natural landscape and environmental values of the area; and (b) Provisions and policies described in 2 above. 4. In relation to the lot, a structure plan must — (a) Designate areas to be excluded from the Identified Developable Land Areas(s) such as Principal Ridge Protection Area pursuant to the LNRSPP, National Park, public open space requirements or similar purposes; (b) Establish the primary tourism function of the site; (c) Ensure that land identified for subdivision and development of the Identified Developable Land Area(s) is designated so that a ratio of not less than seventy percent (70%) of the overall Identified Developable Land Area(s) be used for tourist uses, as may be granted development approval in the 'Tourist' zone and not more than thirty percent (30%) residential development be achieved from the overall Identified Developable Land Area(s); (d) Ensure that density, scale and nature of all development has due regard to the landscape and environmental value of that area; (e) Provide for a range of tourist development accessible by the broader community which may include, but not limited to, campsites, hostels/backpacker accommodation, chalets, lodges, guesthouses and other low impact development; (f) In relation to the Identified Developable Land Area(s) designated for residential use, a range of residential densities to be shown in clearly delineated residential cells with the maximum residential density code (R-Code) being R25 as per the Residential Design Codes; (g) Provide integrated recreation facilities that promote visitor and resident interaction and also consider areas for local convenience shopping and services;

No.	Description of Land	Requirement
		(h) Ensure that where reasonably possible all utilities and services on the land are contained within the Identified Developable Land Area(s); (i) Ensure that all development is connected to reticulated water, sewerage and power unless the local government and other relevant responsible authorities are satisfied that suitable alternative technologies can be implemented; and (j) Ensure all development is assessed for their direct and indirect impact on the natural environmental values and management of the adjacent National Park. 5. On receipt of a structure plan, the City shall process the structure plan in accordance with Part 4 of the Deemed Provisions.

Schedule F - Additional Site and Development Requirements for Areas Covered by a Structure Plan or Local Development Plan

[cl. 33]

No.	Description of Land	Requirement
AD1	Lots 1 – 22 (No. 26), 1-38 (No. 18) & 5037 (No. 23) Yallingup Beach Road, Yallingup	1. Development of Lot 1 (1/18) Yallingup Beach Road, but excluding Caves House — a) shall not exceed a total net lettable area of 500m² b) shall not be located within 30 metres of the adjacent Leeuwin-Naturaliste National Park. 2. Development on Lot 5037 (No. 23) Yallingup Beach Road shall comply with the following setbacks — (a) 15 metres to the boundary adjoining Yallingup Beach Road; and (b) 30 metres to the boundary adjoining the reserve.
AD2	Lot(s) 101 – 114 Kookaburra Way and Lot(s) 115 – 157 Sierra Crescent, Vasse	1. Front setbacks shall be as follows — (a) 15m for Lots 101 – 112 and 114 with no averaging permitted. (b) 12m for all other lots with no averaging permitted. 2. Minimum secondary street setback of 5m for all applicable lots. 3. Minimum side setbacks of 3m. 4. Rear setbacks shall be as follows – (a) 40m for a habitable building and 6m for outbuildings for Lots 120 – 133 Sierra Crescent as measured from the northern edge of the bund; (b) 5m for all other lots.
AD3	Lots 1 (No. 11), 919 (No. 15), 1-3 & 7-9 (No. 17) and 1-2 (No. 19) Inverness Avenue, Dunsborough;	1. Setbacks shall be as follows — (a) 27m from Commonage Road;

	Lots 915 (No. 2), 916 (No. 4), 3 (No. 6), 4-6 (No. 8), 920 (No. 12), 1-4 (No. 13), 2 (No. 14), 1-8 (No. 16), 923 (No. 18), 1-8 (No. 20), 1 & 3 (No. 22), 2-3 (No. 24), 1-2 (No. 26), 1, 3 & 4 (No. 28), 1-2 (No. 30), 1 & 3 (No. 32), 3 (No. 1/34), 3-5 (No. 35), 1-2 (No. 36), 3-4 (No. 38), 1-2 (No. 40), 887 (No. 42), 1-2 (No. 44), 885 (No. 46) and 884 (No. 48) Faure Lane, Dunsborough; Lots 901 (No. 5), 5 (No. 6), 1-4 (No. 8), 1-4 (No. 9), 1-4 (No. 10), 1-4 (No. 12), 1-3 (No. 14), 1-4 (No. 16) and 1-7 (No. 18) Griffin Drive, Dunsborough; Lots 1-7 (No. 1), 1155 (No. 2), 1-2 (No. 3), 1155 (No. 4), 896 (No. 5), 1-2 (No. 6), 1157 (No. 6), 1-2 (No. 7), 1158 (No. 8), 1-4 (No. 9), 1159 (No. 10), 893 (No. 11), 1160 (No. 12), 1161 (No. 14) Congressional Drive, Dunsborough; Lots 2 (No. 64), 1 (No. 66), 4 (No. 82), 2 & 4 (No. 84), 1-2 (No. 880) Commonage Road Dunsborough; and Lots 1151 (No. 283), 1152 (No. 285), 1153 (No. 287) and 1154 (No. 289) Dunsborough Lakes Drive, Dunsborough;	(b) 4m from Congressional Drive and Dunsborough Lakes Drive; (c) 8m from Inverness Avenue and Griffin Drive (d) 1.5m from Faure Lane and Turnberry Lane 2. Nil side setbacks are permitted. 3. All lots shall provide one loading bay per development unless it can be demonstrated to the City that such provision is not required for the proposed use. 4. Laneway access is for secondary purposes only and is not to be used as the primary customer entry to any business.
AD4	Lots 123 (No. 100), 125 (No. 102), 126 (No. 104), 127 (No. 106) and 128 (No. 108) Commonage Road, Dunsborough; Lots 120 (No. 15), 119 (No. 17) and 118 (No. 19) Congressional Drive, Dunsborough; Lot 121 (No. 50) Faure Lane, Dunsborough; and	1. Setbacks to Commonage Road shall be 18.5m. 2. Setbacks to Newquay Terrace shall be as follows — (a) 8.5m for Lots 122 and 124 Newquay Terrace; (b) 7m for Lot 126 Commonage Road to accommodate reciprocal vehicle parking and access with Lots 122 and 124 Newquay Terrace (c) 1.5m for Lot 127 Commonage Road

	Lots 124 (No. 8) and 122 (No. 10) Newquay Terrace, Dunsborough;	(d) nil for Lots 118 – 121 Congressional Drive 3. Setbacks to Congressional Drive shall be 8.5m 4. Setbacks to any laneway shall be 1.5m for all lots. 5. Nil side setbacks are permitted. 6. All lots shall provide one loading per development unless it can be demonstrated to the City that such provision is not required for the proposed use. 7. The applicable development standards for Lot 128 shall be determined at the development application stage in consultation with the City. 8. Laneway access is for secondary purposes only and is not to be used as the primary customer entry to any business. 9. Access for service vehicles, as well as the location of delivery and loading areas to Lots 118 – 126 shall be provided from the laneway. 10. At the development application stage, sufficient vehicle circulation within the development area of Lots 122 – 126 shall be required to ensure all vehicle access/egress movements to the laneway can be achieved in forward gear. 11. A 1.5m wide footpath shall be provided by the owners of Lot 118 – 127 along the main street frontage, as shown on the LDP, between the 'development area' and the adjoining car parking bays at the development approval stage. (Note: footpath to be included in the access easement area).
AD5	Land bound by Reserve 50351 (Buayanyup Drain), Reserve 48251 (Wadandi Track), Northerly Street and Bussell Highway Vasse	1. Retail floor space in the Vasse Village Local Centre zone and Service Commercial zone shall be limited to 6,500m² net lettable area. 2. The following setbacks shall apply to the Local Centre — (a) Mandatory nil for 90% of frontage or as per the R-Codes where residential development is proposed. (b) Nil side and rear setbacks permitted or as per the R-Codes where residential development is proposed. 3. The following setbacks shall apply to the Service Commercial zone —

		(a) 15m front setback where fronting Warrior Court with minor variations for architectural detail; (b) minimum nil front setback for all other lots; (c) 1.5m rear setback to Ganges Lane and nil permitted for all other lots; and (d) nil side setbacks permitted. 4. The following height limits apply — (a) maximum two storeys for Service Commercial; and (b) maximum 3 storeys for Local Centre with a minimum height of 2 storeys where fronting Napoleon Promenade or Coomidup Boulevard. 5. Residential uses are not permitted at ground floor in the Local Centre where fronting Coomidup Boulevard or Napoleon Promenade. 6. Minimum glazing of 50% of front façade for all development. 7. Awnings with a minimum depth of 2.4m shall be provided for the full building frontage for all development. 8. Noise sensitive premises shall be designed to attenuate ambient noise so that sound received does not exceed the assigned levels set out in the Environmental Protection (Noise) Regulations 1997. Where road noise is above LAeqdB 55 at the time of construction, treatment packages recommended by the Vasse Newtown Dawson Village Centre Traffic Noise Assessment (Lloyd George, 2008) shall be implemented for residential uses. 9. For single storey development in the Service Commercial zone, an automatic concession of 25% is applicable to the on-site parking requirements set out in the applicable local planning policy for car parking. 10. In regards to (9) above, the required number of bays is to be rounded up to the nearest whole number where the application of concession results in a fraction of a bay. 11. For single storey development in the Local Centre, an automatic concession of 10% is applicable to the on-site requirements set out in the applicable local planning policy for car parking.

		12. Where first floor development is proposed in the Local Centre, an automatic concession of 100% is applicable to on-site parking requirements for the first floor component, subject to satisfaction of the following criteria — (a) Where residential dwellings are provided, residential parking is provided in accordance with the R-Codes and resident parking (excluding visitor parking) is excluded from any reciprocal use arrangement; (b) Where residential dwellings are provided, the applicable discretion for the first floor component is transferred to ground floor parking requirements to enable a commensurate reduction in the number of bays required for ground floor uses; (c) A parking plan is prepared for the land denoting — (i) Dedicated bays for resident parking; (ii) Bays available for reciprocal parking arrangements (including visitor bays for residential uses); (iii) Disabled parking and loading bay(s); and (iv) Access easements. (d) The landowner is to prepare a restrictive covenant or legal agreement or other such mechanism to the satisfaction of the City ensuring that reciprocal rights of access are applied to all existing and proposed tenancies, excluding bays dedicated for the exclusive use of residents. 13. The required number of bays for residential uses is as per the R-Codes.

AD6	Lot 811 – 814 Moses Rock Road, Wilyabrup	1. The height of any development shall not exceed 4 metres for Lot 812 and 6 metres for all other lots, as measured from natural ground level. 2. Dwellings and incidental development on Lot 812 shall comply with the following requirements — (a) roofing colour shall be mid-grey or grey-green; (b) windows shall be setback under deep roof overhangs or be of low reflectivity glass; (c) water tanks are to be grey-green colour and designed so that a maximum of 3m is above ground; and (d) satellite dishes, aerials and the like shall not extend above the roof line.
AD7	Lot 32 – 36 Forrest Beach Road and Lot 37 Buttercup Road Wonnerup	The maximum height of any development shall be six (6) metres above natural ground level.

Schedule G - Special Control Areas

[cl. 36]

No.	Name of area	Provisions
SCA1	Landscape Value Area	**Purpose:** To conserve and enhance the natural and cultural characteristics which contribute to the rural landscape. **Objective:** Development is responsive to, and compatible with, the natural and cultural characteristics of the rural landscape. **Additional Provisions:** 1. Development within the Landscape Value Area requires the prior development approval of the local government. 2. The local government shall not grant development approval for the clearing or development of any land identified within a Landscape Value area on the Scheme map, unless it has considered — (a) whether the development will be compatible with the maintenance and enhancement, as far as is practicable, of the existing rural and scenic character of the locality; (b) whether the development will materially affect any wildlife refuge, significant wetland, coastal environment or any identified site containing Aboriginal archaeological relics; and (c) disturbance to the natural environment, including — (i) visual effects of clearing for development; (ii) maintenance of rural character; (iii) habitat disturbance; and (iv) disturbance of threatened environmental communities. 3. The local government shall not grant development approval for the carrying out of development on land within the Landscape Value area or on land on or near any ridgelines where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative visual effect of the development related to other development that may be anticipated in the locality and in the area generally.

No.	Name of area	Provisions
		4. Before granting development approval for the erection of a building on land within the Landscape Value area, the local government shall make an assessment as to whether it should impose conditions relating to — (a) the siting of the proposed building; (b) the use of prescribed materials on the external surfaces of the building; and (c) the number, type and location of existing trees and shrubs which are to be retained and the extent of landscaping to be carried out on the site. 5. In additional provision (4) — ***"external surfaces"*** means the external walls and cladding (if any), external doors, external door and window frames, columns, roofs, fences and any surface of a building or work visible from the exterior of a building or work; and ***"prescribed materials"*** means materials with dark tones or dark colouring and of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality. 6. Notwithstanding additional provision (1) development approval is not required for the following works — (a) the erection of, or alterations or additions to, a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes, where applicable; (ii) where located in a bushfire prone area, the bushfire attack level (BAL) assessment calculates the bushfire attack level of the development site as BAL – 29 or less; (iii) are not located in a heritage protected place; (iv) comply with additional provisions (2) to (5) of the Landscape Value Area; and (v) comply with any other relevant development standards set out in the Scheme. (b) the erection or installation of, or alterations or additions to, an outbuilding, external fixture, patio, pergola, verandah, deck, garage, car port, swimming pool, water tank or shade sails on the same lot as a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes, where applicable;

No.	Name of area	Provisions
		(ii) where located in a bushfire prone area, do not increase the bushfire attack level calculated for the existing single house; (iii) are not located in a heritage protected place; (iv) comply with additional provisions (2) to (5) of the Landscape Value Area; and (v) comply with any other relevant development standards set out in the Scheme. (c) the installation of, or alterations or additions to a fence, if the fence — (i) is constructed from posts and wire; and (ii) the works comply with additional provision (2) of the Landscape Value Area. 7. Notwithstanding additional provision (1) development approval is not required for the use and carrying out of works in a reserve if — (a) the use and works are wholly located on a reserve managed by the local government; and (b) the use and works will be wholly carried out by the local government.
SCA2	Wetland Area	**Purpose:** To minimise or avoid undesirable impacts on wetland ecosystems arising from implementing subdivision and/or development. **Objective:** Development is responsive to, and compatible with, the preservation of wetland ecosystems. **Additional Provisions:** 1. Development within the Wetland Area requires the prior development approval of the local government. 2. In the case of an application for subdivision or survey strata subdivision, the local government shall not support the application unless each lot to be created and intended to be used for the purpose of the erection of buildings includes land, on which the buildings are intended to be erected, which is not within a Wetland Area.

No.	Name of area	Provisions
		3. Without limiting the local government's ability to grant development approval, the local government may grant development approval for the carrying out of development on land to which this clause applies where it is satisfied that — (a) the characteristics of the land are different from the general characteristics on which the delineation of the land was based; and (b) there are no other reasonable or practical alternatives in the circumstances. 4. The local government shall not grant development approval for the carrying out of development on land to which this clause applies unless the applicant has satisfied the local government that — (a) the development is proposed to be carried out in a manner which minimises — (i) visual and scenic impact; (ii) the risk of soil erosion, including erosion by wind; (iii) the risk of water pollution, through increased siltation or otherwise; (iv) the destruction of rare or locally important vegetation systems; and (b) appropriate measures are proposed to retain wetland and riparian vegetation. 5. In deciding whether to grant development approval the local government must consider — (a) advice on the proposal as may be provided by the Department of Biodiversity, Conservation and Attractions, the Department of Water and Environmental Regulation and the Water Corporation; (b) the environmental effects of the proposed development, including the effect of the proposed development on — (i) the growth of native plant communities; (ii) the survival of native wildlife populations; (iii) the provision and quality of habitats for both indigenous and migratory species; and (iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding area, including acidity, salinity and water quality; (c) whether feasible alternatives to the proposed development, either on other land or by other means, exist and, if so, the reasons given for choosing the proposed development;

No.	Name of area	Provisions
		(d) whether adequate safeguards and rehabilitation measures have been, or will be, taken in respect of the effect of the proposal on the wetland; and (e) details of any wetlands adjoining the land and measures to preserve or enhance the value of those wetlands. 6. Notwithstanding additional provision (1) development approval is not required for the following works — (a) The erection or installation of, or alterations or additions to, an external fixture, patio, pergola, verandah, deck, garage, car port or shade sails on the same lot as a single house, if the works — (i) are attached to the single house; (ii) satisfy the deemed to comply provisions of the R-Codes, where applicable; (iii) are not located in a heritage protected place; (iv) are consistent with the purpose and objectives of the Wetland Area; and (v) comply with any other relevant development standards set out in the Scheme.
SCA3	Coastal Management Area	**Purpose:** To provide guidance for decision-making in the coastal zone, which includes the areas of water and land that may be influenced by coastal processes. **Objectives:** 1. Ensure that development is responsive to coastal processes, landforms and landscapes. 2. Protect, conserve and enhance coastal zone values. **Additional Provisions:** 1. Development within the Coastal Management Area requires the prior development approval of the local government. 2. In deciding whether to grant development approval the local government must consider — (a) the provisions of State Planning Policy No. 2.6 — State Coastal Planning; (b) the likelihood of the proposed development adversely affecting, or being adversely affected by, coastal processes;

No.	Name of area	Provisions
		(c) the likelihood of the proposed development adversely affecting any dune or beach of the shoreline or foreshore; (d) the likelihood of the proposed development adversely affecting the landscape or the scenic or environmental quality of the land in the locality; (e) whether adequate safeguards and rehabilitation measures have been, or will be, taken to protect the environment; and (f) where state agency referral has been considered necessary by the local government, any comments made by the Department of Planning, Lands and Heritage and/or the Department of Parks and Wildlife. 3. Notwithstanding additional provision (1) development approval is not required for the following works — (a) the erection or installation of, or alterations or additions to, an external fixture, patio, pergola, verandah, deck, garage, car port or shade sails on the same lot as a single house, if the works — (i) are attached to the single house (ii) satisfy the deemed to comply provisions of the R-Codes, where applicable; (iii) are not located in a heritage-protected place; (iv) are consistent with the purpose and objectives of the Coastal Management Area; and (v) comply with any other relevant development standards set out in the Scheme.
SCA4	Airport Protection Area	**Purpose:** To designate land surrounding the Busselton-Margaret River Airport where noise sensitive land uses are not adversely impacted by aircraft noise. **Objectives:** 1. Promote the long term viability of the Busselton-Margaret River Airport so as to enable its ongoing development and operation. 2. Prevent unreasonable encroachment of incompatible (noise sensitive) land uses and those activities affected or potentially impacted upon by aircraft noise.

No.	Name of area	Provisions
		3. Minimise the impact of aircraft noise on existing and future noise sensitive land uses within the Airport Protection Area. **Additional Provisions:** 1. The Airport Protection Area is defined on the Scheme map in accordance with the Australian Noise Exposure Forecast (ANEF) contours for Busselton-Margaret River Airport, dated 5 July 2024. 2. Development of an Ancillary Dwelling, Camping Ground, Caravan Park, Child Care Premises, Civic Use, Community Purpose, Educational Establishment, Exhibition Centre, Hospital, Place of Worship, Residential Building, Single House or Tourist or Visitor Accommodation requires the prior development approval of the local government where the ANEF contour is between 20 and 25. 3. Notwithstanding any other provision of this Scheme, where the ANEF contour is greater than 25 the development of the land uses listed in clause (2) is prohibited. 4. In deciding whether to grant development approval where the ANEF contour is between 20 and 25, the local government must consider — (a) levels of aircraft noise likely to be experienced at the site; (b) occupational characteristics of the proposed development; (c) Table 3.3 Indoor Design Sound Levels for Determination of Aircraft Noise Reduction of *Australian Standard AS 2021 Acoustics — Aircraft noise intrusion — Building siting and construction* (AS 2021); (d) the incorporation of noise attenuation measures into the design of the building; and (e) advice on the proposal as may be provided by the Civil Aviation Safety Authority. 5. The local government may impose a condition of development approval requiring the registration of a notification on title advising of the potential for increased noise as a result of Busselton-Margaret River Airport operations. Note: The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variation in aircraft flight paths. Therefore, the procedure of clause 2.3.2 of AS 2021:2015 may be followed for building sites outside but near to the 20 ANEF contour.

No.	Name of area	Provisions
SCA5	Waste Water Exclusion and Waste Water Buffer Area	**Purpose:** To designate land surrounding the Waste Water Treatment Plant where sensitive land uses will not be permitted. **Objectives:** 1. To avoid land use conflict between the Waste Water Treatment Plant and sensitive land uses. 2. To protect the Waste Water Treatment Plan from encroachment by incompatible land uses that would adversely affect the operation of the Waste Water Treatment Plant. 3. To consider the development of compatible land uses in areas affected by off-site impacts of the Waste Water Treatment Plan. **Additional Provisions:** 1. Development within the Waste Water Exclusion and Waste Water Buffer Area requires the prior development approval of the local government. 2. Notwithstanding any other provision of this Scheme, land included within a Waste Water Exclusion Area must not be used or developed for purposes other than open space, public roads and/or agriculture. 3. Notwithstanding any other provision of this Scheme, land included within a Waste Water Buffer Area must not be used or developed for purposes other than open space, specifically permitted commercial uses, public roads, light industry and agriculture. 4. Notwithstanding additional provision (1) development approval is not required for the use and carrying out of works in a reserve if — (a) the use and works are wholly located on a reserve managed by the local government; and (b) the use and works will be wholly carried out by the local government.
SCA6	Floodway Area	**Purpose:** To minimise the risk that may arise as a result of allowing development to occur within a known floodway. **Objectives:** 1. Ensure that development does not adversely impact the efficiency and capacity of the floodway to carry and discharge floodwaters.

No.	Name of area	Provisions
		2. Development is able to withstand flood events and does not increase the risk to life or human safety. **Additional Provisions:** 1. Development within the Floodway Area requires the prior development approval of the local government. 2. In deciding whether to grant development approval the local government must consider — (a) the effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge floodwaters; (b) the safety of the proposed development during flood events; (c) whether the proposed development involves any possible risk to life, human safety, or private property in time of flood; and (d) the advice of the responsible Government agency(s) in relation to flood hazard, the effect of the development on a floodway, and any other measures to offset the effects of flooding. 3. Notwithstanding additional provision (1) development approval is not required for the following works — (a) the erection or installation of, or alterations or additions to, an external fixture, patio, pergola, verandah, deck, garage, car port or shade sails on the same lot as a single house, if the works — (i) are attached to the single house; (ii) satisfy the deemed to comply requirements of the R-Codes, where applicable; (iii) are not located in a heritage protected place; (iv) are consistent with the purpose and objectives of the Floodway Area; and (v) comply with any other relevant development standards set out in the Scheme
SCA7	Building Height Area	**Purpose:** To establish and delineate a range of height limits in the Dunsborough District Centre on land coded R-AC0. **Objectives:** 1. Establish building heights which provide for the sustainable future growth of the District Centre.

No.	Name of area	Provisions
		2. Delineate a range of building height limits within the District Centre that reflects the existing and desired future character of the area. **Additional Provisions:** The height of buildings within the Special Control Area shall comply with the height limits contained in Schedule E, Table A of the Scheme.
SCA8	Extractive Industry Prohibition Area	**Purpose:** To prohibit industry – extractive in Rural zoned areas identified as being constrained by existing land attributes. **Objectives:** 1. Prohibit industry – extractive in areas constrained by neighbouring wetland ecosystems and flood risk. 2. Prohibit industry – extractive in areas constrained by existing viticulture and tourism land uses. 3. Ensure the retention of remnant vegetation and the protection of threatened flora and fauna from clearing impacts associated with the industry – extractive land use. 4. Protect visual landscape amenity along key rural transport corridors. 5. Ensure State significant deposits of basic raw materials are located outside of the prohibition area and are capable of extraction. **Additional Provisions:** Notwithstanding the zoning table at clause 17 of the Scheme, 'industry – extractive' shall be considered an X use in the Extractive Industry Prohibition Area, as identified on the Scheme map.
SCA9	Cape to Cape Track Visual Protection Area	**Purpose:** To conserve and enhance the aesthetic significance and natural and rural characteristics which contribute to the visual landscape of the Cape to Cape Track. **Objectives:** 1. Development is responsive to, and compatible with, the natural and rural characteristics of the Cape to Cape Track.

No.	Name of area	Provisions
		2. Building heights and setbacks respond to the natural topography and landscape to maintain the significant scenic landscape values as viewed from the Cape to Cape Track, travel route corridors and key view locations. 3. Development is consistent with State Planning Policy 6.1 – Leeuwin-Naturaliste Ridge. 4. Development is consistent with any applicable local planning policy. **Additional Provisions:** 1. Development within the Cape to Cape Track Visual Protection Area requires the prior development approval of the local government. 2. Excepting development within Precinct B (Yallingup Beach) as identified within the relevant local planning policy, development within the Cape to Cape Track Visual Protection Area shall have a maximum height from natural ground level of 6.5 metres. 3. Nothing in clause 2 prevents the local government from specifying a lower maximum height where considered appropriate in relation to topography, landscape values and/or environmental values. 4. Development shall be consistent with State Planning Policy 6.1, in particular consideration of the key policy provisions for the Principal Ridge Protection Area, Ridge Landscape Amenity Area, National Park Influence Area and Strategic Trails. 5. In determining any application, the local government shall have due regard to the provisions of any relevant local planning policy and the objectives of the Special Control Area. 6. The local government shall not grant development approval for the clearing or development of any land identified within the Cape to Cape Track Visual Protection Area, unless it has considered — (a) visual intrusion along the Cape to Cape Track, Travel Route Corridors and key view locations; and (b) suitable mitigation measures to ensure any development is not visually evident from the Cape to Cape Track, Travel Route Corridors and key view locations; 7. To ensure development is not visually evident from the Cape to Cape Track, Travel Route Corridors and key view locations, the local government shall make an assessment as to whether it should impose conditions relating to — (a) the siting of the proposed building; (b) appropriate building heights; and

No.	Name of area	Provisions
		(c) appropriate building setbacks. 8. Excepting Precinct B (Yallingup Beach) as identified in the relevant local planning policy, any proposed development shall require a Landscape Character and Visual Impact Assessment undertaken by suitably qualified person in accordance with relevant State and local government requirements. 9. The local government may approve an application that does not comply with provision 2 subject to assessment against provisions 3 – 8 and the objectives of the Cape to Cape Track Visual Protection Area.
SCA10	Old Dunsborough Special Character Area	**Purpose:** To identify the boundary of the Special Character Area and establish development controls to maintain and enhance the existing character. **Objectives:** 1. Provide flexibility in design, whilst requiring that new development new development respects the existing character of the area through the provision of sympathetic building setbacks and building heights. 2. Encourage the retention of existing trees, to assist to preserve the natural environment and minimise the impact of new development on native flora and fauna. 3. Enhance the tree canopy and bush feel of the area through requiring additional landscaping to be planted at any new residential development site within the Old Dunsborough Special Character Area **Additional Provisions:** 1. Development within the Old Dunsborough Special Character Area requires the prior development approval of the local government. 2. Buildings within Precinct 1 (as defined within Local Planning Policy 3.4 Old Dunsborough Special Character Area) have a maximum height of 7.5m above Natural Ground Level. 3. Buildings within Precinct 2 (as defined within Local Planning Policy 3.4 Old Dunsborough Special Character Area) have a maximum height of 9m above Natural Ground Level. 4. Buildings, including garages and carports, shall be setback from the street a minimum of 6 metres from the primary street boundary and a minimum of 3 metres from the secondary street boundary.

No.	Name of area	Provisions
		5. The local government may approve an application for development approval that does not comply with additional provision 4. 6. In determining any application, the local government shall have due regard to the provisions of the relevant local planning policy and the objectives of the Special Character Area. 7. Notwithstanding additional provision (1) development approval is not required for the following works — (a) the erection or installation of, or alterations or additions to, an outbuilding, external fixture, lot boundary fence, patio, pergola, verandah, deck, garage, car port, swimming pool or shade sails on the same lot as a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes; (ii) are not located in a heritage protected place; (iii) comply with any relevant development standards set out in the Scheme; (iv) comply with additional provisions (2) to (4) of the Special Character Area; and (v) comply with the provisions of the relevant local planning policy.
SCA11	Quindalup Special Character Area	**Purpose:** To identify the boundary of the Special Character Area and establish development controls to maintain and enhance the existing character. **Objectives:** 1. To retain the low rise, coastal and suburban feel of the Quindalup Character Area by ensuring new development respects the existing character of the area through the provision of sympathetic building setbacks and building heights. 2. Encourage the retention of existing vegetation to preserve the natural environment and minimise the impact of new development on key habitat and biodiversity values. 3. Positively contribute to the character of the area through the provision of additional landscaping of endemic species. **Additional Provisions:**

No.	Name of area	Provisions
		1. Development within the Quindalup Special Character Area requires the prior development approval of the local government. 2. Buildings to have a maximum building height of 9m above Natural Ground Level. 3. All lots abutting Geographe Bay Road shall take Geographe Bay Road as the primary street and have a minimum primary street setback of 10 metres. 4. The local government may approve an application for a development approval that does not comply with additional provision 3. 5. In determining any application, the local government shall have due regard to the provisions of the relevant local planning policy and the objectives of the Special Character Area. 6. Notwithstanding additional provision (1), development approval is not required for the following works — (a) the erection of, or alterations or additions to, a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes; (ii) are not located in a heritage protected place; (iii) comply with any relevant development standards set out in the Scheme; (iv) comply with additional provisions (2) and (3) of the Special Character Area; and (v) comply with the provisions of the relevant local planning policy. 7. Notwithstanding additional provision (1), development approval is not required for the following works — (a) the erection or installation of, or alterations or additions to, an outbuilding, external fixture, lot boundary fence, patio, pergola, verandah, deck, garage, car port, swimming pool or shade sails on the same lot as a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes; (ii) are not located in a heritage protected place; (iii) comply with any relevant development standards set out in the Scheme; (iv) comply with additional provisions (2) and (3) of the Special Character Area; and (v) comply with the provisions of the relevant local planning policy.

No.	Name of area	Provisions
SCA12	Yallingup Special Character Area	**Purpose:** To identify the boundary of the Special Character Area and establish development controls to maintain and enhance the existing character. **Objectives:** 1. Ensure new development respects the existing character of the area through the maintenance of generous setback between buildings and to the public realm and through the enforcement of building height limits. 2. Encourage the retention of existing trees, to assist to preserve the natural environment and minimise the impact of new development on native flora and fauna. 3. Encourage creative design solutions that embrace the Area's unique topography and enhance the built form quality. 4. Enhance the tree canopy and bush feel of the area through requiring additional landscaping to be planted at any new residential development site within the Area. **Additional Provisions:** 1. Development within the Yallingup Special Character Area requires the prior development approval of the local government. 2. Buildings have a maximum height of 10m above Natural Ground Level. 3. Buildings, including garages and carports, set back a minimum of 7.5m from the primary street boundary. 4. The local government may approve an application for a development approval that does not comply with additional provision 3. 5. In determining any application, the local government shall have due regard to the provisions of the relevant local planning policy and the objectives of the Special Character Area. 6. Notwithstanding additional provision (1), development approval is not required for the following works — (a) the erection or installation of, or alterations or additions to, an outbuilding, external fixture, lot boundary fence, patio, pergola, verandah, deck, garage, car port, swimming pool or shade sails on the same lot as a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes;

No.	Name of area	Provisions
		(ii) are not located in a heritage protected place; (iii) comply with any relevant development standards set out in the Scheme; (iv) comply with additional provisions (2) and (3) of the Special Character Area; and (v) comply with the provisions of the relevant local planning policy.
SCA13	Eagle Bay Special Character Area	**Purpose:** To identify the boundary of the Special Character Area and establish development controls to maintain and enhance the existing character. **Objectives:** 1. Ensure new development is consistent with the Area's existing low density residential character and respects the scale and proportions of surrounding buildings. 2. Encourage development that responds to the unique natural topography of the Area. 3. Encourage the retention of existing vegetation to preserve the natural environment and minimise the impact of new development on key habitat and biodiversity values. 4. Positively contribute to the character of the Area through the provision of additional landscaping of endemic species. **Additional Provisions:** 1. Development within the Eagle Bay Special Character Area requires the prior development approval of the local government. 2. Buildings on lots fronting Eagle Bay Beach reserve to have a maximum height of 7.5m above Natural Ground Level. 3. Buildings on all other lots to have a maximum height of 9m above Natural Ground Level. 4. In determining any application, the local government shall have due regard to the provisions of the relevant local planning policy and the objectives of the Special Character Area. 5. Notwithstanding additional provision (1), development approval is not required for the following works —

No.	Name of area	Provisions
		(a) the erection or installation of, or alterations or additions to, an outbuilding, external fixture, lot boundary fence, patio, pergola, verandah, deck, garage, car port, swimming pool or shade sails on the same lot as a single house, if the works — (i) satisfy the deemed to comply provisions of the R-Codes; (ii) are not located in a heritage protected place; (iii) comply with any relevant development standards set out in the Scheme; (iv) comply with additional provisions (2) and (3) of the Special Character Area; and (v) comply with the provisions of the relevant local planning policy.
Development Contribution Areas		**Purpose:** To designate areas requiring infrastructure servicing for the purposes of implementing arrangements for the fair and equitable apportionment of the costs of providing identified infrastructure. **Objectives:** 1. To provide for the equitable sharing of the costs of infrastructure and administrative costs between landowners; 2. To ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and 3. To coordinate the timely provision of infrastructure. **Additional Provisions:** 1. The area of each development contribution area is as depicted on the Scheme map. 2. Refer to DCA1 – 5 for additional provisions applying to each development contribution area.
DCA1	Development Contribution Area 1 – Community Infrastructure	**Additional Provisions:** 1. Relationship to other planning instruments — The Development Contribution Plan generally conforms to the City of Busselton Strategic Plan 2010 – 2020, City of Busselton Leisure Services Plan and the City of Busselton Cultural Plan.

No.	Name of area	Provisions
		2. Infrastructure and administrative items to be funded — (a) District facilities — (i) Busselton to Dunsborough Recreation Trail – dual use path; (ii) Dunsborough to Yallingup Recreation Trail – dual use path; (iii) Rails to Trails recreation trail; (iv) Lower South West learning and information facility; (v) Regional gallery facility upgrade to former Agriculture Bank Building; (vi) Cultural/performing arts centre; (vii) Foreshore facilities (toilet block and car park) and playgrounds; (viii) Geographe Leisure Centre (group fitness centre); (ix) Environmental protection, management and implementation; (x) Dunsborough sport and recreation zone including a 6.5 hectare playing field for district facilities; (xi) Public art; (xii) Youth centre; (xiii) District community centre (incorporated in new City Administration Centre); (xiv) Boat ramps; and (xv) New active playing fields and development of regional sporting headquarters for soccer and cricket. (b) Local facilities (Busselton) — (i) Beachfront amenities – BBQs etc; (ii) Foreshore facilities (toilet block and car park); (iii) Playgrounds; (iv) Lou Weston Oval (lighting, resurfacing etc); and

No.	Name of area	Provisions
		(v) Sir Stewart Bovell Park (resurfacing, road improvements, additional playing fields) – local use. (c) Local facilities (Dunsborough including Quindalup, Eagle Bay, Commonage and Yallingup) — (i) Dunsborough Hall kitchen upgrade; (ii) Beachfront amenities – BBQs etc; (iii) Playgrounds; (iv) Foreshore facilities (toilet block and car park); (v) Naturaliste Community and Cultural Centre (new gym facility); (vi) Redevelopment of playing fields; and (vii) Eagle Bay to Rocky Point Path. (d) Local facilities (Broadwater) — (i) Foreshore facilities (toilet block and car park); (ii) Playgrounds; (iii) Beachfront amenities – BBQs etc; (iv) Boat ramp; and (v) Local community centre (in partnership with DCD). (e) Local facilities (Geographe) — (i) Playgrounds; (ii) Beachfront amenities – BBQs etc; (iii) Foreshore facilities (toilet block and car park); and (iv) Sports playing field (NB: covered by Port Geographe DCP). (f) Administrative costs including — (i) Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan);

No.	Name of area	Provisions
		(ii) Cost to prepare and review estimates including the costs for appropriately qualified independent persons; and (iii) Costs to prepare and update the Community Infrastructure Cost Contribution Schedule and 'Cost Apportionment' Schedule. 3. Method for calculating contributions — (a) The City's Plan for the District identifies the needs that impact on the Development Contribution Plan. The cost contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes the — (i) demand for a facility that is generated by the current population in existing dwellings; (ii) land required for public roads, public open space, drainage and other uses not including residential development; (iii) existing dwelling(s) on an existing lot. (b) A cost contribution is to be applied only once and at the first available stage of development or subdivision since the coming into effect of the Development Contribution Plan. However, where a contribution is not applied at the earliest stage, a contribution may still be applied at the next available stage where appropriate. (c) Cost contributions shall be calculated on the number of new lots and/or accommodation units/dwelling units proposed, as follows — (i) Where a subdivision is proposed, cost contributions will be sought on a per lot basis at the subdivision approval stage; or (ii) Where residential dwellings/units and/or accommodation units are proposed without concurrent subdivision, cost contributions will be sought on a per dwelling/unit basis at the development approval stage; and (iii) Where a lot may have further subdivision potential (for example, as a grouped dwelling site or conventional freehold subdivision), cost contributions will also be required at the next development stage where additional dwellings or lots are proposed; and

No.	Name of area	Provisions
		(iv) Cost contributions applying to development of "Aged or dependent persons' dwellings" or "Single bedroom dwellings" pursuant to the R-Codes shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under the R-Codes. (v) A cost contribution rate of 50% of the full dwelling/lot rate will apply to lots/units used for the purpose of Tourist or Visitor Accommodation, Independent Living Complex and Residential Care Facility in any zone other than the Residential zone. (d) Notwithstanding the definition of 'lot' as contained in the R-Codes, for the purposes of calculating cost contribution liability within DCA1, the term lot will be inclusive of green title, survey strata and built strata subdivisions. 4. Period of operation — Until 30 June 2026. 5. Priority and timing — In accordance with the City of Busselton Strategic Plan 2010-2020 and subsequent revisions of this document. 6. Review process — (a) The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. (b) The estimated community infrastructure costs contained in the Community Infrastructure Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person. 7. Participants and contributions — In accordance with the Scheme Map and the Community Infrastructure Cost Apportionment Schedule adopted by the local government for DCA 1.
DCA2	Development Contribution Area 2 – Yalyalup	**Additional Provisions:** 1. Relationship to other planning instruments —

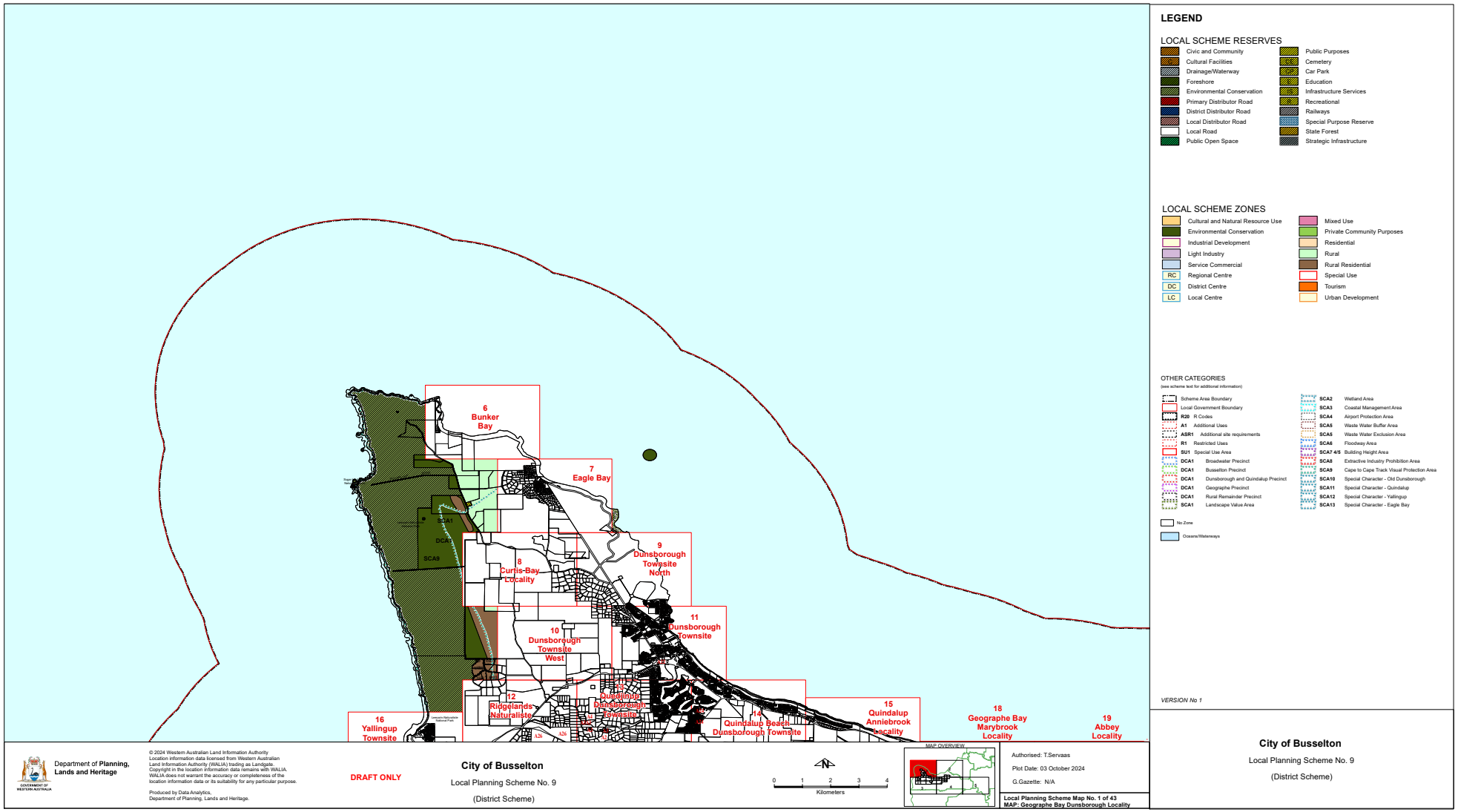
No.	Name of area	Provisions
		The Development Contribution Plan operates in association with the endorsed Yalyalup Structure Plan and endorsed Lot 18 Vasse Highway ("Via Vasse") Structure Plan and generally conforms with the Long Term Financial Plan. 2. Infrastructure and administrative items to be funded — (a) Multi-purpose community centre (b) Active Open Space (land costs for playing fields and development, reticulation and lighting of playing fields as a senior oval facility, capital cost of pavilion and parking and ancillary facilities) (c) District facilities — (i) Busselton to Dunsborough Recreation Trail; (ii) Dunsborough to Yallingup Recreation Trail; (iii) Rails to Trails; (iv) Cultural Performing Arts Centre; (v) Lower South West learning and information facility; (vi) Regional gallery facility upgrade; (vii) Youth centre; (viii) Foreshore facilities and playgrounds; (ix) Boat ramps; (x) Environmental protection, management and implementation; and (xi) Active playing fields and regional sporting headquarters for soccer and cricket. (d) Administrative costs including preparation of the Development Contribution Plan. 3. Method for calculating contributions — Contributions are apportioned to individual developers based on the proportion of the dwelling yield of their development to the total dwelling yield in the Development Contribution Area. 4. The period of operation —

No.	Name of area	Provisions
		Ten years from the commencement of the operation of the Development Contribution Plan or until completion of the subdivision and development, if sooner. 5. Priority and timing — As set out in the Development Contribution Plan. 6. Review process — Ten years from the commencement of the operation of the Development Contribution Plan or within that period, when appropriate, having regard to the rate of development.
DCA3	Development Contribution Area 3 – Old Broadwater Farm	**Additional Provisions:** 1. Relationship to other planning instruments — The Development Contribution Plan operates in association with the endorsed Old Broadwater Farm Structure Plan and generally conforms with the City Of Busselton Strategic Plan 2010 – 2020, City of Busselton Leisure Services Plan, the City of Busselton Cultural Plan and the Long Term Financial Plan. 2. Infrastructure and administrative items to be funded — District – Community infrastructure — (i) Busselton to Dunsborough Recreation Trail; (ii) Dunsborough to Yallingup Recreation Trail; (iii) Rails to Trails; (iv) Cultural Performing Arts Centre; (v) Lower South West learning and information facility; (vi) Regional gallery facility upgrade; (vii) Youth centre; (viii) Foreshore facilities and playgrounds; (ix) Geographe Leisure Centre (group fitness centre); (x) Boat ramps;

No.	Name of area	Provisions
		(xi) Environmental protection, management and implementation; (xii) Public art; (xiii) District community centre; (xiv) Dunsborough Sport and Recreation Zone (6.5 hectare playing field for district facility); (xv) Active playing fields and regional sporting headquarters for soccer and cricket; and (xvi) Administration of the Development Contribution Plan. 3. Method for calculating contributions — Contributions are apportioned to individual developers based on the proportion of the dwelling yield of their development to the total dwelling yield in the Development Contribution Area. 4. The period of operation — Ten years from the commencement of the operation of the Development Contribution Plan or until completion of the subdivision and development, if sooner. 5. Priority and timing — As set out in the Development Contribution Plan. 6. Review process — Ten years from the commencement of the operation of the Development Contribution Plan or within that period, when appropriate, having regard to the rate of development.
DCA4	Development Contribution Area 4 – Vasse	**Additional Provisions:** 1. Relationship to other planning instruments — The Developer Contribution Plan operates in association with the endorsed Vasse Structure Plan, the endorsed Vasse Townsite Structure Plan, the endorsed Heron Lake Structure Plan, the endorsed Vasse Village Centre Structure Plan and generally conforms to the Long Term Financial Plan. 2. Infrastructure and administrative items to be funded — (a) Upgrading of Newtown Oval;

No.	Name of area	Provisions
		(b) Development of a consolidated and integrated active open space facility adjacent to the Cape Naturaliste College to be known as the 'Vasse Sporting Complex'; and (c) Community purposes site adjacent to the Village Centre. 3. Method for calculating contributions — Developers within the Development Contribution Area will provide contributions based on a per lot basis at subdivision clearance stage and requirements for ceding land or development of infrastructure in association with specified stages of subdivision. 4. The period of operation — Ten years from the commencement of the operation of the Development Contribution Plan or until completion of the subdivision and development, if sooner. 5. Priority and timing — As set out in the Development Contribution Plan. 6. Review process — Ten years from the commencement of the operation of the Development Contribution Plan or within that period, when appropriate, having regard to the rate of development.
DCA5	Development Contribution Area 5 – Dunsborough Lakes	**Additional Provisions:** 1. Relationship to other planning instruments — The Development Contribution Plan operates in association with the endorsed Dunsborough Lakes Structure Plan and generally conforms with the Long Term Financial Plan. 2. Infrastructure and administrative items to be funded — (a) Ceding of land for public purposes (primary school site) and district open space; (b) Development of district level active open space, including playing fields, change rooms, pavilion and related infrastructure such as parking and lighting. 3. Method for calculating contributions —

No.	Name of area	Provisions
		Cost contributions are apportioned to the developer and are based on the estimated dwelling yield of the development in the Development Contribution Area. 4. The period of operation — Ten years from the commencement of the operation of the Development Contribution Plan or until completion of the subdivision and development, if sooner. 5. Priority and timing — As set out in the Development Contribution Plan. 6. Review process — Ten years from the commencement of the operation of the Development Contribution Plan or within that period, when appropriate, having regard to the rate of development.


6 Bunker Bay
7 Eagle Bay
8 Curtis Bay Locality
9 Dunsborough Townsite North
10 Dunsborough Townsite West
11 Dunsborough Townsite
12 Ridgelands Naturaliste
13 Quindalup Dunsborough Townsite
14 Quindalup Beach Dunsborough Townsite
15 Quindalup Anniebrook Locality
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Car Park
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Railways
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Environmental Conservation
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RC Regional Centre
DC District Centre
LC Local Centre
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Department of Planning, Lands and Heritage
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City of Busselton
Local Planning Scheme No. 9
(District Scheme)
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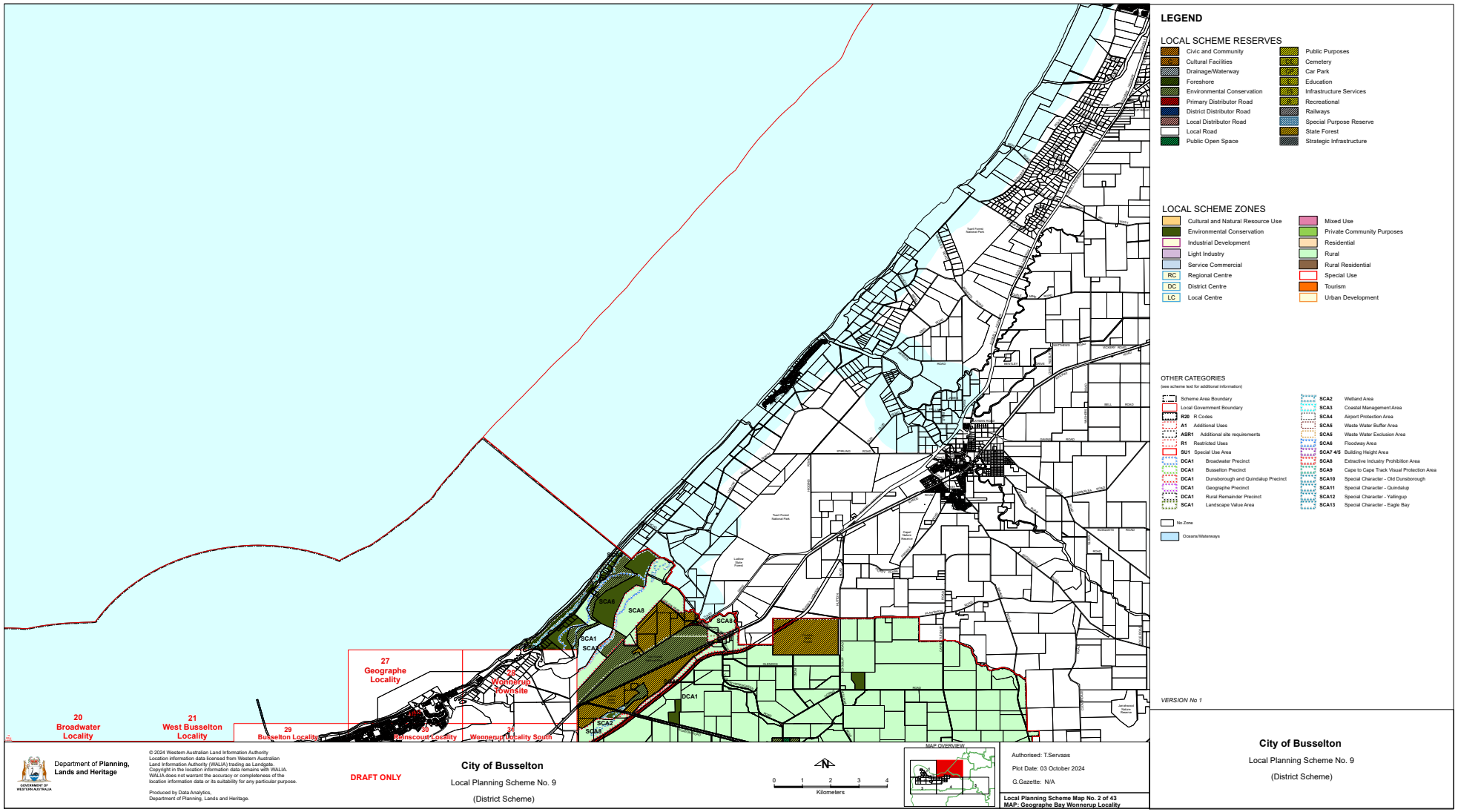
Kilometers
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 1 of 43
MAP: Geographe Bay Dunsborough Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
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Kilometers
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 2 of 43
MAP: Geographe Bay Wonnerup Locality
City of Busselton
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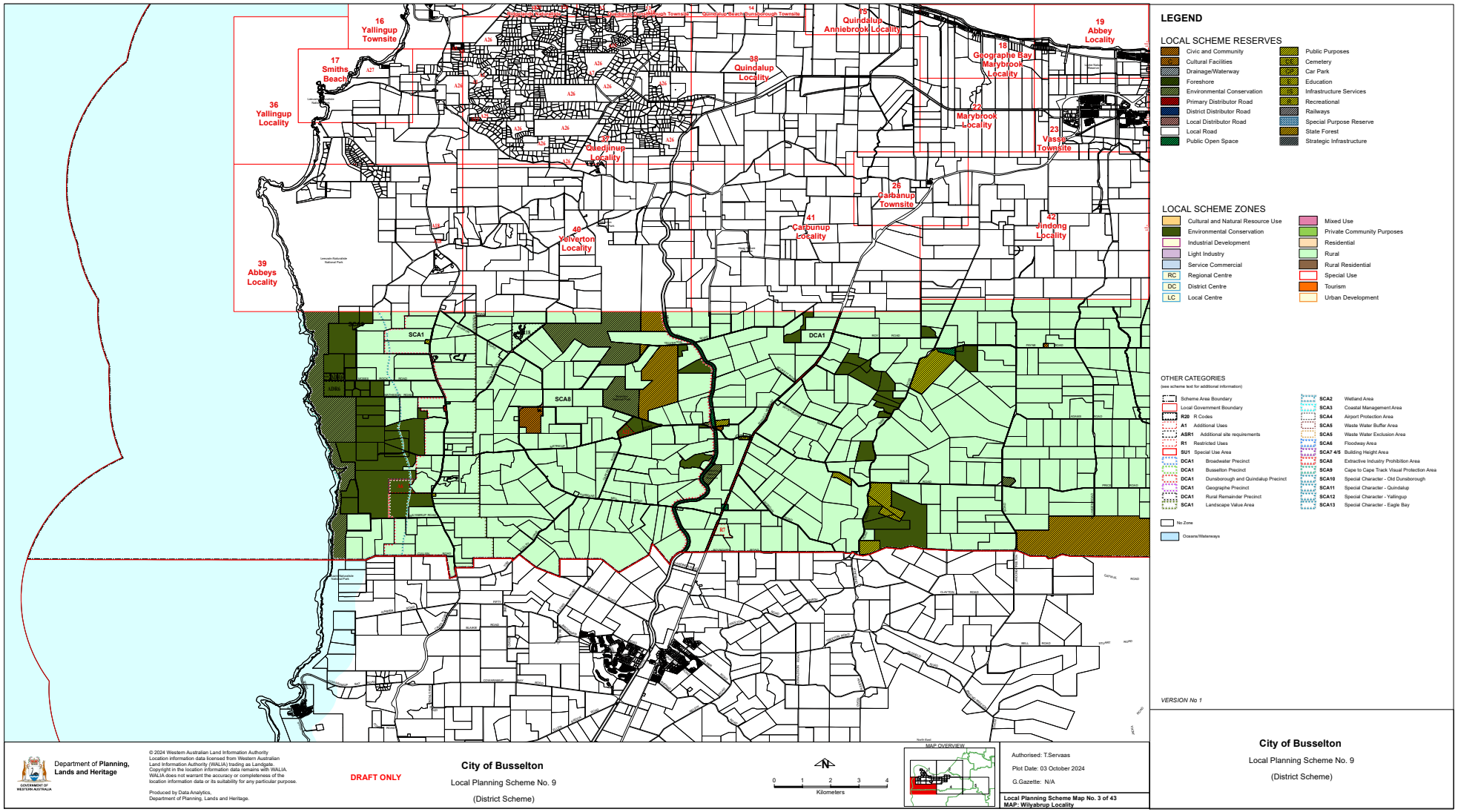
16 Yallingup Townsite
17 Smiths Beach
36 Yallingup Locality
39 Abbeys Locality
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18 Quindalup Annlebrook Locality
19 Abbey Locality
18 Geographe Bay Marybrook Locality
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VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
Department of Planning, Lands and Heritage
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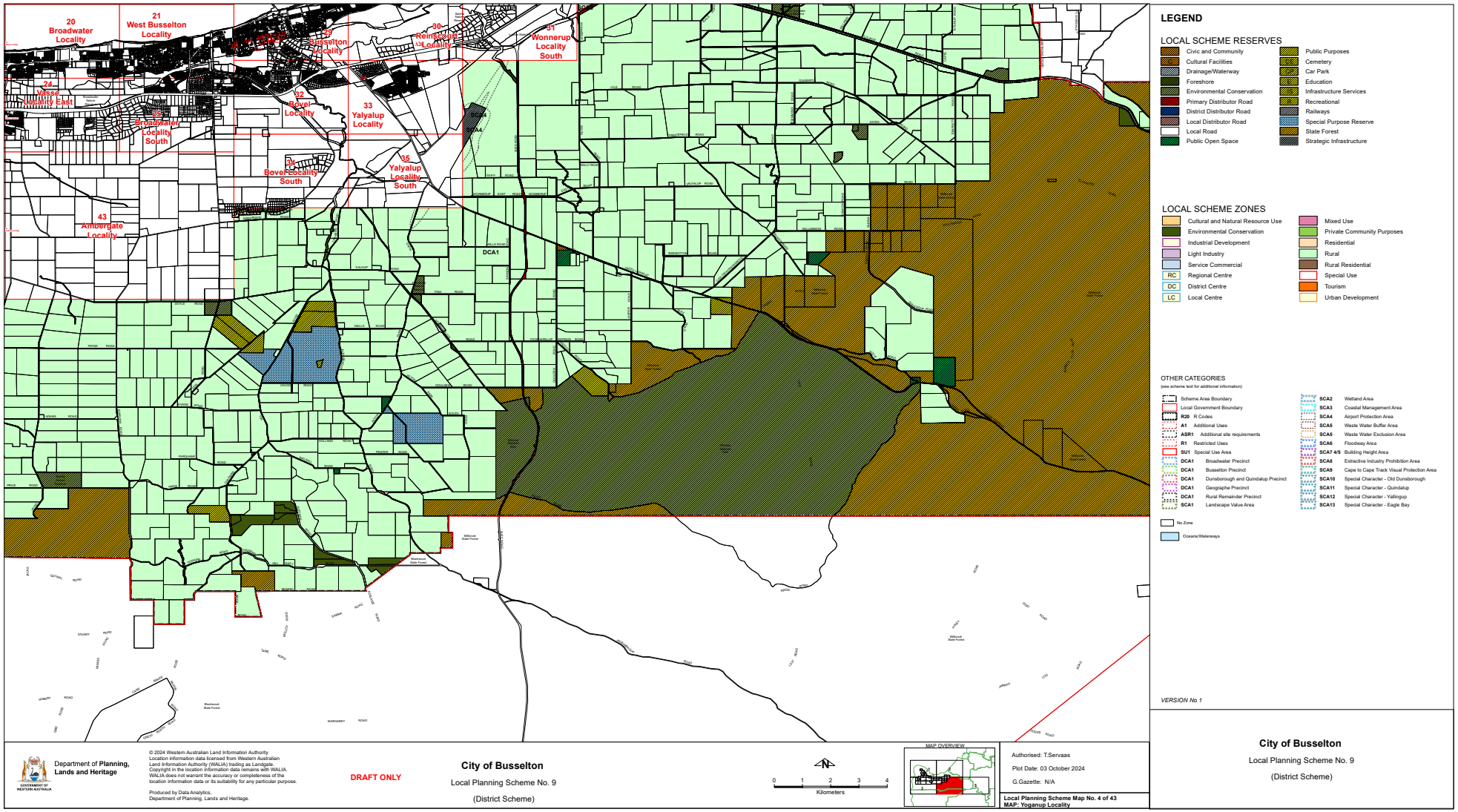
DRAFT ONLY
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 1 2 3 4
Kilometers
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 3 of 43
MAP: Wilyabrup Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


20 Broadwater Locality
21 West Busselton Locality
24 Vasse Locality East
25 Broadwater Locality South
29 Busselton Locality
30 Reinscourt Locality
31 Wonnerup Locality South
32 Bovel Locality
33 Yalyalup Locality
34 Bovel Locality South
35 Yalyalup Locality South
43 Ambergate Locality
DCA1
LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
SCA3 Coastal Management Area
SCA4 Airport Protection Area
SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
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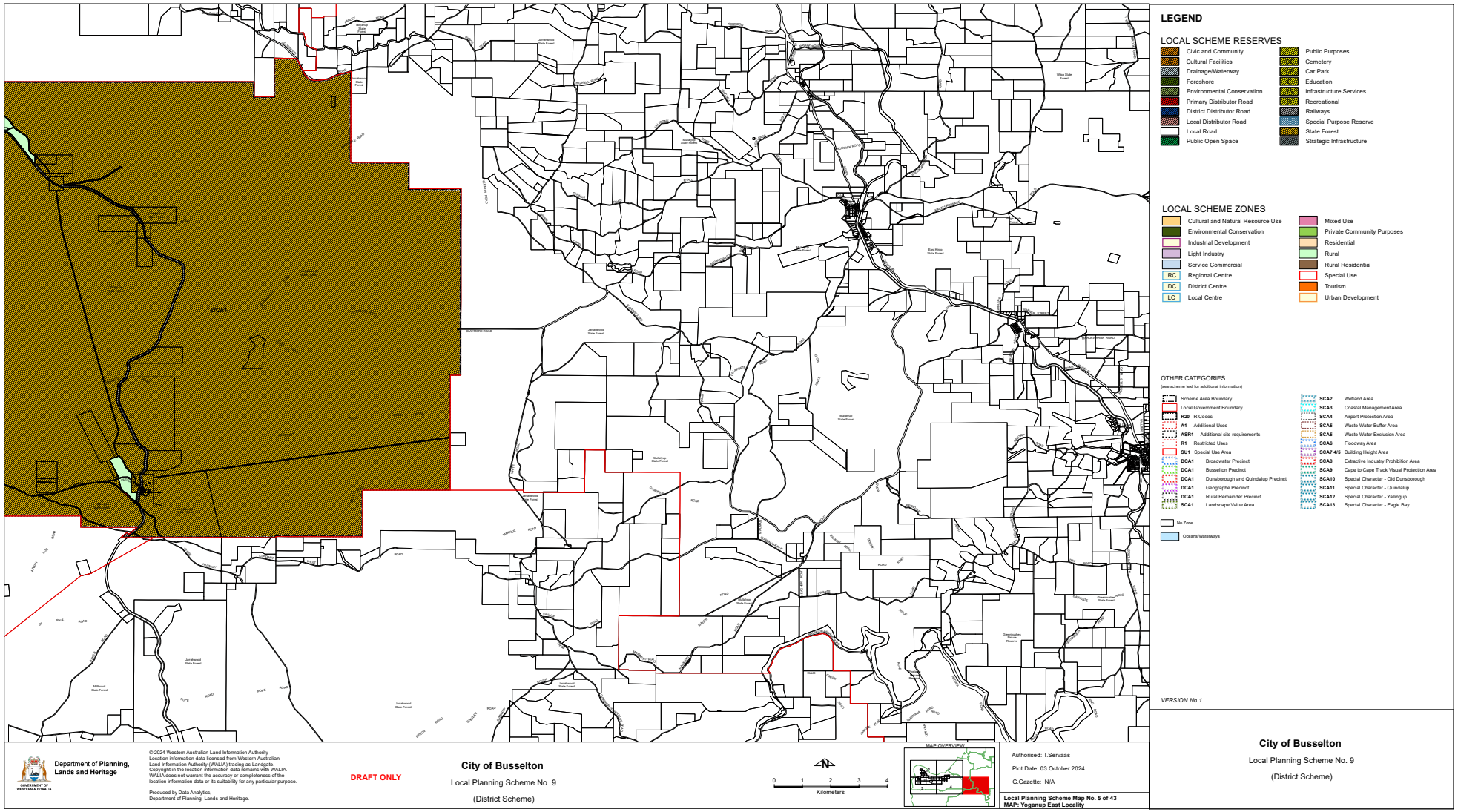
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 1 2 3 4
Kilometers
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 4 of 43
MAP: Yoganup Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
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OTHER CATEGORIES
(see scheme text for additional information)
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Local Government Boundary
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ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
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DCA1 Busselton Precinct
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SCA10 Special Character - Old Dunsborough
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No Zone
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VERSION No 1
DCA1
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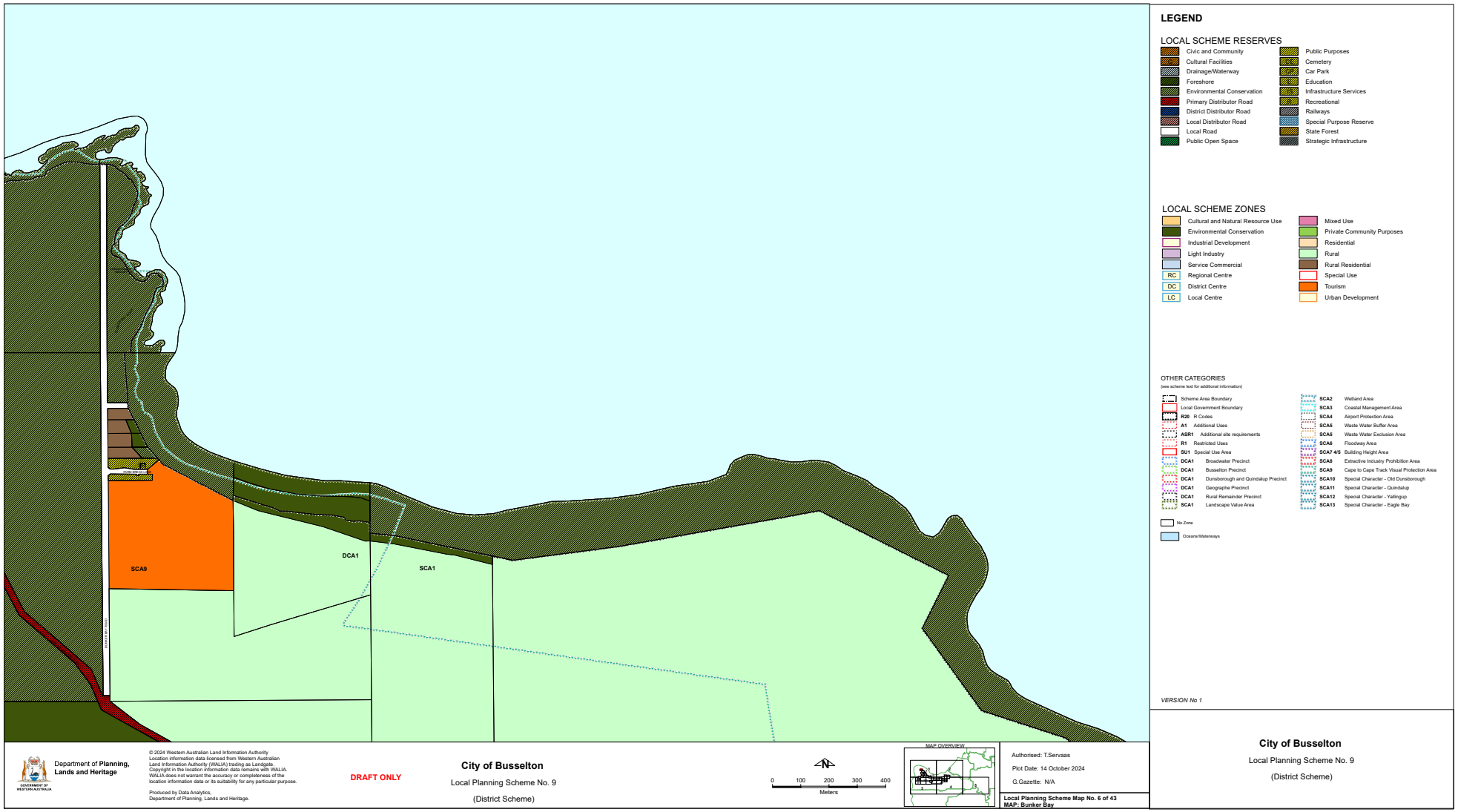
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 1 2 3 4
Kilometers
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 5 of 43
MAP: Yoganup East Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
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Industrial Development
Light Industry
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(see scheme text for additional information)
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SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
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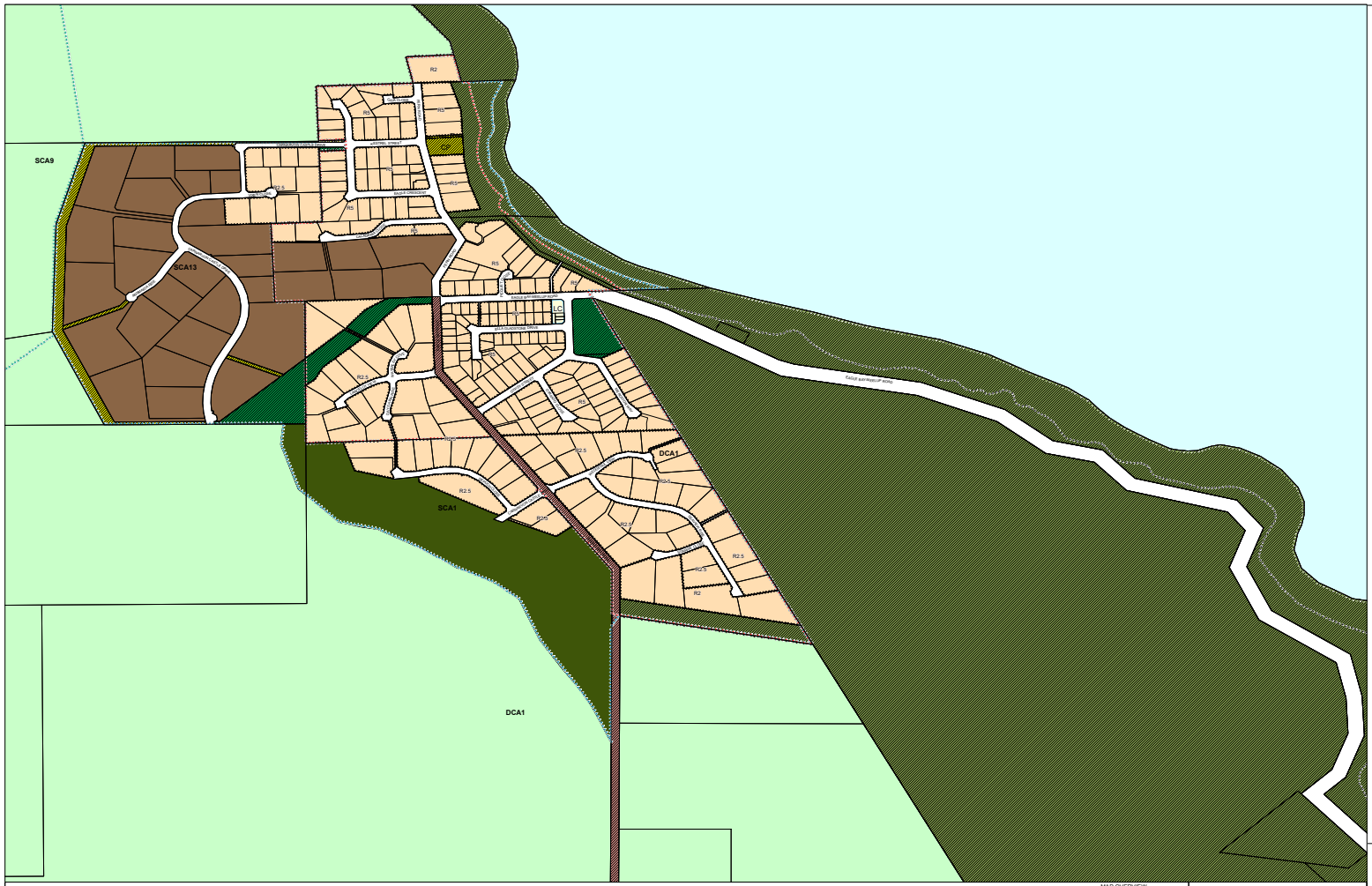
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 6 of 43
MAP: Bunker Bay
City of Busselton
Local Planning Scheme No. 9
(District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Civic and Community
- Cultural Facilities
- Drainage/Waterway
- Foreshore
- Environmental Conservation
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Open Space
- Public Purposes
- Cemetery
- Car Park
- Education
- Infrastructure Services
- Recreational
- Railways
- Special Purpose Reserve
- State Forest
- Strategic Infrastructure

LOCAL SCHEME ZONES

- Cultural and Natural Resource Use
- Environmental Conservation
- Industrial Development
- Light Industry
- Service Commercial
- RC Regional Centre
- DC District Centre
- LC Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

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- Local Government Boundary
- R20 R Codes
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- ASR1 Additional site requirements
- R1 Restricted Uses
- SU1 Special Use Area
- DCA1 Broadwater Precinct
- DCA1 Busselton Precinct
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- DCA1 Geographe Precinct
- DCA1 Rural Remainder Precinct
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- SCA5 Waste Water Buffer Area
- SCA5 Waste Water Exclusion Area
- SCA6 Floodway Area
- SCA7 4/5 Building Height Area
- SCA8 Extractive Industry Prohibition Area
- SCA9 Cape to Cape Track Visual Protection Area
- SCA10 Special Character - Old Dunsborough
- SCA11 Special Character - Quindalup
- SCA12 Special Character - Yallingup
- SCA13 Special Character - Eagle Bay
- No Zone
- Oceans/Waterways

VERSION No 1

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Local Planning Scheme No. 9

(District Scheme)

0 100 200 300 400
Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 14 October 2024

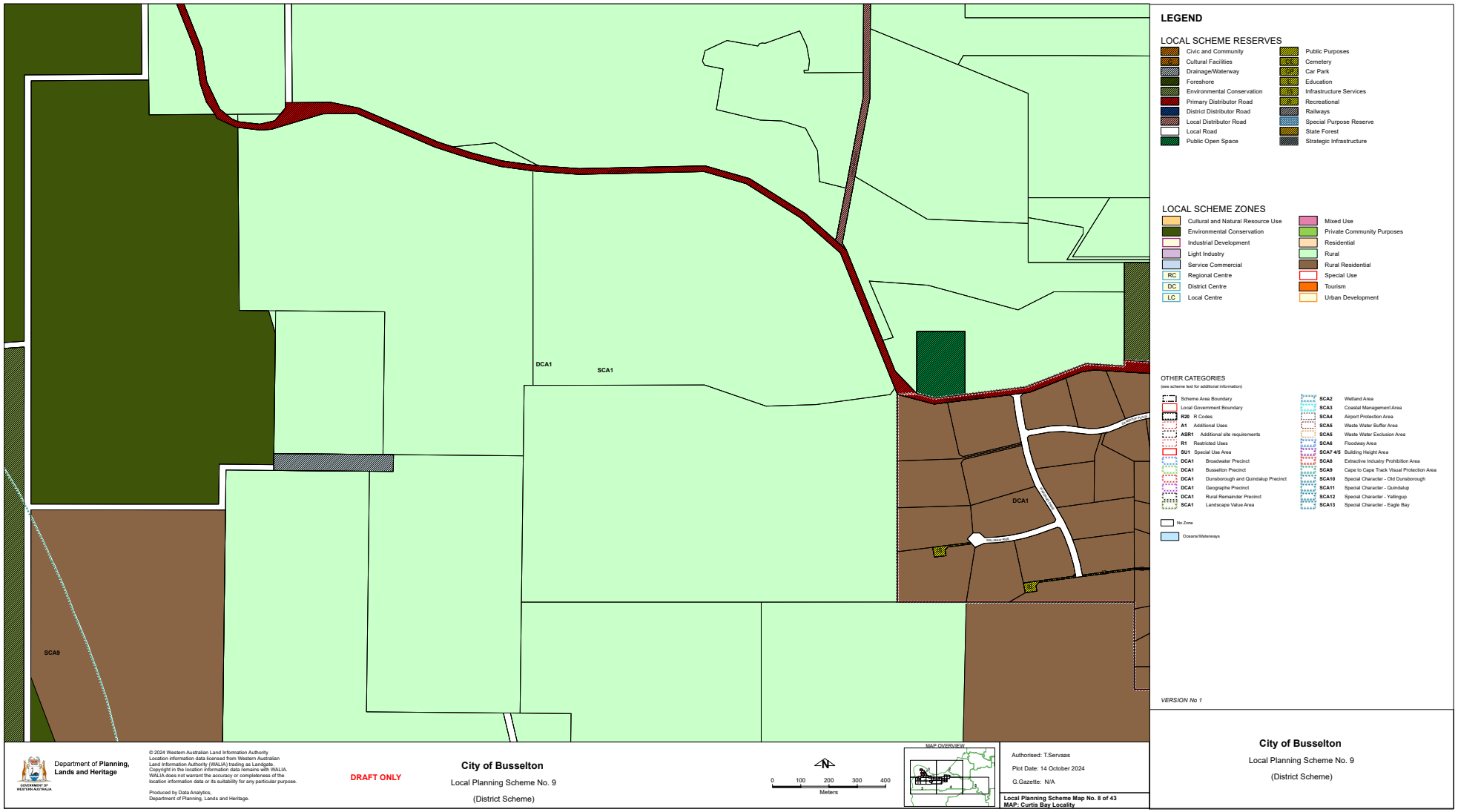
G.Gazette: N/A

Local Planning Scheme Map No. 7 of 43
MAP: Eagle Bay

City of Busselton

Local Planning Scheme No. 9

(District Scheme)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SCA1
SCA9
DCA1
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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
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Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
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Environmental Conservation
Industrial Development
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(see scheme text for additional information)
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Local Government Boundary
R20 R Codes
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DCA1 Broadwater Precinct
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DCA1 Rural Remainder Precinct
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SCA5 Waste Water Exclusion Area
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SCA7 4/5 Building Height Area
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SCA10 Special Character - Old Dunsborough
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No Zone
Oceans/Waterways
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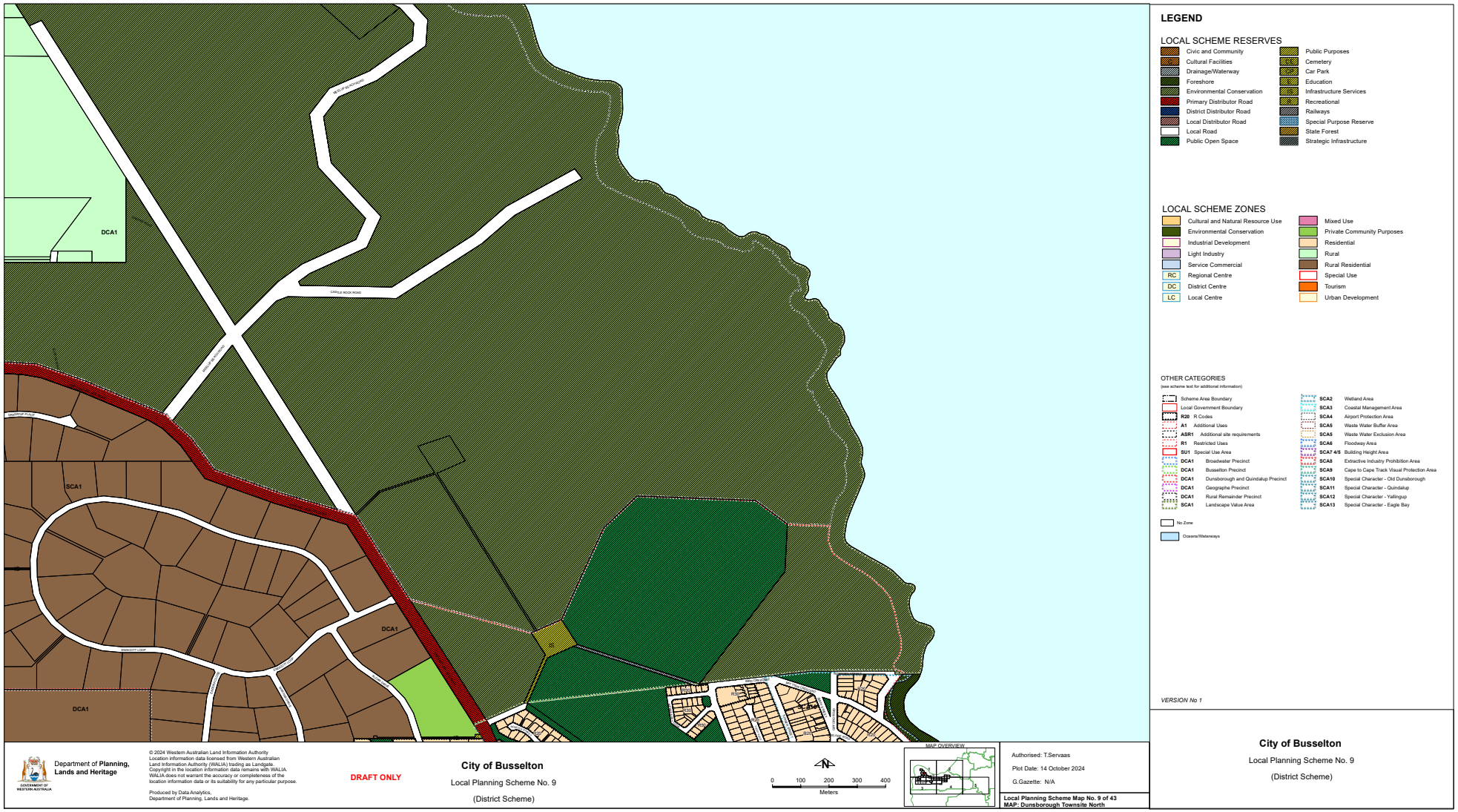
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 8 of 43
MAP: Curtis Bay Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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SCA1
DCA1
DCA1
CAPELLE ROCK ROAD
WILSON INLET DRIVE
WARDEN LOOP
LEGEND
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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
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Cemetery
Car Park
Education
Infrastructure Services
Recreational
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State Forest
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LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
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DC District Centre
LC Local Centre
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Rural
Rural Residential
Special Use
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Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
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SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
Department of Planning, Lands and Heritage
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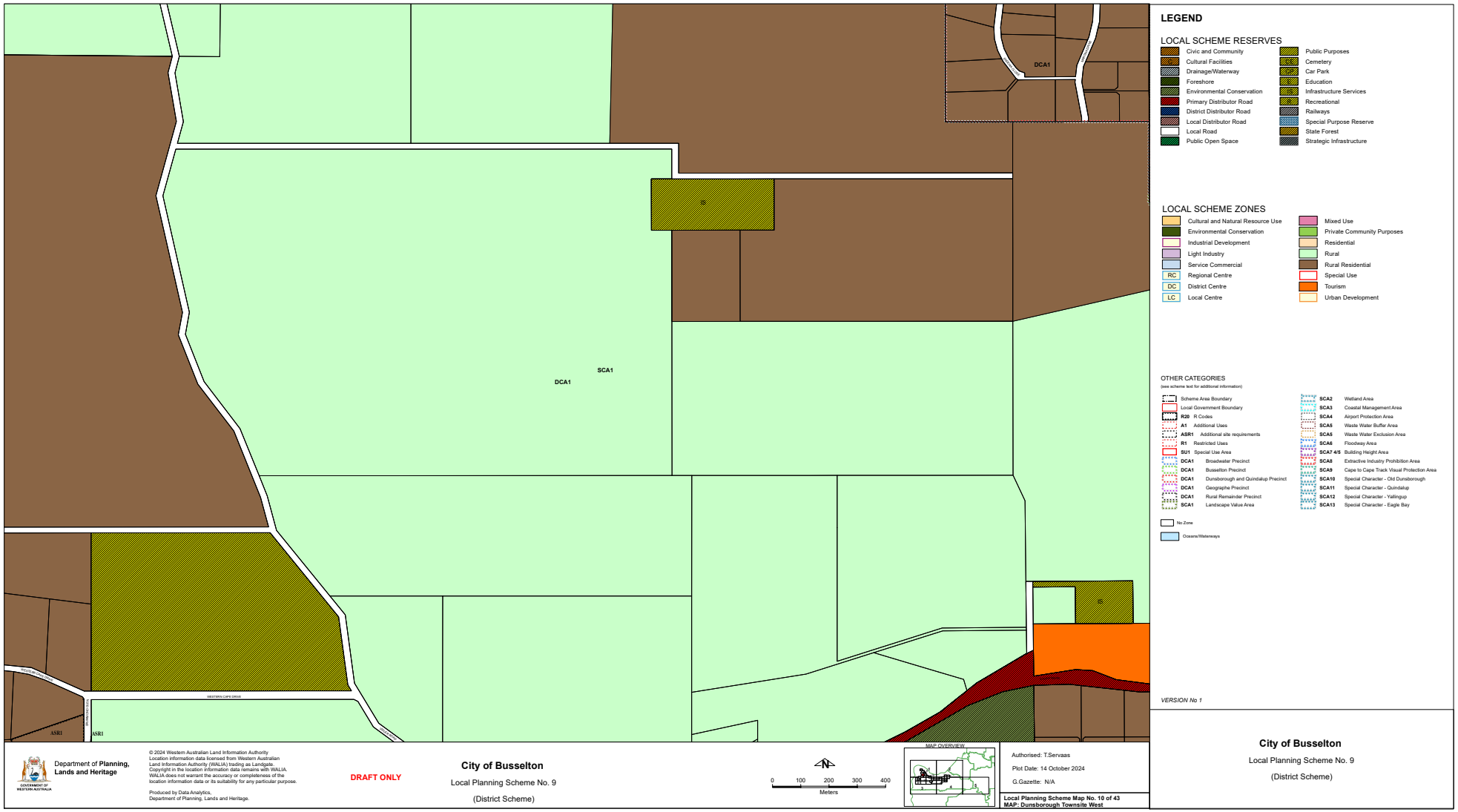
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 9 of 43
MAP: Dunsborough Townsite North
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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DCA1
ASR1
ASR1
WESTERN CAPE DRIVE
LEGEND
LOCAL SCHEME RESERVES
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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
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No Zone
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VERSION No 1
City of Busselton
Local Planning Scheme No. 9
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Department of Planning, Lands and Heritage
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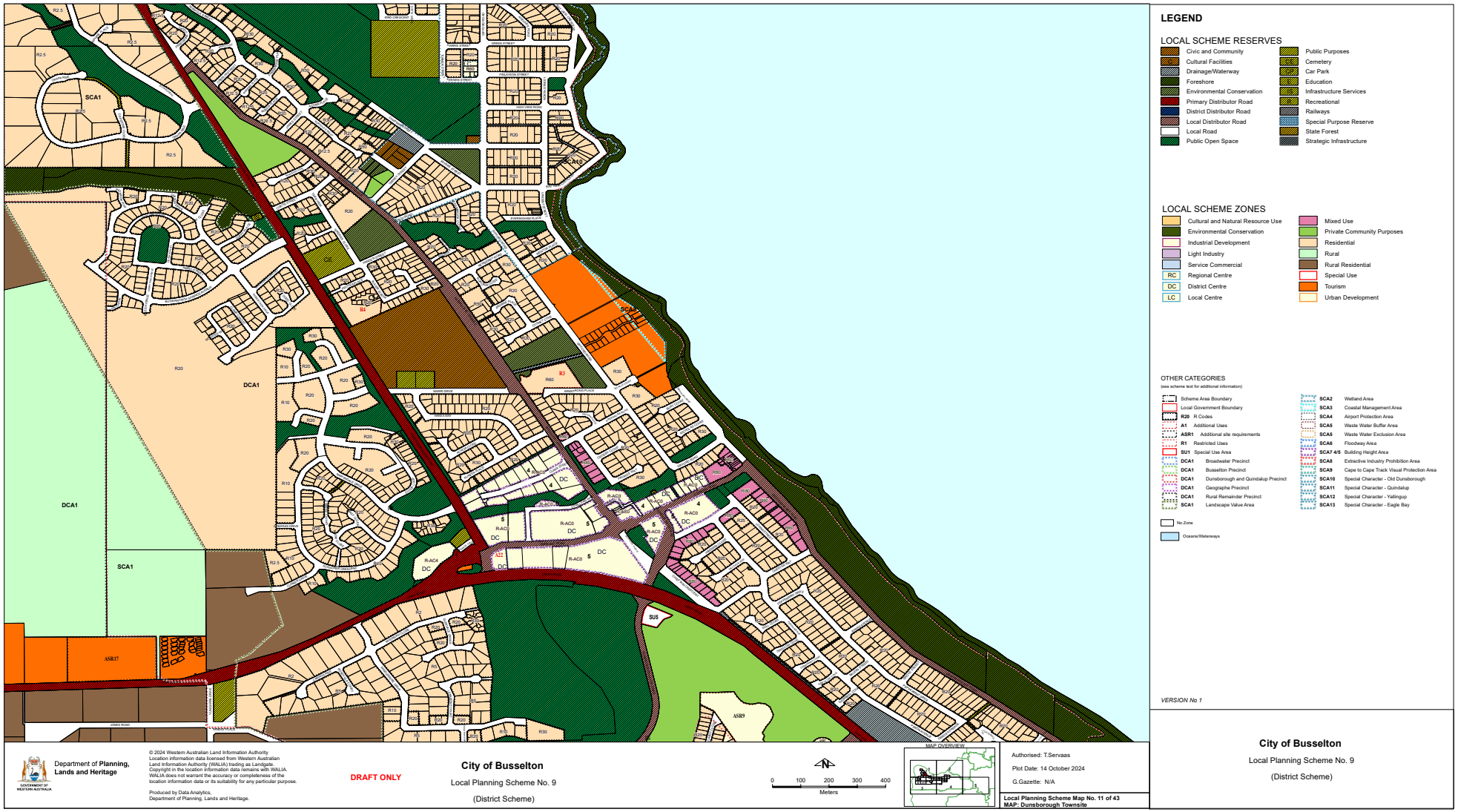
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 10 of 43
MAP: Dunsborough Townsite West
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
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Primary Distributor Road
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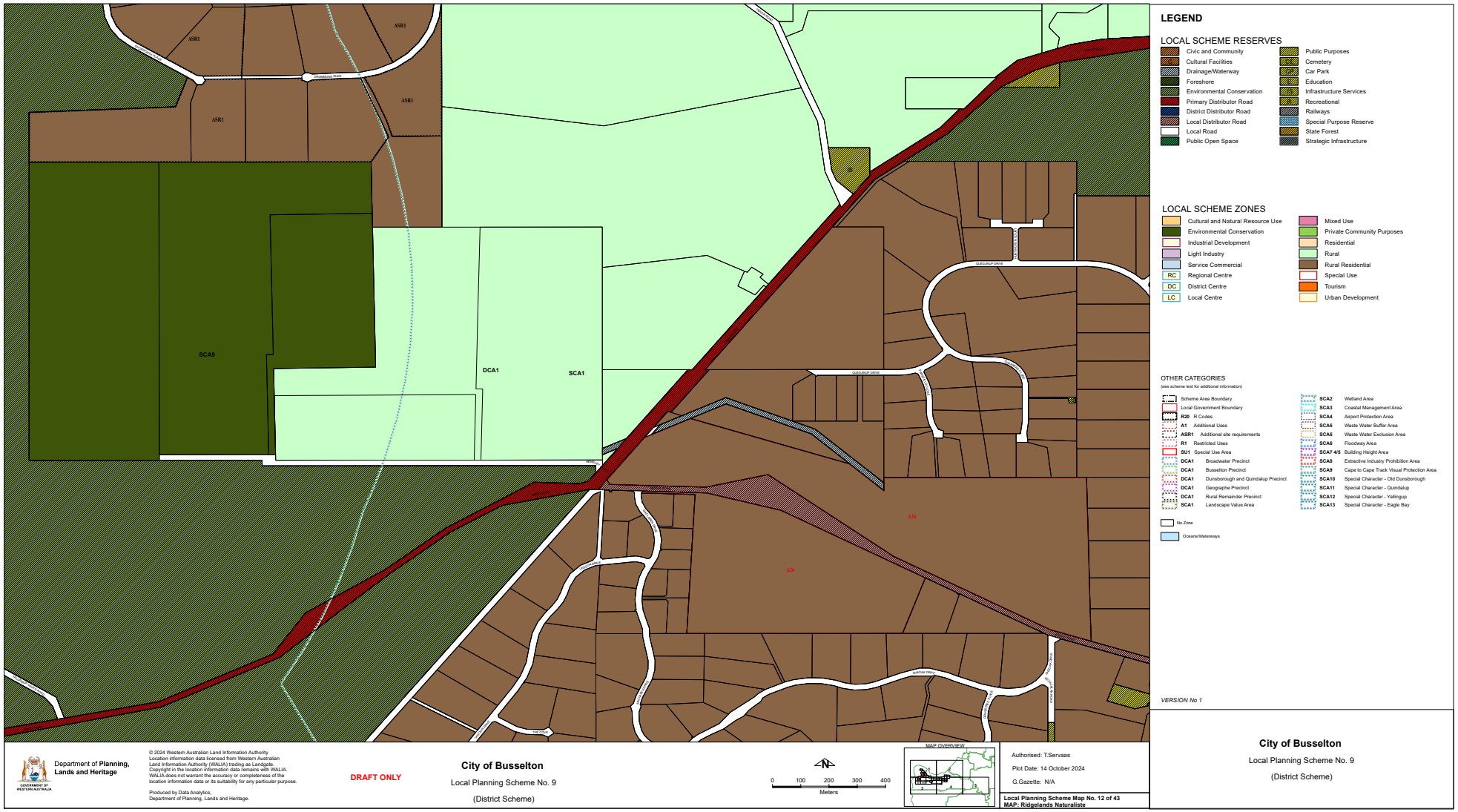
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 11 of 43
MAP: Dunsborough Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
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Drainage/Waterway
Foreshore
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Oceans/Waterways
VERSION No 1
ASR1
SCA9
DCA1
SCA1
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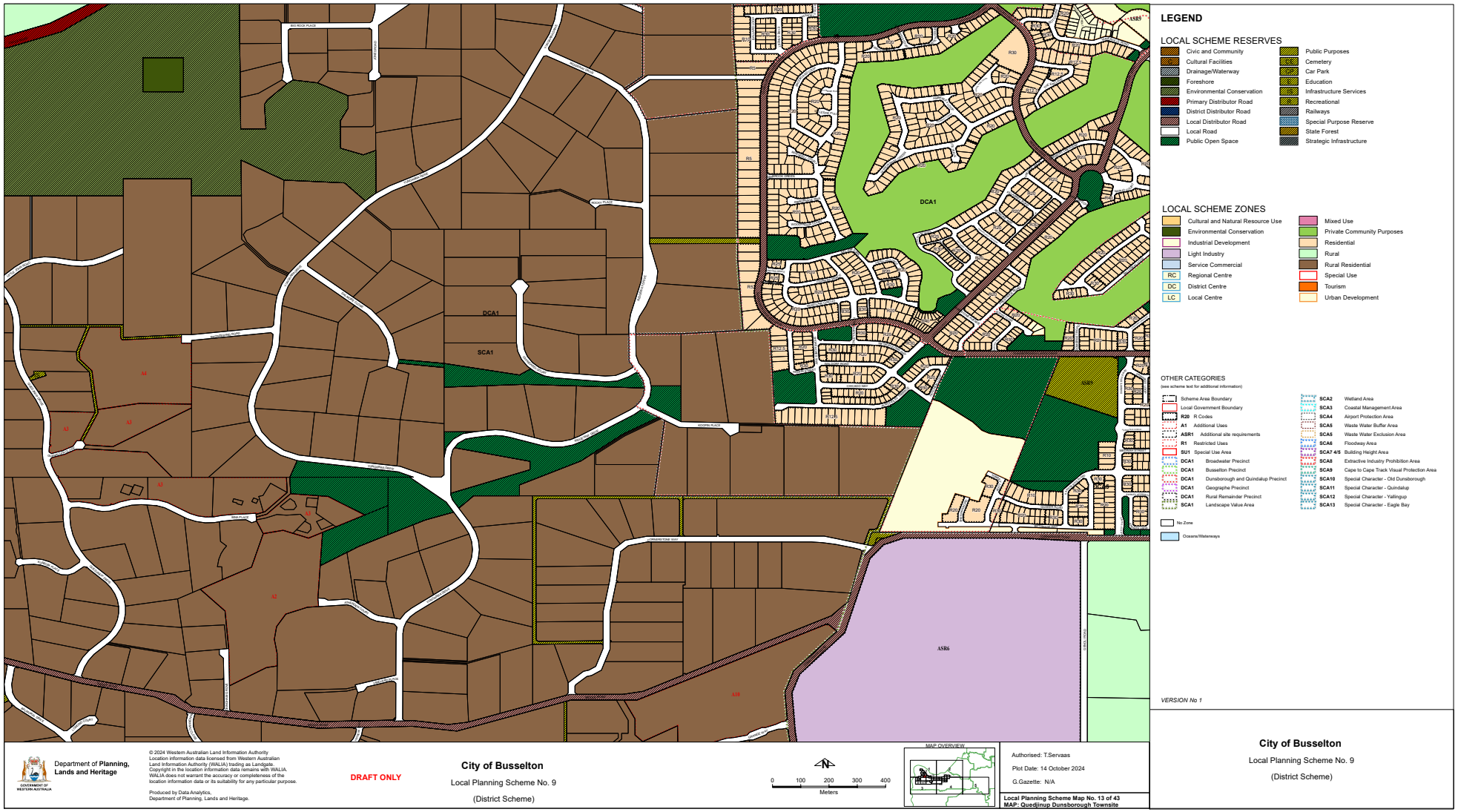
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 12 of 43
MAP: Ridgelands Naturaliste
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
SCA3 Coastal Management Area
SCA4 Airport Protection Area
SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
DCA1
SCA1
ASR6
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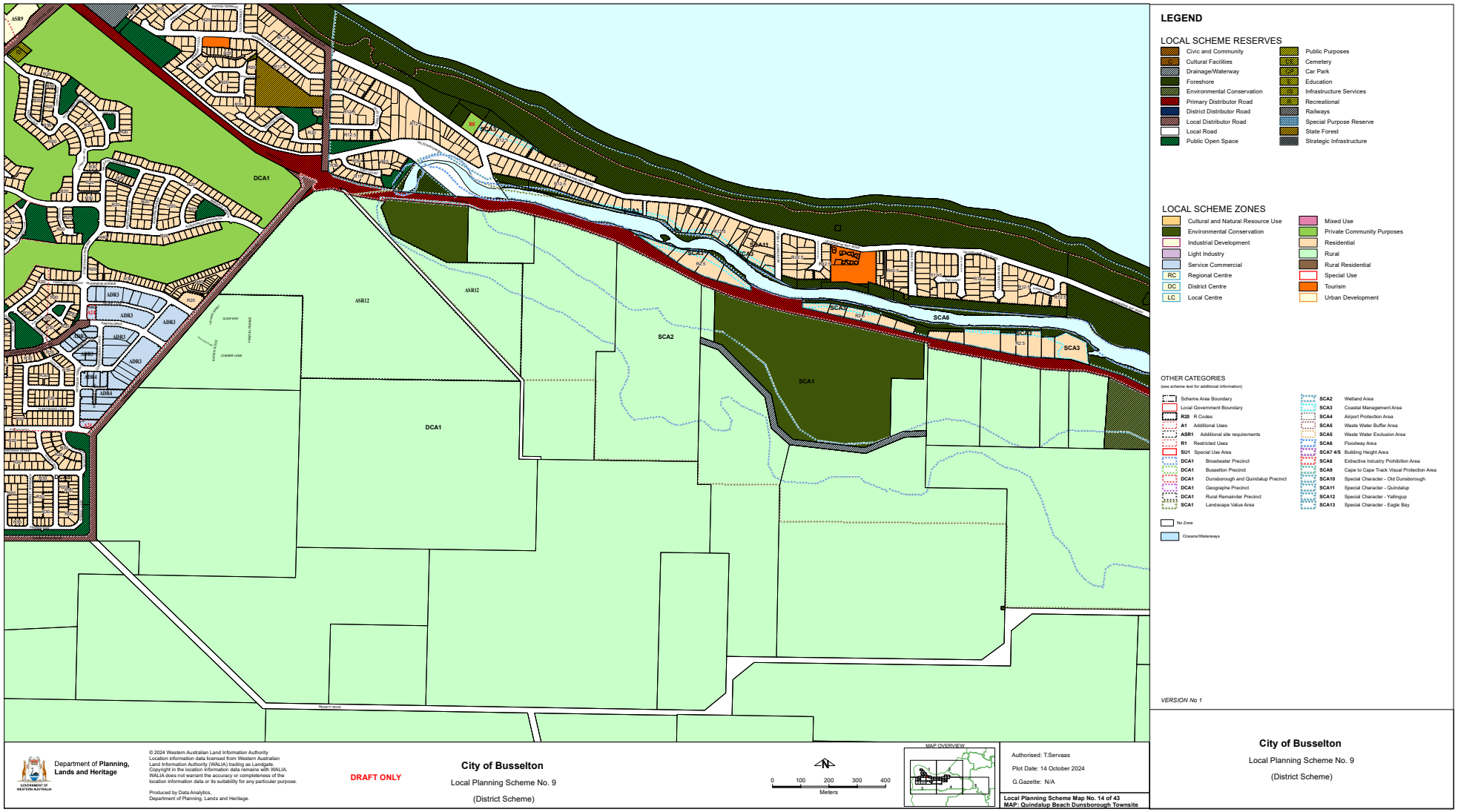
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 13 of 43
MAP: Quedjinup Dunsborough Townsite


LEGEND
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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
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Rural Residential
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SCA10 Special Character - Old Dunsborough
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
DCA1
ASR12
SCA2
SCA1
SCA3
SCA6
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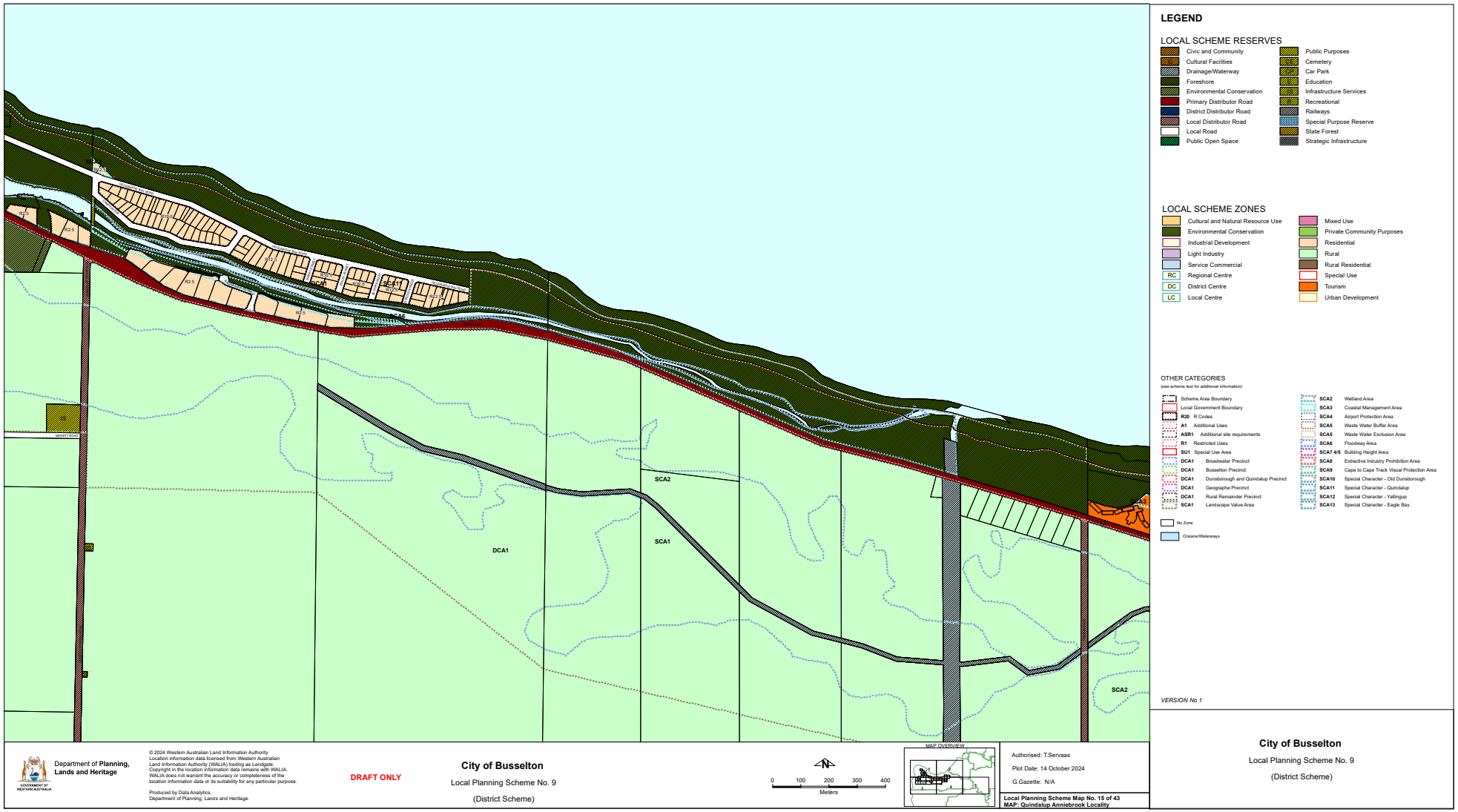
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 14 of 43
MAP: Quindalup Beach Dunsborough Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Foreshore
Environmental Conservation
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SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
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SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
SCA2
SCA1
DCA1
SCA2
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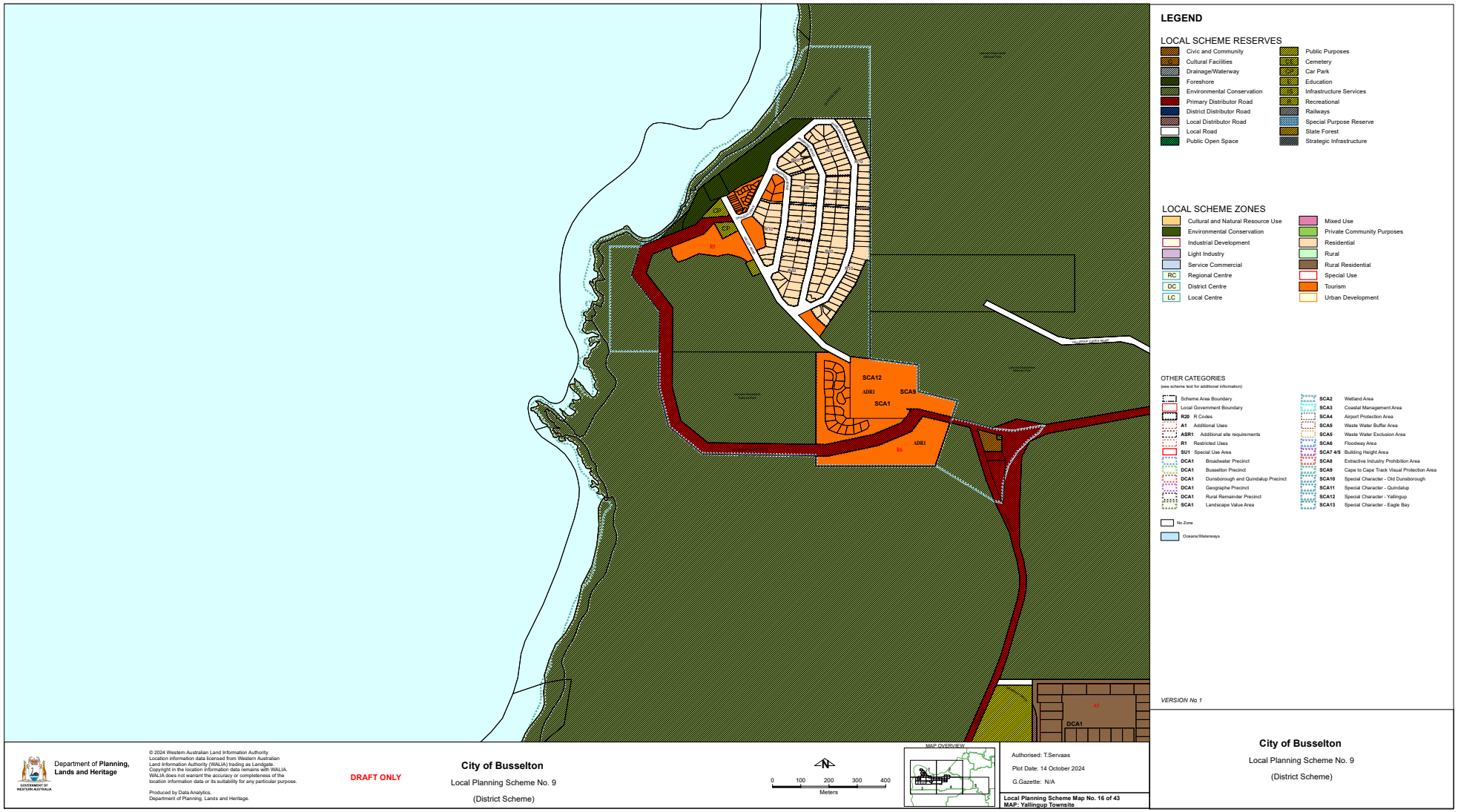
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 15 of 43
MAP: Quindalup Anniebrook Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Environmental Conservation
Primary Distributor Road
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Public Purposes
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Light Industry
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Residential
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Rural Residential
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SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
SCA12
SCA5
SCA1
ADR1
DCA1
VERSION No 1
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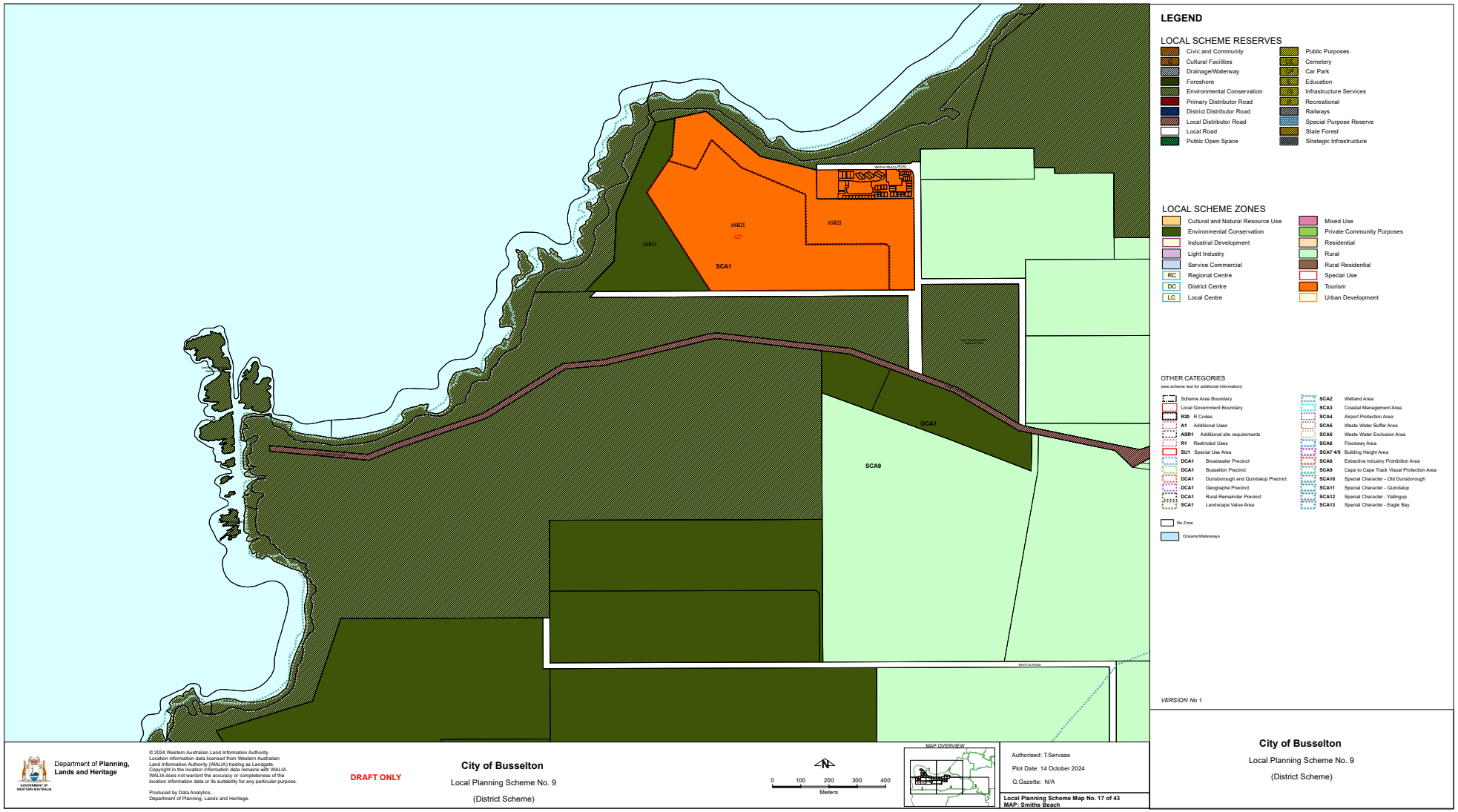
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 16 of 43
MAP: Yallingup Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
ASR21
A27
SCA1
DCA1
SCA9
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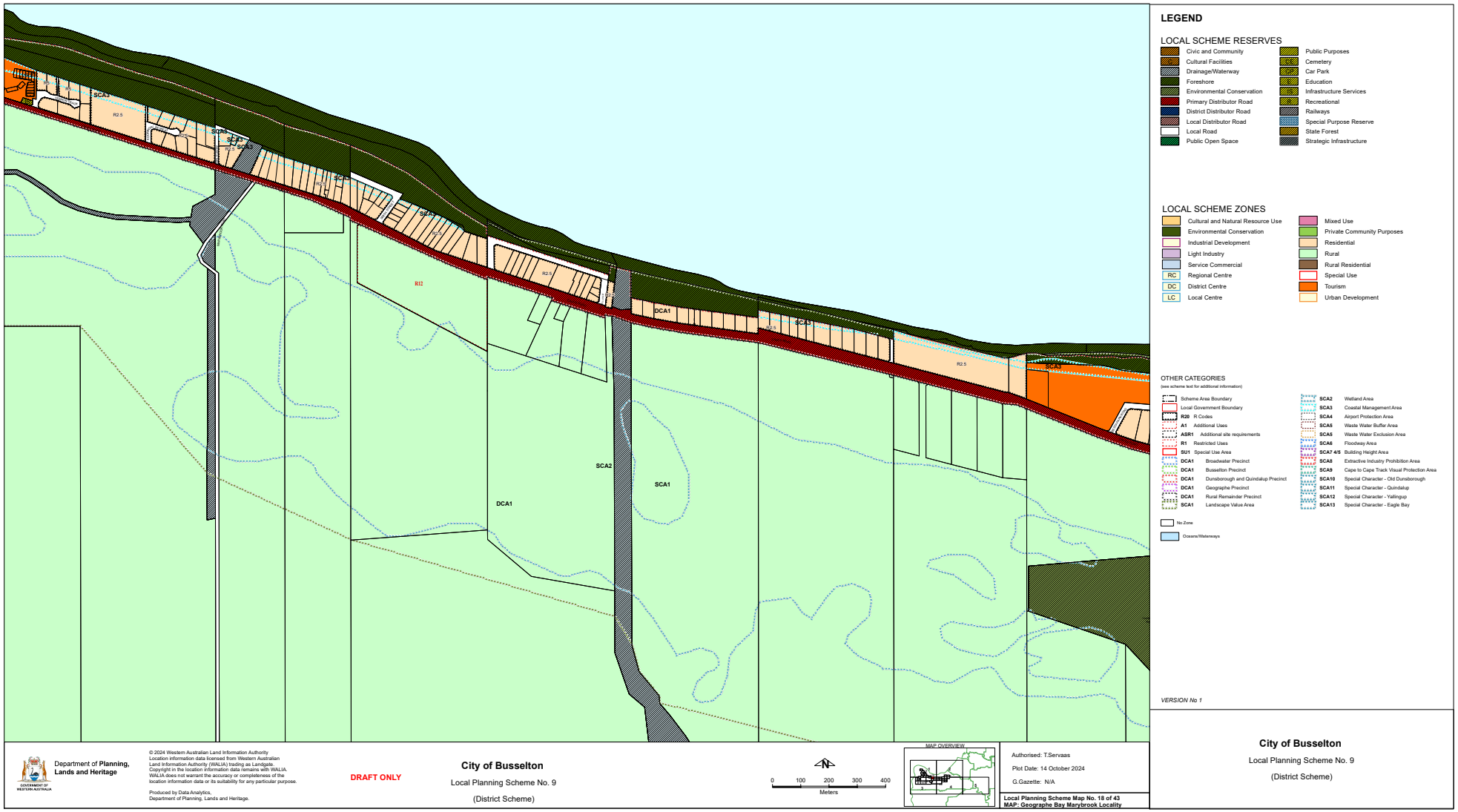
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 17 of 43
MAP: Smiths Beach
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
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SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
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R2.5
SCA5
SCA7
SCA8
SCA4
R12
R2.5
DCA1
SCA3
R2.5
SCA2
SCA1
DCA1
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Local Planning Scheme No. 9
(District Scheme)
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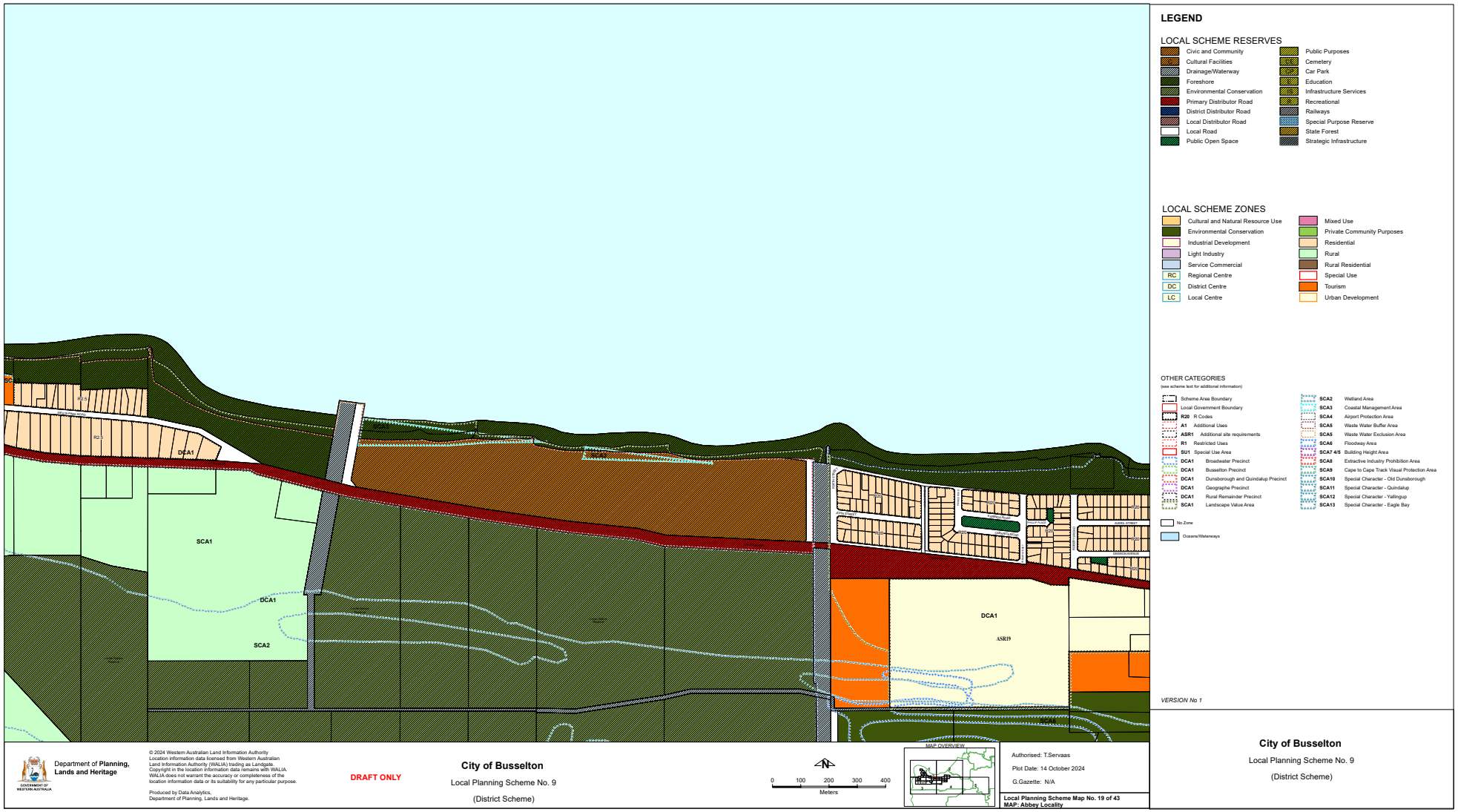
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 18 of 43
MAP: Geographe Bay Marybrook Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Drainage/Waterway
Foreshore
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Primary Distributor Road
District Distributor Road
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(see scheme text for additional information)
Scheme Area Boundary
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R20 R Codes
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
DCA1
SCA1
SCA2
ASR19
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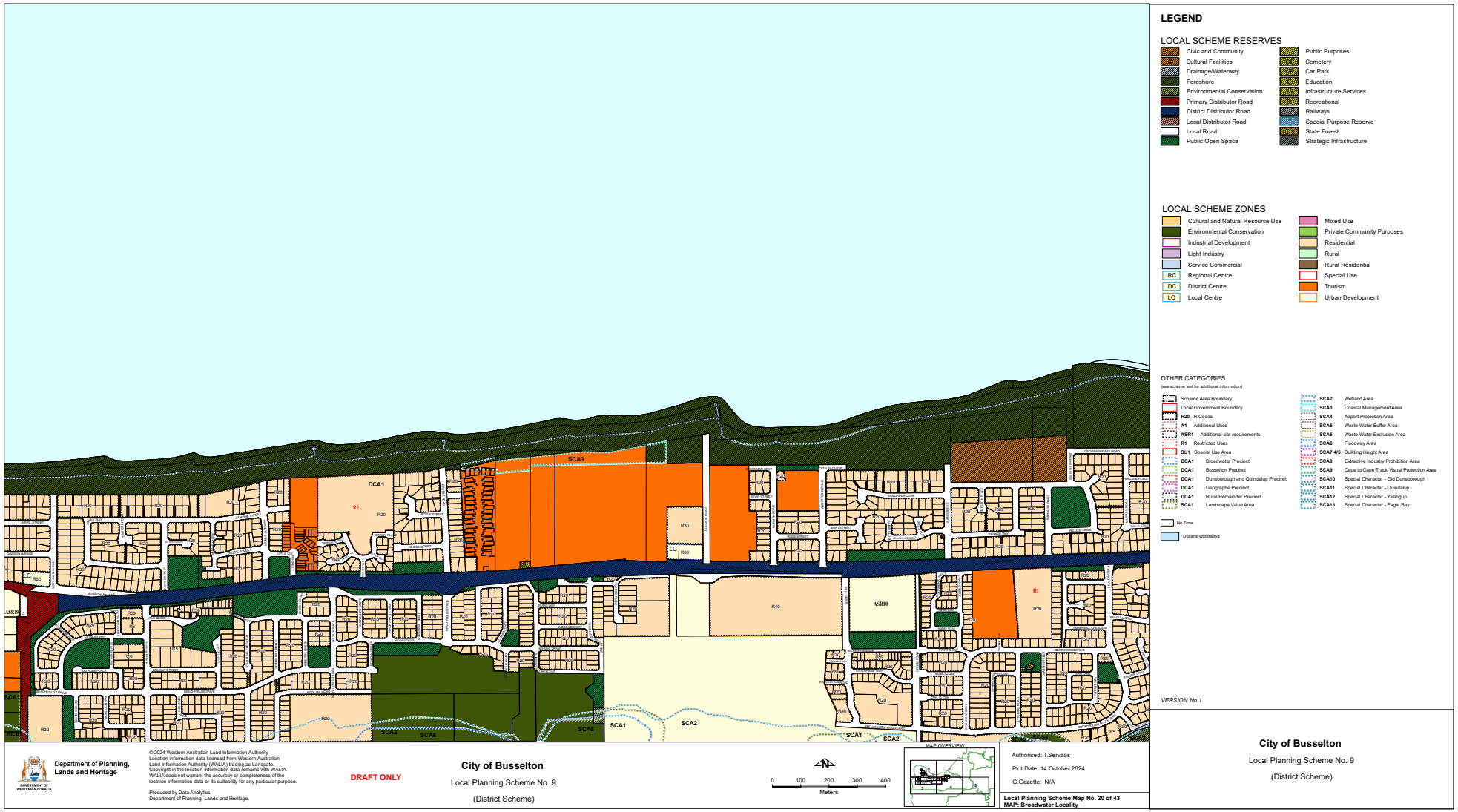
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 19 of 43
MAP: Abbey Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Cultural Facilities
Drainage/Waterway
Foreshore
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Primary Distributor Road
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
DCA1
SCA3
SCA1
SCA2
SCA6
ASR10
R40
R30
R80
LC
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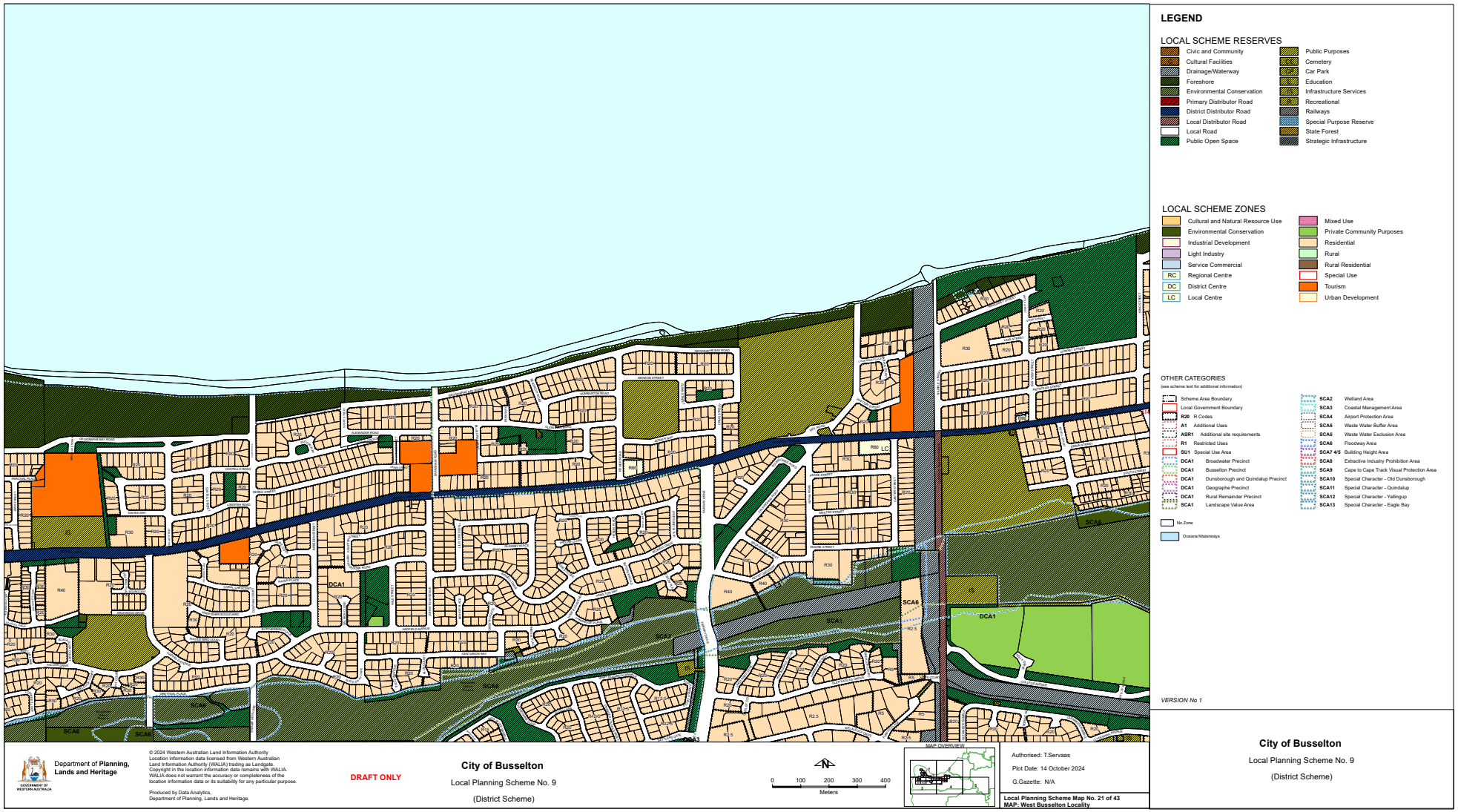
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 20 of 43
MAP: Broadwater Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
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Primary Distributor Road
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Oceans/Waterways
VERSION No 1
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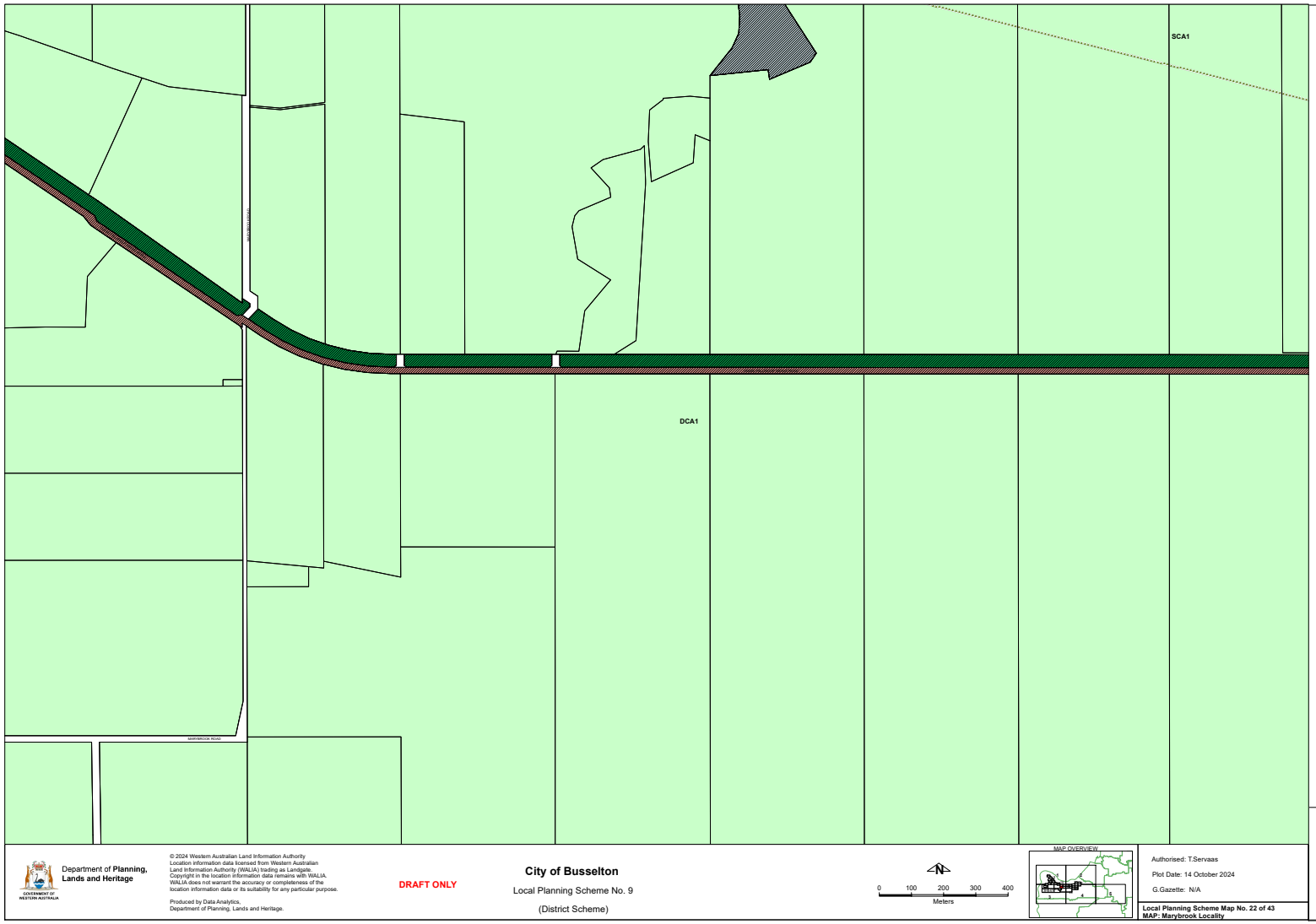
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 21 of 43
MAP: West Busselton Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Civic and Community
- Cultural Facilities
- Drainage/Waterway
- Foreshore
- Environmental Conservation
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Open Space
- Public Purposes
- Cemetery
- Car Park
- Education
- Infrastructure Services
- Recreational
- Railways
- Special Purpose Reserve
- State Forest
- Strategic Infrastructure

LOCAL SCHEME ZONES

- Cultural and Natural Resource Use
- Environmental Conservation
- Industrial Development
- Light Industry
- Service Commercial
- RC Regional Centre
- DC District Centre
- LC Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- ASR1 Additional site requirements
- R1 Restricted Uses
- SU1 Special Use Area
- DCA1 Broadwater Precinct
- DCA1 Busselton Precinct
- DCA1 Dunsborough and Quindalup Precinct
- DCA1 Geographe Precinct
- DCA1 Rural Remainder Precinct
- SCA1 Landscape Value Area
- SCA2 Wetland Area
- SCA3 Coastal Management Area
- SCA4 Airport Protection Area
- SCA5 Waste Water Buffer Area
- SCA5 Waste Water Exclusion Area
- SCA6 Floodway Area
- SCA7 4/5 Building Height Area
- SCA8 Extractive Industry Prohibition Area
- SCA9 Cape to Cape Track Visual Protection Area
- SCA10 Special Character - Old Dunsborough
- SCA11 Special Character - Quindalup
- SCA12 Special Character - Yallingup
- SCA13 Special Character - Eagle Bay
- No Zone
- Oceans/Waterways

VERSION No 1

Department of Planning, Lands and Heritage

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City of Busselton

Local Planning Scheme No. 9

(District Scheme)

N

0 100 200 300 400

Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 14 October 2024

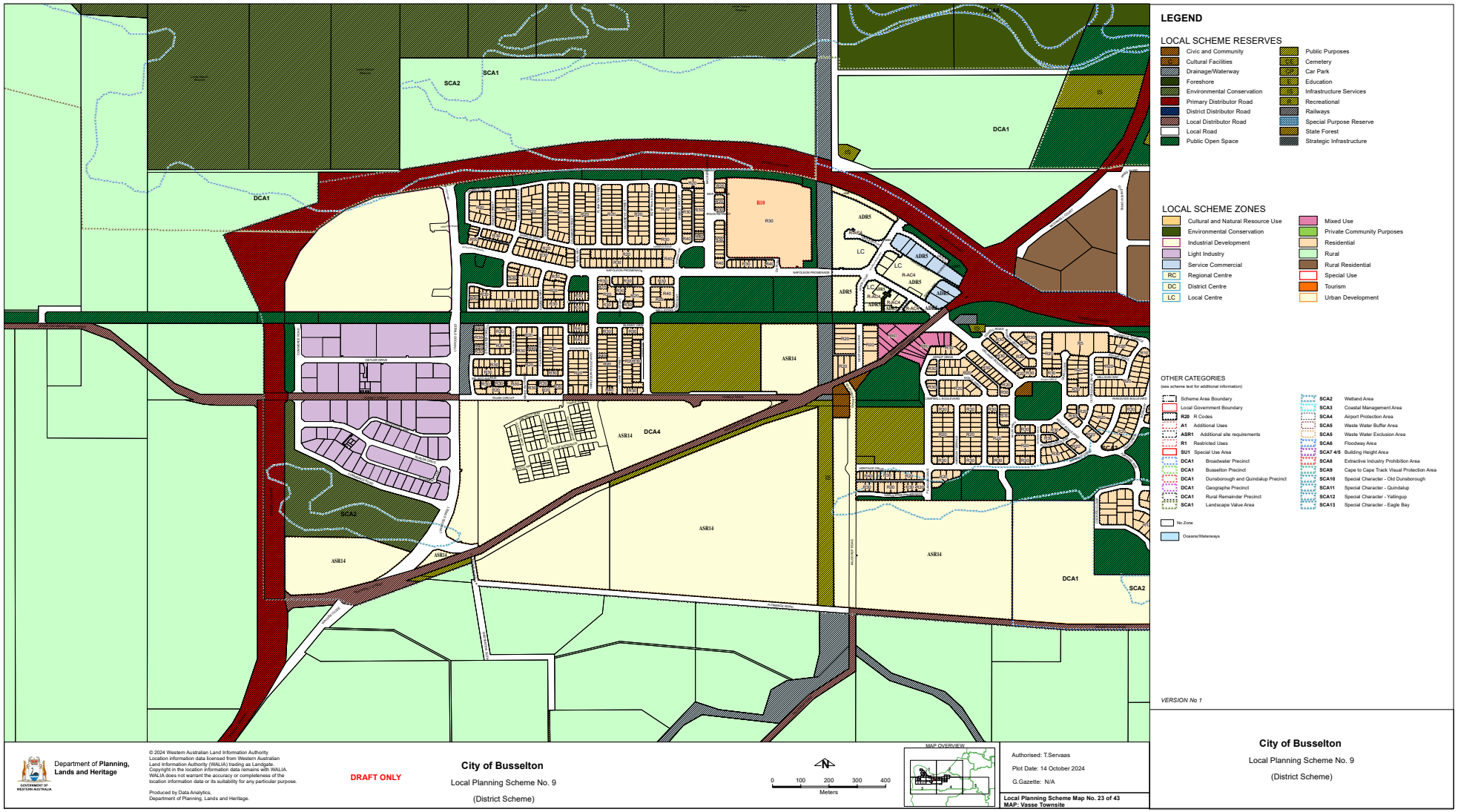
G.Gazette: N/A

Local Planning Scheme Map No. 22 of 43
MAP: Marybrook Locality

City of Busselton

Local Planning Scheme No. 9

(District Scheme)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LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
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Rural Residential
Special Use
Tourism
Urban Development
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(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
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ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
SCA3 Coastal Management Area
SCA4 Airport Protection Area
SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
SCA1
SCA2
DCA1
DCA4
ASR14
R10
R30
ADR5
LC
Department of Planning, Lands and Heritage
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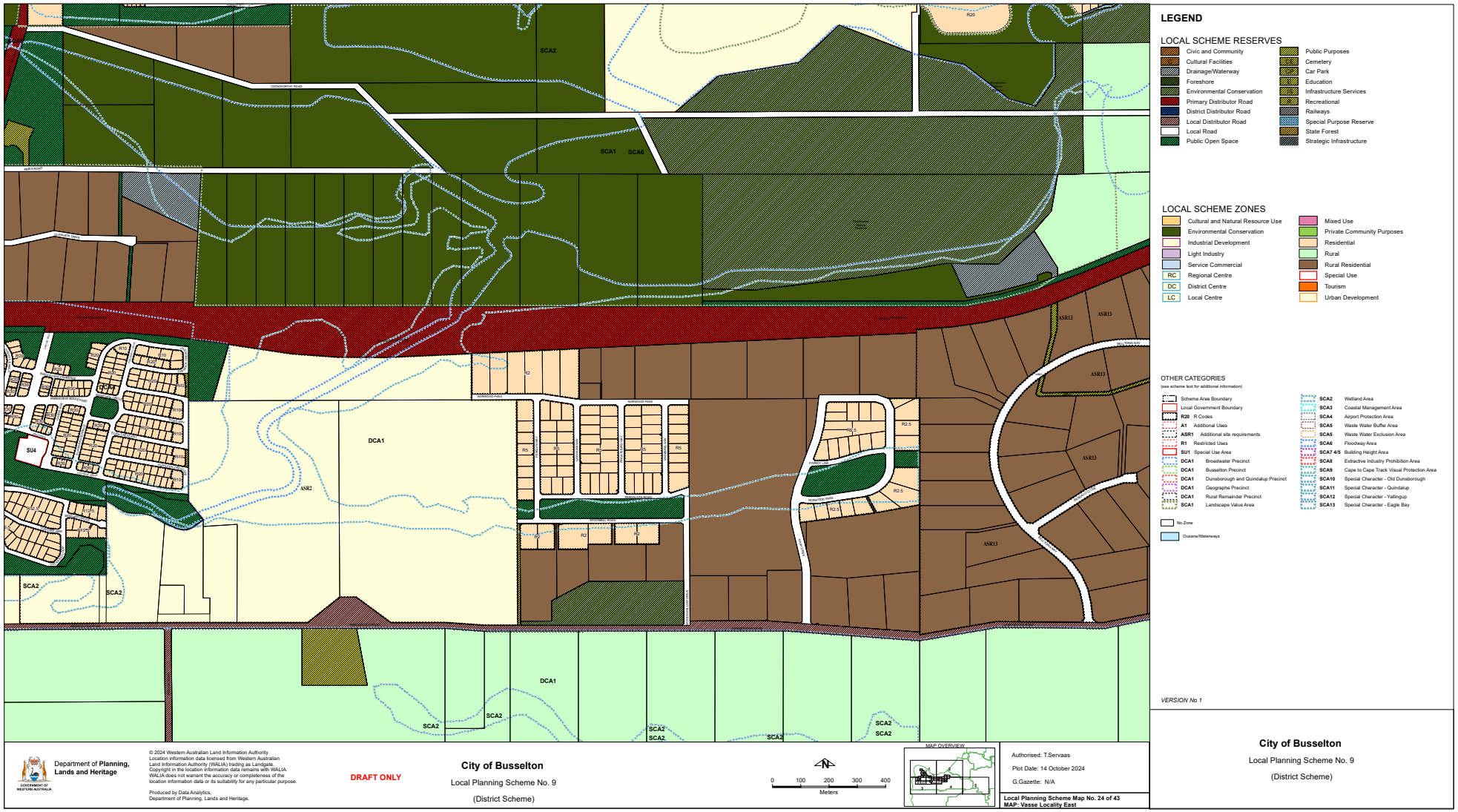
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 23 of 43
MAP: Vasse Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
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Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
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SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
Department of Planning, Lands and Heritage
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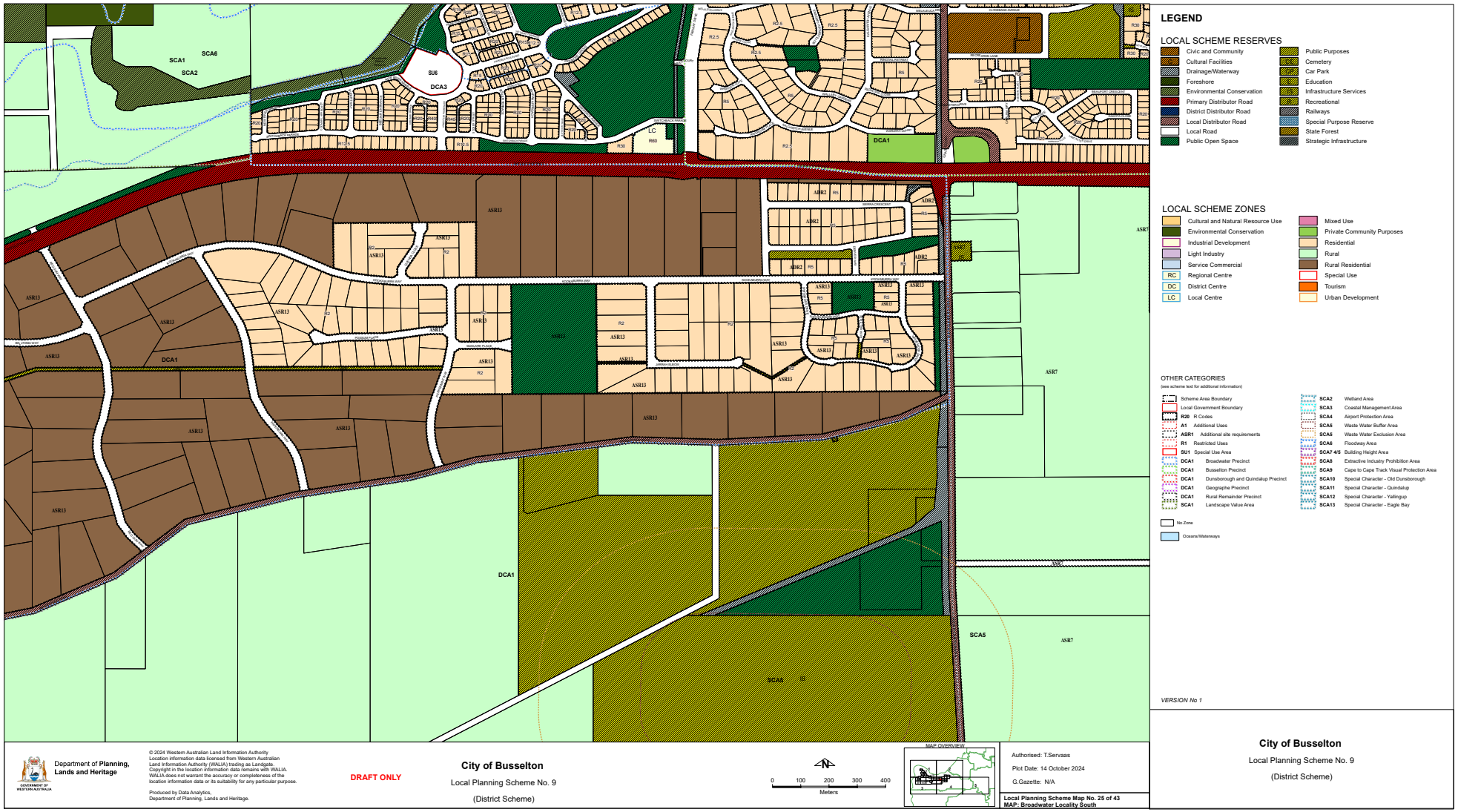
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 24 of 43
MAP: Vasse Locality East
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
SCA3 Coastal Management Area
SCA4 Airport Protection Area
SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
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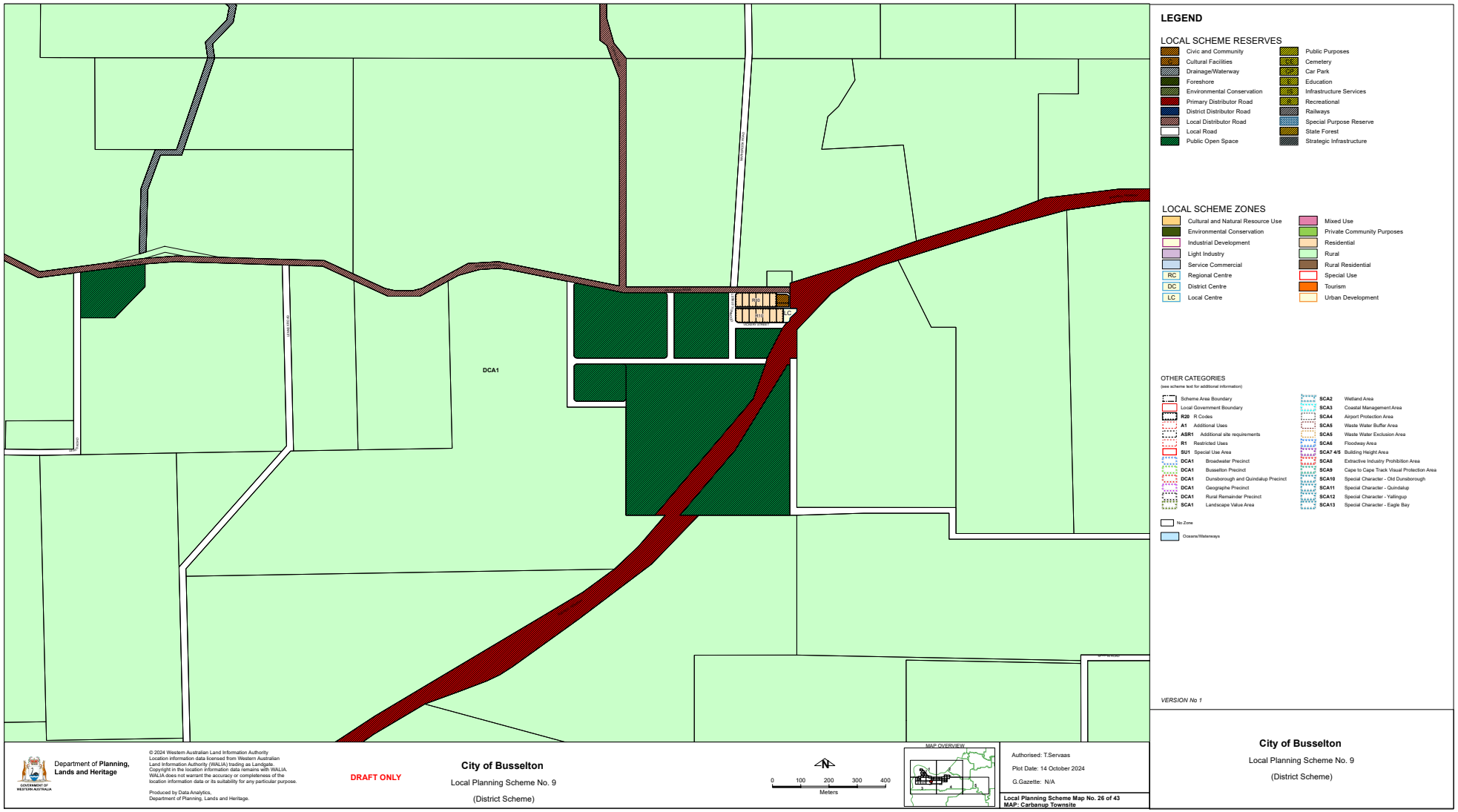
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 25 of 43
MAP: Broadwater Locality South
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


DCA1
R20
R20
LC
Strelly Street
Bussell Highway
Layman Road
Queen Street
LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
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SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
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City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 26 of 43
MAP: Carbanup Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)

LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
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LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
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Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
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SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
DCA1
SCA1
LC
ASR20
ASR15
R20
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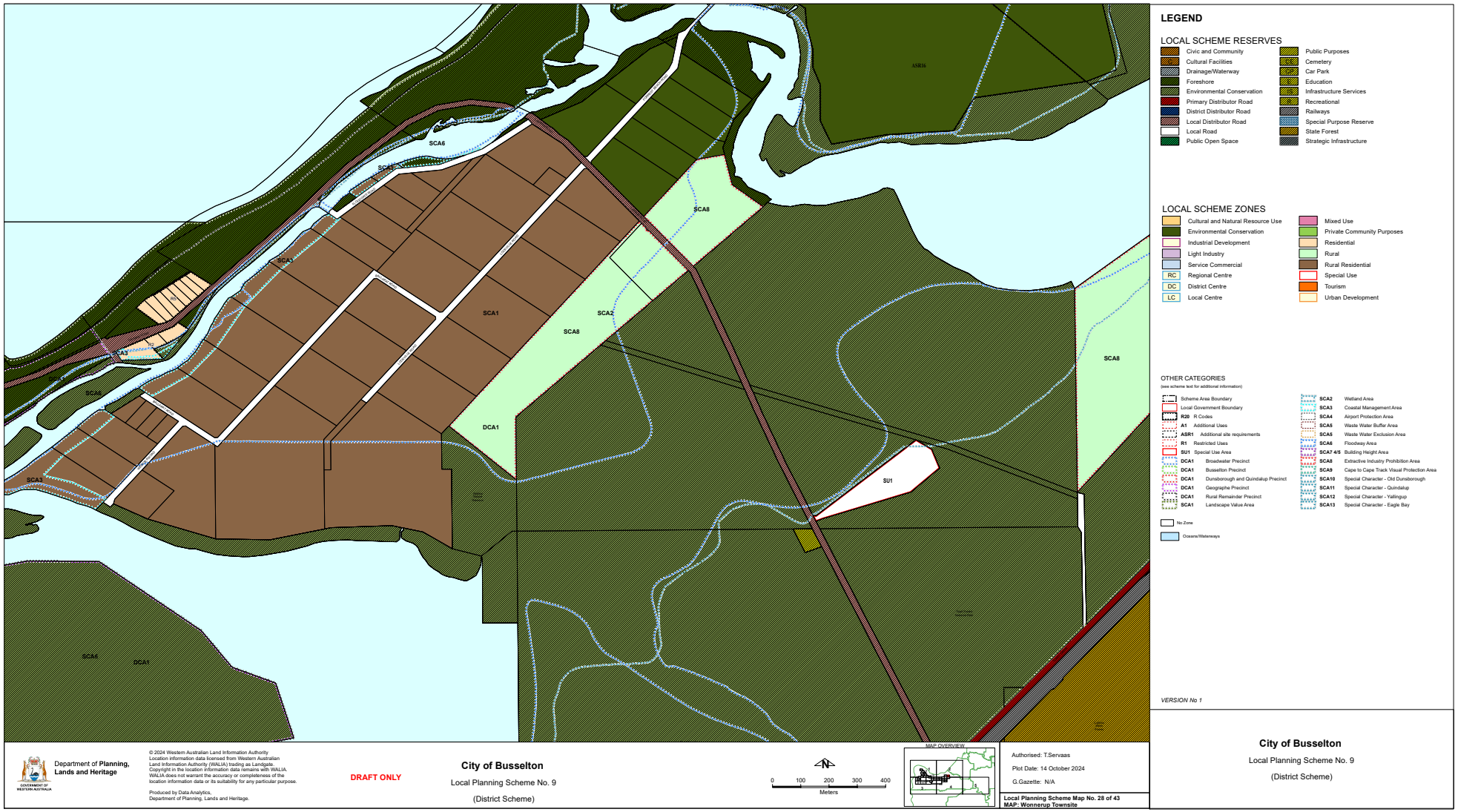
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 27 of 43
MAP: Geographe Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
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Public Open Space
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Infrastructure Services
Recreational
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Strategic Infrastructure
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Environmental Conservation
Industrial Development
Light Industry
Service Commercial
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LC Local Centre
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Private Community Purposes
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(see scheme text for additional information)
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R20 R Codes
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SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
SCA1
SCA2
SCA3
SCA4
SCA5
SCA6
SCA8
DCA1
SU1
Department of Planning, Lands and Heritage
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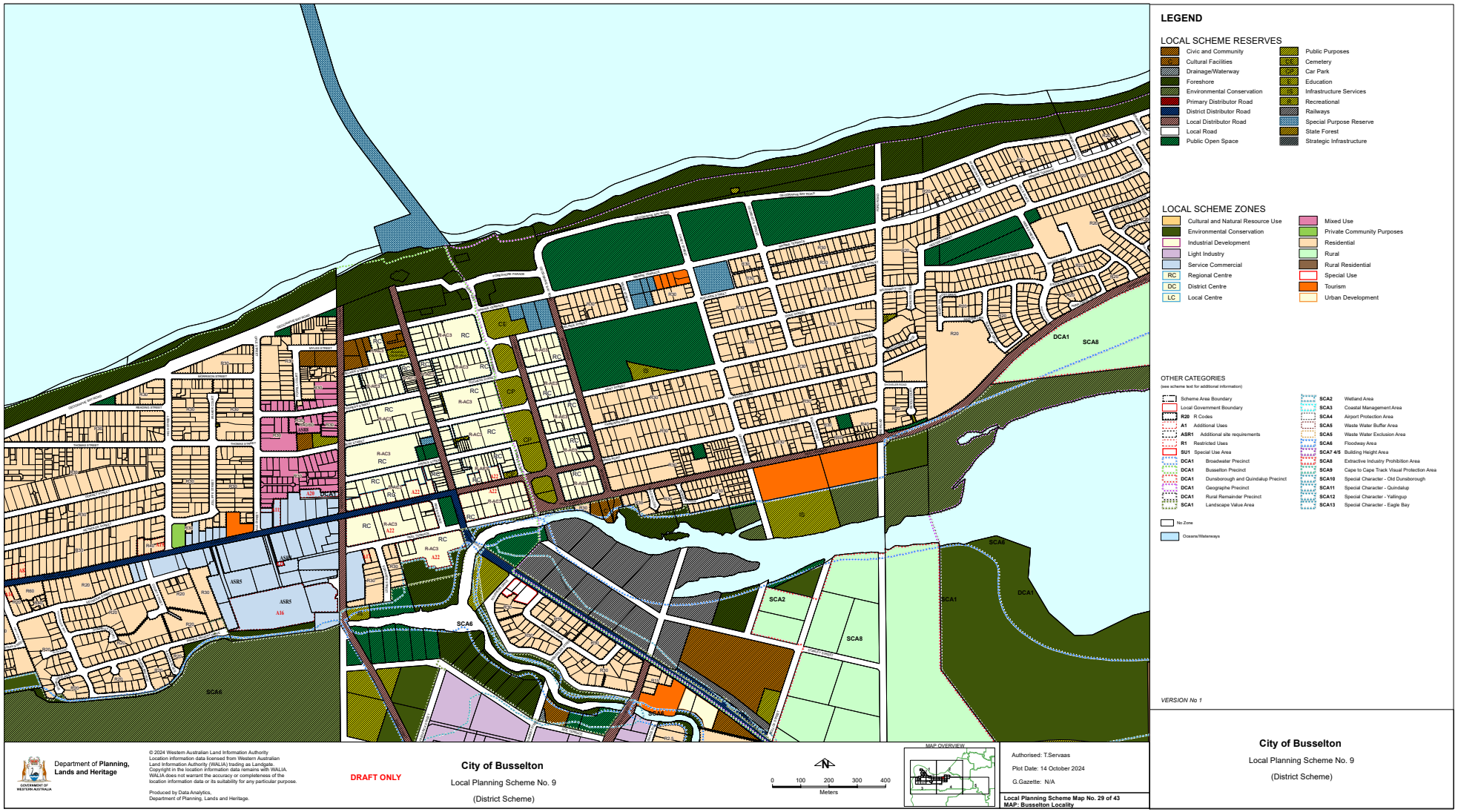
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 28 of 43
MAP: Wonnerup Townsite
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
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Car Park
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Infrastructure Services
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State Forest
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LOCAL SCHEME ZONES
Cultural and Natural Resource Use
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Light Industry
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OTHER CATEGORIES
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SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
Department of Planning, Lands and Heritage
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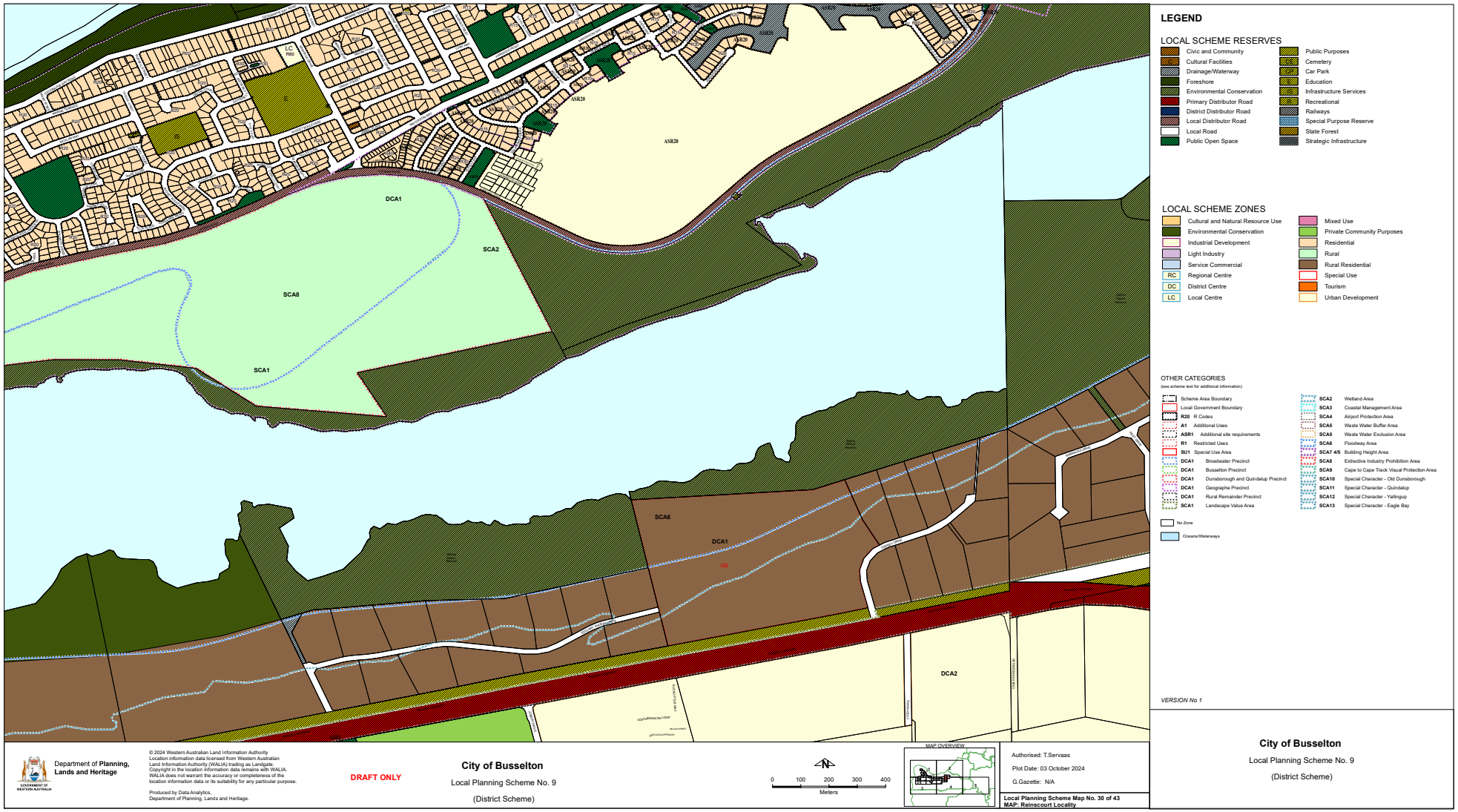
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 14 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 29 of 43
MAP: Busselton Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
DCA1
SCA2
SCA8
SCA1
ASR20
SCA6
DCA2
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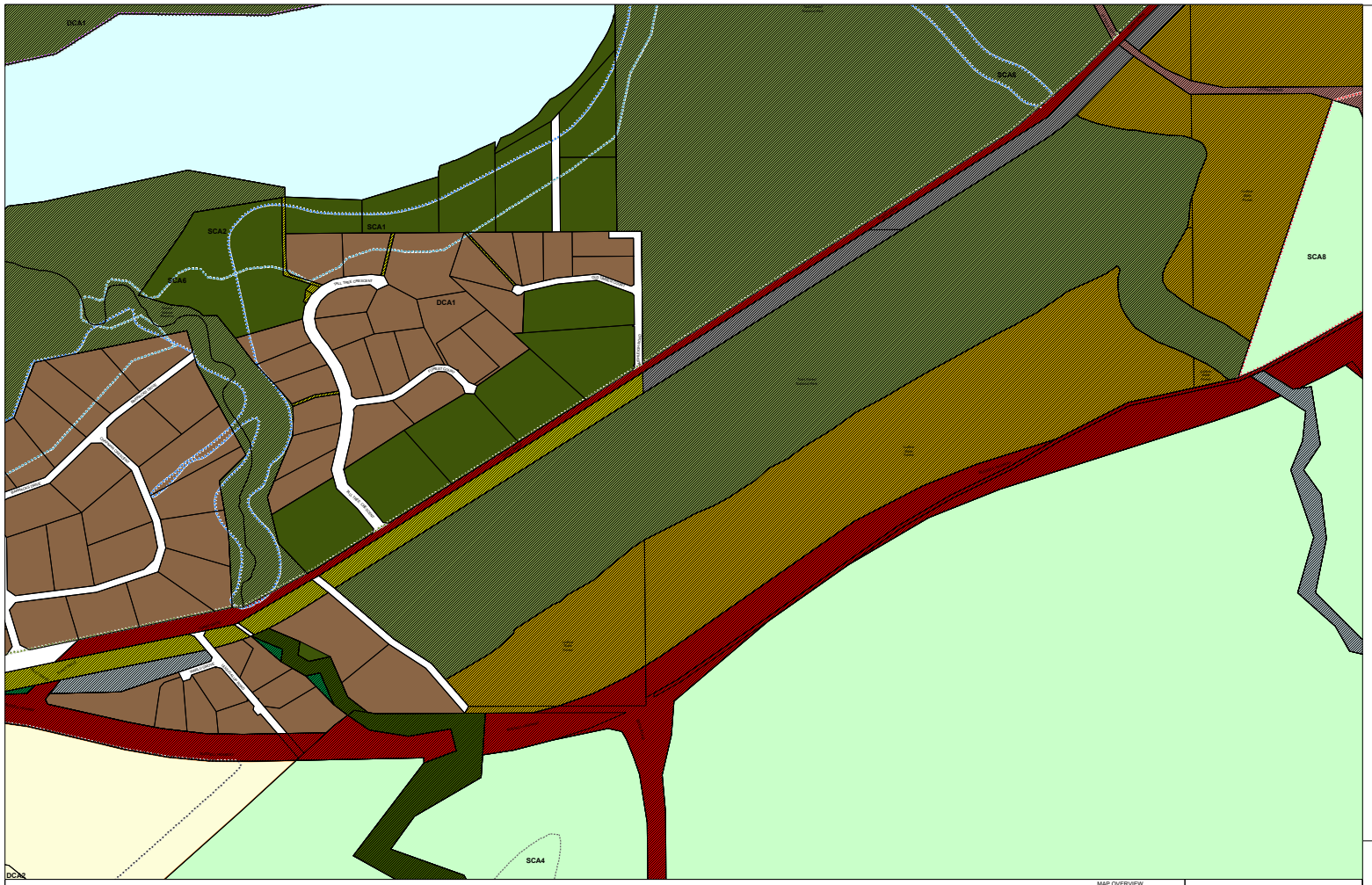
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 30 of 43
MAP: Reinscourt Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Civic and Community
- Cultural Facilities
- Drainage/Waterway
- Foreshore
- Environmental Conservation
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Open Space
- Public Purposes
- Cemetery
- Car Park
- Education
- Infrastructure Services
- Recreational
- Railways
- Special Purpose Reserve
- State Forest
- Strategic Infrastructure

LOCAL SCHEME ZONES

- Cultural and Natural Resource Use
- Environmental Conservation
- Industrial Development
- Light Industry
- Service Commercial
- RC Regional Centre
- DC District Centre
- LC Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- ASR1 Additional site requirements
- R1 Restricted Uses
- SU1 Special Use Area
- DCA1 Broadwater Precinct
- DCA1 Busselton Precinct
- DCA1 Dunsborough and Quindalup Precinct
- DCA1 Geographe Precinct
- DCA1 Rural Remainder Precinct
- SCA1 Landscape Value Area
- SCA2 Wetland Area
- SCA3 Coastal Management Area
- SCA4 Airport Protection Area
- SCA5 Waste Water Buffer Area
- SCA5 Waste Water Exclusion Area
- SCA6 Floodway Area
- SCA7 4/5 Building Height Area
- SCA8 Extractive Industry Prohibition Area
- SCA9 Cape to Cape Track Visual Protection Area
- SCA10 Special Character - Old Dunsborough
- SCA11 Special Character - Quindalup
- SCA12 Special Character - Yallingup
- SCA13 Special Character - Eagle Bay
- No Zone
- Oceans/Waterways

VERSION No 1

City of Busselton

Local Planning Scheme No. 9

(District Scheme)

Department of Planning, Lands and Heritage

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City of Busselton

Local Planning Scheme No. 9

(District Scheme)

N

0 100 200 300 400

Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 03 October 2024

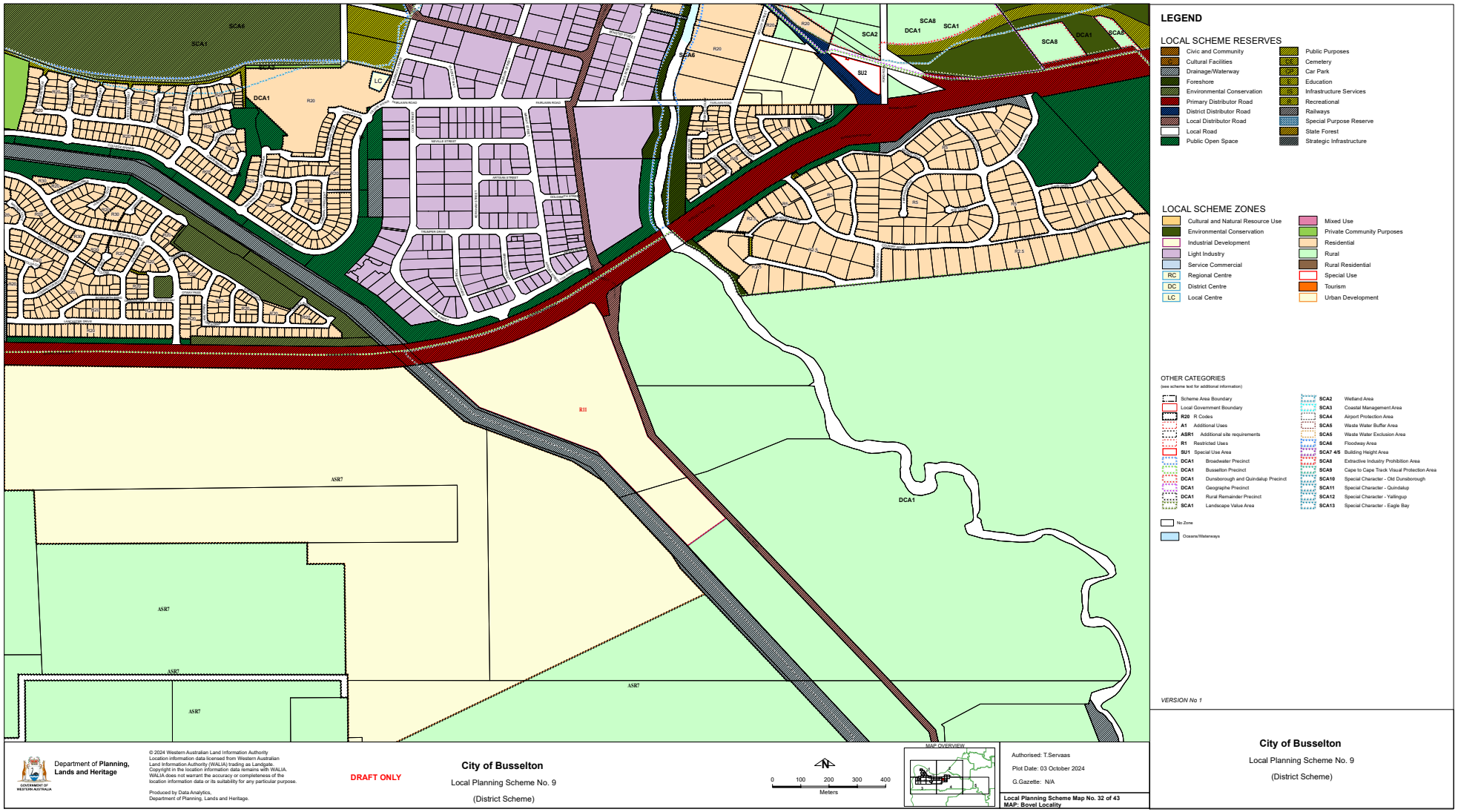
G.Gazette: N/A

Local Planning Scheme Map No. 31 of 43
MAP: Wonnerup Locality South

City of Busselton

Local Planning Scheme No. 9

(District Scheme)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LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
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ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
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SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
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City of Busselton
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(District Scheme)
Department of Planning, Lands and Heritage
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City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
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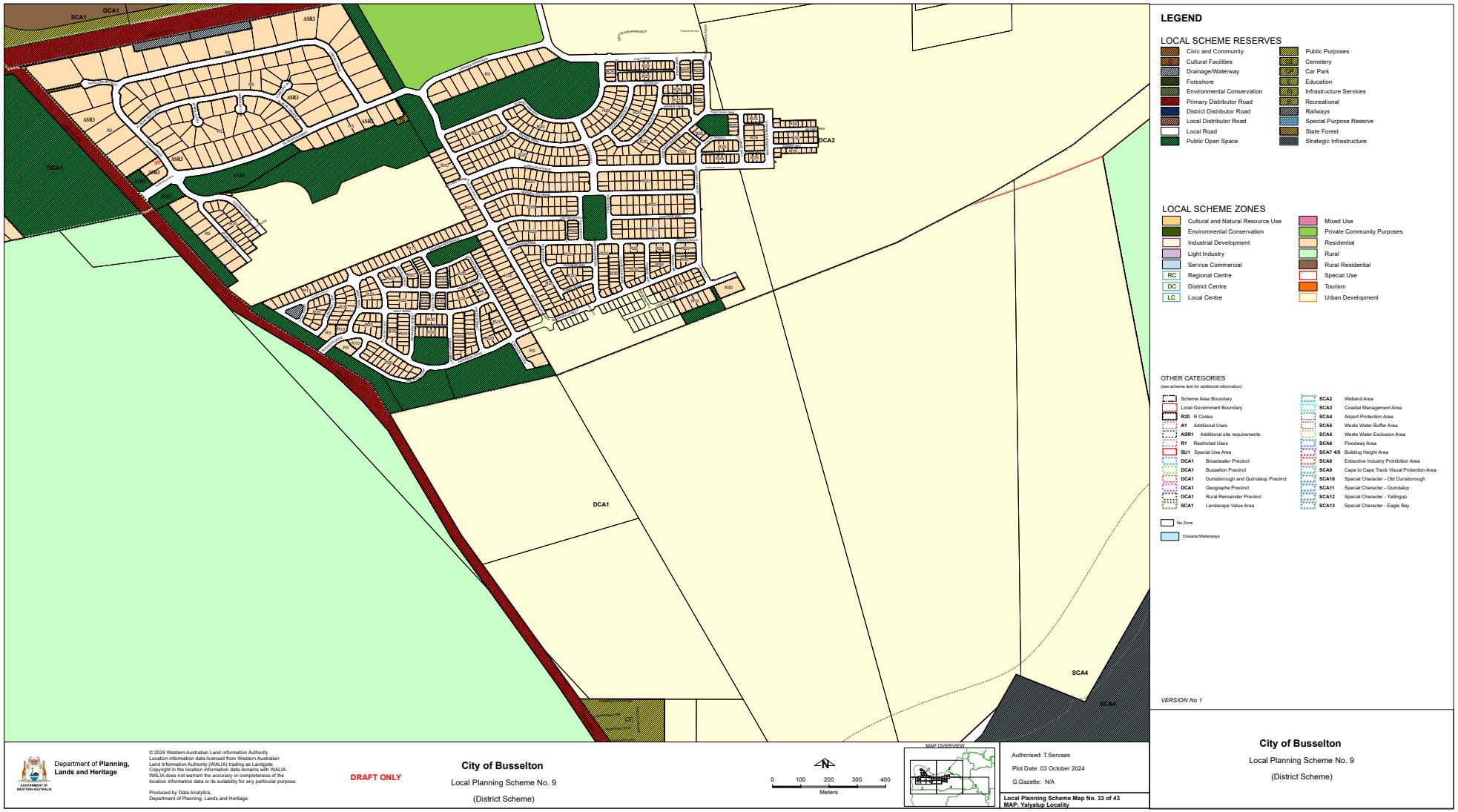
Local Planning Scheme Map No. 32 of 43
MAP: Bovel Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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SCA1
ASR3
ASR1
DCA2
SCA4
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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
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Local Government Boundary
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A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
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DCA1 Busselton Precinct
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SCA10 Special Character - Old Dunsborough
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SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
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Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
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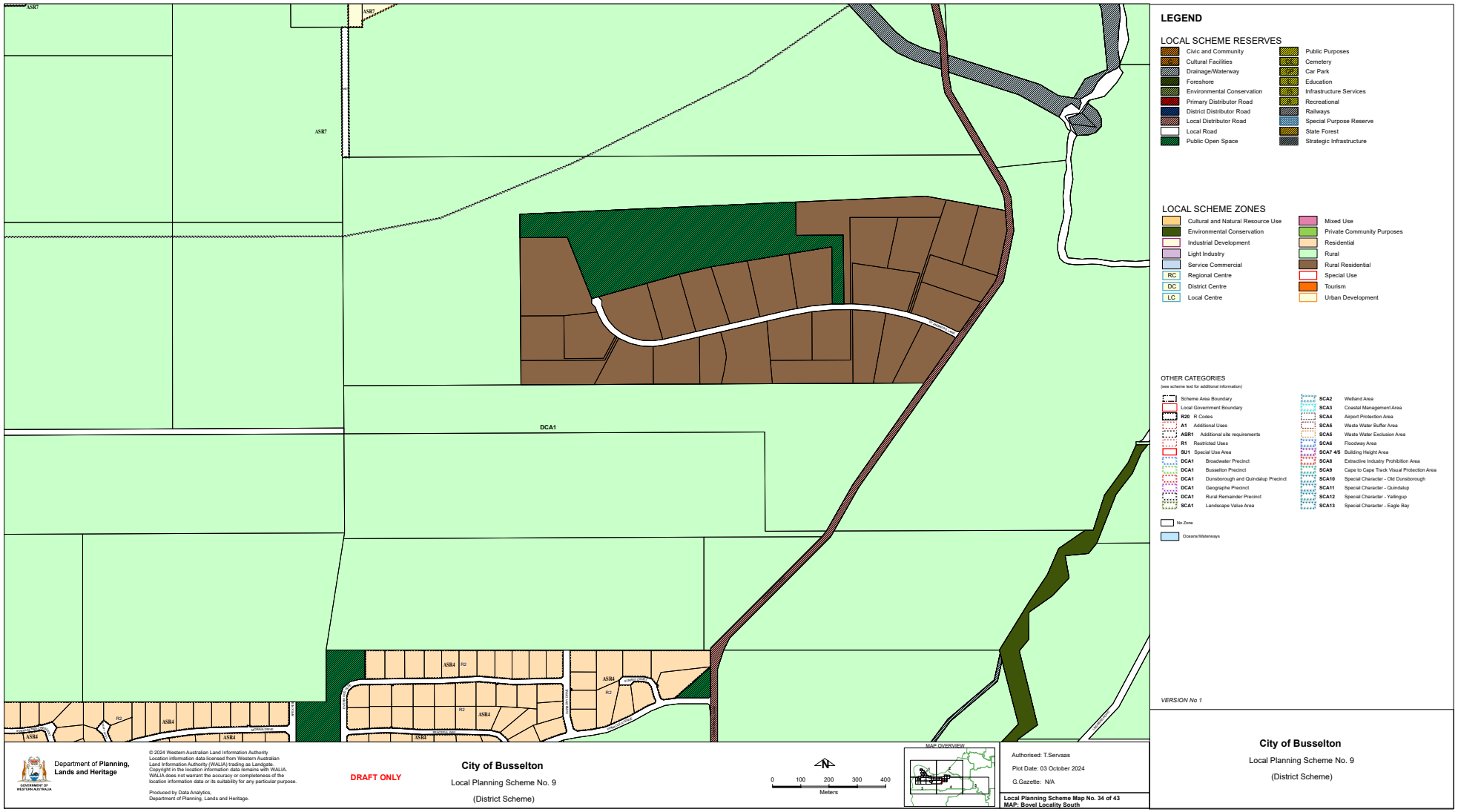
MAP: Yalyalup Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
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SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
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DCA1
ASR7
ASR4
R2
ASR3
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City of Busselton
Local Planning Scheme No. 9
(District Scheme)
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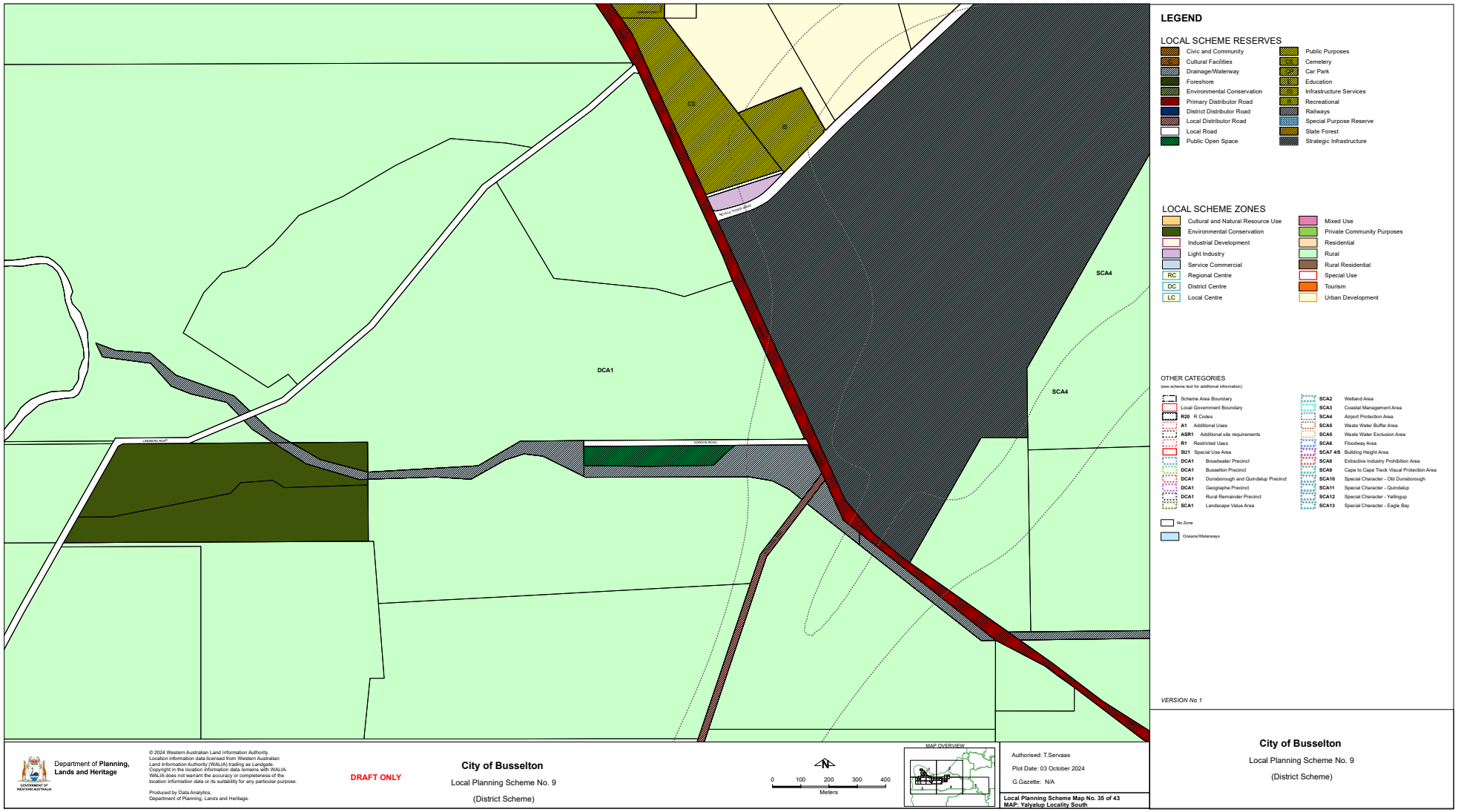
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 34 of 43
MAP: Bovel Locality South
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
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Local Government Boundary
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R1 Restricted Uses
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SCA5 Waste Water Buffer Area
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SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
Oceans/Waterways
VERSION No 1
DCA1
SCA4
SCA4
LINDBERG ROAD
UNDERWOOD ROAD
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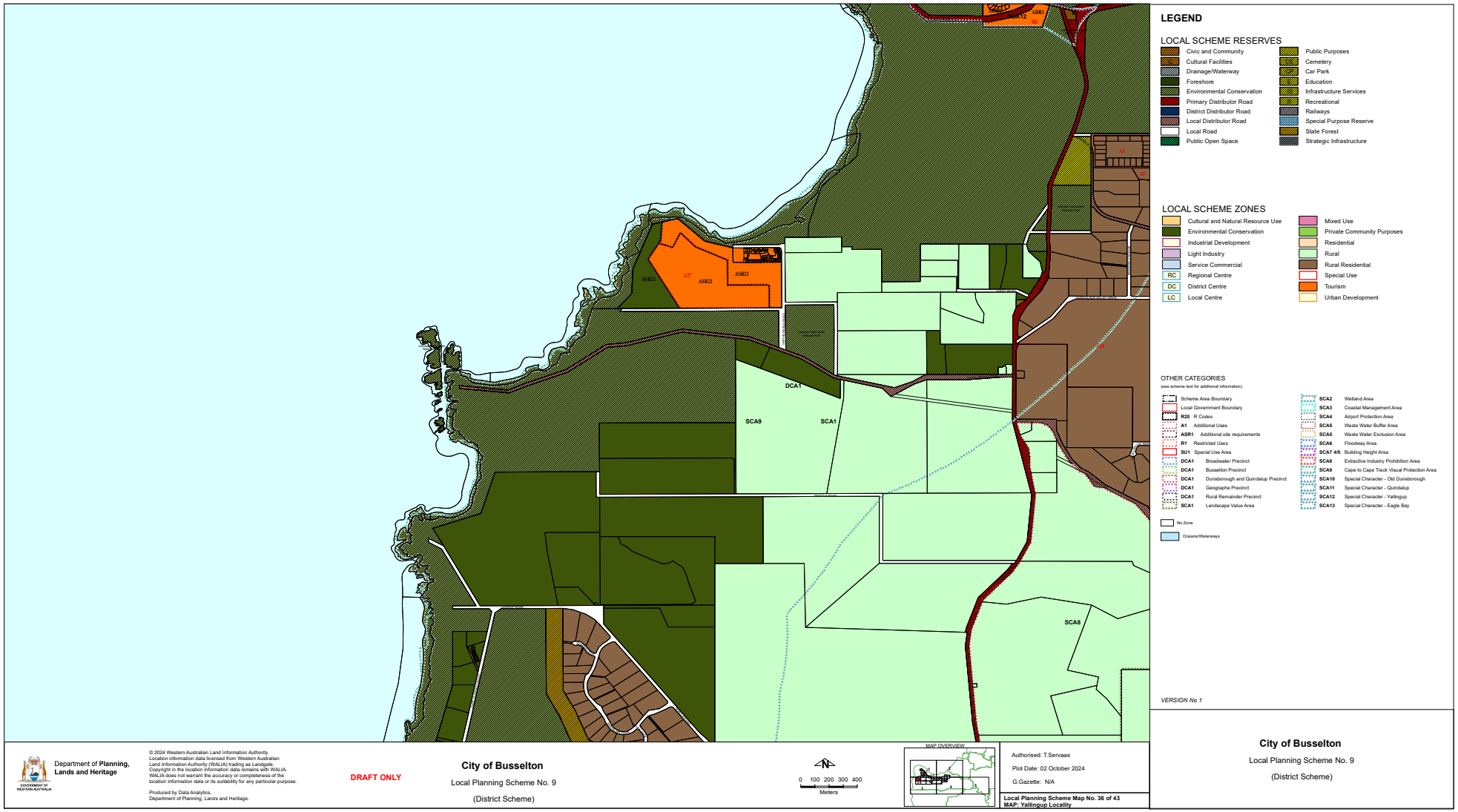
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 03 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 35 of 43
MAP: Yalyalup Locality South
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
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R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
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DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
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SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
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SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
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Oceans/Waterways
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ASR21
A27
ASR21
ASR21
DCA1
SCA9
SCA1
SCA8
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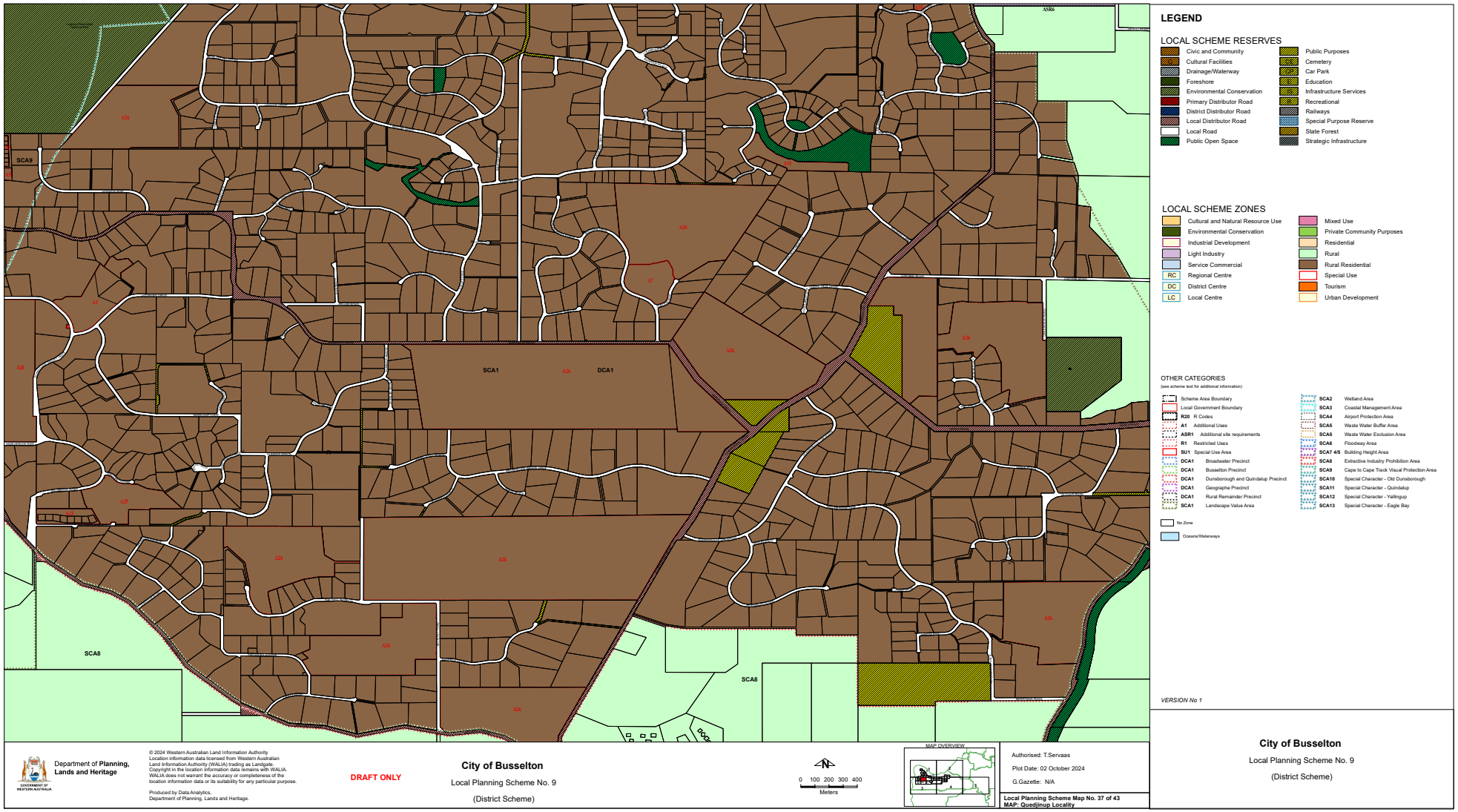
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 36 of 43
MAP: Yallingup Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


SCA9
SCA1
DCA1
SCA8
SCA8
ASR6
LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
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Rural
Rural Residential
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(see scheme text for additional information)
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Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
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DCA1 Broadwater Precinct
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SCA13 Special Character - Eagle Bay
No Zone
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City of Busselton
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Local Planning Scheme No. 9
(District Scheme)
N
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Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 37 of 43
MAP: Quedjinup Locality
City of Busselton
Local Planning Scheme No. 9
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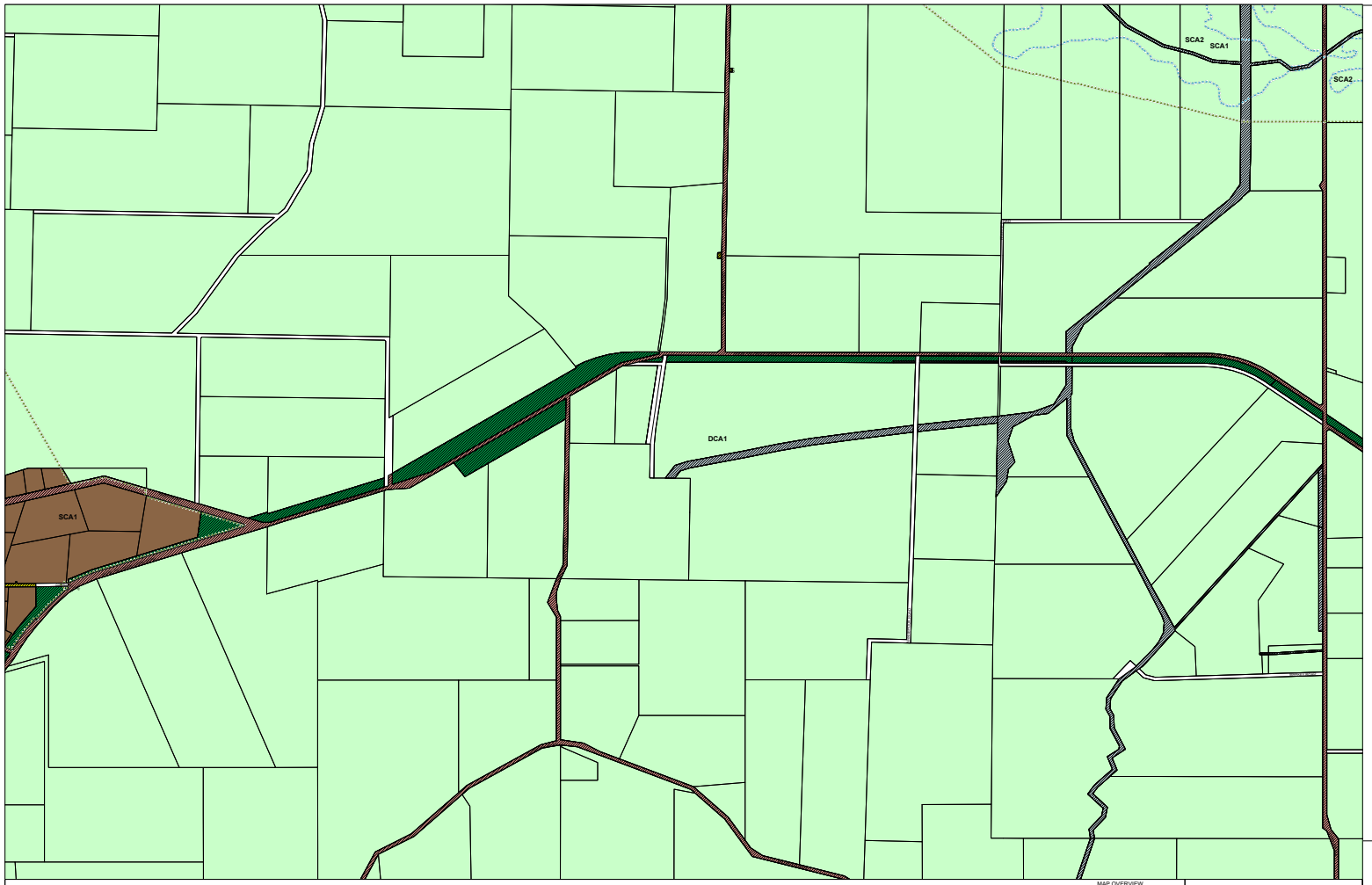

LEGEND

LOCAL SCHEME RESERVES

- Civic and Community
- Cultural Facilities
- Drainage/Waterway
- Foreshore
- Environmental Conservation
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Open Space
- Public Purposes
- Cemetery
- Car Park
- Education
- Infrastructure Services
- Recreational
- Railways
- Special Purpose Reserve
- State Forest
- Strategic Infrastructure

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- Environmental Conservation
- Industrial Development
- Light Industry
- Service Commercial
- RC Regional Centre
- DC District Centre
- LC Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES
(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- ASR1 Additional site requirements
- R1 Restricted Uses
- SU1 Special Use Area
- DCA1 Broadwater Precinct
- DCA1 Busselton Precinct
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- SCA8 Extractive Industry Prohibition Area
- SCA9 Cape to Cape Track Visual Protection Area
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- SCA12 Special Character - Yallingup
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City of Busselton

Local Planning Scheme No. 9

(District Scheme)

0 100 200 300 400
Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 02 October 2024

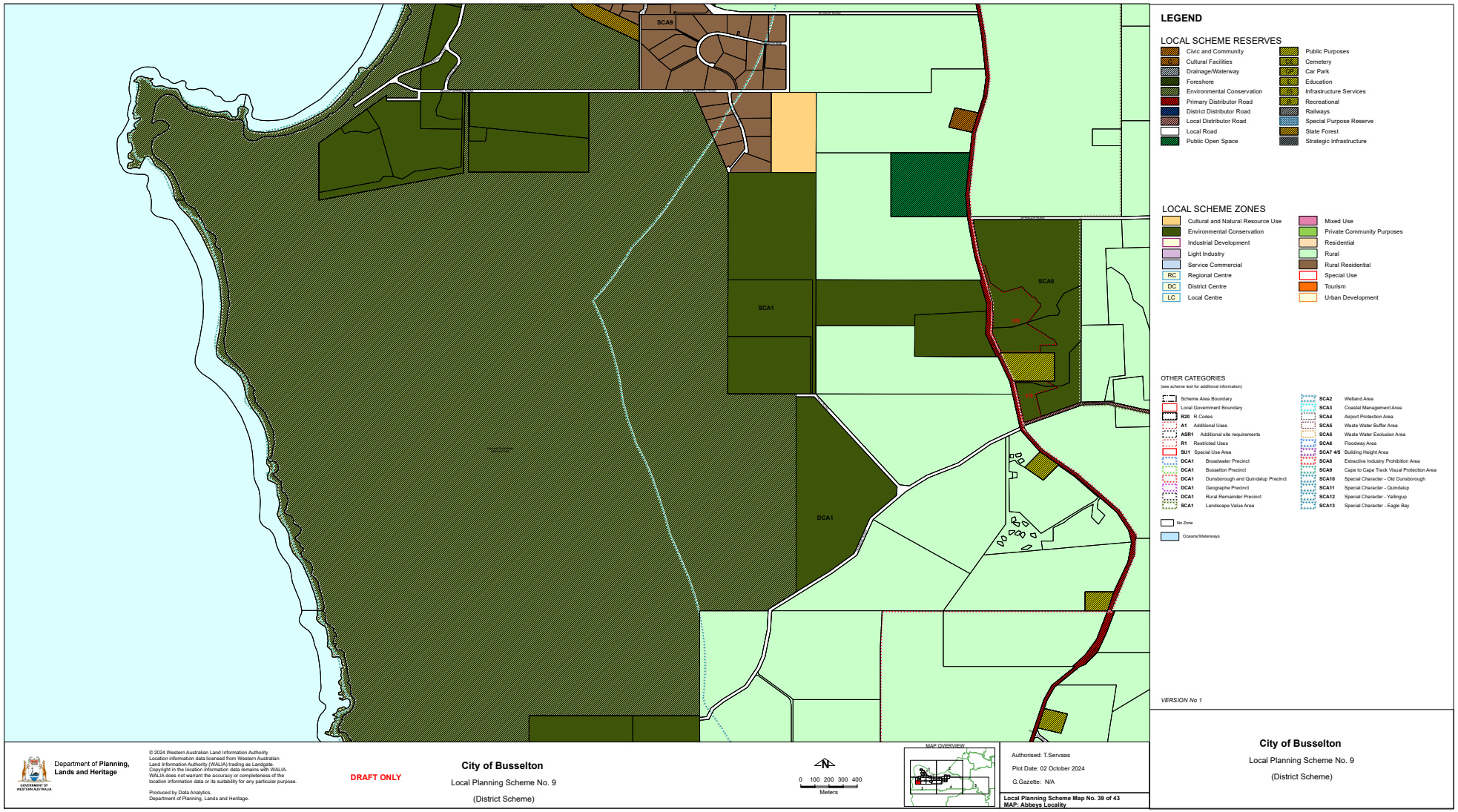
G.Gazette: N/A

Local Planning Scheme Map No. 38 of 43
MAP: Quindalup Locality

City of Busselton

Local Planning Scheme No. 9

(District Scheme)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SCA1
SCA8
DCA1
LEGEND
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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
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Local Distributor Road
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City of Busselton
Local Planning Scheme No. 9
(District Scheme)
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 39 of 43
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City of Busselton
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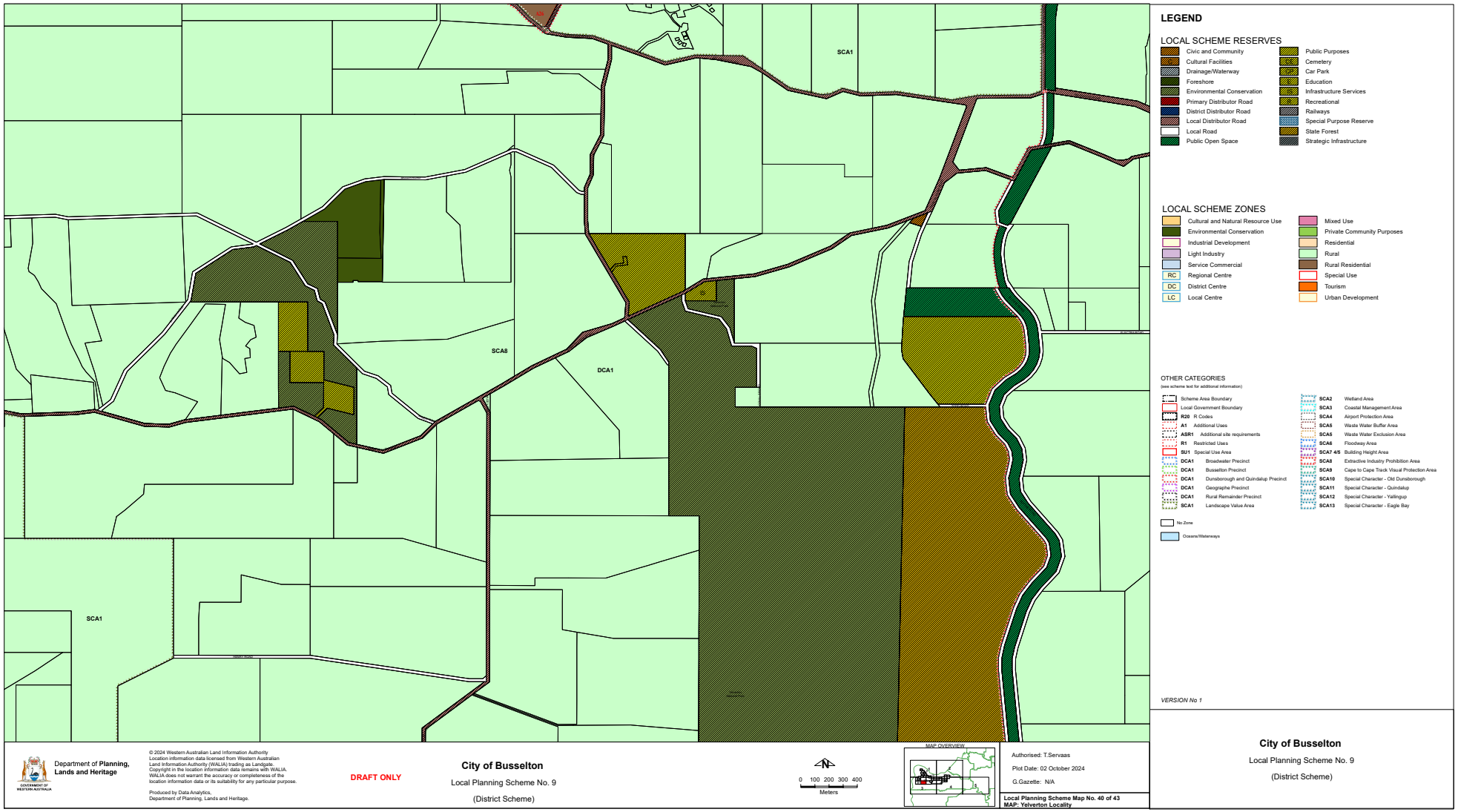
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SCA8
DCA1
SCA1
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Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
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Primary Distributor Road
District Distributor Road
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Oceans/Waterways
VERSION No 1
Department of Planning, Lands and Heritage
GOVERNMENT OF WESTERN AUSTRALIA
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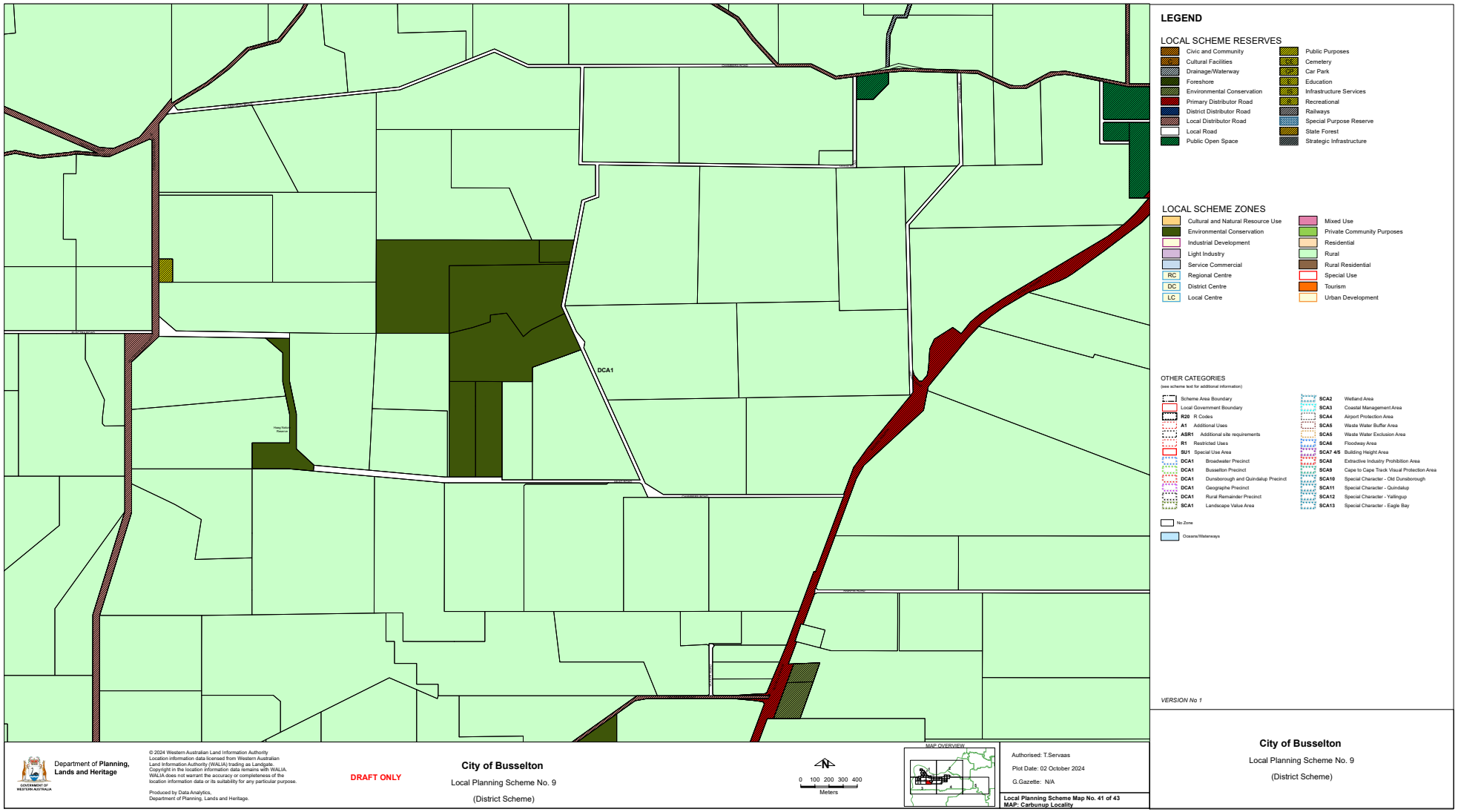
DRAFT ONLY
City of Busselton
Local Planning Scheme No. 9
(District Scheme)
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 40 of 43
MAP: Yelverton Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


DCA1
LEGEND
LOCAL SCHEME RESERVES
Civic and Community
Cultural Facilities
Drainage/Waterway
Foreshore
Environmental Conservation
Primary Distributor Road
District Distributor Road
Local Distributor Road
Local Road
Public Open Space
Public Purposes
Cemetery
Car Park
Education
Infrastructure Services
Recreational
Railways
Special Purpose Reserve
State Forest
Strategic Infrastructure
LOCAL SCHEME ZONES
Cultural and Natural Resource Use
Environmental Conservation
Industrial Development
Light Industry
Service Commercial
RC Regional Centre
DC District Centre
LC Local Centre
Mixed Use
Private Community Purposes
Residential
Rural
Rural Residential
Special Use
Tourism
Urban Development
OTHER CATEGORIES
(see scheme text for additional information)
Scheme Area Boundary
Local Government Boundary
R20 R Codes
A1 Additional Uses
ASR1 Additional site requirements
R1 Restricted Uses
SU1 Special Use Area
DCA1 Broadwater Precinct
DCA1 Busselton Precinct
DCA1 Dunsborough and Quindalup Precinct
DCA1 Geographe Precinct
DCA1 Rural Remainder Precinct
SCA1 Landscape Value Area
SCA2 Wetland Area
SCA3 Coastal Management Area
SCA4 Airport Protection Area
SCA5 Waste Water Buffer Area
SCA5 Waste Water Exclusion Area
SCA6 Floodway Area
SCA7 4/5 Building Height Area
SCA8 Extractive Industry Prohibition Area
SCA9 Cape to Cape Track Visual Protection Area
SCA10 Special Character - Old Dunsborough
SCA11 Special Character - Quindalup
SCA12 Special Character - Yallingup
SCA13 Special Character - Eagle Bay
No Zone
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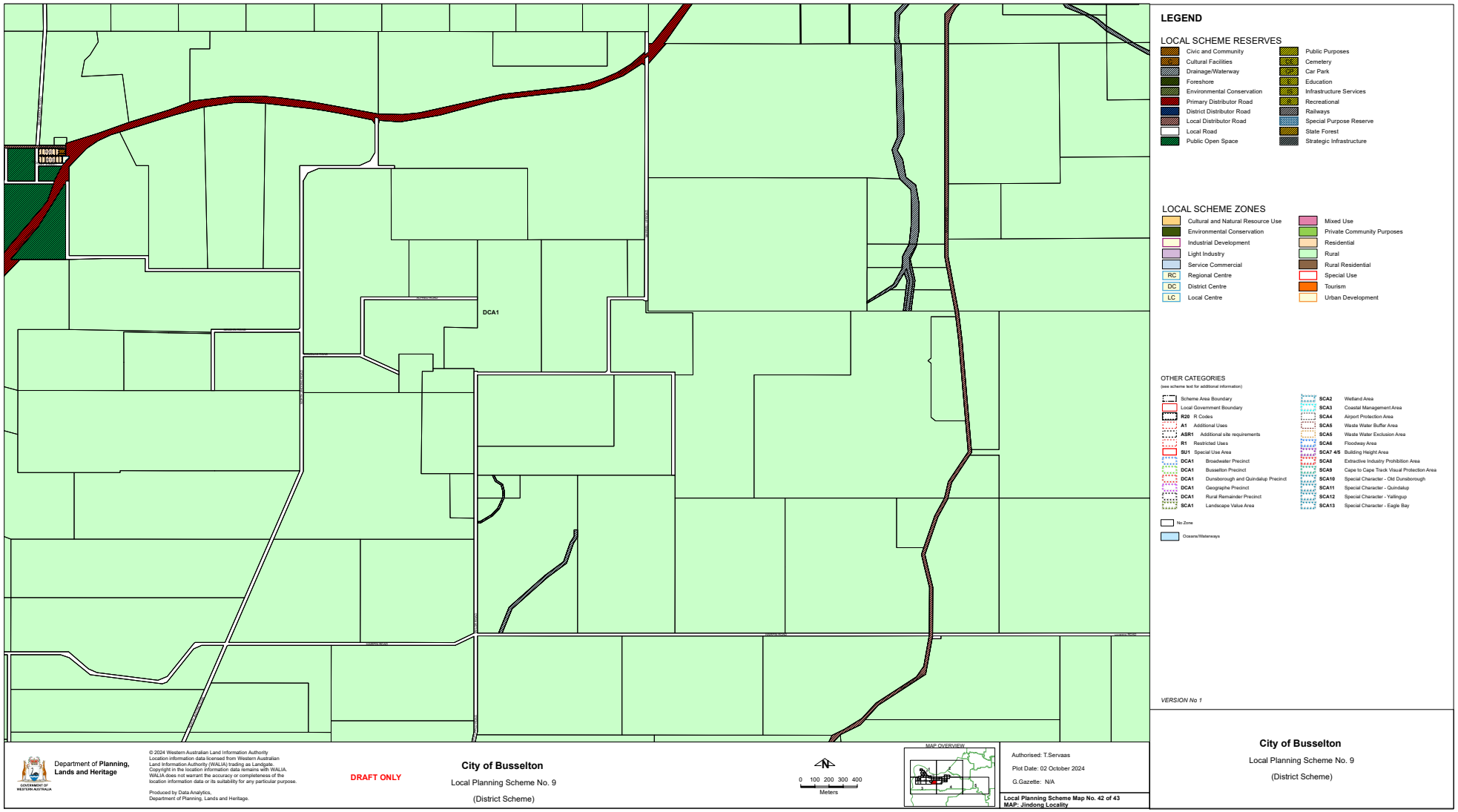
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 41 of 43
MAP: Carbunup Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)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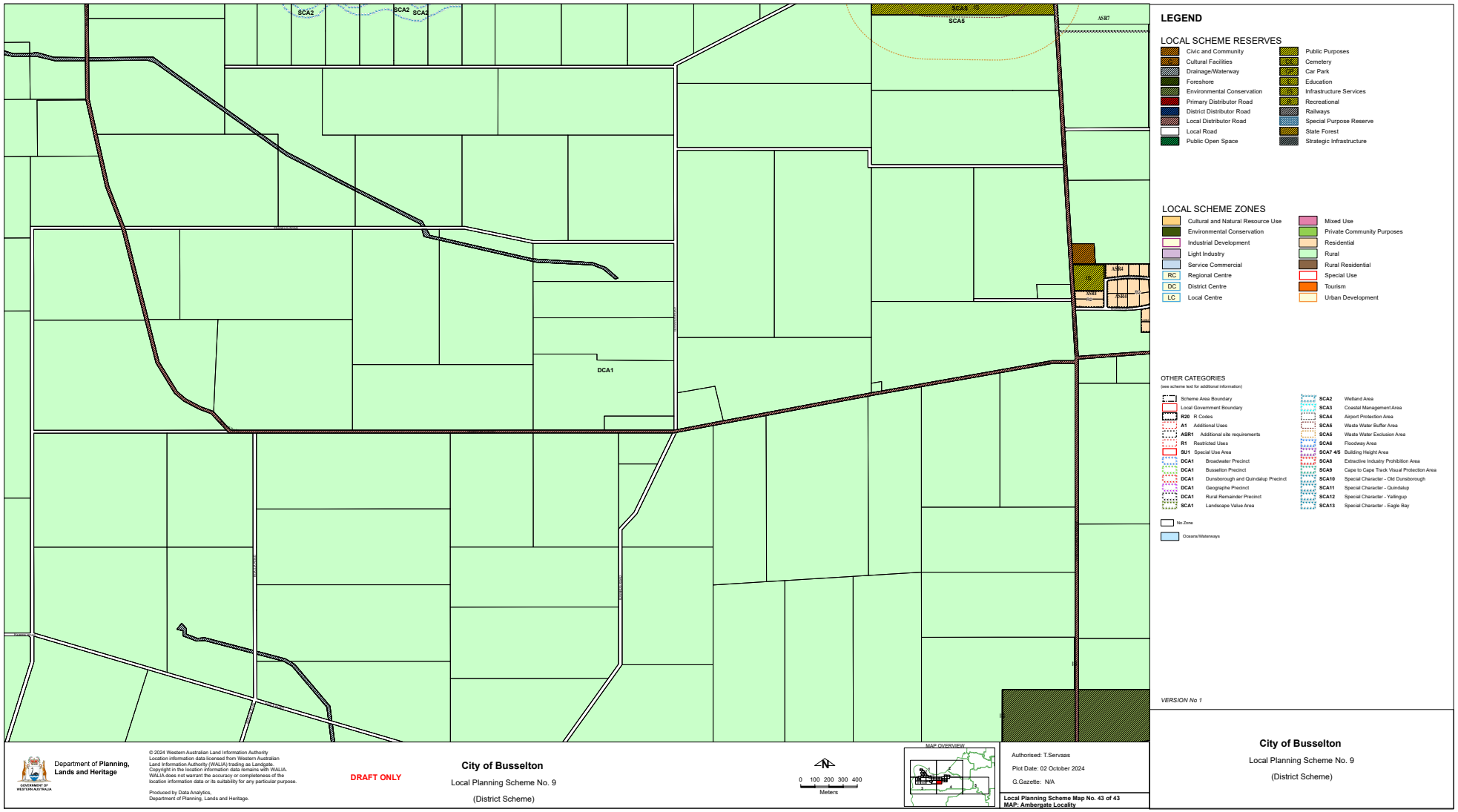
N
0 100 200 300 400
Meters
MAP OVERVIEW
Authorised: T.Servaas
Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 42 of 43
MAP: Jindong Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)


SCA2
SCA2
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SCA5
SCA5
ASR7
ASR4
ASR4
DCA1
LEGEND
LOCAL SCHEME RESERVES
Civic and Community
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0 100 200 300 400
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Plot Date: 02 October 2024
G.Gazette: N/A
Local Planning Scheme Map No. 43 of 43
MAP: Ambergate Locality
City of Busselton
Local Planning Scheme No. 9
(District Scheme)

Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

1. HEAD OF POWER AND SCOPE

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to the development of Unhosted Short-Term Rental Accommodation (STRA) across the whole of the City.

2. PURPOSE

The purpose of this Policy is to –

2.1 Provide clear guidance regarding the assessment of applications for development approval for Unhosted STRA; and

2.2 Identify the situations where Unhosted STRA will be supported, the situations where Unhosted STRA may be supported subject to further evaluation, and the situations where Unhosted STRA would not be supported.

3. OBJECTIVES

The objectives of this Policy are to –

3.1 To encourage Unhosted STRA in localities near the Busselton City Centre and Dunsborough Town Centre and areas of high tourism value.

3.2 To ensure Unhosted STRA is designed, sited and managed to preserve the residential amenity and character of area in which it is located.

3.3 To maintain the amenity and established character of residential localities through ensuring the location, scale, design and operation of Unhosted short-term rental accommodation is appropriate to the setting.

3.4 To encourage Unhosted STRA operators to consider emergency procedures and options for the evacuation of occupants and guests in the event of a bushfire or other natural disaster.

3.5 To maintain a balance of areas available for permanent residential housing and areas available for Unhosted STRA in the residential zone.

3.6 To ensure Unhosted STRA is appropriately serviced to meet the needs of visitors.

4. INTERPRETATION

The following interpretations are relevant when considering the application of this Policy.

"Accepted Standard" means a provision which, if satisfied, the Unhosted STRA is deemed compliant with respect to the matters subject of that provision. The local government shall not refuse to grant approval to an application where the application satisfies all the relevant Accepted Standard provisions.

"Guest" means a person who is at the Unhosted STRA for social purposes, at the invitation or with the permission of the occupant of the Unhosted STRA.

Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

"Hosted short-term rental accommodation" as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* means any of the following **—**

(a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;

(b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;

(c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

"Performance Criteria" means provisions to be used in the assessment of a development application that does not meet the relevant Accepted Standard provisions for the purpose of determining the acceptability of the proposal.

"Policy" means this Unhosted STRA Local Planning Policy.

"Occupant" means a person who is accommodated at the Unhosted STRA.

"**Short-term rental accommodation**" as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* means —

(a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but

(b) does not include a dwelling that is, or is part of, any of the following —

(i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
(ii) a caravan park;
(iii) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
(iv) a park home park;
(v) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
(vi) workforce accommodation;

"**Short-term rental arrangement**" as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* means an arrangement under which —

(a) a dwelling, or part of a dwelling, is provided for occupation by a person; and

(b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

"**Unhosted short term rental accommodation**" as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* means short-term rental accommodation that —

(a) is not hosted short-term rental accommodation; and

(b) accommodates a maximum of 12 people per night.

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Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

5. POLICY STATEMENT

5.1 LOCATION	
Accepted Standard	**Performance Criteria**
A Unhosted STRA satisfies the Accepted Standard if: A1.1 The dwelling is located outside of a non-preferred area (Appendix 1 refers); and A1.2 The Unhosted STRA where located within an approved Single House or Grouped Dwelling has: (a) direct frontage to a public road; and (b) a minimum lot size of 350m^2 exclusively for the use of the dwelling.	A Unhosted STRA satisfies the Performance Criteria provisions if: P1.1 There is no performance criteria where located in non-preferred areas. P1.2 The City is satisfied that approval of the Unhosted STRA is not likely to have an adverse impact on the amenity of adjoining and nearby residents.

5.2 UTILITY SERVICING	
Accepted Standard	**Performance Criteria**
A Unhosted STRA satisfies the Accepted Standard provisions if: A2.1 The Unhosted STRA is connected to reticulated water, or provided with a 135,000 litre rainwater tank directly connected to a suitable means of rainfall catchment, for the exclusive use of the Unhosted STRA; and A2.2 The Unhosted STRA is located within the City's kerbside refuse collection area; and A2.3 The Unhosted STRA is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of occupants. *Note: in areas not serviced by reticulated sewerage, it should not be assumed that an existing on-site effluent disposal system approved for a Single House will have sufficient capacity for the proposed number of occupants without the need for upgrading. Advice should be sought from the City's Environmental Health staff prior to lodging an application for development approval.*	A Unhosted STRA satisfies the Performance Criteria provisions if: P2.1 The City is satisfied that the Unhosted STRA will have an adequate supply of potable water; and P2.2 The City is satisfied that the Unhosted STRA will be provided with an adequate refuse collection service; and P2.3 The City is satisfied that the Unhosted STRA will be provided with an adequate on-site effluent disposal system (and provision of such would be a condition of any approval, to be met prior to the commencement of the use if a suitable system is not already in place and approved).

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Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

<table>
<tr><th colspan="2">5.3 CAR PARKING</th></tr>
<tr><th>Accepted Standard</th><th>Performance Criteria</th></tr>
<tr><td>A Unhosted STRA satisfies the Accepted Standard provisions if:

A3.1 The Unhosted STRA will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia.

Tandem bays are permitted, with two bays one behind another, but not with a third bay behind another two, in accordance with the following rates:

<table><tr><th>Maximum number of occupants</th><th>Minimum number of car parking bays required</th></tr><tr><td>1-3</td><td>1</td></tr><tr><td>4-6</td><td>2</td></tr><tr><td>7-8</td><td>3</td></tr><tr><td>9-10</td><td>4</td></tr><tr><td>11-12</td><td>5</td></tr></table>
A3.2 Vehicle access to parking bays is provided in accordance with the City's Engineering and Technical Standards and Specifications. In the 'Residential' zone driveways provided consistent with clause 5.3.5 of the Residential Design Codes of Western Australia.</td><td>A Unhosted STRA satisfies Performance Criteria provisions if:

P3.1 The City is satisfied that the Unhosted STRA has a minimum of two constructed on-site car parking bays and, where additional car parking bays would be required to comply with A3.1, the equivalent number of cars could park on the site without:

(a) the need for cars to park on the verge, in adjacent or nearby public car parking, or in visitor car parking bays within a unit complex or similar;

(b) Impeding on vehicle sightlines, footpaths or the manoeuvrability requirements of AS2890; and/or

(c) Detrimental impact on the existing streetscape.

P3.2 Where a Unhosted STRA is located in any of the Centre Zones, the City is satisfied that the Unhosted STRA will not have a noticeable effect on the availability of public car parking within a 400m walkable catchment.</td></tr>
</table>

<table>
<tr><th colspan="2">5.4 DWELLING DESIGN</th></tr>
<tr><th>Accepted Standard</th><th>Performance Criteria</th></tr>
<tr><td>A Unhosted STRA satisfies the Accepted Standard provisions if:

A4.1 Grouped and Multiple dwellings are limited to a maximum of six (6) occupants.

A4.2 Single Houses in the 'Residential' or 'Rural Residential' zone are limited to a maximum of eight (8) occupants.

A4.3 The maximum number of occupants within a Unhosted STRA complies with the following standards:</td><td>A Unhosted STRA satisfies the Performance Criteria provisions if A4.1, A4.2, A4.3 and A4.5 are met and:

P4.1 The City is satisfied that the dwelling design is appropriate to accommodate the proposed maximum number of occupants. In general, if A4.4 is not met, this would only be the case if there are a smaller number of relatively large bedrooms.

Note: The Planning and Development (Local Planning Scheme) Regulations 2015 establishes that</td></tr>
</table>

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Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

(a) There is 5.5 square metres per occupant in each bedroom utilising beds; and (b) There is 3.5 square metres per occupant in each bedroom utilising bunks. A4.4 Bedrooms in a Unhosted STRA are provided in accordance with the following rates: Maximum number of occupants / Minimum number of bedrooms required 1-2 / 1 3-4 / 2 5-8 / 3 9-12 / 4 A4.4 Bathrooms and toilets in a Unhosted STRA are provided in accordance with the following rates: Maximum number of occupants / Minimum number of bathrooms/toilets required 1-6 / 1 bathroom and 1 toilet 7-12 / 1 or 2 bathrooms and 2 toilets	*the maximum number of occupants in a Unhosted STRA is 12.*

5.5 OPERATIONAL MANAGEMENT	
Accepted Standard	**Performance Criteria**
A Unhosted STRA satisfies the Accepted Standard provisions if the following is provided: A5.1 Operational Management Plan in accordance with Appendix 2 of this policy detailing. (a) Contact details of the manager who is contactable at all reasonable times but in any event, within 12 hours and able to respond to any reports of nuisance behaviour. (b) Arrival and departure procedures. (c) The location of signage (0.2m²) visible from the street, identifying the premises and manager contact details. (d) Confirmation of designated on-site parking bays and public transport options. (e) Noise management. (f) Complaint management procedure,	There are no performance criteria for this provision as the Acceptable Standard must be met for all Unhosted STRA

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Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

including a record of complaints. (g) Pet permissions and requirements. (h) Waste management procedure. (i) Emergency evacuation procedure. A5.2 Code of Conduct detailing: (a) The expected behaviour and obligations of occupants and guests. (b) Maximum number of occupants and guests. (c) Pet permissions (d) Responsibility to Manager. (e) Responsibility for conduct of guests. The code of conduct shall be displayed in a prominent position within the dwelling.	

5.6 BUSHFIRE MANAGEMENT	
Accepted Standard	**Performance Criteria**
Where a Unhosted STRA is located within a Bushfire Prone area on the Department of Fire and Emergency Services map of Bushfire Prone Areas, a Bushfire Emergency Plan (BEP) is prepared in accordance with "A Guide to developing a Bushfire Emergency Evacuation Plan." The BEP shall be made available on the premises at all times that the Unhosted STRA is in operation.	There are no performance criteria for this provision as the Acceptable Standard must be met for all Unhosted STRA in Bushfire Prone Areas.

6. APPROVAL PERIOD

Where development approval is granted by the City for Unhosted STRA, approval will be subject to a 24-month initial approval period.

Following the initial approval period, the City in considering an application for renewal on a permanent basis will have due regard to any valid complaints made to the City during the initial 24-month approval period and any changes to the operation of the Unhosted STRA. Should it be demonstrated that the Unhosted STRA can operate without detrimentally impacting adjoining or nearby landowners, a permanent approval may be granted.

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Local Planning Policy No. 4.1
UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

7. PUBLIC CONSULTATION

The City will give notice of the proposed development to adjoining and nearby property owners where:

(a) An Unhosted STRA proposes to accommodate nine (9) or greater occupants where located in a Single House; or
(b) All Unhosted STRA where located in a Grouped or Multiple Dwelling.

Where a valid complaint has been received during the initial 24-month approval period of any Unhosted STRA, the City will seek comments from adjoining and nearby owners.

Applications will be advertised accordance with Clause 64(4) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

8. RELATED DOCUMENTATION / LEGISLATION

5.1 *City of Busselton Local Planning Scheme No. 21*

5.2 *Planning and Development (Local Planning Schemes) Regulations 2015*

5.3 *Position Statement – Planning for Tourism and Short-Term Rental Accommodation*

5.4 *Planning for Tourism and Short-Term Rental Accommodation Guidelines.*

9. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**	11/03/2020	**Resolution #**	C2003/084

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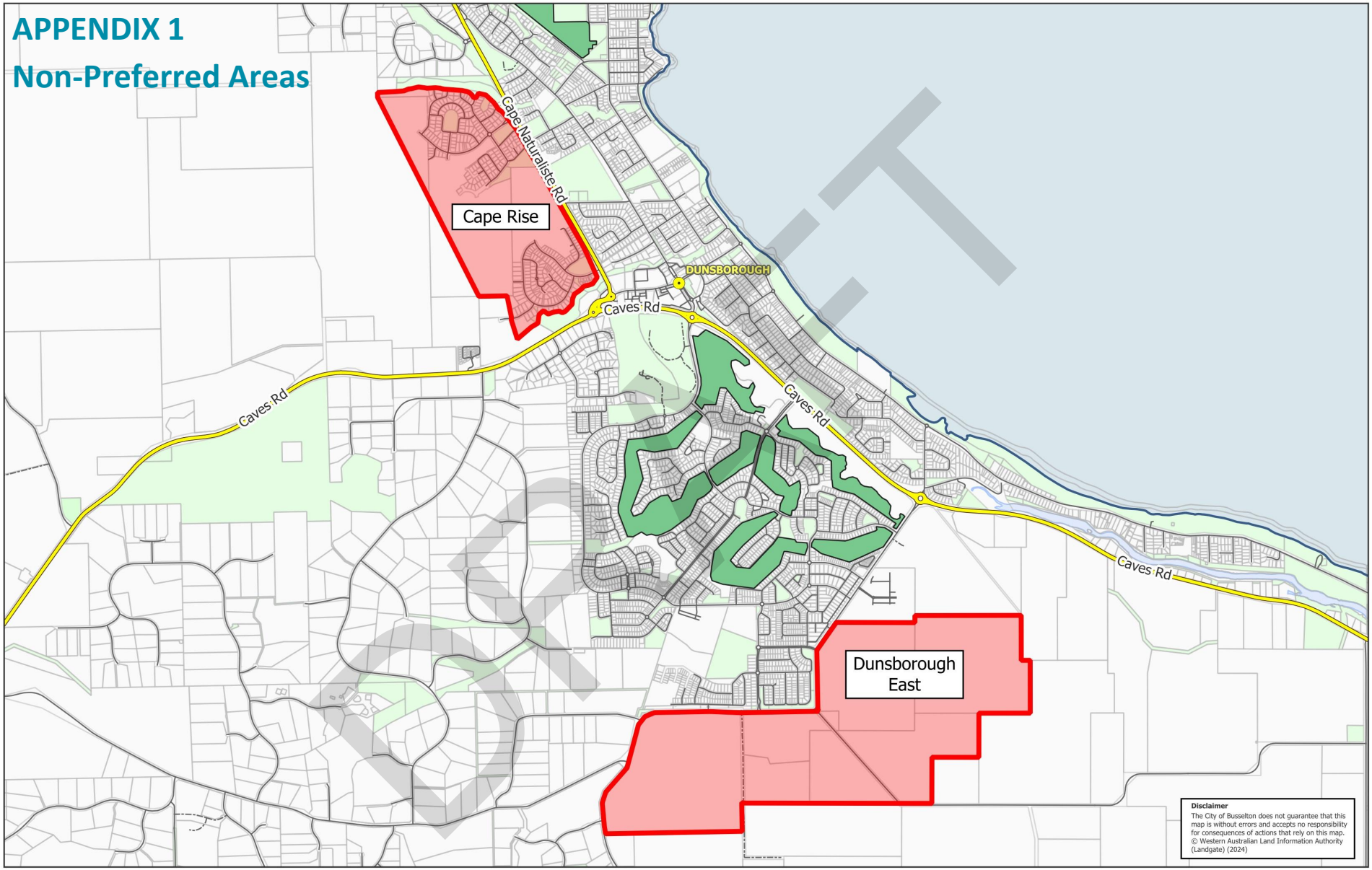
APPENDIX 1
Non-Preferred Areas



Map 1 - Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 1,000 2,000 m

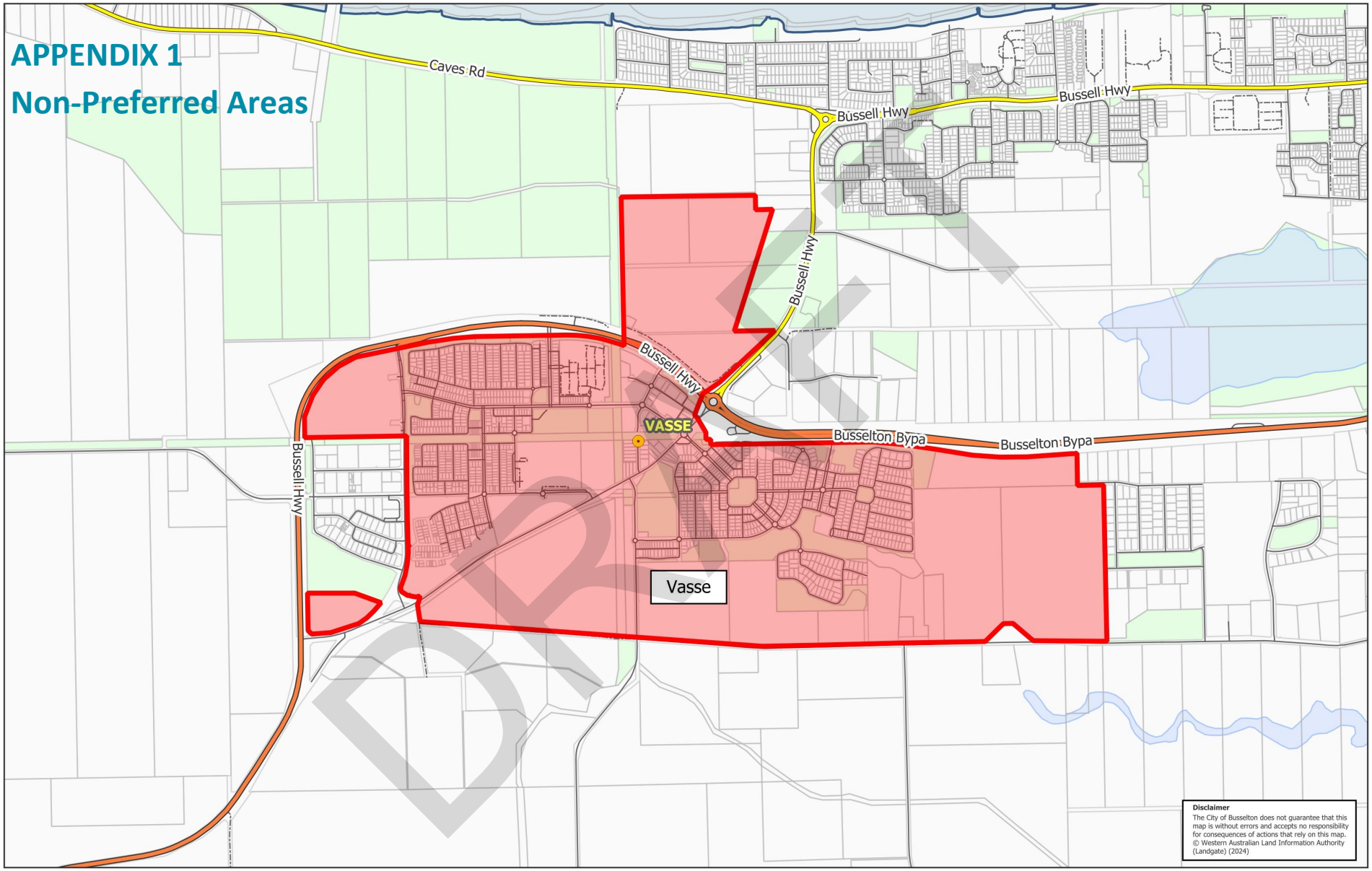
Scale at A4 - 1:30,000

Map Produced on 11/11/2024
GIS Section, City of Busselton

City of Busselton

Holiday Home LPP - 4969.qgz

APPENDIX 1
Non-Preferred Areas



Map 2 - Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 1,000 2,000 m

Scale at A4 - 1:25,000

Map Produced on 7/11/2024
GIS Section, City of Busselton

City of Busselton

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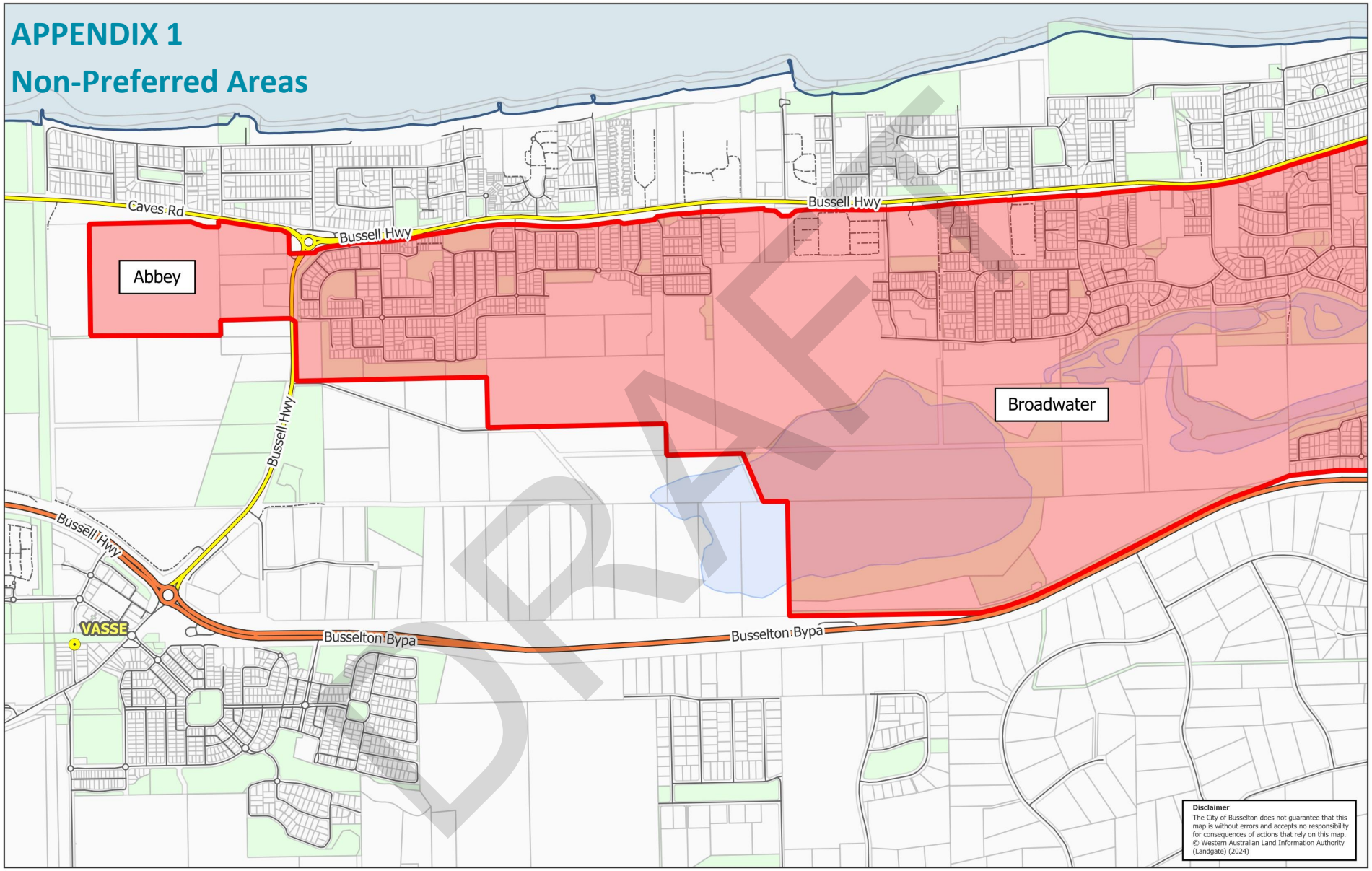
Non-Preferred Areas



Map 3 - Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 1,000 2,000 m

Scale at A4 - 1:20,000

Map Produced on 7/11/2024
GIS Section, City of Busselton

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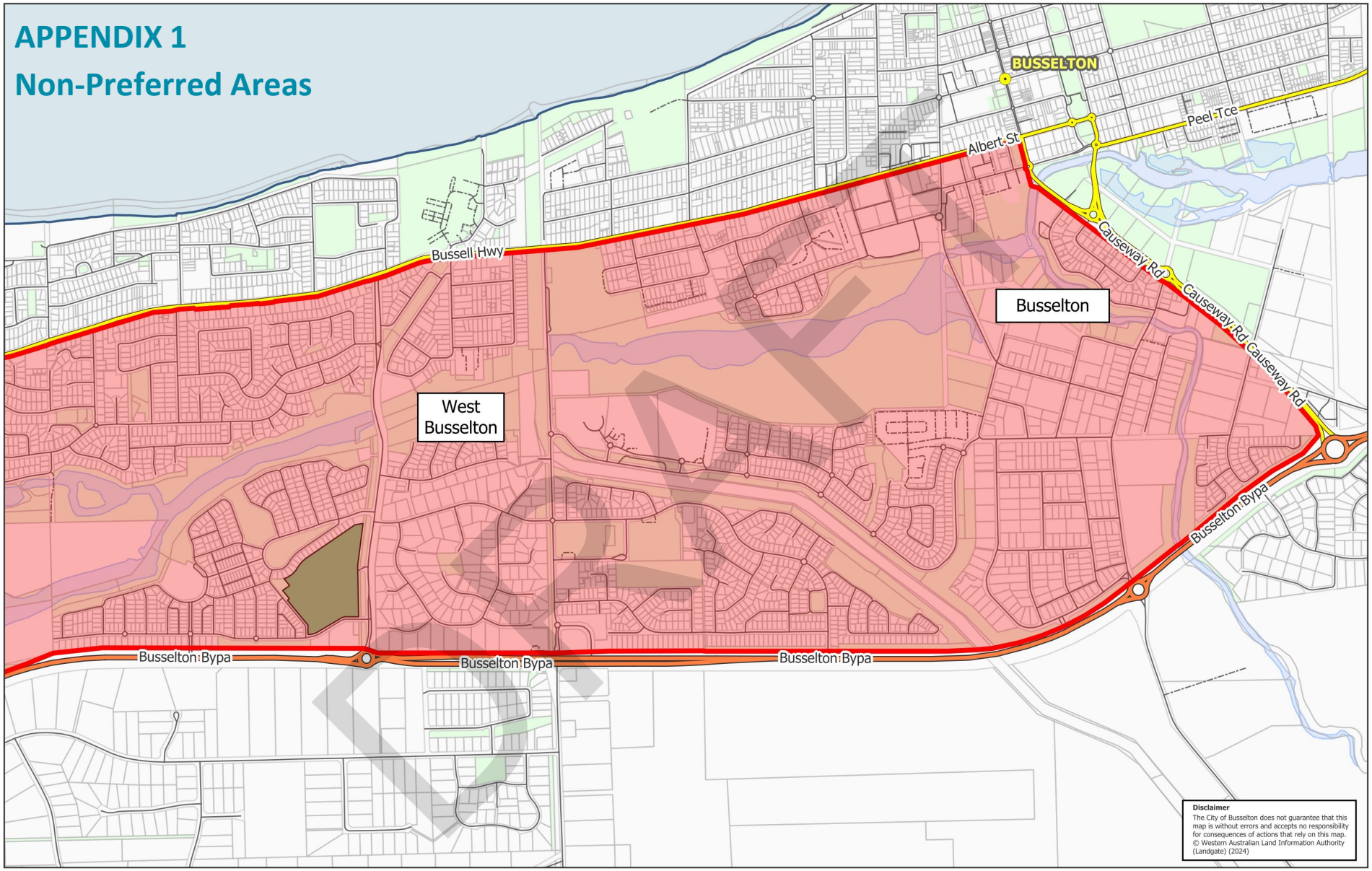

Map 4 - Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 1,000 2,000 m

Scale at A4 - 1:20,000

Map Produced on 7/11/2024
GIS Section, City of Busselton

City of Busselton

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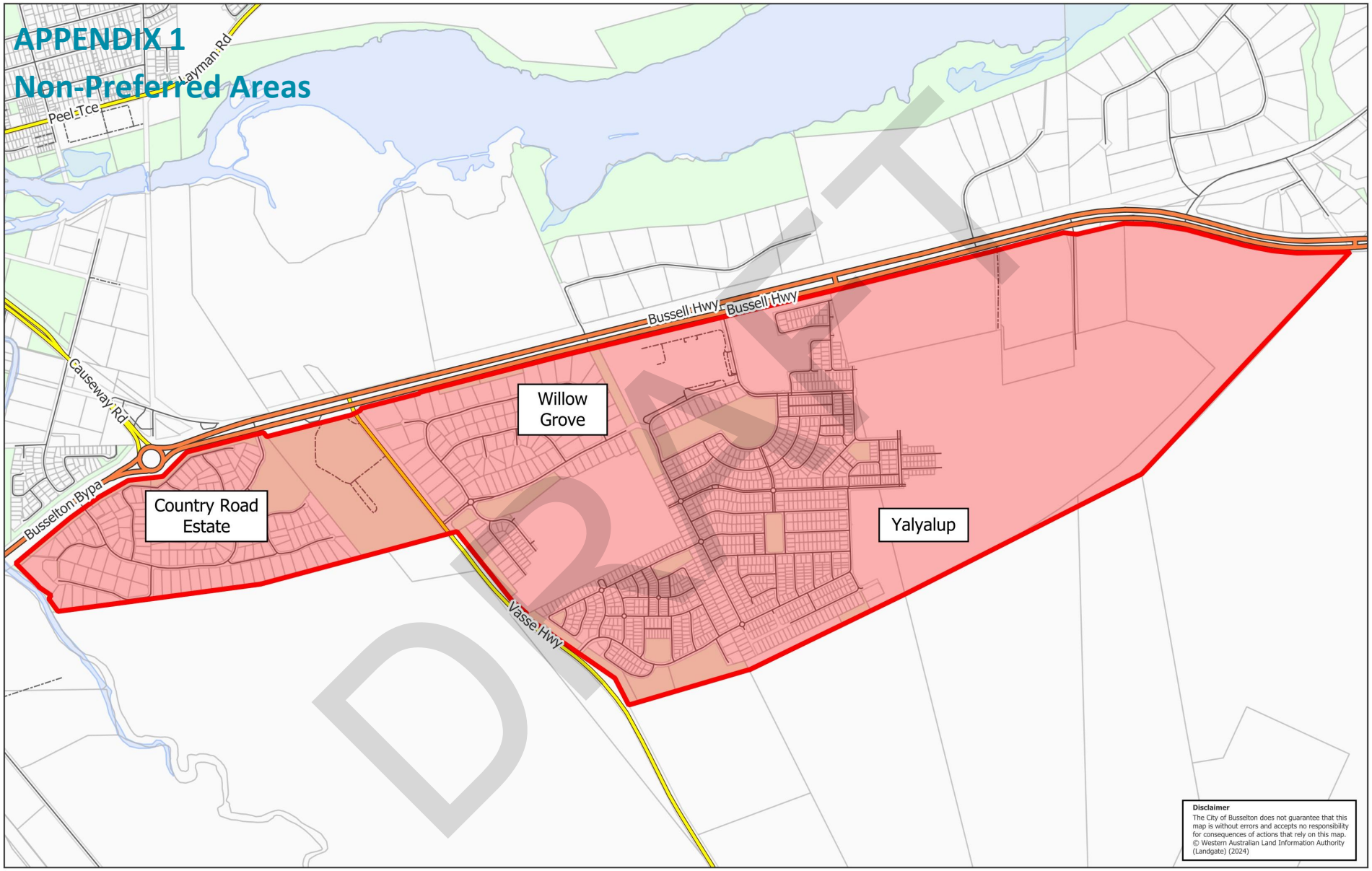

Map 5 - Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 1,000 2,000 m

Scale at A4 - 1:20,000

Map Produced on 7/11/2024
GIS Section, City of Busselton

City of Busselton

Holiday Home LPP - 4969.qgz

APPENDIX 2
OPERATIONAL MANAGEMENT PLAN AND CODE OF CONDUCT

Unhosted Short Term Rental Accommodation (STRA) – Operational Management Plan

The Operational Management Plan provides important information to ensure that the operation of the premises maintains safety and amenity for guests and nearby neighbouring properties. The elements of the Operational Management Plan are in accordance with the requirements of the City's Local Planning Policy No.4.1 – Unhosted Short-Term Rental Accommodation

PROPERTY ADDRESS:			
House number:		Street address:	
Suburb:		Post code:	
MANAGERS CONTACT DETAILS:			
Name:			
Address:			
Phone:			
Email:			
Signature:			
PROPERTY ADDRESS:			
Owner(s) name:			
Address:			
Phone:			
Email:			
Signature:			
ACCOMMODATION DETAILS:			
Maximum numbers of occupants:			
Provide details of arrival and departure procedure for occupants:			

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APPENDIX 2
OPERATIONAL MANAGEMENT PLAN AND CODE OF CONDUCT

SIGNAGE:	
The location of signage (0.2m2) visible from the street, identifying the premises and manager contact details.	Insert image
CAR PARKING:	
Location of onsite parking bays (within property boundary):	Also include details on any other transport options available (ie e-scooters, bus etc)
NOISE:	
Provide details on what measures will be in place to minimise noise impact to neighbouring properties:	Any activity at the property must comply with assigned noise levels within the *Environmental Protection (Noise) Regulations 1997*
COMPLAINTS PROCEDURE:	
Provide details on how complaints will be processed:	Including record of complaints
PET PERMISSIONS AND REQUIREMENTS:	
Maximum number of pets:	
*** pets should not be left unattended at the property at any time*	
WASTE MANAGEMENT PROCEDURE:	
Provide details of waste management procedure:	The Manager must ensure that each receptacle for rubbish and recycling is placed for collection on designated collection days and ensure that any additional rubbish that exceeds the receptable is removed from the property.
EMERGENCY EVACUATION PROCEDURE:	
Provide details of afterhours emergency evacuation procedure:	• Provide basic layout of the property including walls and doors. • Mark location of where diagram is displayed. • Basic compass indicating direction of North with the letter 'N'. • Highlight all exit points and label them as 'Exit'. Exits must be clear and accessible at all times. • Mark Assembly Area: The place where evacuees should meet. It should be a safe distance away from the building. • Mark and label fire extinguishers. Ensure fire extinguishers are mounted to the wall and are regularly serviced. • Location of any first aid kits.

DRAFT

APPENDIX 2
OPERATIONAL MANAGEMENT PLAN AND CODE OF CONDUCT

CODE OF CONDUCT:
The code of conduct shall be displayed in a prominent position within the dwelling and shall outline the expected behaviour and obligations of the occupants and guests. Please attach a copy. *refer Code of Conduct template

Disclaimer:

This template is produced by the City of Busselton in good faith and the City accept no responsibility for any ramifications or repercussions for providing this template. Verification with the Local Planning Policy 4.1, Local Planning Scheme and other relevant documents is recommended for detailed references.

DRAFT

APPENDIX 2
OPERATIONAL MANAGEMENT PLAN AND CODE OF CONDUCT

Unhosted Short Term Rental Accommodation (STRA) – Code of Conduct

PROPERTY ADDRESS: _____

DRAFT

1. **Occupants to act lawfully**

An occupant must not engage in conduct at the Unhosted STRA that contravenes-

(a) criminal law; or

{b) the Certificate of Registration.

2. **Number of Occupants and guests**

The maximum number of Occupants permitted at this Unhosted STRA is _____. No guests are permitted after 10pm. **please insert number*

3. **Vehicles**

3.1. The number of vehicles (including all motorised vehicles and trailers) parked at the Holiday Home must not exceed_____. **please insert number*

3.2. Each vehicle used by an occupant of the Unhosted STRA must be parked within the designated parking bays.

4. **Obligations to neighbours**

Each occupant who enters, uses or occupies the Unhosted STRA, including any outdoor areas, for example an outdoor entertainment area, deck, balcony, swimming pool or spa, must not act in a manner that could reasonably be expected to cause alarm, distress or nuisance to neighbours adjoining or in the vicinity of the Unhosted STRA, including but not limited to-

(a) violence or threats;

{b) loud aggressive behaviour including yelling, screaming or arguing;

(c) excessively loud noise nuisance; and

(d) overlooking or light spill.

5. **Pets**

Pets occupying the premises-

(a) must not be left unattended; and

(b) must be managed and not cause a nuisance (including a noise nuisance) to neighbours adjoining or in the vicinity of the Unhosted STRA.

6. **General obligations**

6.1. An Occupant or guest of the Unhosted STRA must not sleep or camp on the site in a tent, caravan, campervan or similar.

APPENDIX 2
OPERATIONAL MANAGEMENT PLAN AND CODE OF CONDUCT

6.2. All rubbish produced by Occupants must be stored in a waste container, and removed weekly.

7. Responsibility to Manager

An Occupant must notify the Manager representative of any dispute or complaint about an occupant's behaviour as soon as possible after the dispute or complaint arises.

8. Responsibility for conduct of guests

An Occupant is responsible for the actions of all guests they invite onto the premises during the occupancy period and must ensure guests comply with sections 1 - 6 of this code.

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Local Planning Policy No. 4.1
HOLIDAY HOMES

1. HEAD OF POWER AND SCOPE

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to the development of Holiday Homes across the whole of the City.

2. PURPOSE

The purpose of this Policy is to –

2.1 Provide clear guidance regarding the assessment of applications for development approval for Holiday Homes; and

2.2 Identify circumstances in which Holiday Homes will be supported, and circumstances in which Holiday Homes may be supported, given more detailed consideration.

3. INTERPRETATION

3.1 The two terms defined below are critical to interpretation of this Policy -

"Deemed-to-Comply" means a provision which, if satisfied, means that an application is deemed compliant with respect to the matters subject of that provision. The local government shall not refuse to grant approval to an application where the application satisfies all of the relevant Deemed-to-Comply provisions.

"Performance Criteria" means provisions to be used in the preparation, submission and assessment of development proposals for the purpose of determining their acceptability, where they do not meet the relevant Deemed-to-Comply provisions.

Note: applications that do not meet all of the 'deemed-to-comply' provisions would be assessed against the relevant 'performance criteria' (i.e. they would only be assessed against the latter in relation to those aspects to which they do not meet the former). So if the 'car parking' deemed-to-comply provisions are met, but the 'dwelling design' ones are not, dwelling design related issues would require assessment against the dwelling design performance criteria, but the car parking related issues would not require assessment against the car parking related performance criteria. Similarly, if the potable water elements of the 'utility servicing' deemed-to-comply provisions are met, but the refuse collection ones are not, it is only the refuse collection issues that need to be considered against the directly related performance criteria.

3.2 Other terms should be interpreted in the same way as they would be interpreted if they were contained within the *City of Busselton Local Planning Scheme No. 21*, other than those terms defined below -

"Bushfire Policy' means the Bushfire Local Planning Policy.

"Deemed-to-Comply" means a provision which, if satisfied, means that a Holiday Home is deemed compliant with respect to the matters subject of that provision. The local government shall not refuse to grant approval to an application where the application satisfies all of the relevant Deemed-to-Comply provisions.

"Holiday Home (Multiple/Grouped Dwelling)" means a grouped dwelling or multiple dwelling, which may also be used for short stay accommodation for hire or reward for no more than six people (but does

Local Planning Policy No. 4.1
HOLIDAY HOMES

not include a bed and breakfast, chalet development, guesthouse, rural tourist accommodation or tourist accommodation).

"Holiday Home (Single House)" means a single house (excluding ancillary accommodation), which may also be used for short stay accommodation for hire or reward for no more than 12 people (but does not include a bed and breakfast, chalet development, guesthouse, rural tourist accommodation or tourist accommodation).

"Holiday Home" means both a Holiday Home (Multiple/Grouped Dwelling) and/or a Holiday Home (Single House).

"Performance Criteria" means provisions to be used in the preparation, submission and assessment of development proposals for the purpose of determining their acceptability, where they do not meet the relevant Deemed-to-Comply provisions.

"Policy" means this Holiday Homes Local Planning Policy.

4. POLICY STATEMENT

4.1 LOCATION	
Deemed-to-Comply	**Performance Criteria**
A Holiday Home satisfies the Deemed-to-Comply provisions if: C1.1 The Holiday Home is located within an existing, lawful dwelling (other than a dwelling approved as a second dwelling or rural worker's dwelling pursuant to clause 4.5 (f) or (g) of the Local Planning Scheme, or equivalent clause in previous schemes) in the Agriculture or Viticulture and Tourism Zone; or C1.2 In all other Zones, the Holiday Home has direct frontage to a public road and/or public open space and has a minimum of 350m^2 exclusively for the use of the dwelling; or C1.3 For a Holiday Home (Grouped/Multiple Dwelling), written support has been received by the local government from the majority of owners of properties in the complex or development within which the Holiday Home is to be located (excluding the owner of the site subject of the application, unless the applicant owns all of the properties in the complex or development).	A Holiday Home satisfies the Performance Criteria provisions if: P1.1 The City is satisfied that approval of the Holiday Home is not likely to have a significant impact on the amenity of adjoining and nearby residents and would not constitute the conversion of a second dwelling or rural worker's dwelling to a Holiday Home.

Local Planning Policy No. 4.1
HOLIDAY HOMES

4.2 UTILITY SERVICING	
Deemed-to-Comply	**Performance Criteria**
A Holiday Home satisfies the Deemed-to-Comply provisions if: C2.1 The Holiday Home is connected to reticulated water, or provided with a 135,000 litre rainwater tank for the exclusive use of the Holiday Home; and C2.2 The Holiday Home is located within the City's kerbside refuse collection area; and C2.3 The Holiday Home is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of occupants. *Note: in areas not serviced by reticulated sewerage, it should not be assumed that an existing on-site effluent disposal system approved for a single house will have sufficient capacity for the proposed number of occupants without the need for upgrading. Advice should be sought from the City's Environmental Health staff prior to lodging an application for development approval.*	A Holiday Home satisfies the Performance Criteria provisions if: P2.1 The City is satisfied that the Holiday Home will have an adequate supply of potable water; and P2.2 The City is satisfied that the Holiday Home will be provided with an adequate refuse collection service; and P2.3 The City is satisfied that the Holiday Homes will be provided with an adequate on-site effluent disposal system (and provision of such would be a condition of any approval, to be met prior to the commencement of the use if a suitable system is not already in place and approved).

4.3 CAR PARKING	
Deemed-to-Comply	**Performance Criteria**
A Holiday Home satisfies the Deemed-to-Comply provisions if: C3.1 The Holiday Home will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the *Residential Design Codes of Western Australia*, but with no more than any of two bays arranged one behind the other (i.e. tandem bays are permitted, with two bays one behind another, but not with a third bay behind another two), in accordance with the following rates:	A Holiday Home satisfies Performance Criteria provisions if: P3.1 The City is satisfied that the Holiday Home has a minimum of two constructed on-site car parking bays and, where additional car parking bays would be required to comply with C3.1 above, at least the equivalent number of cars could park on the site without the need for cars to park on the verge, in adjacent or nearby public car parking, or in visitor car parking bays within a unit complex or similar; or P3.2 Where a Holiday Home is located in the 'Business' Zone, the City is satisfied that the Holiday Home will not have a noticeable effect on the availability of public car parking within the locality.

Maximum number of occupants	Minimum number of car parking bays required
1-3	1
4-6	2
7-8	3
9-10	4
11-12	5

Local Planning Policy No. 4.1
HOLIDAY HOMES

<table>
<tr><th colspan="2">4.4 DWELLING DESIGN</th></tr>
<tr><th>Deemed-to-Comply</th><th>Performance Criteria</th></tr>
<tr>
<td>
A Holiday Homes satisfies the Deemed-to-Comply provisions if:

C4.1 The Holiday Home is an existing, lawful dwelling; or

C4.2 If the Holiday Home is not an existing, lawful dwelling, the Holiday Home will meet all of the relevant design standards and requirements that would apply to a new dwelling on the land, including the requirements of the Local Planning Scheme (including the Residential Design Codes of Western Australia), all relevant Local Planning Policies, and all relevant Structure Plan, Activity Centre Plan and Local Development Plan provisions; and

C4.3 The maximum number of occupants within a Holiday Home complies with the following standards:
(a) There is 5.5 square metres per occupant in each bedroom utilising beds; and
(b) There is 3.5 square metres per occupant in each bedroom utilising bunks; and
(c) There is sufficient bedroom space to accommodate the maximum number of occupants consistent with (a) and (b) above; and

C4.4 Bedrooms in a Holiday Home are provided in accordance with the following rates:
<table>
<tr><th>Maximum number of occupants</th><th>Minimum number of bedrooms required</th></tr>
<tr><td>1-2</td><td>1, or studio</td></tr>
<tr><td>3-4</td><td>2</td></tr>
<tr><td>5-8</td><td>3</td></tr>
<tr><td>9-12</td><td>4</td></tr>
</table>
C4.5 Bathrooms and toilets in a Holiday Home are provided in accordance with the following rates:
<table>
<tr><th>Maximum number of occupants</th><th>Minimum number of bathrooms/toilets required</th></tr>
<tr><td>1-6</td><td>1 bathroom and 1 toilet</td></tr>
<tr><td>7-12</td><td>1 or 2 bathrooms and 2 toilets</td></tr>
</table>
</td>
<td>
A Holiday Homes satisfies the Performance Criteria provisions if C4.1 or C4.2 is met, and C4.3 and C4.5 are met; and:

P4.1 The City is satisfied that the dwelling design is appropriate to accommodate the proposed maximum number of occupants. In general, if C4.4 is not met, this would only be the case if there are a smaller number of relatively large bedrooms.

Note: the Local Planning Scheme establishes that the maximum number of occupants in a Holiday Home (Single House), regardless of the number or size of bedrooms, is 12, and the maximum number of occupants in a Holiday Home (Grouped/Multiple Dwelling) is six. The City has no discretion to approve Holiday Homes with maximum occupant numbers higher than those limits.
</td>
</tr>
</table>

Local Planning Policy No. 4.1
HOLIDAY HOMES

4.5 BUSHFIRE MANAGEMENT	
Deemed-to-Comply	**Performance Criteria**
A Holiday Home satisfies the Deemed-to-Comply provisions if: C5.1 The Holiday Home satisfies the provisions of the Bushfire Policy.	There are no performance criteria for this provision as development is required to satisfy the provisions of the Bushfire Policy.

5. RELATED DOCUMENTATION / LEGISLATION

5.1 *City of Busselton Local Planning Scheme No. 21*

5.2 *City of Busselton Holiday Homes Local Law*

6. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	**DATE**	11/03/2020	**Resolution #**	C2003/084
Previous Adoption	**DATE**	27/03/2019	**Resolution #**	C1903/053

** Policy number changed from LPP 7C to LPP 4.1 on the 11th May 2020. The change is administrative only, no resolution by Council required.*

GOVERNMENT OF WESTERN AUSTRALIA

Western Australian Planning Commission

ACTIVE
IN FORCE

Planning Bulletin 115/2024

Short-Term Rental Accommodation (STRA) – Guidance for local government

115/2024

PB

18 September 2024

1. Purpose

The *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) have been amended to facilitate planning changes for short-term rental accommodation (STRA). Alongside the state-wide Registration Scheme, which will be mandatory for all STRA as of 1 January 2025, the amended LPS Regulations are a key part of the State Government's commitment to ensure there is fair and consistent regulation and management of STRA across the State's planning system.

Local government will play an important role in implementing these changes through local planning frameworks. Most significantly, new 'deemed' land use classes for STRA have taken effect and are automatically read into every local planning scheme to which they apply.

Amendments to local planning schemes are needed to incorporate the new 'deemed' land uses into zoning tables, as well as remove any superseded land uses where relevant.

Local governments are encouraged to incorporate other new and revised 'model' land use classes and general definitions, that relate to tourism development, into their schemes where practicable.

This Planning Bulletin has been updated from a previous version released in November 2023. It provides a summary of the local planning scheme expectations resulting from these changes, as well as clarifying interpretation matters and outlining next steps for implementation.

2. Background

With the rising emergence of online booking platforms, there has been a lack of clarity on how STRA should be approached, including whether it should be a stand-alone land use class. This has led to inconsistency between local government areas as well as challenges in those areas where tourism accommodation and local housing issues require more strategic consideration.

In November 2023, the Western Australian Planning Commission (WAPC) released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement). Along with associated Guidelines, it outlines the WAPC's position for clearer, more consistent regulation of STRA in planning frameworks.

The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*.

Information relating to the full suite of reforms, including the state-wide STRA Register and Incentive Scheme administered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS), can be accessed via the Short-Term Rental Accommodation Initiatives website.

The Position Statement foreshadowed a series of amendments to Schedules 1 and 2 of the LPS Regulations, which as of September 2024 are in force. These include:

- new 'deemed' general and land use definitions to ensure hosted and unhosted short-term rental accommodation are considered as dedicated land use classes in planning schemes;
- new 'model' land use class of 'tourist and visitor accommodation' to supersede and consolidate a number of land use terms for traditional accommodation, as well as other changes to general definitions;
- a state-wide development approval exemption for 'hosted short-term rental accommodation' (includes ancillary dwellings); and
- a 90-night (cumulative) exemption within a 12-month period for 'unhosted short-term rental accommodation' in the Perth metropolitan area.

Local governments and other key stakeholders were consulted on these changes to the LPS Regulations in April and May 2024, with feedback received incorporated into the final amended LPS Regulations.

3. Objectives

To outline the steps and timeframes for implementing recent changes to the LPS Regulations for STRA.

4. Amending Local Planning Schemes

Amendments to local planning schemes to complement and align with new 'deemed' land use classes for short-term rental accommodation will need to be initiated as soon as possible and should ideally be completed by mid-2025, to allow for development approvals to be obtained by **1 January 2026**.

To assist local government in meeting these timeframes, all scheme amendments relating to STRA will be processed as a priority once submitted to the WAPC for assessment.

Appendices 1 and 2 provide an overview of planning framework changes arising from the STRA regulatory changes, including indicative timeframes and contacts for further information.

Scheme Amendments – 'Deemed' STRA Land Uses

To ensure consistency across local planning schemes as well as alignment with the *Short-Term Rental*

Accommodation Act 2024 (STRA Act 2024), all local governments shall incorporate two new 'deemed' STRA land use classes into the zoning table of their local planning scheme by either:

- including 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' where no uses of a similar nature have existed previously; or
- deleting superseded uses – in most cases 'bed and breakfast' and 'holiday house' – and replacing these with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'.

In all schemes, both metropolitan and regional, 'hosted short-term rental accommodation' should be listed as P use in all zones where any type of dwelling is capable of approval, reflecting the state-wide development approval exemption in the LPS Regulations.

For local governments within the boundaries of the Metropolitan Region Scheme (MRS), 'unhosted short-term rental accommodation' should be listed as a D or A use in zones where any type of dwelling is capable of approval, a P use in Tourism zones and an X use within all other zones, reflecting the direction set in the Position Statement.

The State Government is aware of a small number of local governments within the boundaries of the MRS who currently exempt STRA from the requirement to obtain development approval. These exemptions will need to be removed to achieve consistency with the amended LPS Regulations and Position Statement.

Local governments in regional areas, (i.e. outside of the MRS area), may designate 'unhosted short-term rental accommodation' as they see fit within each scheme zone to suit local tourism, housing or other relevant conditions.

Scheme Amendments – 'Model' Definitions

The changes also introduce a new 'model' land use class of 'tourist and visitor accommodation', which supersedes traditional accommodation uses including 'holiday accommodation', 'motel', 'serviced apartment', 'tourist development' and similar. This new definition sits separately to the retained 'hotel' use class and is also intended to include farm stays and larger bed and breakfast style accommodation that do not fall within the definition for 'hosted short-term rental accommodation'.

While 'tourist and visitor accommodation' is not a 'deemed' definition, it is strongly encouraged to be included in local planning schemes going forward, ensuring a clearer differentiation between STRA and traditional accommodation uses. This new use, and deletion of relevant superseded uses, may be incorporated into schemes as part of the same amendment as the above-mentioned STRA uses.

This new model use class is not intended to replace other accommodation types such as lodging houses. These are not considered STRA or traditional accommodation for the purposes of these changes. Such land uses will continue to be classed as 'residential buildings'.

Further to this, revised general definitions of 'cabin' and 'chalet' and the amended land use definition of 'road house' can be introduced, along with deletion of the general definition for 'short-term accommodation'.

Classification of Scheme Amendments

The classification of amendments is at the discretion of the individual local government, however, the following provides a guide on scenarios where a 'basic' or 'standard' amendment stream might apply.

Scheme amendments that propose to replace superseded land use classes with the new STRA land uses, without changes to permissibility in the zoning table, can generally be processed as a 'basic' amendment.

If an amendment introduces or changes permissibility for new STRA and traditional accommodation uses, or introduces supplemental development standards or other scheme provisions, it will generally be progressed as a 'standard' amendment.

A model scheme amendment document has been prepared by the Department of Planning, Lands and Heritage (DPLH) and can be used by local governments in aligning their local planning schemes with the LPS Regulations and the Position Statement. If not already received, please contact your applicable schemes or area team at DPLH to obtain a copy of this amendment template.

5. 'Deemed' Development Approval Exemptions

Development Approval – New Exemptions

Amendments to the LPS Regulations have introduced two new 'deemed' development approval exemptions.

Hosted STRA

'Hosted short-term rental accommodation' is exempt state-wide and applies to all dwelling types with no time restrictions. The State Government's position on this matter was set through the release of the Position Statement in November 2023.

It is important to note that 'hosted short-term rental accommodation' will still require registration with the STRA Register, ensuring regulatory oversight.

Ancillary dwellings (granny flats) are considered to be 'hosted short-term rental accommodation' when the 'host' resides on site in either the primary or ancillary dwelling. This is because, by definition, ancillary dwellings can only occur on the same site as another type of dwelling (i.e. single, grouped or multiple). This is further reinforced by the general deemed definition of 'short-term rental arrangement', which provides the ability for a dwelling, or part of a dwelling, to be used as STRA.

Unhosted STRA

'Unhosted short-term rental accommodation' within the Perth metropolitan area is exempt from requiring development approval for a period of up to 90-nights within a 12-month period from the date of registration. This exemption is intended for ad hoc situations in a person's primary place of residence, such as when they are away on holidays. The exemption cannot be undone through a local planning policy.

The STRA Register will track booking events to monitor compliance with this exemption. Notifications will be sent to operators who are approaching the 90-night limit advising of the requirement to obtain development approval to continue the use beyond the exemption period. A change of use development application requirement is triggered once the 90-night exemption has been exhausted.

Development Assessment and Approval – Unhosted STRA

The assessment of development applications for changes of use to 'unhosted short-term rental accommodation' will generally be a matter for the local government to consider on a case-by-case basis, having regard to any local planning policies prepared (refer to Local Planning Policies section below).

It is prudent to note that the premises must first be classified as a type of 'dwelling' to enable the change of use, given reference to this term within the 'deemed' general definition for 'short-term rental accommodation'.

In this regard, the Residential Design Codes (R-Codes) will, in most instances, continue to apply to works associated with a short-term rental accommodation proposal.

Local governments have the flexibility to condition occupancy numbers for 'unhosted short-term rental accommodation' through development approvals, should the maximum of 12 persons be considered inappropriate in relation to the size of the dwelling. Local planning policies can provide guidance on when and how occupancy numbers may be assessed and conditioned.

It should also be noted that in zones where a type of 'dwelling' is discretionary, it is possible for a site to have multiple active development approvals in-force at any one time allowing for changes of use between STRA and a 'dwelling' without the need to obtain further approval.

Where a development approval is required under a scheme for 'unhosted short-term rental accommodation', a local government can consider any relevant matter under clause 67 of the 'deemed provisions'.

Bushfire Considerations

Changes to the State Government's bushfire planning framework detail that a 'vulnerable land use' does not include a change of use in an existing single house or ancillary dwelling; including STRA. The proposed changes will also make clear that Part 10A of the 'deemed provisions' will be mostly concerned with the construction aspect of development (i.e. not changes to use).

The LPS Regulations amended for STRA also introduce a new 'deemed' clause 78B(1A), to ensure that exempt short-term rental accommodation proposals situated within bushfire prone areas, remain as such. This would apply in instances where the use is permitted in a zone, or otherwise exempt through cl. 61 of the 'deemed provisions'.

A Good Host Pack for short-term rental accommodation owners has been prepared by DEMIRS, which includes information from the Department of Fire and Emergency Services (DFES), with messaging encouraging STRA operators to ensure they have a bushfire plan in place and to communicate this with their guests. Further information can also be found via the DFES website.

Local governments may also include bushfire response considerations within local planning policies for STRA.

Local Planning Policies (LPPs)

The Position Statement encourages the development of LPPs to provide further guidance on the consideration of STRA proposals. Existing LPPs relating to STRA can continue to operate and be used for assessment purposes, except where they conflict with changes to the LPS Regulations or replicate the state-wide Registration Scheme.

Local government should update existing LPPs concurrently with scheme amendments, to ensure alignment with the amended LPS Regulations as well as the Position Statement and Guidelines.

To assist, a Local Planning Policy Guidance document has been prepared, in collaboration with the WA Local Government Association (WALGA). This document provides direction on a number of matters which can be considered when preparing local planning policies for the assessment of 'unhosted short-term rental accommodation'. A copy of this policy guidance is available at the WALGA website.

6. State-Wide STRA Register

The state-wide STRA Register, established by the STRA Act 2024, is now operational. Registration for all STRA will be mandatory by **1 January 2025**. The Register replaces any existing local government STRA registers which may have been in place prior to proclamation of the STRA Act 2024.

All STRA are required to register prior to operation – regardless of whether they are 'hosted' or 'unhosted', or whether they qualify for a development approval exemption through the LPS Regulations. Registration is completed by either the STRA owner or tenant (with the owner's consent) and is renewed annually.

Under the STRA Act 2024 and associated regulations, it is mandatory for applicants to enter either that a development approval is not required, or the status of their development approval at the point of registration. This includes whether an application has been approved (including their development approval number), submitted, refused, or not obtained.

STRA accommodation providers may register their premises without having first obtained a development approval, however they must comply with all relevant local planning scheme requirements.

Where a premises is being used for STRA unlawfully, local governments may take enforcement action under the *Planning and Development Act 2005*. A designated officer of the LGA may also provide the Commissioner for Consumer Protection with a certificate under section 29 of the STRA Act. Where considered appropriate to do so, the Commissioner may exercise their discretionary power to suspend or cancel registration based on the grounds listed in the STRA Act 2024.

Strategic Planning Implications

Registration data will, over time, allow local governments to make more informed strategic decisions based on the actual number, type and location of registered STRA premises within a particular municipality.

Any further action taken based on this data would need to be considered holistically in the context of a broader population and housing analysis undertaken through a local planning strategy review.

Further guidance on strategic planning considerations for STRA and tourism more broadly is provided in the Position Statement and Guidelines.

7. Communication and advice to STRA operators

Changes to planning schemes may create uncertainty for existing STRA operators who have not previously required development approval, or where such requirements have been unclear or not consistently enforced.

Local governments should consider how best to communicate relevant planning changes to their communities and/or existing STRA operators, to allow for development approvals to be obtained by 1 January 2026. STRA owners and operators may contact their local government seeking information about approval requirements that currently exist, or may be introduced in their area.

Any communication from local government on planning requirements should also make it clear that obtaining a development approval is a separate process to registration, which is to be done online through the DEMIRS registration portal. Local governments undertaking 'standard' amendments to implement the new STRA and tourism land use classes may wish to consider communications approaches during the amendment consultation period.

To assist, a dedicated website Short-Term Rental Accommodation Planning Reforms has been established to provide information to STRA operators and other interested parties. The website includes various FAQs, as well as links to the Position Statement and Guidelines.

Further Information

Further information on the Position Statement and LPS Regulations changes can be obtained from tourism@dplh.wa.gov.au.

Technical enquiries regarding scheme amendments should be directed to the relevant schemes or area team for your local government area.

Further information on the technicalities of the register, including the local government dashboard, can be obtained via by contacting the STRA Registration Team at DEMIRS at straenquiries@demirs.wa.gov.au.

Appendix 1 – SUMMARY OF PLANNING FRAMEWORK CHANGES – SHORT TERM RENTAL ACCOMMODATION (STRA)

	INSTRUMENT	SUMMARY OF CHANGES	TIMEFRAME FOR CHANGES	CONTACT FOR FURTHER INFORMATION
STATE GOVERNMENT	LPS Regulations	**Schedule 1 – Model Provisions:** • Revised general definitions for 'cabin' and 'chalet'; • Consolidated land use class for 'tourist and visitor accommodation'; • Deleted land use classes for various accommodation types; and • Revised land use definition for 'road house'. **Schedule 2 – Deemed Provisions:** • Land use definitions for 'hosted STRA' and 'unhosted STRA'; • General STRA definitions linking to the *Short-Term Rental Accommodation Act 2024*; • Development approval exemption for hosted STRA (state-wide); • Development approval exemption for unhosted STRA operating up to 90-nights in a 12-month period within the Perth metropolitan area (i.e. where MRS applies); and • Exemption for STRA within bushfire prone areas. **NOTE –** Position Statement and Guidelines to provide direction on the above was previously released in November 2023.	In operation. Local Governments to amend schemes as per Part 4 and Appendix 2 of this bulletin.	DPLH Tourism Team – tourism@dplh.wa.gov.au
LOCAL GOVERNMENT	Local Planning Strategies	• Strategies should acknowledge the role and impacts of STRA in the local area (as appropriate), within tourism and housing sections. • Data from the Short-Term Rental Accommodation Register, accessible by local governments, to be used as evidence to justify and inform strategic direction in conjunction with other findings applicable to tourism accommodation and housing supply.	As required during periodic strategy review process.	DPLH Land Use Planning area or scheme team
	Local Planning Schemes	Refer **Appendix 2**		
	Local Planning Policies (LPPs)	• Local governments may develop new or revised LPPs to address specific STRA planning issues in their area. • These should align with the LPS Regulations Amendments as well as the WAPC's Position Statement • Preparation should consider matters outlined in WALGA's STRA Local Planning Policy Guidance document. • LPPs should be prepared for the purpose of guiding the assessment of development applications for unhosted STRA, given the state-wide exemption for hosted STRA. • LPPs cannot undo cl. 61 exemptions for hosted and unhosted STRA.	Policy development concurrent with scheme amendment (as above) is encouraged to ensure holistic consideration of planning framework changes.	DPLH Land Use Planning area team

Appendix 2 – SUMMARY OF LOCAL PLANNING SCHEME CHANGES – SHORT-TERM RENTAL ACCOMMODATION (STRA)

	SUMMARY OF CHANGES	TIMEFRAME FOR CHANGES	CONTACT FOR FURTHER INFORMATION
PERTH METROPOLITAN (i.e. within MRS)	**Mandatory Amendments – by 1 January 2026:** ☐ Introduce new 'hosted short-term rental accommodation' deemed use class, to replace 'bed and breakfast' where applicable. Assign as a 'P' use in all zones where any type of dwelling is capable of approval, to reflect state-wide exemption. ☐ Introduce new 'unhosted short-term rental accommodation' deemed use class, to replace 'holiday house' and similar where applicable. Assign as a 'D' or 'A' use in all zones where any type of dwelling is capable of approval, 'P' in Tourism zones and 'X' in remaining zones, to reflect direction in the WAPC's Position Statement (November 2023). **Additional Amendments:** ☐ Replace superseded model traditional and tourist accommodation land uses with new 'tourist and visitor accommodation' use (note – 'hotel' is retained). ☐ Introduce revised general definitions of 'cabin' and 'chalet', revised land use definition of 'road house' and delete general definition for 'short-term accommodation'.	Amendments to be finalised preferably by mid-2025, and no later than 1 January 2026.	DPLH scheme team. Note - all scheme amendments relating to STRA will be processed as a priority.
REGIONAL (i.e. outside MRS)	**Mandatory Amendments – by 1 January 2026:** ☐ Introduce new 'hosted short-term rental accommodation' deemed use class, to replace 'bed and breakfast' where applicable. Assign as a 'P' use in all zones where any type of dwelling is capable of approval, to reflect state-wide exemption. ☐ Introduce new 'unhosted short-term rental accommodation' deemed use class, to replace 'holiday house' and similar where applicable. Assign in zoning tables as required to reflect local housing and tourism conditions. **Additional Amendments:** ☐ Replace superseded model traditional and tourist accommodation land uses with new 'tourist and visitor accommodation' use (note – 'hotel' is retained). ☐ Introduce revised general definitions of 'cabin' and 'chalet', revised land use definition of 'road house' and delete general definition for 'short-term accommodation'.	Amendments to be finalised preferably by mid-2025, and no later than 1 January 2026.	DPLH area team Note - all scheme amendments relating to STRA will be processed as a priority.

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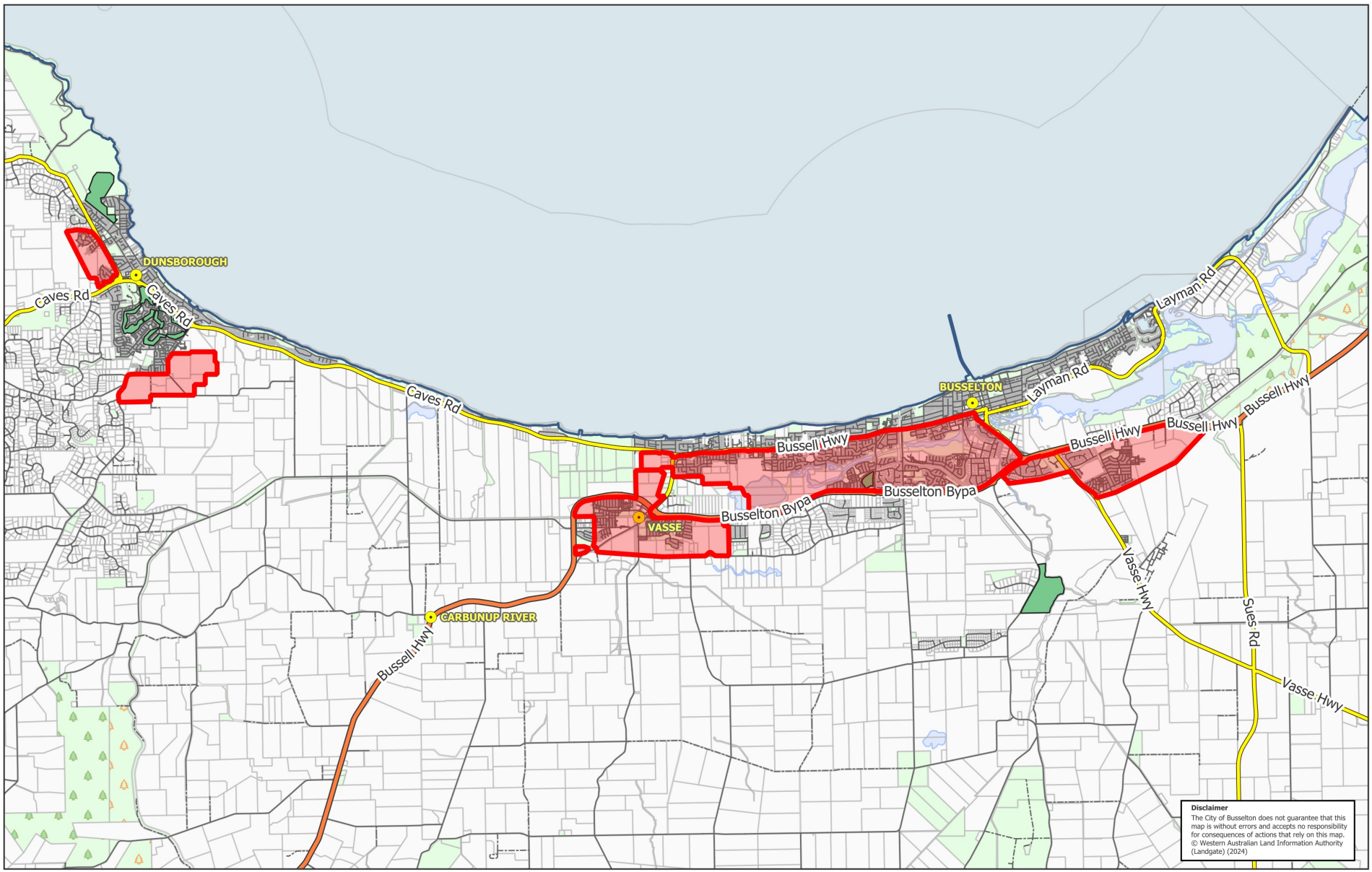

Unhosted STRA - Non-Preferred Areas

Proposed Non-Preferred Area

0 2,000 4,000 m

Scale at A4 - 1:130,000

Map Produced on 7/11/2024
GIS Section, City of Busselton

City of Busselton

Holiday Home LPP - 4969.qgz

CITY OF BUSSELTON

LOCAL PLANNING SCHEME No. 21

AMENDMENT No. 61

File No: AMD21/0061

WAPC Ref:

MINISTER FOR PLANNING

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1.	LOCAL AUTHORITY	:	City of Busselton
2.	DESCRIPTION OF SCHEME	:	Local Planning Scheme No. 21
3.	TYPE OF SCHEME	:	District Zoning Scheme
4.	SERIAL No. OF AMENDMENT	:	Amendment No. 61
5.	PROPOSAL	:	Amendments to the zoning table and land use terms to align with changes to the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

City of Busselton

Local Planning Scheme No. 21

Amendment No. 61

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. In Schedule 1 "Interpretations" and Table 1 "Zoning Table", delete the following land use terms:

    a. 'Bed and Breakfast';

    b. 'Chalet';

    c. 'Guesthouse';

    d. 'Holiday Home (Multiple/Grouped Dwelling)';

    e. 'Holiday Home (Single House)';

    f. 'Rural Holiday Resort';

    g. 'Rural Tourist Accommodation';

    h. 'Tourist Accommodation.'

2. In Schedule 1 "Division 1," insert the following definition for cabin —

    "means a building that —

    (a) is an individual unit other than a chalet; and

    (b) forms part of

        (i) tourist and visitor accommodation; or

        (ii) a caravan park;

        and

(c) if the unit forms part of a caravan park – is used to provided accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period."

3. In Schedule 1 "Division 1," insert the following definition for chalet —

"means a building that —

(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

(b) forms part of —

(i) tourist and visitor accommodation; or

(ii) a caravan park;

and

(c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period.

4. In Schedule 1 "Division 2," insert the following definition for 'tourist and visitor accommodation,' —

(a) means a building, or a group of buildings forming a complex, that —

(i) is wholly managed by a single person or body; and

(ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12 month period; and

(iii) may include on-site services and facilities for use by guests; and

(iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) hosted short-term rental accommodation;

(iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911, section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation.

5. In Table 1 "Zoning Table" insert the following land uses and permissibility —

(a) 'Hosted short-term rental accommodation'; designate as a 'P' use in zones where a dwelling is permissible and 'X' in all other zones.

(b) 'Unhosted short-term rental accommodation'; designate as a 'D' use in zones where a dwelling is permissible and 'X' use in all other zones.

(c) 'Tourist and visitor accommodation'; designate as a 'D' use in the Centre and Tourism zones, 'A' use in the Rural, Viticulture and Tourism, Rural Landscape and Conservation zones and 'X' use in all other zones.

6. Amending clause 3.5 "Exceptions to the Zoning Table" by inserting clause 3.5.3 (e) as follows —

"within the Rural, Viticulture and Tourism, Rural Landscape and Conservation zones, any serviced apartments as defined at clause (b) of the tourist and visitor accommodation land use definition."

7. Amending clause 3.12 "Discontinuance of a Non-Conforming Use" by replacing reference to 'holiday home (single house)' and 'holiday home (multiple/grouped dwelling) with 'unhosted short-term rental accommodation.'

8. Deleting clause 4.18 "Bed and Breakfast and Holiday Homes."

9. Insert new clause 4.18 "Unhosted Short-Term Rental Accommodation" with subsidiary clause 4.18.1 to read as follows —

The maximum occupancy rate of unhosted short-term rental accommodation shall be either —

(a) six occupants in a grouped or multiple dwelling; or

(b) eight occupants in a single house in the Residential or Rural Residential zone; or

(c) 12 occupants in a single house in any other zone where unhosted short-term rental accommodation is permitted;

(d) notwithstanding the above, the maximum occupancy rate for unhosted short-term rental accommodation may be limited to a lesser amount having had regard to the relevant local planning policy.

10. Delete clause 4.20.1.

11. Amend clause 4.20.2 by renumbering to 4.20.1 and deleting text, '*Notwithstanding the provisions of clause 4.19.1 and*.'

12. Amend relevant entries within Schedule 2 – 5 by replacing superseded land use terms with new land use terms as necessary.

13. In Part 5 – Special Control Areas, insert clause 5.16 – Unhosted Short-Term Rental Accommodation Exclusion Area, to read as follows —

"5.16.1 Notwithstanding Table 1 – Zoning Table, unhosted short-term rental accommodation shall be considered an 'X' use where located within the exclusion area as identified on the Scheme maps."

14. Amend the Areas table at clause 5.1.1 to include 'Unhosted Short-Term Rental Accommodation Exclusion.'

15. Amend Scheme Maps to delineate boundary of Special Control Area – Unhosted Short-Term Rental Accommodation Exclusion Area.

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

1. The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment.

2. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and

3. The amendment is not considered a complex or basic amendment.

Dated this……day of……20……

……
Anthony Graham Nottle
CHIEF EXECUTIVE OFFICER

AMENDMENT REPORT

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PART 1 – BACKGROUND

Short-term rental accommodation (STRA) refers to the practice of renting out a property for a relatively short period of time, usually on a nightly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging. In November 2023, the Western Australian Planning Commission (WAPC) released the *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, including development of a state-wide registration scheme for STRA.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to the Regulations were flagged as a key part of the State Government's changes. The planning changes have triggered the need for the City to amend its scheme to align with the state framework, including the *Short-Term Rental Accommodation Act 2024* (STRA Act 2024). As detailed in the accompanying Planning Bulletin 115/2024, the local government has been recommended to implement the proposed changes by mid-2025, with a deadline of January 2026.

PART 2 – SCHEME PROPOSALS

The purpose of Amendment No. 61 is to implement the State government's planning reforms for short term rental accommodation (STRA). The amendment is required to ensure alignment with the new 'deemed' and 'model' land use classes introduced into the state planning framework through the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024.*

Most significantly, it includes amendments to reflect deemed land use classes for 'hosted short term rental accommodation' and 'unhosted short term rental accommodation,' along with the removal of superseded land uses, including 'chalet' and 'rural holiday resort.' As the proposed land use terms have been drafted to primarily suit the circumstances of the Perth and Peel region, Amendment 61 contains further text amendments beyond the scope of the mandated state changes to protect the rural zones from urban type development.

The scope of changes contained in Amendment 61 are broadly summarised as follows –

1. Delete superseded land use terms.
2. Insert new land use terms for short-term rental accommodation.
3. Update zoning table accordingly.
4. Insert new clauses to address unintended implications of new land use terms
5. Insert exclusion areas for unhosted short-term rental accommodation.

PART 3 – PLANNING FRAMEWORK

3.1 State Planning Framework

The key elements of the statutory environment in relation to Amendment 61 are set out in the *Planning and Development Act 2005 (the Act)* and the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).* Amendment 61 has been prepared having regard to the Act and the Regulations, and the Model and Deemed Provisions contained therein.

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (the Regulations), which in turn have been informed by policy direction provided through the Position Statement.

Position Statement

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

LPS Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;

ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;

iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;

iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings).

3.2 Local Planning Framework

The requirements and considerations for the development of tourist accommodation in the City is established through the suite of local planning documents detailed below.

1. *Local Planning Strategy (2019) (LPS)*

The LPS sets out the long term planning direction for the Busselton district and provides strategic rationale for appropriately applied decisions relating to orderly and proper planning. The LPS recognizes the economic importance of tourism to the region and that *"choice and capacity in tourism accommodation can help increase the vibrancy and vitality of the City's centres."* The strategy also provides support for low-key, small scale tourism accommodation in rural areas, consistent with the existing nature and amenity of these areas.

2. *City of Busselton Local Tourism Planning Strategy (2011) (LTPS)*

The LTPS is designed to provide local government planners and Council with a decision making framework for tourism proposals. While the terms and definitions contained in the LTPS are now somewhat dated and inconsistent with the mandated STRA changes, the document is still able to function as a high level framework to guide the preferred outcomes for tourist accommodation in the City. Particularly the strategy outlines the need for the continual monitoring of the impact of tourist accommodation on the sustainability of agriculture, with adjustments made to planning policy to maintain an acceptable balance between land uses.

3. *Local Planning Policy 2.4 – Rural Tourist Accommodation and Local Planning Policy 4.1 – Holiday Homes*

The LPP's support the relevant Scheme provisions and provide guidance for the assessment and management of tourism land uses. Noting the significant changes introduced by the STRA amendments, it is proposed to update both policies, with LPP 4.1 to be updated immediately and LPP 2.4 to be updated in the medium term to ensure alignment with the new provisions proposed in draft Local Planning Scheme No. 22.

PART 4 – PROPOSED SCHEME AMENDMENT CHANGES

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to the introduction, modification and deletion of various land use and general definitions to the City's planning scheme. The new exemptions are also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

4.1 Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the City's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the City's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday home (single house) and holiday home (multiple/grouped dwelling)*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation.* This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly. In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions';

- ‘Unhosted short-term rental accommodation’ is proposed to be designated a ‘D’ use in zones where a dwelling is permissible and ‘X’ use in all other zones.

The consolidation of the two land use terms does not allow the City to differentiate between a holiday home in a single house or within a grouped or multiple dwelling. Where located in a grouped or multiple dwelling, there is potential for increased amenity impacts due to the typically smaller land size and proximity to neighbours. Further, the current definitions within the Scheme establish maximum occupancy numbers for each use, being six (6) for multiple/grouped dwellings and twelve (12) for single houses, this nuance is removed in the adoption of the new state standards.

Accordingly, the scheme amendment proposes inserting maximum occupancy numbers, being 6 people for multiple/grouped dwellings and twelve people for a single house, or reduced to 8 where located in the Residential or Rural Residential zone. Inclusion in the Scheme will provide certainty for owners and residents and is considered more robust than a policy led approach which is vulnerable to variation and appeal.

A further amendment is proposed to prohibit unhosted short-term rental accommodation (Unhosted STRA) in identified Residential zoned areas through the introduction of Special Control Area – Unhosted Short Term Rental Accommodation Exclusion Area. Unhosted STRA in established residential areas has the potential to impact the provision of long term housing supply for permanent residents. The City’s recent participation in a short term rental impact study by the University of Sydney found that unhosted STRA equated for 7.8% of Busselton’s available housing stock, compared to the 1.6% national average. While unhosted STRA is an important component of the tourism product range, it must not be at the expense of accommodation for full-time residents, including essential workers and families.

The amendment provides the opportunity to implement a robust framework to secure long term housing in identified residential areas, while still providing for unhosted STRA in areas of higher tourism amenity.

4.2 Model ‘Tourist and Visitor Accommodation’ Land Use

A new model land use class of ‘Tourist and Visitor Accommodation’ has been introduced to supersede various traditional accommodation land use types (excluding ‘hotel’) and provide a clearer delineation between these uses and ‘short-term rental accommodation’. In the context of the City’s scheme, uses to be deleted through this change include:

- Chalet
- Guesthouse
- Rural Holiday resort
- Rural Tourist Accommodation
- Tourist Accommodation

While a one-size-fits-all approach as adopted by the State is useful for consistency and simplicity, it can result in the loss of local nuance in addressing specific issues, particularly for a local government area as large and varied as the City. For some land uses, the standardisation process would result in potentially inappropriate land use outcomes that would impinge on existing amenity.

Consolidation of all tourist types into one land use term is problematic as the City was previously able to utilise the zoning table to set appropriate permissibility for the different accommodation types. For example, while a ‘chalet’ is permitted in the ‘Conservation’ zone, a larger scale ‘rural holiday resort’ is not. This presents the

City with the difficulty of trying to set appropriate zoning permissibility for a land use term which essentially incorporates several different accommodation types, each of differing scale, purpose and land use intensity.

Of particular concern is that the current 'tourist accommodation,' land use in LPS21 (which aligns with the definition of a 'serviced apartment') will be incorporated into the much broader definition of 'tourist and visitor accommodation.' Serviced apartments are an urban type product provided for in the Centre zones and are inappropriate in rural settings, as reflected in the current zoning table. Accordingly, it is recommended that an additional subsidiary clause is included at clause 3.5 'Exemptions to the zoning table,' to expressly prohibit 'serviced apartments' in the rural zones.

4.3 New and Revised Land Use and General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet'. The new model terms are proposed to be introduced into the scheme text through this amendment.

PART 5 – CONCLUSION

Amendment No. 61 has been drafted to both align with the STRA framework and introduce new provisions designed to address the implications of standardisation.

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

CITY OF BUSSELTON

LOCAL PLANNING SCHEME No. 21

AMENDMENT No. 61

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

1. In Schedule 1 "Interpretations" and Table 1 "Zoning Table", delete the following land use terms:

    a. 'Bed and Breakfast';

    b. 'Chalet';

    c. 'Guesthouse';

    d. 'Holiday Home (Multiple/Grouped Dwelling)';

    e. 'Holiday Home (Single House)';

    f. 'Rural Holiday Resort';

    g. 'Rural Tourist Accommodation';

    h. 'Tourist Accommodation.'

2. In Schedule 1 "Division 1," insert the following definition for cabin —

    "means a building that —

    (a) is an individual unit other than a chalet; and

    (b) forms part of

        (i) tourist and visitor accommodation; or

        (ii) a caravan park;

        and

    (c) if the unit forms part of a caravan park – is used to provided accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period."

3. In Schedule 1 "Division 1," insert the following definition for chalet —

"means a building that —

(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

(b) forms part of —

(i) tourist and visitor accommodation; or

(ii) a caravan park;

and

(c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12 month period.

4. In Schedule 1 "Division 2," insert the following definition for 'tourist and visitor accommodation,' —

(a) means a building, or a group of buildings forming a complex, that —

(i) is wholly managed by a single person or body; and

(ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12 month period; and

(iii) may include on-site services and facilities for use by guests; and

(iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) hosted short-term rental accommodation;

(iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911, section 3(1);

(v) a park home park;

(vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vii) a road house;

(viii) workforce accommodation.

5. In Table 1 "Zoning Table" insert in alphabetical order the following land uses and permissibility —

(a) 'Hosted short-term rental accommodation'; designate as a 'P' use in zones where a dwelling is permissible and 'X' in all other zones.

(b) 'Unhosted short-term rental accommodation'; designate as a 'D' use in zones where a dwelling is permissible and 'X' use in all other zones.

(c) 'Tourist and visitor accommodation'; designate as a 'D' use in the Centre and Tourism zones, 'A' use in the Rural, Viticulture and Tourism, Rural Landscape and Conservation zones and 'X' use in all other zones.

6. Amending clause 3.5 "Exceptions to the Zoning Table" by inserting new clause 3.5.3 (e) as follows —

"within the Rural, Viticulture and Tourism, Rural Landscape and Conservation zones, any serviced apartments as defined at clause (b) of the tourist and visitor accommodation land use definition."

7. Amending clause 3.12 "Discontinuance of a Non-Conforming Use" by replacing reference to 'holiday home (single house)' and 'holiday home (multiple/grouped dwelling) with 'unhosted short-term rental accommodation.'

8. Delete clause 4.18 "Bed and Breakfast and Holiday Homes."

9. Insert new clause 4.18 "Unhosted Short Term Rental Accommodation," with subsidiary clause 4.18.1 to read as follows —

The maximum occupancy rate of unhosted short-term rental accommodation shall be either —

(a) six occupants in a grouped or multiple dwelling; or

(b) eight occupants in a single house in the Residential or Rural Residential zone; or

(c) 12 occupants in a single house in any other zone where unhosted short-term rental accommodation is permitted.

(d) Notwithstanding the above, the maximum occupancy rate for unhosted short-term rental accommodation may be limited to a lesser amount, having had regard to the relevant local planning policy.

10. Amending clause 4.18 "Bed and Breakfast and Holiday Homes" and subsidiary clauses by replacing references to 'holiday homes,' 'holiday home (multiple/grouped dwelling)' and 'holiday home (single house)' with 'unhosted short-term rental accommodation.'

11. Amending clause 4.18 "Bed and Breakfast and Holiday Homes" by inserting new clause 4.18.3 as follows —

The maximum occupancy rate of an unhosted short-term rental accommodation shall be either —

(a) six occupants in a grouped or multiple dwelling; or

(b) eight occupants in a single house in the Residential or Rural Residential zone; or

(c) 12 occupants in a single house in any other zone where unhosted short-term rental accommodation is permitted

(d) Notwithstanding the above, the maximum occupancy rate for unhosted short-term rental accommodation may be limited to a lesser amount having had regard to the relevant local planning policy.

12. Amending clause 4.20.1 "Permanent/Residential Occupation of Tourist Developments" by deleting 'chalet,' 'guesthouse,' and 'tourist accommodation' and inserting 'tourist and visitor accommodation.'

13. Amend relevant entries within Schedule 2 – 5 by replacing superseded land use terms with new land use terms as necessary.

ADOPTION

Adopted by resolution of the Council of the City of Busselton at the Meeting of the Council held on the

…… day of …….. 20……

……
Phillip Neil Cronin
MAYOR

……
Anthony Graham Nottle
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for Final Approval by resolution of the City of Busselton at the Meeting of the Council held on the …… day of …… 20…….. and the Common Seal of the City of Busselton was hereunto affixed by the authority of a resolution of the Council in the presence of:

……
Phillip Neil Cronin
MAYOR

……
Anthony Graham Nottle
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

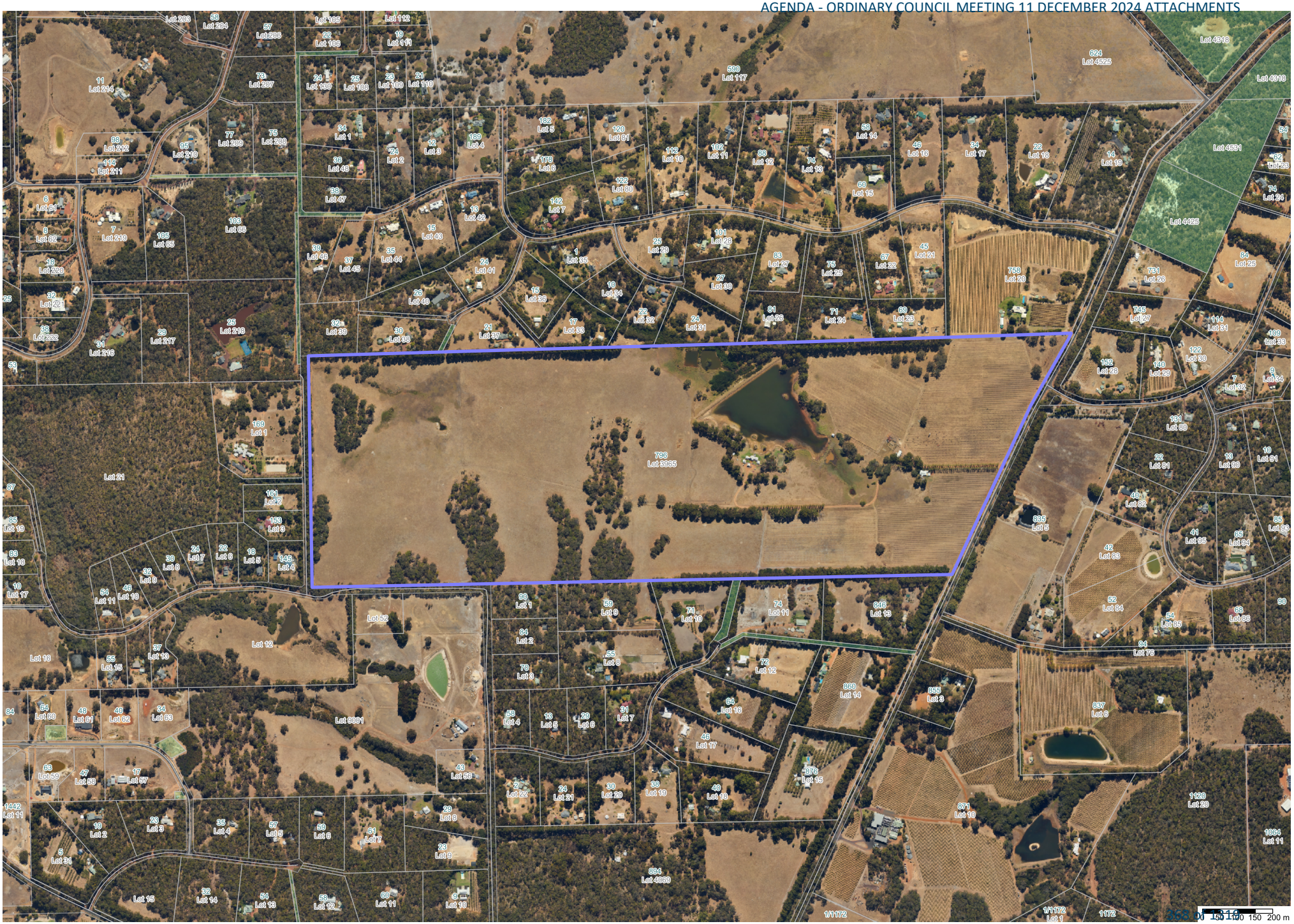
……
Delegated under S.16 of the
Planning & Development Act 2005

Date ……

Final Approval Granted

……
HON. MINISTER FOR PLANNING

Date ……


736
Lot 3965
0 50 100 150 200 m

City of Busselton
Geographe Bay

Structure Plan

Lot 3965 Commonage Road, Yallingup

This structure plan has effect from the date of approval by
the Western Australian Planning Commission for a period of 10 years
(refer to Approval Page)

Approval page

This structure plan is prepared under the provisions of the City of Busselton Local Planning Scheme No. 21 (District Scheme).

IT IS CERTIFIED THAT THIS 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

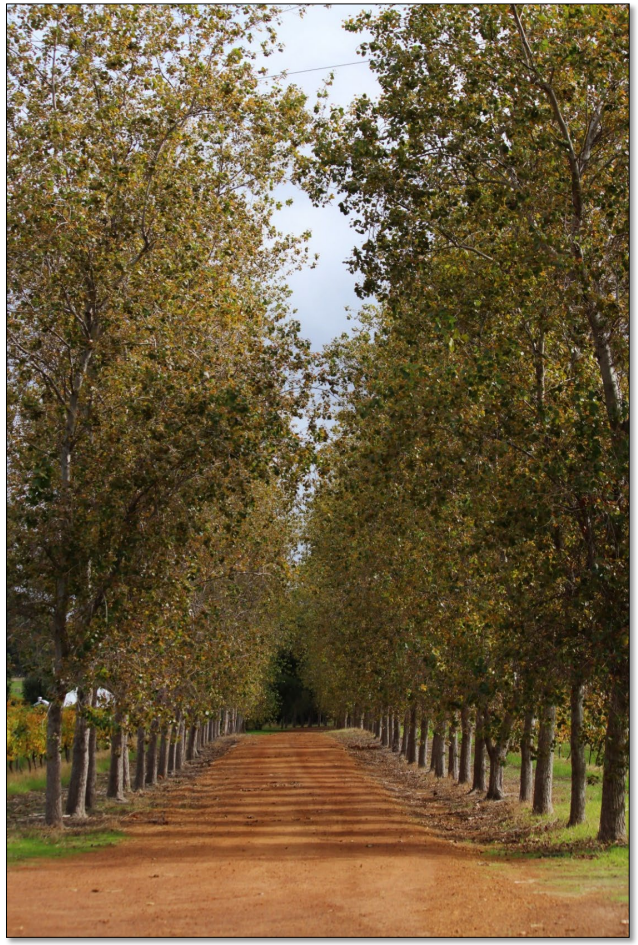
Amend No.	Summary (in bullet points)	Date approved by the WAPC

23006 | April 2024

Lot 3965 Commonage Road Yallingup

Structure Plan Report

PREPARED FOR SPRINGFIELD HEIGHTS PTY LTD



ACROSS PLANNING

Larry Guise Planning Pty Ltd Trading as Across Planning | ABN 97 630 344 679

EXECUTIVE SUMMARY

This structure plan applies to the land comprising Lot 3965 (769) Commonage Road, Yallingup (the subject land) in the City of Busselton. The subject land forms part of the *Commonage Policy Area Consolidated Structure Plan* area (Commonage Structure Plan) which is one of the one of the City's principal rural living areas.

The purpose of the structure plan is to facilitate a high-quality rural residential estate by guiding progressive subdivision, development and use of the subject land.

Lot 3965 is elevated, undulating and predominantly cleared. Formerly known as 'Springfield Farm', the subject land has previously been used for a variety of rural and agricultural pursuits including grazing and viticulture. It is one of few large properties in the Commonage area yet to be subdivided and developed for rural residential purposes. A recent change of ownership has paved the way for its transition to a rural residential estate consistent with the adopted planning framework, including the 'Rural Residential' zoning.

The vision and design ethos is to create a high-quality rural living estate that:

- embraces the undulating topography using a gently meandering road network that responds to the natural land contours;
- maximises retention of existing vegetation including remnant native vegetation, belts of mature eucalypts and the contrasting deciduous Poplars along the property frontage and providing a semi-formal avenue lining the entry road;
- provides for a variety of rural lifestyle opportunities; including open-pastured and partly-wooded lots and others with views of the dam or treed backdrops;
- achieves an efficient design and layout that respects the limited supply of rural residential land;
- offers generous building envelopes that comply with bushfire protection requirements while providing flexibility for placement of dwellings;
- enhances connectivity with the surrounding area via new road and emergency access way linkages;
- highlights the existing waterways by retaining the existing large dam and two small dams and providing for landscape planting that enhances the waterway edges;
- contributes to the important landscape of the area, including filtered views of the rural and natural areas mosaic when seen from the adjoining Commonage Road travel route corridor and creating a strong sense of place for residents and visitors; and
- complies with the applicable statutory and policy framework.

This structure plan will contribute to efficient use of land, services and infrastructure within the existing Commonage Rural Residential area. Additional community benefit is demonstrated by the planned retention and enhancement of environmental and landscape values and improved community connectivity and safety provided by new access roads, emergency access ways and three water tanks for fire-fighting purposes.

The subject land falls within the *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP) endorsed by the WAPC in 2002. The structure plan broadly conforms to most elements of the DGP, however much of the DGP is now already developed or inconsistent with current policies, guidelines and standards.

Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* the Precinct 5b DGP will expire on 19 October 2025. The WAPC has recommended that the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965).

The WAPC has also recommended that, in identifying any subsequential changes required to update the Commonage Structure Plan, this structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes as part of the envisaged review of the Commonage Structure Plan. Accordingly, it is recommended that, as part of the envisaged review, the City amend the Commonage Structure Plan to reflect the outcomes of this structure plan.

Structure Plan - Lot 3965 Commonage Road Yallingup

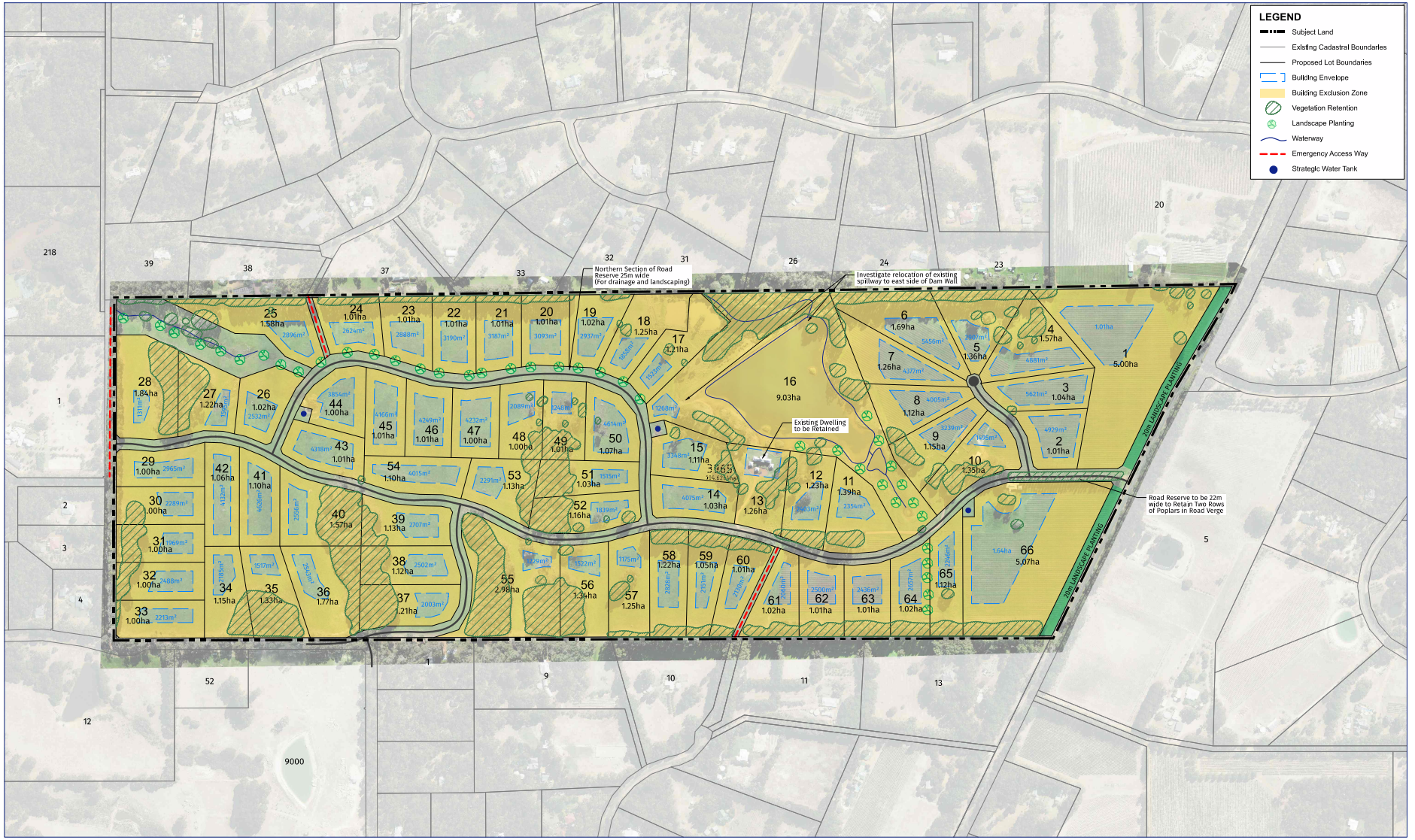
A key component of the structure plan is the Structure Plan Map, which is shown in *Figure 1: Structure Plan Map.*

A summary of key statistics of the structure plan is contained in *Table 1: Executive Summary Table.*

Table 1: Executive Summary Table

Item	Data
Total area covered by Structure Plan	104.63 ha
Area of proposed Rural Residential land use	93.88 ha
Total estimated lot yield	66
Estimated number of dwellings	66
Average lot size	1.42 ha
Estimated population	172 #
Estimated area and percentage given over to public open space, drainage and reserve for landscape protection	3.3 ha 3.2 %
Estimated area and percentage of natural area	26.4 ha 25.3 %

Based on 2.6 average number of people per household, Yallingup locality (ABS QuickStats, 2021)



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

STRUCTURE PLAN MAP

Lot 3965, 769 Commonage Road
YALLINGUP

Figure 1

Plan No. 23591-08

DATE	03.04.2024
CO-ORDINATES	MRCG2020
AERIAL	2023
REVISION	E

50m 0 125 250m
1 : 6250 @ A3
ALL DISTANCES ARE IN METRES

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Structure Plan - Lot 3965 Commonage Road Yallingup

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PART ONE: Implementation

1. Structure plan area and operation

This structure plan applies to the land comprising Lot 3965 Commonage Road, Yallingup in the City of Busselton (the subject land) as shown in *Figure 1: Structure Plan Map.*

The structure plan is in effect from the date stated on the cover (date the decision letter is distributed to the applicant) and for a period of 10 years (or for any other period approved by the WAPC).

The principal instruments informing the structure plan's implementation are:

- City of Busselton Local Planning Scheme No. 21
- subdivision approval(s) granted by the Western Australian Planning Commission (WAPC).

2. Purpose of the structure plan

The purpose of the structure plan is to facilitate a high-quality rural residential estate by guiding progressive subdivision, development and use of the subject land.

Key objectives of the structure plan are:

- Maximizing retention of natural landscape and environmental attributes of the site including undulating topography, remnant vegetation, waterways and capitalizing on attractive internal and external views;
- Providing a variety of site-responsive lots offering a choice of rural lifestyles;
- Promoting neighbourhood connectivity through enhanced road and emergency access way linkages; and
- Enhancing the Commonage rural residential area by creating a contemporary and high-quality estate that makes a positive contribution to the Yallingup locality and the City of Busselton.

3. Staging of implementation

Staging of subdivision will be determined according to market conditions but is anticipated to occur in four stages as shown in *Figure 2: Staging Plan*.

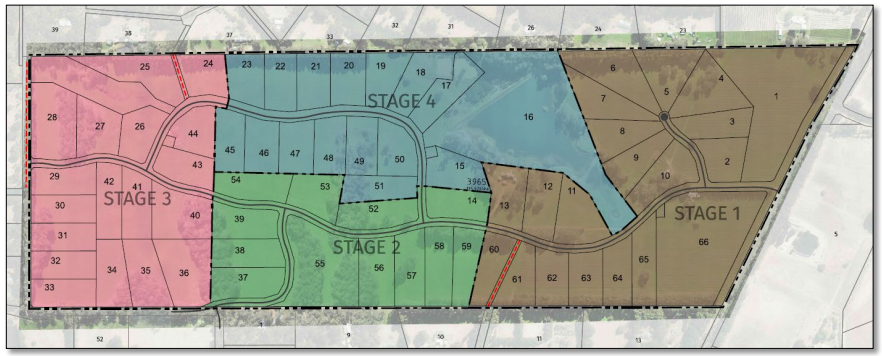


Figure 2: Staging Plan.

4. Subdivision and development requirements

4.1. Land use zones and reserves

4.1.1. Zones

The subject land is zoned 'Rural Residential' under the City of Busselton Local Planning Scheme No. 21 (LPS21).

4.1.2. Road reserves

The subject land has existing frontage to Commonage Road to the east and Butterly Road to the south-west and west. New public road reserves are shown in *Figure 1: Structure Plan Map*. Whilst all proposed roads are categorized as 'Access Roads' under the Main Roads WA road hierarchy, the key east-west link is the 'Primary Access Road' providing a connection between Commonage Road and Butterly Road. An additional connection is proposed southward to Butterly Road, while there are also two other sections of road for access internal to the estate.

All new roads are intended to be 20m-wide, except portion of the northern 'loop' road which is to be 25m-wide to provide additional width for drainage and landscape planting.

In addition to new roads, Emergency Access Ways (EAW) are also required for emergency access purposes. One EAW will connect to an existing EAW at the end of Moriarty Place to the north of the subject land, while another EAW will connect to an existing EAW at the end of Bayfield Court to the south of the subject land. The northern end of Butterly Road (adjacent proposed Lot 20 and Lot 28) is currently unsealed but suitable as an EAW.

Lots adjoining Commonage Road are to obtain vehicle access from the new east-west road as no direct access is permitted to Commonage Road under the *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan).

All roads and the EAW are to be created as conditions of subdivision approval.

4.1.3. Public Open Space

Public Open Space (POS) is not normally required in the 'Rural Residential' zone unless deemed necessary to protect particular landscape or environmental features. The existing Commonage Policy Area Consolidated Structure Plan endorsed by the WAPC in October 2004 (Commonage Structure Plan) requires a minimum 20m-wide parkland revegetation area (landscape buffer) adjacent Commonage Road. Accordingly, in this instance, it is intended that this 20m-wide buffer be created as POS at the subdivision stage.

4.1.4. Other reserves

A drainage reserve in the north-western portion of the subject land is to be created at the subdivision stage to formalize the existing waterway and provide a connection from a landscape drainage swale (refer *Figure 1: Structure Plan Map*).

4.2. Density and development

4.2.1. Density

Being located in a Rural Residential zone, the subject land is not subject to the Residential Design Codes (R-Codes). However, in accordance with provisions of LPS21 and the Commonage Structure Plan, the minimum lot size is 1ha. The average lot size is 1.42ha, while lots adjoining Commonage Road are minimum 5ha in accordance with the Commonage Structure Plan.

4.2.2. Interface with adjoining areas

The interface with adjoining areas recognizes that the predominant surrounding land use is rural residential. A belt of mature plantation trees was previously planted along substantial parts of the boundary of the subject land to aid the interface between the past grazing and viticulture practices and the surrounding rural residential properties. This belt of trees is to be retained in the estate.

The existing vineyards at the eastern end of the subject land are being removed and returned to pasture. Most of the existing stands of remnant vegetation and introduced vegetation will be retained (including the line of Poplar trees adjacent Commonage Road and the prominent avenue of Poplars lining the existing entry road), thereby helping maintain the character of the site and its interface with adjoining areas.

The minimum rear building envelope setback to adjoining areas is 20m, but for most lots the rear setback is significantly larger than 20m related to Bushfire Attack Level (BAL) setbacks. Building envelope setbacks adjacent Commonage Road are 100m, consistent with the Commonage Structure Plan.

4.2.3. Heritage

A search of PlanWA reveals that there is no Aboriginal Cultural Heritage or Historic Heritage Places (Heritage Council) associated with the subject land.

Meleri Winery is listed on the City of Busselton Municipal Heritage Inventory as a 'site only'. An early photograph shows the former small winery structure, which was subsequently demolished (refer ***Figure 3: Former Meleri Winery***). It is not listed by the National Trust nor on the State Heritage Register.

According to the Municipal Heritage Inventory, the winery was built circa 1920 by the Meleri family who were Italian migrants who bought a property of 560 acres (226ha) in the Yallingup area and eventually cultivated 10 acres (4ha) of grapes.

Figure 3: Former Meleri Winery

4.3. Other requirements

4.3.1. Bushfire protection

A Bushfire Hazard Level (BHL) assessment has been undertaken to inform preparation of the structure plan (*Bushfire Hazard Level Assessment* Ecosystem Solutions, Rev C, April 2024 – refer Appendix B: *Technical Appendices Index*).

The BHL assessment spatially identified portions of the subject land and adjacent areas that have an 'Extreme', 'Moderate' or 'Low' BHL. Post-development (i.e. once subdivision of the estate is completed) the assessment demonstrates that the majority of the subject land is 'Moderate' or 'Low' BHL, with 'Extreme' BHL limited to the principal vegetation retention areas.

The BHL assessment includes a post-development Bushfire Attack Level (BAL) contour map. The BAL contour map demonstrates that all building envelopes sit outside the BAL-29 contour, meaning that all building envelopes achieve BAL Low, BAL-12.5, BAL-19 or maximum BAL-29. This conforms to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

The structure plan proposes a road network and emergency access ways consistent with SPP 3.7 and the guidelines. Three strategic water tanks sites are also identified and it is anticipated that provision of three 50,000 litre tanks with suitable couplings for fire fighting purposes be required at the subdivision implementation stage.

A Bushfire Management Plan (BMP) for the subject land should be prepared at the subdivision stage and lodged in support of the application for subdivision.

4.3.2. Infrastructure arrangements

There will be three access roads into the subject land, comprising primary access from Commonage Road, secondary access from Butterly Road (from the south), and minor access from Butterly Road (from the west).

Each of the intersections (including the Commonage Road intersection) is to be built at the subdivision stage and will provide for Rural Basic Left Turn and Rural Basic Right Turn movements. Two emergency access ways (EAW) will also be developed at the subdivision stage – one connecting to an existing EAW to the north and one connecting to an existing EAW to the south.

Effluent treatment and disposal will be undertaken on-site. Geotechnical investigation and site and soil analysis (SSE) confirms suitability for on-site effluent treatment and disposal for each lot.

There is no potable water supply system available to the subject land. Potable water will be captured via rainwater tanks on each lot.

Western Power's network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation. There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Liaison with Western Power should be undertaken at the subdivision stage to confirm the existing line can remain. Overhead power currently connected to the main dwelling and caretake residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

All new lots will be connected to NBN telecommunications consistent with WAPC policy. Currently, the subject land is within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN for assessment. Should NBN choose to service the subdivision with fixed line technology, a backhaul charge will be applicable. If not, a dormant NBN pit and pipe system will need to be installed.

4.3.3. Development contributions

This structure plan forms part of the 'District' area subject to Development Contribution Area 1 (DCA1) development contributions in accordance with the City of Busselton Developer Contribution Plan 1 – Community Facilities DCP. Development contributions to DCA1 will be implemented at the subdivision stage.

4.3.4. Protection or management of environmental or landscape features

Existing on-site vegetation providing fauna habitat and a landscape feature comprises predominantly open forest of *Eucalyptus marginata*, *Corymbia calophylla, Agonis flexuosa and Banksia grandis* with stands of introduced eucalypts and deciduous trees. Maximising retention of this vegetation is intended (particularly Black Cockatoo habitat trees with suitable hollows for nesting), as demonstrated by the extensive identified 'Vegetation Retention' areas in ***Figure 1: Structure Plan Map.*** These areas are to be included in the plan(s) of subdivision and be the subject of conditions of subdivision approval. This vegetation will be supplemented with additional landscape planting along the full Commonage Road frontage and adjacent waterway and drainage lines, which will enhance both landscape and ecological values.

No Threatened Ecological Communities (TEC) or Environmentally Sensitive Areas (ESA) have been identified on the subject land.

There are three existing dams. Two small dams will be retained at the rear of Lots 17 and 18, while the large dam previously used for irrigation purposes will be retained on Lot 16 as a landscape feature that will provide views from a number of new lots, but also to be enjoyed by the general public travelling along the new east-west road.

Figure 1 also includes extensive 'Building Exclusion Zone' areas that will contribute to the semi-rural landscape creating a patchwork mosaic of open pastures, dwellings and outbuildings, and stands of remnant vegetation.

4.3.5. Water resource management

The existing large dam (and two small dams) will be retained. Although no longer required for irrigation of viticulture, the dam is a significant landscape feature that also has habitat value. Preliminary advice from WML Engineers is that planned relocation of the existing dam spillway from the western end of the dam embankment to the eastern end is technically feasible. Further geotechnical and civil engineering assessment should be undertaken prior to subdivision to confirm this.

The Department of Water and Environmental Regulation (DWER) advises that a water license is not required in relation to water flowing from a spring where water rises to the surface on the property until it passes beyond the boundaries of the land belonging to the property owner. As the tributary/watercourse that fills the dam rises on the property (similar to a spring), the licensing of the dam was previously determined not to apply.

Where practical, and as shown in ***Figure 1***, lot boundaries and fencing should be located a minimum 30m from the centre line of waterways, to help protect foreshores and water quality. Vegetation adjacent waterways is to be retained as shown in ***Figure 1*** and supplemented with additional landscape planting.

Disposal of treated effluent for each lot should be undertaken in accordance with the *Site and Soil Evaluation* (WML, January 2024) and the *Land Available for Positioning Land Application Areas* (WML, March 2024) – refer ***Figure 4: Land Available for Positioning Land Application Areas***.

4.4. Additional details

4.4.1. Information to be submitted with an application

The following additional information should be provided at the subdivision stage.

Additional Information / purpose	Approval stage	Responsible agency (consultation required)
Geotechnical and civil engineering assessment confirming the suitability of relocating the dam spillway from the western end to the eastern end of the dam embankment	Subdivision	DWER
Bushfire Management Plan (including Bushfire Attack Level map)	Subdivision	DFES, WAPC

5. Rescinding portion of Precinct 5B Development Guide Plan

The *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP) was endorsed by the WAPC in 2002. The subject land falls within the Precinct and the new structure plan broadly conforms to some elements including retaining most vegetation and the dam, creating environmental linkages and new road connections. However, much of the DGP is superseded and inconsistent with current policies, guidelines and standards.

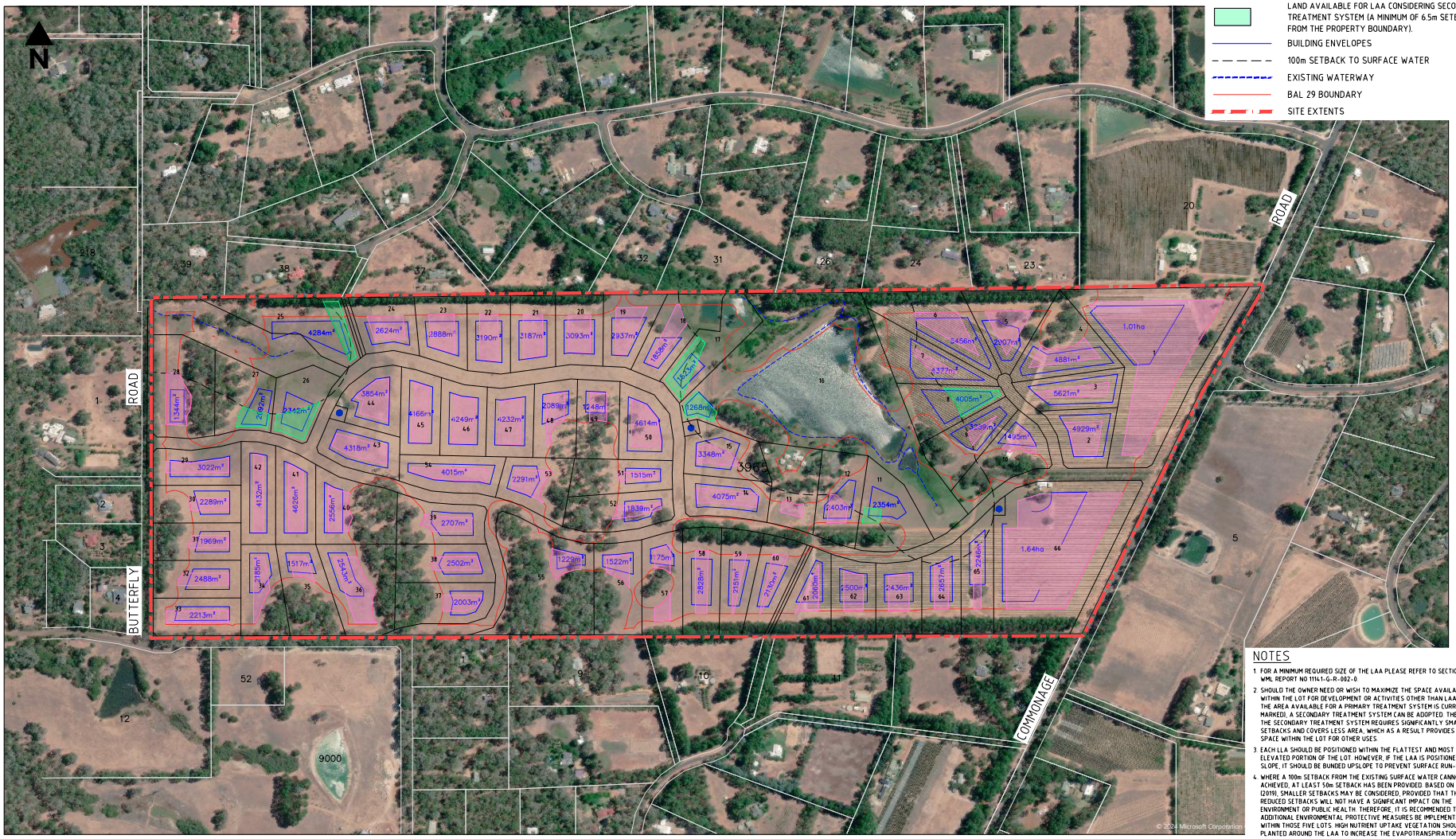
Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* the approval of a structure plan (including a DGP) is for a period of 10 years commencing on the day on which the WAPC approves the plan, or another period determined by the WAPC when approving the plan. Under Clause 28 (4) of the Regulations, a structure plan approved before 19 October 2015 is taken to have been approved on that day. Accordingly, the Precinct 5b DGP will expire on 19 October 2025.

Having received comments from the City of Busselton with regard to possible rescinding of all or part of the Precinct 5B DGP, the WAPC has recommended that the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965).

6. Amendment to Commonage Structure Plan

The *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan) was endorsed by the WAPC in October 2004 as a framework for future detailed planning at the subdivision and development stage.

As described above, under the *Planning and Development (Local Planning Scheme) Regulations 2015,* a structure plan approved before 19 October 2015 is taken to have been approved on that day and is valid for a period of 10 years. Accordingly, the Commonage Structure Plan will expire on 19 October 2025.



PLAN
NOT TO SCALE

NOTES

1. FOR A MINIMUM REQUIRED SIZE OF THE LAA PLEASE REFER TO SECTION 4.1 OF WML REPORT NO 11141-G-R-002-0
2. SHOULD THE OWNER NEED OR WISH TO MAXIMIZE THE SPACE AVAILABLE WITHIN THE LOT FOR DEVELOPMENT OR ACTIVITIES OTHER THAN LAA (WHERE THE AREA AVAILABLE FOR A PRIMARY TREATMENT SYSTEM IS CURRENTLY MARKED), A SECONDARY TREATMENT SYSTEM CAN BE ADOPTED. THE LAA OF THE SECONDARY TREATMENT SYSTEM REQUIRES SIGNIFICANTLY SMALLER SETBACKS AND COVERS LESS AREA, WHICH AS A RESULT PROVIDES MORE SPACE WITHIN THE LOT FOR OTHER USES.
3. EACH LLA SHOULD BE POSITIONED WITHIN THE FLATTEST AND MOST ELEVATED PORTION OF THE LOT. HOWEVER, IF THE LAA IS POSITIONED ON THE SLOPE, IT SHOULD BE BUNDED UPSLOPE TO PREVENT SURFACE RUN-ON.
4. WHERE A 100m SETBACK FROM THE EXISTING SURFACE WATER CANNOT BE ACHIEVED, AT LEAST 50m SETBACK HAS BEEN PROVIDED. BASED ON THE GSP (2019), SMALLER SETBACKS MAY BE CONSIDERED, PROVIDED THAT THE REDUCED SETBACKS WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT OR PUBLIC HEALTH. THEREFORE, IT IS RECOMMENDED THAT ADDITIONAL ENVIRONMENTAL PROTECTIVE MEASURES BE IMPLEMENTED WITHIN THOSE FIVE LOTS. HIGH NUTRIENT UPTAKE VEGETATION SHOULD BE PLANTED AROUND THE LAA TO INCREASE THE EVAPOTRANSPIRATION RATE.
5. A SUITABLE DRAINAGE SYSTEM FOR THE ENTIRE SUBDIVISION SHOULD BE DESIGNED TO ENSURE APPROPRIATE FLOW PATHS OF THE SURFACE WATER WITHIN THE SUBDIVISION.
6. FOR DETAILED RECOMMENDATIONS ON THE EFFLUENT DISPOSAL SYSTEM FOR THE PROPOSED LOTS, PLEASE REFER TO WML REPORT NO 11141-G-R-002-0

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

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A1

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CONSULTANT DRAWING NUMBER 11141-G1-DG-0002

REVISIONS				
B	LOTS BOUNDARIES UPDATED	A.G.	18.04.2024	CH
A	ISSUED FOR REVIEW	A.G.	08.03.2024	CH
N°	DESCRIPTION	APPROVED	DATE	DRAWN

Figure 4

NOTE • INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING

NAMES PRINTED IN FULL		DATE
DESIGNED	A. GORCZYNSKA	MAR 24
DRAWN	C. HICK	MAR 24
VERIFIED		
APPROVED		

CLIENT
SPRINGFIELD HEIGHTS PTY LTD

PROJECT
SPRINGFIELD HEIGHTS
LOT 3965 COMMONAGE ROAD

DRAWING TITLE
SPRINGFIELD HEIGHTS
LAND AVAILABLE FOR POSITIONING
LAND APPLICATION AREAS
SITE PLAN

THIS DRAWING SHALL BE TREATED AS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED.

DRAWING NUMBER 11141-G1-DG-002
REVISION B

Having received comments from the City with regard to the Commonage Structure Plan, the WAPC has recommended that, in identifying any subsequential changes required to update the Commonage Structure Plan, this new structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan as part of the envisaged review of the Commonage Structure Plan, which is provided for in the City's Local Planning Strategy.

Accordingly, it is recommended that, as part of the envisage review, the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan.

STRUCTURE PLAN MAP

The Structure Plan Map forming part of this structure plan is shown in *Figure 1: Structure Plan Map.*

PART TWO: Explanatory section

1. Introduction and purpose

Across Planning has been engaged by Springfield Heights Pty Ltd to prepare a Structure Plan over the land comprising Lot 3965 (769) Commonage Road Yallingup. The Structure Plan is intended to guide the subdivision and development of the subject land for Rural Residential purposes.

2. Site and context analysis

2.1. Physical context

2.1.1. Location

The subject land comprising approximately 105ha is located south-east of Yallingup, south-west of Dunsborough and east of Smiths Beach in the Commonage Rural Residential area in the City of Busselton (refer ***Figure 5: Location plan)***.

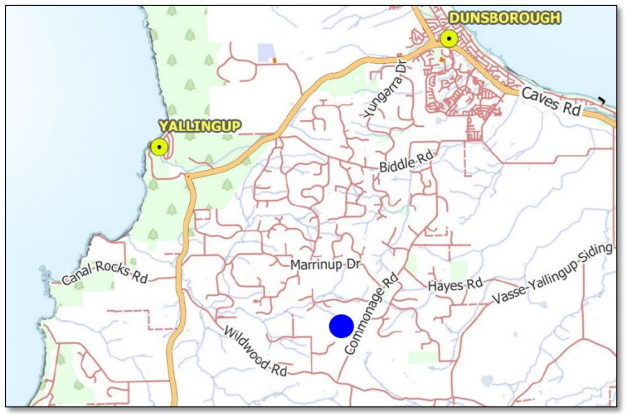


Figure 5: Location plan

2.1.2. Surrounding area and land use

In common with much of the Commonage Rural Residential area, most of the area surrounding the subject land comprises rural residential properties (some with viticulture and low-key agricultural pursuits), cottage industries and tourist-related activities including local café and produce sales (refer ***Figure 6: Aerial photograph***).

Figure 6: Aerial photograph

Surrounding properties range from almost fully cleared to semi-cleared, some with extensive remnant vegetation. Although there are some connecting roads, there are also multiple properties in the area with one-way road access only. There are some existing emergency access ways (EAW), but in some instances these lack secondary connectivity to the local road network, meaning they are sub-standard for providing emergency access in their current state. Where possible, the proposed subdivision of the subject land will remedy this situation by providing new road connections and by effectively extending existing EAW to ensure two-way connectivity.

2.1.3. Tenure, ownership and buildings

The subject land is owned in freehold by Springfield Heights Pty Ltd. Existing buildings comprise an architecturally-designed pavilion-style house with associated studio space overlooking the main dam, under cover parking and outbuildings. These will be retained as part of the Rural Residential subdivision. There is also an existing caretaker residence closer to the existing driveway and property entrance. Although externally the caretaker residence appears in good condition, the interior is not. This residence conflicts with the proposed location of the main entry road and will be demolished.

2.1.4. Environment

The topography of the subject land is undulating and generally sloping to the north and north-west. Soil phases can be described as:

- Wilyabrup gentle slope phase: Sideslopes with gradients 5 – 10% containing Forest Grove and Keenan soils.
- Cowaramup gentle slope phase: Gentle slopes (2-5% gradient) with gravelly duplex (Forest Grove) soils.
- Wilyabrup narrow valley floor phase: Narrow v shaped depressions.
- Cowaramup flats phase: Flats (0-2% gradient) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils.
- Cowaramup wet vales phase: Small, broad U-shaped drainage depressions with swampy floors. Gravelly duplex (Forest Grove) soils on sideslopes and poorly drained alluvial soils on valley floor.

According to the DWER broad-scape mapping (DWER 2023), the subject site is classified as having a 'moderate to low risk' of potential Acid Sulfate Soils (ASS).

The subject land is located within the Gunyulgup subarea of the RiWI Act proclaimed Cape to Cape North Surface Water Management Area. Surface water features within the subject land are restricted to one large dam and two small dams located in the eastern half of the subject land, plus a small spring in the western half of the subject land.

An Environmental Assessment Report (EAR) for the subject land has been prepared by Accendo Australia (Accendo, 2024) to ensure that environmental values and potential impacts associated with the proposed development can be managed in accordance with legislative and policy requirements (refer Appendix B: *Technical Appendices Index*).

Based on Accendo site observations, the subject site contains areas of remnant vegetation described as follows:

- *Eucalyptus marginata* (Jarrah) and *Corymbia callophylla* (Marri) woodland over grasses with limited understory and mid-storey vegetation due to historical prolonged grazing (refer ***Figure 7: Jarrah and Marri woodland over grasses***). Vegetation is likely to be in a Completely Degraded condition.
- Isolated *Agonis flexuosa* (Peppermint) over grasses (refer ***Figure 8: Isolated Peppermint over grasses***). The vegetation in this area is in a Completely Degraded condition
- Planted shrubland with *Agonis flexuosa* and other species, the vegetation in this area is in a Degraded condition
- Planted, introduced tree species. Given the absence of endemic vegetation, the vegetation in this area is in a Completely Degraded condition.

Figure 7: Jarrah and Marri woodland over grasses

Figure 8: Isolated Peppermint over grasses

This remnant vegetation provides the principal fauna habitat on the subject land. Identified fauna habitats ranged from 'Completely Degraded' (cleared pasture) to 'Degraded', largely a consequence of historical clearing and ongoing livestock grazing. Given the degree of disturbance the original fauna assemblage within the subject site is likely to be depauperate in many aspects, in particular with respect to ground dwelling species which rely on dense native understory (mid-storey and ground cover) vegetation, which is entirely absent.

Of the abovementioned conservation significant species, based on preferred habitat types, four species have the potential to occur within the subject site. This is further supported by a targeted fauna survey undertaken by SW Environmental (2024) which observed both Western Ringtail Possums (WRP) and evidence of both Baudin's and Forest Red Tailed Black Cockatoos (FRTBC) within the subject site.

Evidence of foraging of both the Baudin's and FRTBC species was observed during the targeted fauna survey. Flora species recorded within the subject land and known to be, or are potentially used as, a direct food source by one or more species of black cockatoo were Marri, Jarrah, Peppermint and planted non-endemic eucalypts (various unidentified species).

The proposed development will result in the clearing of 46 trees with diameter at breast height (DBH) of greater than 50cm with no visible hollows and three trees with hollows that are not suitable for black cockatoos.

Approximately 15 ha of vegetation containing habitat suitable for black cockatoos will be retained, including all of the following categories of trees with DBH>50cm:

- Trees with suitable sized hollows with signs of use
- Trees with potentially suitable sized hollow with signs of use
- Trees with potentially suitable sized hollow with no signs of use
- Trees with unsuitable hollows.

Many trees of suitable DBH but without hollows will also be retained, as will many smaller trees.

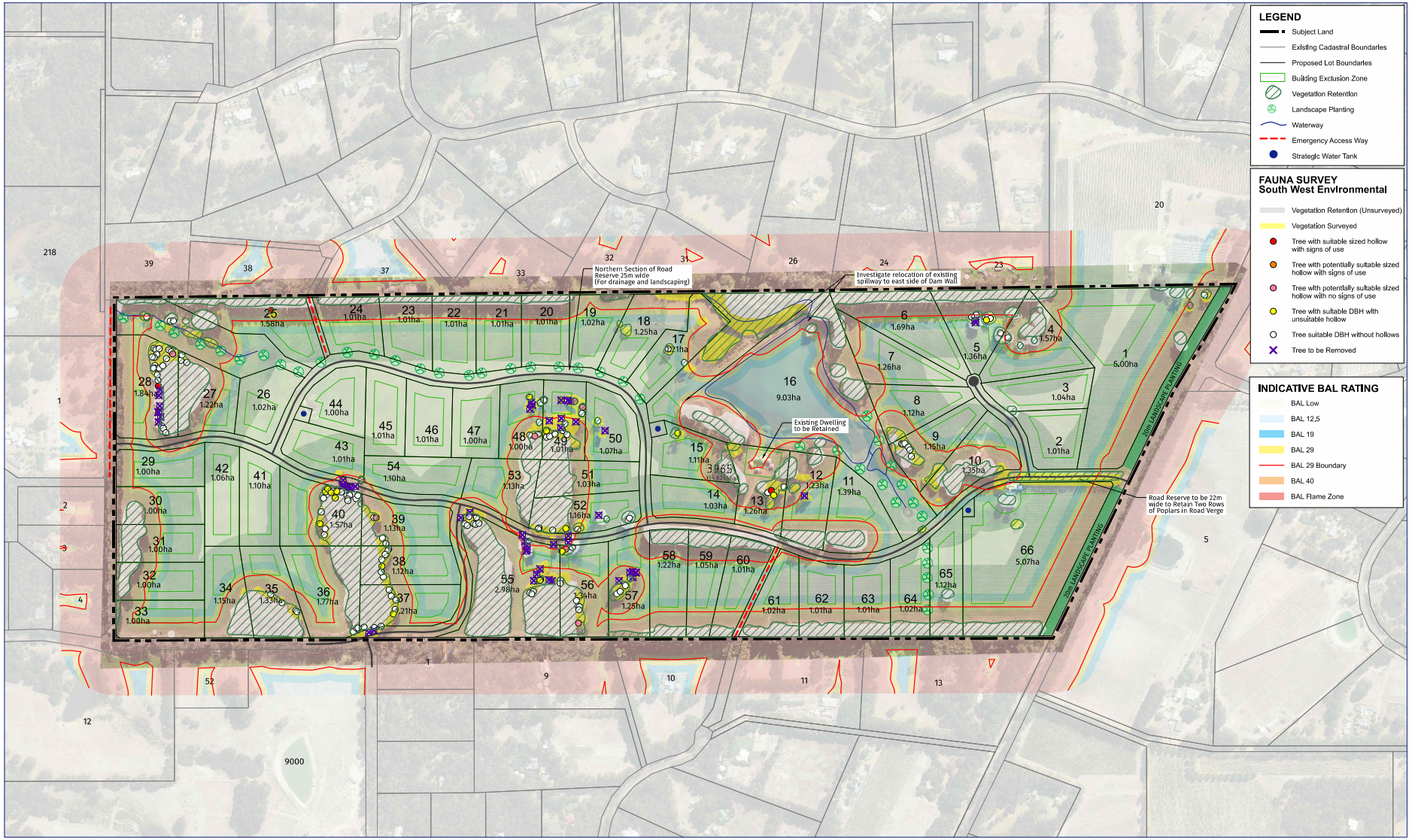
The structure plan seeks to minimize clearing and maximise retention of remnant vegetation. *Figure 9: Structure Plan Map – Environmental Constraints* shows remnant vegetation to be retained, surveyed trees and trees to be removed, along with the structure plan layout and indicative Bushfire Attack Level (BAL) ratings.

Given the amount of tree retention, especially habitat trees, the impact on black cockatoo habitat will be minimal.

During the targeted fauna survey, no WRP dreys were found within the subject site. However, WRP scats were observed in the Peppermint grove 200 m east of the existing dwelling site. The nocturnal surveys identified WRP (two pairs) indicating the animals occur through the subject land in low densities. They are unlikely to utilise the isolated trees as they increase the vulnerability of WRP to fox predation, one of the key threats to the species (SW Environmental 2024).

The EAR (Accendo, 2024) demonstrates that the subject site is relatively unconstrained and is suitable for the proposed subdivision, based on the assessment of existing environmental factors and values.

A summary of the environmental management measures recommended by Accendo can be found in Appendix A: *Summary of environmental management measures.*



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

STRUCTURE PLAN MAP- ENVIRONMENTAL CONSTRAINTS

Lot 3965, 769 Commonage Road
YALLINGUP

Figure 9

Plan No. 23591-08

DATE	03.04.2024
CO-ORDINATES	MRCG2020
AERIAL	2023
REVISION	E

N

50m 0 125 250m

1 : 6250 @ A3
ALL DISTANCES ARE IN METRES

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2.1.5. Physical infrastructure and services

There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Western Power's network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation and liaison with Western Power should be undertaken at the subdivision stage to confirm capacity and that the existing line can remain. Overhead power currently connected to the main dwelling and caretaker residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

There are no existing sewer assets in the Commonage area. Subdivided lots will require onsite treatment and disposal of effluent and the geotechnical assessment (WML 2023) confirms the suitability of the subject land for this purpose for each lot.

There is no available potable water supply system, hence rainwater tanks will be used for domestic requirements – as is the case for other properties in the Commonage Rural Residential area.

In terms of telecommunications, the subject land is currently within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN.

2.1.6. People movement

The subject land has an existing cross-over to Commonage Road at the eastern end of the property to provide vehicle access. Commonage Road is sealed and is an important district road. The subject land also abuts Butterly Road to the south and west. Butterly Road is sealed along the southern side of the subject land and along portion of the western side before continuing north as an un-sealed road.

Commonage Road has a posted speed limit of 90 km/hr while Butterly Road has a posted speed limit of 70 km/hr.

A *Transport Impact Statement* – TIS (Flyt, 2024) recommends construction of the Commonage intersection as a Rural Basic Left Turn and Rural Basic Right Turn (refer Appendix B: *Technical Appendices Index*). A Secondary Access to Butterly Road in the south and as a local road connection to the west is proposed. Two emergency access ways (EAW) are also proposed – one linking northward to the existing EAW at the end of Moriarty Place and one linking southward to the existing EAW at the end of Bayfield Court.

2.2. Community context

2.2.1. People

The existing property has a main dwelling and a caretaker's residence. The new estate will provide for approximately 170 residents choosing a rural residential lifestyle, ranging from young families and couples to retirees. These residents and their visiting families and friends will contribute to the vibrancy of the area, supporting local businesses and interacting with the neighbourhood.

2.2.2. Housing

Being in a designated rural residential area (and therefore of relatively low housing density) the estate will make a relatively modest contribution to the City of Busselton's overall housing supply compared to the higher densities delivered in urban areas. However, with an average lot size of 1.42ha and the majority of lots being close to the 1ha minimum, the provision of lots and housing is more efficient than much of the existing Commonage Rural Residential area.

The type of housing to be built will be consistent with delivery of a high-quality rural residential estate and provide for housing and lifestyle choice while also compatible with environmental and landscape objectives of the area.

2.2.3. Economy

Providing homes for approximately 170 new permanent residents within the estate is expected to provide a boost to local businesses including those within walking and cycling distance, such as a local café, wineries and brewery, as well as significant building and construction employment during the construction phase and ongoing maintenance. Although the primary development within the estate will be single residential dwellings, the Rural Residential zone provides opportunities for uses including agricultural and rural pursuits, art gallery, guest house, home business, home occupation, cottage industry, produce sales and restaurant/café that would contribute to the local economy.

2.2.4. Culture, values and identify

As well as new residents connecting with the surrounding area, existing residents will be able to drive, cycle or walk through the estate via the new road network and appreciate the ambience and sense of place, especially the tree-lined entrance avenue, the large dam, restored creek line, and the semi-open rural landscape with dwellings set amidst pastures with substantial stands of remnant vegetation and landmark individual trees.

2.3. Governance (legislative and policy) context

2.3.1. Environment

Relevant Western Australian environmental legislation includes the following.

Biodiversity Conservation Act 2016 (BC Act)

The Department of Biodiversity, Conservation and Attractions (DBCA) lists flora and fauna taxa under the provisions of the BC Act as protected according to their need for protection.

No Threatened Ecological Communities (TEC) or Environmentally Sensitive Areas (ESA) have been identified on the subject land.

A search for known rare and Priority flora within or in proximity to the subject land site was undertaken through a review of the relevant databases. Several species were recorded within 10km of the subject land, however, in consideration of the habitat requirements for the identified conservation significant species and the historical and ongoing anthropogenic disturbances (i.e. livestock grazing), Accendo considers it very unlikely for any flora species of conservation significance to occur within the subject site. This conclusion is supported by the site-specific flora and vegetation survey, whereby no flora of conservation significance were identified (Plantecology 2024).

The subject land contains an area on the northern boundary mapped as a 'palusvale' wetland with no management category assigned. This area is located downstream of the main dam and associated with the creek line waterway. No land use change or development is proposed in this area.

Environmental Protection Act 1986 (EP Act)

The EP Act is administered by the Department of Water and Environmental Regulation (DWER) and DBCA. The EP Act provides for conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with it.

Aboriginal Heritage Act 1972

The purpose of this legislation, regulated and enforced by the Department of Planning, Land and Heritage (DPLH), is to protect relics and significant areas of land from undue interference, while at the same time leaving traditional Aboriginal cultural rights in relation to such objects or areas unaffected, consistent with the provisions of the Act.

An online search for relevant Aboriginal heritage information was undertaken using the DPLH Aboriginal Cultural Heritage Inquiry System (ACHIS) that incorporates both the heritage site register and the heritage survey database (DPLH 2023).

Results of the ACHIS database search did not reveal the presence of any Aboriginal sites within the subject land. The closest registered site, 'Yallingup Brook' is located approximately 3 km to the north west of the subject site. The proposal will not result in any direct impacts to this or any other registered sites.

Applicable Federal (Commonwealth Government) legislation includes the following.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act aims to protect Matters of National Environmental Significance. Under the EPBC Act, the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) lists Threatened species, Migratory species and Threatened Ecological Communities (TECs) in certain categories determined by criteria provided within the EPBC Act. Actions likely to cause a significant impact on Matters of National Environmental Significance should be referred to the DCCEEW for assessment pursuant to the EPBC Act.

Black Cockatoos and WRP are listed under the EPBC Act, however referral to the DCCEEW is not considered necessary in this instance because the minimal removal of existing suitable habitat means the proposal is an action not likely to cause a significant impact on these listed species.

Bush fire

The subject land is bush fire prone and the structure plan and subdivision are subject to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

A BHL assessment has been undertaken to inform preparation of the structure plan (*Bushfire Hazard Level Assessment* Ecosystem Solutions, Rev C, April 2024 – refer Appendix B: *Technical Appendices Index*).

A post-development Bushfire Attack Level (BAL) contour map (refer ***Figure10: BAL Contour Map***) demonstrates that all building envelopes sit outside the BAL-29 contour, meaning that all building envelopes achieve BAL Low, BAL-12.5, BAL-19 or maximum BAL-29 – conforming to SPP 3.7 and the associated guidelines. This conforms to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

A Bushfire Management Plan for the subject land should be prepared at the subdivision stage and lodged in support of the application for subdivision.

Water management

State Planning Policy 2.9 *Planning for Water* (2006 and draft, August 2021) and associated guidelines aim to ensure that planning and development throughout Western Australia considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. A Local Water Management Plan (LWMS) for the subject land has been prepared in accordance with SPP 2.9 (*Local Water Management Strategy* WML, Rev B, April 2024 - refer ***Technical Appendices Index***).

Landscape protection

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (SPP6.1) is the WAPC's highest-order regional policy for the Leeuwin-Naturaliste area.

The Statement of Intent for Landscape includes the following:

- *maintenance of the mosaic of land uses evident in existing agricultural areas, while providing for change in agricultural land uses; and*
- *recognition of the role and importance of human activity and its contribution to cultural landscape.*

The Landscape Classes Map (Figure 3) of SPP6.1 identifies the western portion of the subject land as 'Rural Landscape Significance' and the eastern portion as 'General Character', with the adjoining Commonage Road identified as 'Travel Route Corridor' (refer ***Figure 11: SPP 6.1 Landscape Classes Map – extract***).

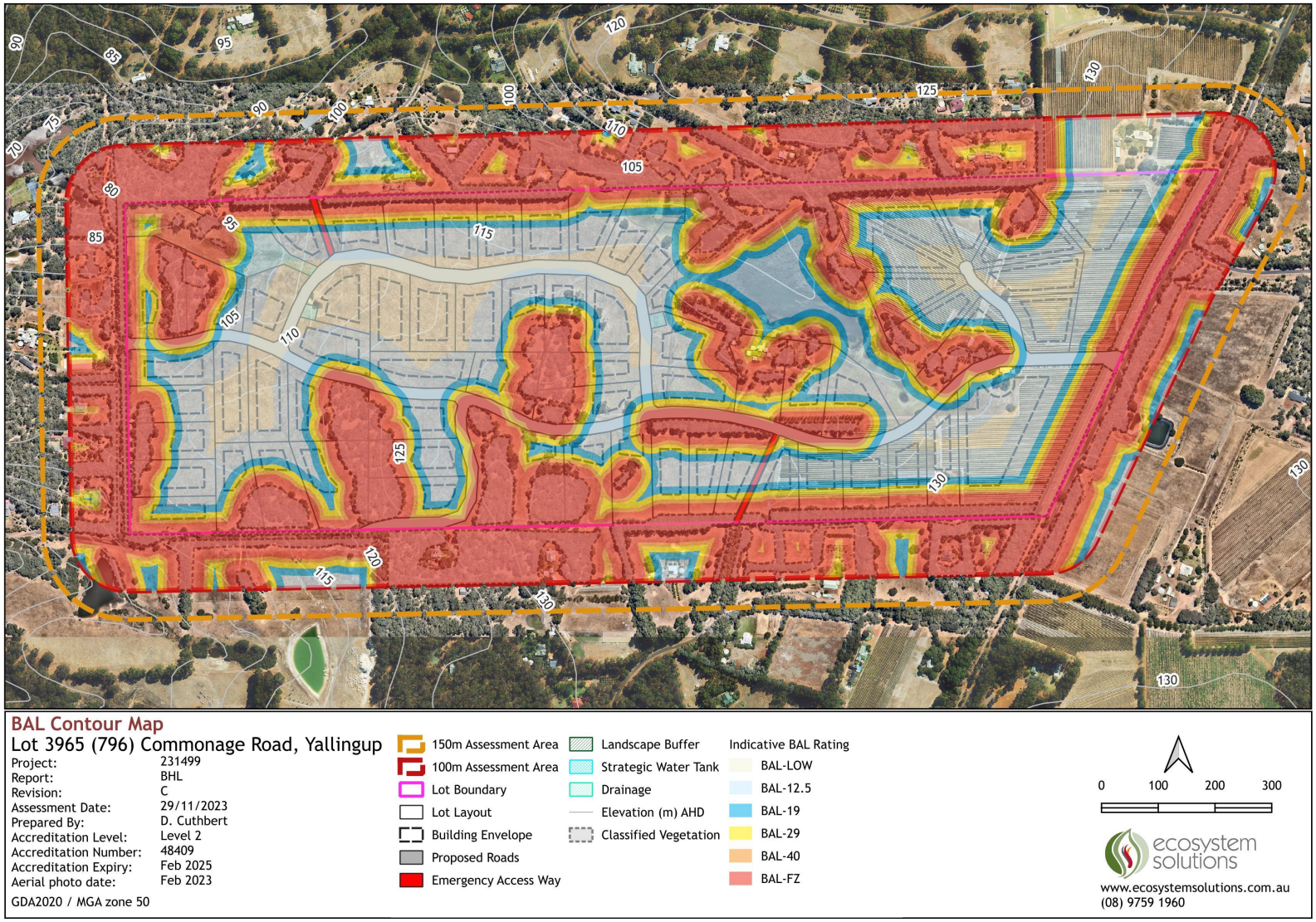


Figure 10 BAL Contour Map

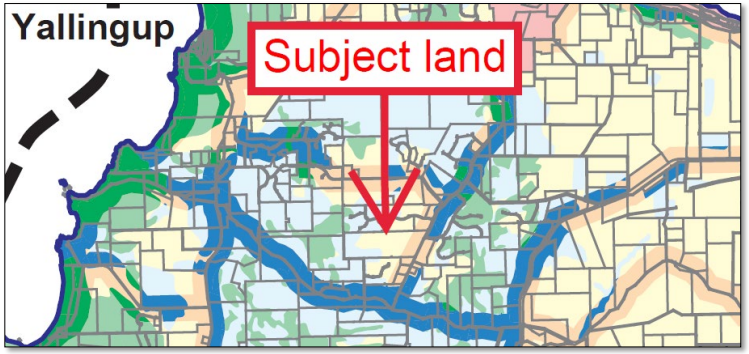


Figure 11: SPP 6.1 Landscape Classes Map – extract

Policy PS 3.6 states that:

> *"In areas of Rural Landscape Significance, as identified in Figure 3, development or change of use should protect the rural character of the land."*

Policy PS 3.7 states that:

> *"In areas of General Character, as identified in Figure 3, development or change of use should protect the rural character and conform with policies and guidelines for Travel Route Corridors."*

Theme 4 strategy 10.2 (j) under the City of Busselton Local Planning Strategy states:

> "*Protect and enhance the visual character of the District by avoiding the further commercialisation of land-use and development visible from:*
>
> *i) key public vantage points (e.g. scenic lookouts, trails) within National Parks and conservation parks; and*
> *ii) regional roads, strategic local roads and travel route corridors (as defined in the Leeuwin- Naturaliste Ridge State Planning Policy);*
>
> *as well as providing, wherever possible and consistent with maintaining landscape and visual character values, screening landscaped buffers where development is being undertaken in locations visible from these sites, roads and travel routes."*

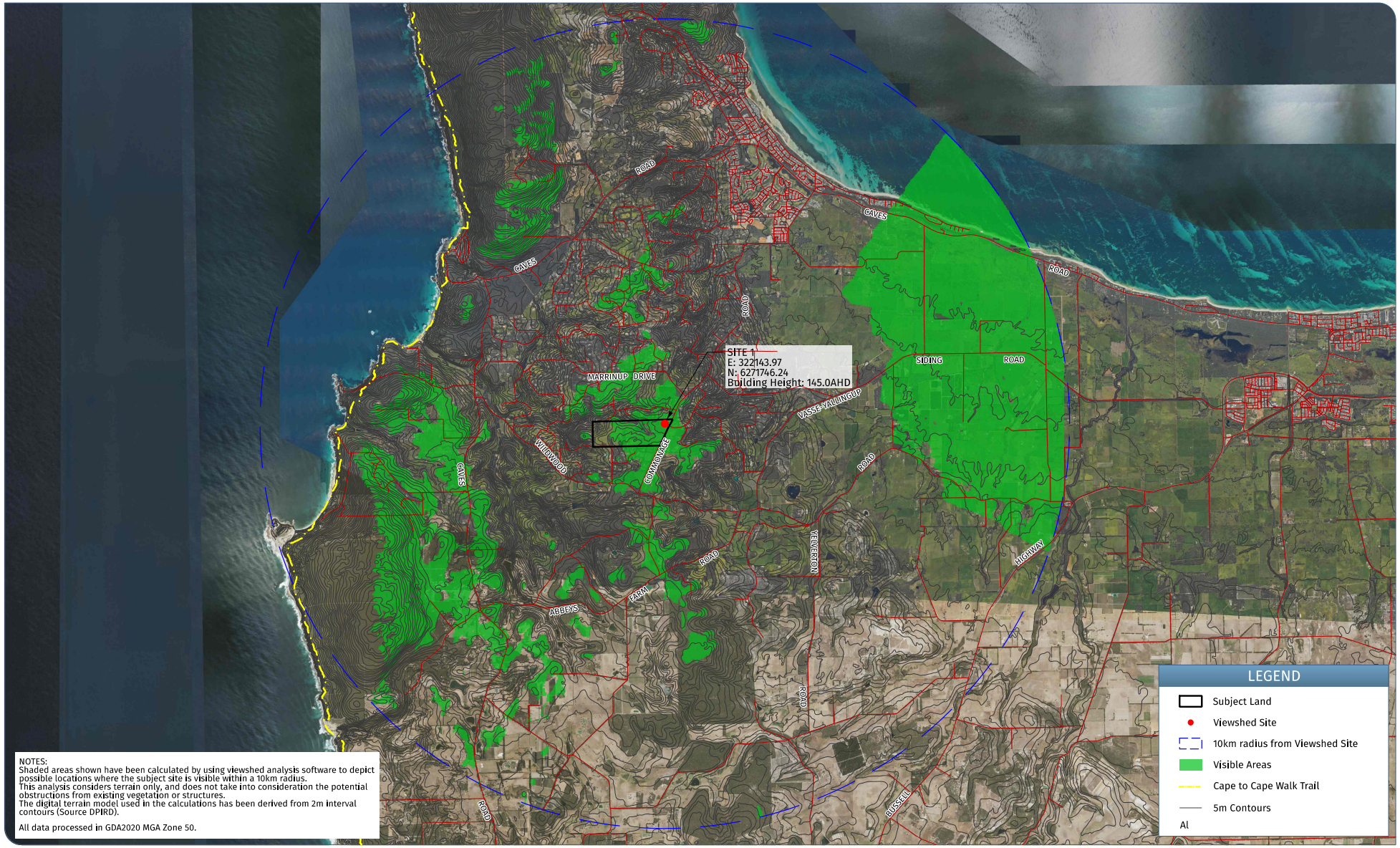
The structure plan conforms to these policies by:

- providing larger lots (minimum 5ha) adjacent Commonage Road
- providing for filtered views of the rural mosaic through a 20m-wide landscape buffer along Commonage Road
- maximizing retention of remnant vegetation within the subject land.

A Visual Impact Assessment (VIA) has been undertaken to describe the existing landscape significance and to help determine the visual impact of the proposed subdivision and land use (*Visual Impact Assessment* SW Landscape Collective, Rev A, April 2024 – refer ***Technical Appendices Index***). The VIA includes viewshed analyses and related cross sections of views of the subject land from key public vantage points in the area being the Cape to Cape Track (within the Leeuwin-Naturaliste National Park) and Caves Road and Commonage Road (travel route corridors).

Visible areas viewed from the proposed Lot 1 building envelope are shown in ***Figure 12: Visual Impact Assessment – Proposed Lot 1 Building Envelope.*** Based on landform/terrain only, the VIA identified one location from the Cape to Cape Track and multiple locations to the west and north-east from which the subject land is visible. Including from Caves Road. However, due to these being distant views interrupted by significant vegetation barriers close to the viewer points and 30-40h directly adjacent to the boundary of the subject land, the proposed development works would not be visible from these points.

The development works would be visible from the Commonage Road which runs directly along the eastern boundary of the project site. This is where the development works will have the greatest visual impact with the change from agriculture (vineyard and open paddocks amongst stands of existing vegetation) to rural residential (houses amongst stands of existing vegetation).



VISUAL IMPACT ASSESSMENT - SITE 1

Proposed Lot 1 Building Envelope

Lot 3965 (#796) Commonage Road, YALLINGUP

Figure 12

Plan No.	23591-10-1
Date	14/03/24
Drawn	JW
Checked	KS
Revision	A
Scale	@ A3

0 1km 2.5km

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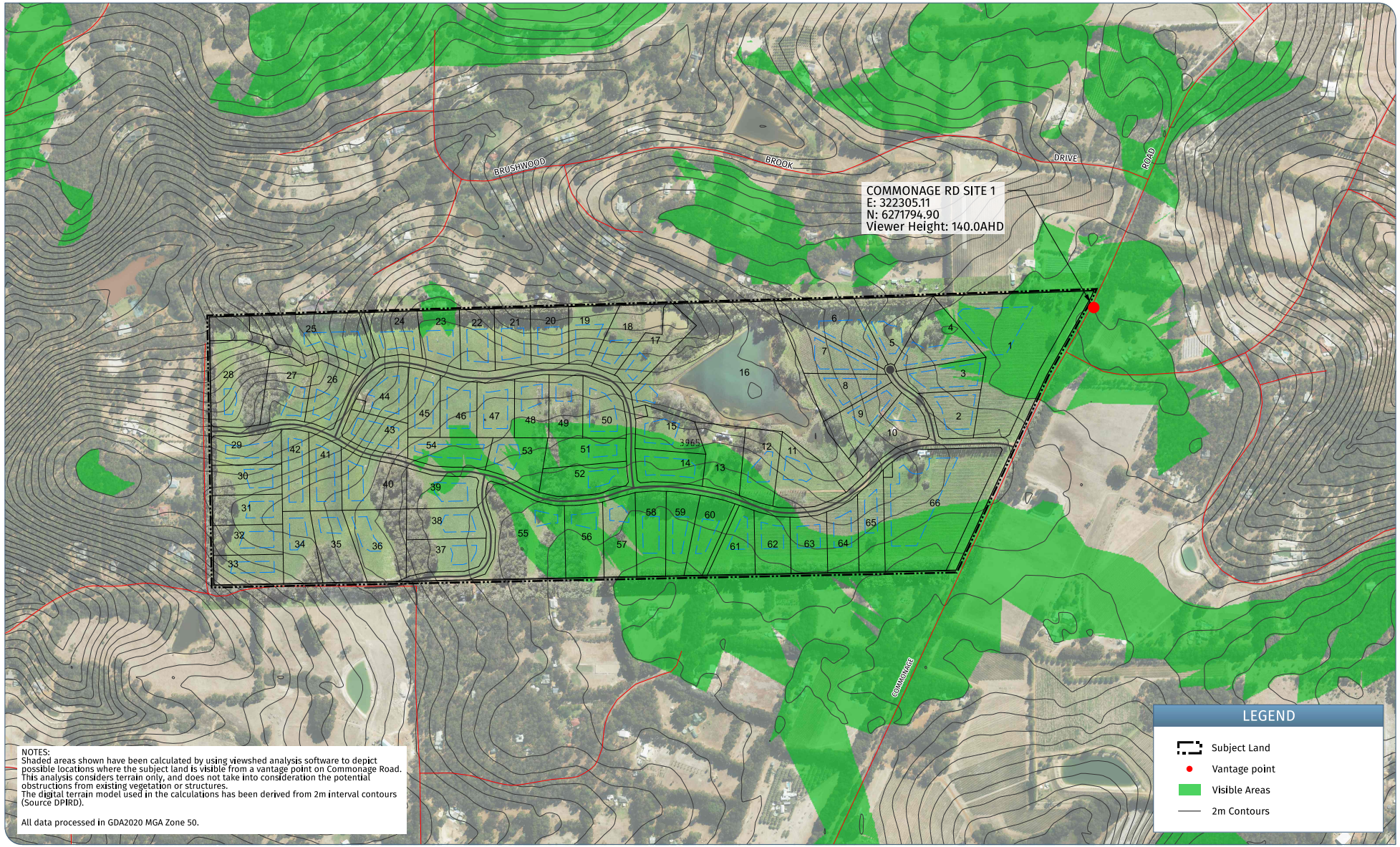

VISUAL IMPACT ASSESSMENT

Commonage Road Site 1

Lot 3965 (#796) Commonage Road, YALLINGUP

Figure 13

Plan No.	23591-12-1
Date	21/03/24
Drawn	BdR
Checked	KS
Revision	B
Scale	1:7500@A3

0 100m 200m

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Figure 13: Visual Impact Assessment - Commonage Road from the VIA shows the viewshed from Site 1 on the boundary of the subject land (based on landform only). However, only portions of the development are likely to be visible from various locations along Commonage Road. An existing row of Poplars along the western verge of Commonage Road will be retained and further enhanced with 20m visual landscape buffer along the development's interface with Commonage Road. Along with street tree and landscape corridor planting throughout the development site, this will further mitigate any views into the new development area and allow it to blend with the surrounding rural residential landscape character area.

Overall, the viewers' experience travelling along Commonage Road will be consistent with the experience to the north and south of the subject land travelling through the existing rural residential developments.

A high-level landscape management plan (*Landscape Management Plan* (SW Landscape Collective, Rev A, April 2024) has also been prepared to incorporate information from the Bushfire Management Plan, Environmental Management Plan and Local Water Management Strategy into an integrated landscape plan, together with streetscape cross-sections and other landscape elements. These will be further detailed at the subdivision stage.

2.3.2. Planning

State Planning Policies

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge

Under the Land Use Strategy Plan of SPP6.1, the subject land and the wider Commonage area is identified as 'Rural Residential' (blue-grey shading) while Commonage Road is an identified 'Existing Strategic Road' (red-coloured road) in *Figure 14: SPP 6.1 Land Use Strategy Plan – extract*).

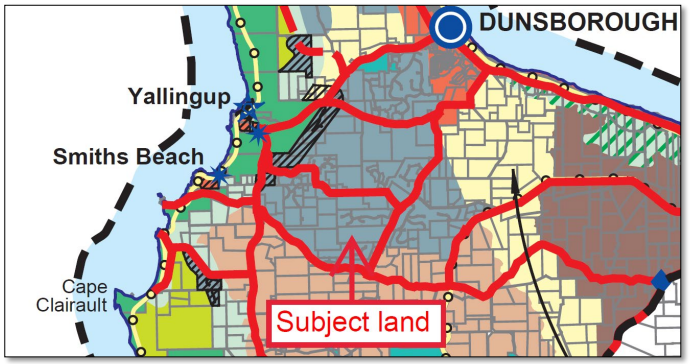

Figure 14: SPP 6.1 Land Use Strategy Plan – extract

SPP6.1 describes Rural Residential as follows:

> *"The main areas of existing or committed Rural Residential development are shown in the Strategy Plan. These areas contain stands of significant remnant vegetation which are an important contributor to the landscape mosaic of the region. Rural Residential development must recognise this landscape significance and not compromise its character. Parts of these areas also contain potentially productive agricultural land.*
>
> *It is a general policy of the LNRSPP that new areas of Rural Residential subdivision will not be supported, therefore the Strategy does not designate new areas for such uses. Where possible, infill development within areas designated Rural Residential should adopt cluster principles that are more responsive to retaining landscape values and allowing some agricultural pursuits.*
>
> *Clustered forms of development in designated Enclaves may be permitted, but there is a general presumption against further Rural Residential subdivision and development throughout most of the policy area. In particular, closer settlement will not be supported in productive and potentially productive agricultural areas, conservation areas, around wetlands, in important landscapes, and in locations near designated*

settlements which would conflict with future urban development. Towns of Eagle Bay, Dunsborough, Margaret River and Augusta have limited surrounding areas designated for Rural Residential. Two other significant areas, known as Ridgelands and Commonage, have been created to confine further Rural Residential development throughout the policy area."

Relevant SPP6.1 policies include:

LUS 1.24 Rural Residential will be restricted to the areas shown in the Land Use Strategy Plan.

LUS 1.25 Subdivision and development design that facilitates better use of land already committed for Rural Residential development will be encouraged. Assessment of proposals will address the following criteria:

- *provision for clustered settlement;*
- *provision of community-based activities and services;*
- *provision for walking, cycling and possible future public transport;*
- *opportunities for local enterprise development such as limited small-scale tourism development, including accommodation, attractions and cottage industries; and*
- *suitability for small-scale intensive agriculture.*

State Planning Policy 3.4 Natural Hazards and Disasters (SPP 3.4)

SPP 3.4 identifies the need for the planning of urban areas to consider natural hazards including flooding, bush fire, landslides, earthquakes, cyclonic activity, coastal erosion, severe storms, storm surge and tsunamis.

Of relevance to this scheme amendment is the risk of bushfire. The subject land is identified as bushfire prone by the Map of Bush Fire Prone Areas (OBRM 2019). However, a Bushfire Management Plan (BMP) has been prepared for the subject land which demonstrates that bushfire risk does not preclude the approval of the proposed structure plan. Refer to section below (SPP 3.7) for further commentary.

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7)

SPP 3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply). The accompanying Guidelines for Planning in Bushfire Prone Areas provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP 3.7. They provide advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.

The subject land is identified within a 'bushfire prone area' on the State-wide Map of Bush Fire Prone Areas (OBRM 2019). A BMP has been prepared to inform the structure plan. The BMP demonstrates that bushfire risk does not preclude the approval of the proposed structure plan. Bushfire hazards can be suitably managed through the provision of appropriate setbacks to achieve a bushfire attack level (BAL) of BAL-29 or less, and constructing dwellings in accordance with Australian Standard 3959-2019 *Construction of Buildings in Bushfire Prone Areas*. Appropriate mitigation measures for bushfire can be resolved in further detail at the time of subdivision.

Refer to Bushfire Management Plan in ***Appendix B: Technical Appendices Index.***

State Planning Policy 2.5 – Rrual planning (SPP 2.5)

SPP 2.5 is the WAPC's basis for planning and decision-making for rural and rural living land across the State. Its purpose is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

Amongst other categories, SPP 2.5 applies to land identified for rural living in an endorsed scheme or strategy (as is the case for the subject land and the Commonage Rural Residential area more generally). The structure plan and the wider Commonage Rural

Residential area conform to the policy measures of SPP2.5 by:

- being close to an existing urban area (Dunsborough) with access to services, facilities and amenities;
- avoiding conflict with the primary production of nearby rural land, or reducing its potential;
- avoiding areas required for priority agricultural land;
- ability to provide lots with potable water, electricity and appropriate on-site effluent treatment and disposal;
- the land being predominantly cleared of remnant vegetation and the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised; and
- bushfire risk and natural hazards can be minimized and managed in accordance with State policy, without adversely affecting the natural environment.

Local Planning Scheme No. 21

Local Planning Scheme No. 21 (LPS21) is the approved statutory scheme controlling land use and development at the local government level (refer ***Figure 15: Local Planning Scheme No. 21 Scheme Map - extract***). Along with the wider Commonage area, the subject land is zoned 'Rural Residential' and also within a 'Landscape Value Area' Special Control Area.

The objectives of the 'Rural Residential' zone are:

a) *To provide for lots primarily for residential purposes generally in the range of 1 ha to 4 ha.*

b) *To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*

c) *To set aside areas for the retention of vegetation and landform or other features which distinguish the land.*

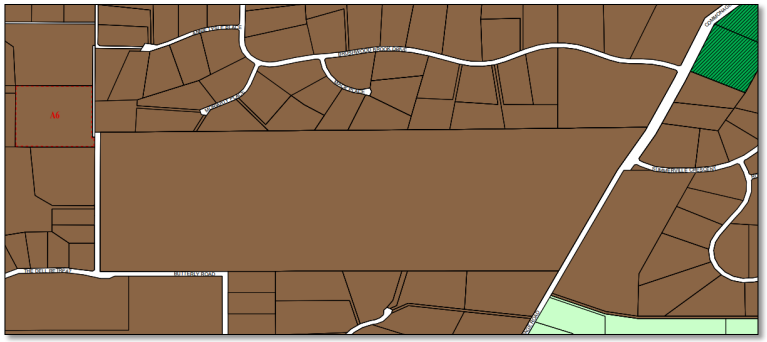

Figure15: Local Planning Scheme No 21 Scheme map extract

Under LPS21, special provisions relating to the Rural Residential Zone are set out under clause 4.39, as follows:

4.39 SPECIAL PROVISIONS RELATING TO THE RURAL RESIDENTIAL ZONE

4.39.1 Subject to clause 4.37.2, the provisions of Part 4 of this Scheme relevant to the "Rural" Zone shall apply to all lots greater than 20 hectares within the "Rural Residential" Zone except for the use of "Agriculture - Intensive";

4.39.2 On any lot in the Rural Residential zone, unless specified otherwise on a Structure Plan, buildings shall not be located –

a) *within 100 metres of Caves Road, Commonage Road, Wildwood Road, Biddle Road or Hayes Road;*
b) *within 20 metres of any other road or a front or rear boundary;*
c) *within 15 metres of a side boundary.*

4.39.3 On any lot in the Rural Residential zone, where conventional and/or reticulated energy sources are to be used, then each dwelling shall be connected to the power supply in the locality by means of underground cable.

4.39.4 On any lot in the Rural Residential zone, no development, clearing of vegetation or fencing is to occur within 30 metres of the centre line of any creek line.

4.39.5 On any lot in the Rural Residential zone, in areas of remnant vegetation, fencing will be prohibited except within and on the perimeter of a cleared area. All fencing is to be of farm standard post and wire construction.

4.39.6 A) No dam or lake shall be developed unless development approval has been granted.

a) No dams or lakes shall be developed unless they are shown on a Structure Plan, or in circumstances where the proposed dam or lake:

- *(i) will not adversely affect environmental flows within the catchment or downstream of the dam;*
- *(ii) will only capture sufficient water to be used for domestic requirements, and/or, for the irrigation of a domestic garden, or for the purposes of a water supply to an approved land-use on the site;*
- *(iii) is an off stream dam;*
- *(iv) does not exceed a capacity of 1500 cubic metres or comprises a surface area greater than 500 square metres whichever is the lesser; and*
- *(v) will not significantly or unreasonably diminish the flow of water for use by downstream users including the environment.*

4.39.7 On any lot on which it is permissible within the Rural Residential zone, the keeping of stock may only be approved where it does not require removal of vegetation and such that stock numbers are maintained at levels in accordance with stocking rates to the satisfaction of the Department of Agriculture and Food.

Note: 1: Within the Rural Residential zone on any lot less than 1 hectare in area the keeping or rearing of stock is not permissible.
2: Within the Rural Residential zone on any lot less than 4 hectares in area, unless specified on a Structure Plan the keeping or rearing of stock is not permissible, except for domestic purposes and, in such case, shall not exceed one horse or one cow or two sheep.

In relation to building envelopes in rural areas, provision 4.34.1 states:

"All dwellings and incidental development in the Rural Residential and Rural Landscape zones must be located within an approved building envelope (as may be shown on an approved Structure Plan, Local Development Plan or approved building envelope plan) or in such other manner that may be identified on a Structure Plan or Local Development Plan."

The whole of the Commonage Rural Residential area is located within a 'Landscape Value Area'. Clause 5.4 Landscape Value Area of LPS21 includes the following:

5.4.1 Development within the Landscape Value Area requires the prior development approval of the local government.

5.4.2 The local government shall not grant development approval for the clearing or development of any land identified within a Landscape Value area on the Scheme map, unless it has considered –

- *a) whether the development will be compatible with the maintenance and enhancement, as far as is practicable, of the existing rural and scenic character of the locality;*
- *b) whether the development will materially affect any wildlife refuge, significant wetland, coastal environment or any identified site containing Aboriginal archaeological relics; and*
- *c) disturbance to the natural environment, including –*
  - *(i) visual effects of clearing for development;*

(ii) maintenance of rural character; and
(iii) habitat disturbance.

5.4.3 The local government shall not grant development approval for the carrying out of development on land within the Landscape Value area or on land on or near any ridgelines where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative visual effect of the development related to other development that may be anticipated in the locality and in the area generally.

This structure plan report, inclusive of ***Figure 1: Structure Plan Map***, demonstrates compliance with the relevant provisions of LPS21.

Higher-order planning strategies

South West Regional Planning and Infrastructure Framework

The WAPC's *South West Regional Planning and Infrastructure Framework* 2015 (SWRPIF) provides direction for local governments in the preparation of local planning strategies and schemes.

Section 6.2 (Building Sustainable Communities) references relevant reasons that support consolidating density of existing 'Rural Residential' zoned land as follows:

"Constraining low-density urban sprawl through:

- *preventing the creation of new rural residential lots beyond those identified in existing local planning strategies or local town planning schemes, while making provisions for the creation of conservation lots or other forms of lots that provide a mechanism for the protection of existing native vegetation or opportunities for revegetation of previously cleared land with endemic species;*
- *support increasing the density of existing rural residential areas where this is seen as beneficial to the community as a whole and does not adversely impact on the landscape and environmental values of the locality."*

Efficient subdivision of the subject land for Rural Residential purposes with increased density is consistent with the SWRPIF, subject to demonstrating community benefit and no adverse impact on the landscape and environmental values of the locality. As shown in this Structure Plan Report, the structure plan satisfies this requirement.

Leeuwin-Naturaliste Sub-regional Planning Strategy

The primary purpose of the *Leeuwin-Naturaliste Sub-regional Planning Strategy* (WAPC, 2019 as amended) is to manage and plan for growth in the sub-region and to provide background for a proposed review of SPP6.1.

One of the "Strategic Directions' listed in the Sub-regional Strategy states:

"Adopt a presumption against the creation of new urban and rural living areas beyond those identified in existing local planning strategies or local planning scheme."

Under the Strategy Plan and a more detailed Strategy Plan for Geographe Bay, the Commonage area is designated 'Rural Living' consistent with its long-standing identification in SPP6.1, local planning strategies and LPS21 as one of the City of Busselton's principal rural living areas.

Local planning strategy

The *City of Busselton Local Planning Strategy* (2018) establishes the strategic planning directions for the City and presents a guiding rationale for LPS21.

The purpose of the local planning strategy (endorsed by the WAPC in March 2020) is to:

- *set out the long-term (25 years-plus) broad planning direction for the whole of the District of the City of Busselton; and*

- *provide a strategic rationale for decisions related to the planning and development of the District, especially decisions related to the progressive review and amendment of the City's local planning scheme over the next 10 -15 years.*

In relation to Settlement and Community, Strategy (g) states:

"Support and pro-actively plan to identify suitable areas for re-subdivision/consolidation of existing rural-residential development in both the Commonage and Dunbarton rural residential areas."

In relation to Implementation and Review, Strategy (d) includes the following:

"Develop and implement integrated plans within 5 years of adoption of the strategy as follows –

(i) Structure plans to guide planning and development for the –

- *Regional Airport/Industrial Precinct; and*
- *Commonage (i.e. review existing structure plan) and Dunbarton rural-residential areas"*

In the explanatory report, the following is stated in relation to Rural Residential:

"In accordance with the South West Regional Planning and Infrastructure Framework (2015) no new rural residential areas are proposed and the strategy provides the scope to consider limited further subdivision and consolidation within the existing rural-residential areas of Commonage and Dunbarton, where there is seen to be a demonstrable community benefit and having regard to environmental, landscape/visual amenity and biodiversity values, as well as bushfire risk. This will contribute to the more efficient use of land, services and infrastructure and will maximise the number of rural residential lots without needing to alienate additional areas of rural land." (underlining added)

This structure plan will contribute to efficient use of land, services and infrastructure within the existing Commonage Rural Residential area. Additional community benefit is demonstrated by the planned retention and enhancement of environmental and landscape values and improved community connectivity and safety provided by new access roads, emergency access ways and three water tanks for fire-fighting purposes.

City of Busselton Local Rural Planning Strategy

The *City of Busselton Local Rural Planning Strategy* – LRPS (endorsed by the WAPC in November 2007) details the broad land use framework for the rural areas within the City of Busselton. The LRPS identifies eight Precincts, including Precinct 6 – Commonage. Amongst the various issues, the following are noteworthy:

- *Generally high capability for recreational viticulture and grazing.*
- *Very limited groundwater and surface water availability.*

The Vision for Precinct 6 is:

- *Consolidate rural residential land use and provide for a diversification in small-scale and low-key tourist, rural and home based activities in a manner that sustains the existing natural environment, landscape values and residential amenity of the area with well developed pedestrian and habitat/biodiversity links.*
- *Promote the retention of rural amenity and appropriately scaled rural land uses where compatible with rural residential amenity.*

The LNPS lists a range of environmental, economic and social sustainability objectives. Some of these relevant to the subject land include:

- *To protect existing and encourage re-establishment of environmental corridors and buffers particularly in proximity to reserves and particularly in areas of high landscape values.*

- *To promote the development of appropriately scaled and compatible rural activities that maintain a rural sense of place.*
- *To maintain and protect the mosaic of rural and natural based landscapes and land uses.*
- *To maintain the unique landscape values and character of Caves, Commonage and Wildwood Roads.*
- *To ensure a high level of connectivity and pedestrian access throughout the area and to passive and active recreation facilities.*
- *To utilise existing and future contributions to provide community facilities.*
- *To ensure an adequate level of fire management and protection.*
- *To acknowledge and facilitate an increasing diversity of low-key commercial, agricultural processing and tourist uses to provide sustainable opportunities.*

This structure plan report, inclusive of ***Figure 1: Structure Plan Map***, demonstrates compliance with these objectives.

Local planning policies

Commonage Policy Area Consolidated Structure Plan

A *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan) was endorsed by the WAPC in October 2004 as a framework for future detailed planning at the subdivision and development stage.

The Commonage Structure Plan map identifies several precincts, with the subject land forming part of Precinct 5B (refer ***Figure16: Commonage Structure Plan map - extract***). It also identifies a number of sub-precincts shown as "Boundary of Lot Size Precinct" (orange dashed line). The "Boundary of Lot Size Precinct" over most of the land shows a minimum lot size of 2ha and average 4ha except for the portion adjacent Commonage Road which appears to be part of the area subject to a minimum lots size of 5ha (which is the size of the lots immediately south of the subject land fronting Commonage Road and extending south to Wildwood Road).

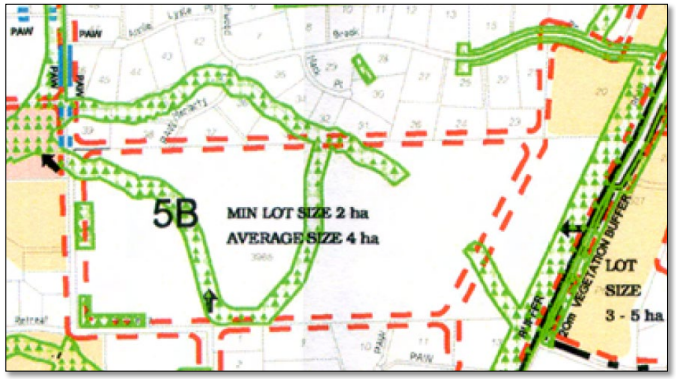

Figure16: Commonage Structure Plan map - extract

The Commonage Structure Plan map also states the following requirements in relation to Commonage Road within Precinct 5B:

- Min 20m-wide parkland revegetation
- 100m building setback
- Restricted access

The map also indicatively identifies "Tree planting area / revegetation buffer / habitat corridor / non-development area" over portion of the subject land (with green borders).

The structure plan map identifies a 'Cluster Precinct' in the northern part of the Commonage. The associated Planning Policy Statements for subdivision (June 2004) provide for a general minimum lot size of one hectare outside the Cluster Precinct, subject to achievement of the designated average lot size.

"Cluster subdivision proposals will be assessed in relation to the performance criteria specified in the Leeuwin-Naturaliste Ridge SPP, including assessment of visual analysis prior to preparation of a development guide plan for the land".

In terms of access, Planning Policy Statement 4 states:

"Future road and pedestrian access systems are to provide access opportunities to adjoining lots and to existing road reserves, and connectivity options are to be fully investigated in the preparation of development guide plans. Cul-de-sac road designs are not supported in high fire risk areas. Road rationalization proposals, such as road closures, will require WAPC approval."

Under 'Development', Planning Policy Statement 11 states:

"*Strategic firebreaks shall be provided within public access ways and in accordance with the 'Commonage Area Strategic Firebreak Plan'. Other fire fighting facilities shall be constructed or provided by the subdivider to the satisfaction of the Shire and the Fire and Emergency Services Authority in accordance with WAPC Policy DC 3.7 – 'Fire Planning' and the 'Planning for Bushfire Protection' guidelines, as amended."*

Under 'Environment', Planning Policy Statement 14 states:

No trees or substantial vegetation shall be felled, removed or damaged except for:

a) *Clearing associated with approved development within the building envelope (this does not mean that the entire building envelope may be cleared, but only that vegetation which needs to be cleared for a dwelling and its curtilage, a water tank and an outbuilding);*

b) *Establishment of firebreaks as may be required by a Local Law or a notice issued by the Shire or the Fire and Emergency Services Authority;*

c) *Establishment of driveways in association with approved development; or*

d) *Removal of vegetation that is dead, dying or dangerous with the written approval of the Shire".*

Policy Statement 17 states:

"Fencing and lot firebreaks shall not be permitted within areas of remnant vegetation, or as identified on an endorsed development guide plan. No fencing shall be constructed within 20 metres of the centre line of any creek or watercourse. Fencing within designated vegetation/wildlife corridors shall not inhibit fauna movements."

Policy Statement 20 states that the Commonage Structure Plan is to be considered in conjunction with the endorsed Development Guide Plans, including *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP).

The Precinct 5B DGP was endorsed by the WAPC in 2002. An extract from the Precinct 5B DGP is shown in ***Figure 17: Precinct 5B Development Guide Plan- extract*** (with pink shading added to highlight the subject land).

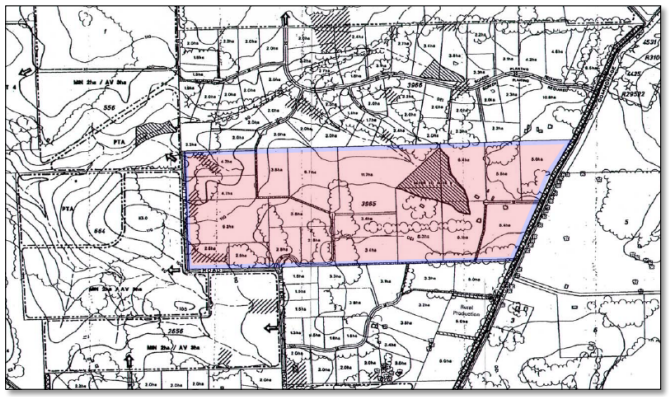

Figure 17: Precinct 5B Development Guide Plan - extract

Broadly, the Precinct 5b DGP identified existing vegetation and the dam, together with a new habitat corridor link, and potential rural residential subdivision accessed via two new culs-de-sac associated with "walkway/bridle trail/emergency access/strategic firebreak". he Brushwood Brook Drive estate to the immediate north of the subject land was subsequently subdivided and developed with a higher yield and smaller lot sizes than those shown for the subject land. It is also readily apparent that various elements of the Precinct 5B DGP are inconsistent with contemporary planning policy, guidelines and standards – not least of which are the *Planning for Bushfire Protection* policy and guidelines.

Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* the approval of a structure plan is for a period of 10 years commencing on the day on which the WAPC approves the plan, or another period determined by the WAPC when approving the plan. Under Clause 28 (4) of the Regulations, a structure plan approved before 19 October 2015 is taken to have been approved on that day. Accordingly, both the Commonage Structure Plan and the Precinct 5b DGP will expire on 19 October 2025.

Due consideration has been given to both the Commonage Structure Plan and the Precinct 5b DGP in the preparation of the structure plan for the subject land. The variations (improvements) embodied in the structure plan are justified when considered within the context of the overall planning framework.

Furthermore, having received comments from the City of Busselton with regard to possible rescinding of all or part of the Precinct 5B DGP, the WAPC has recommended that:

- the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965)
- in identifying any subsequential changes required to update the Commonage Structure Plan, this new structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan as part of the envisaged review of the Commonage Structure Plan, which is provided for in the City's Local Planning Strategy.

Related action is referred to in Part One: Implementation – sections (5) and (6).

2.3.3. Utilities and service providers

Water

There is no potable water supply system available to the subject land. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage).

Energy

Western Power's network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation. There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Liaison with Western Power should be undertaken at the subdivision stage to confirm the existing line can remain. Overhead power currently connected to the main dwelling and caretaker residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

Waste

Geotechnical investigation and site and soil analysis (SSE) confirms suitability for on-site effluent treatment and disposal for each lot.

Effluent treatment and disposal will be undertaken on-site in accordance with draft *State Planning Policy 2.9 Planning for Water* (SPP2.9) and the associated guidelines. Provision 7.4 (j) states that proposals for on-site wastewater disposal may be considered where the decision maker is satisfied that:

(i) reticulated sewerage is not required in accordance with measure 7.4(l) of this policy;

(ii) the highest groundwater level is greater than 0.5m from the natural ground surface for rezoning proposals to create unsewered lots less than 1 hectare in size;

(iii) each lot can accommodate on-site wastewater disposal in accordance with AS/NZS 1547:2012 On-site domestic wastewater management where relevant;

(iv) the site requirements for on-site wastewater disposal outlined in the Guidelines can be met; and

(v) development will be serviced by an appropriate on-site wastewater system that will manage risk to the environment and public health where relevant.

Treatment and disposal of waste water is also consistent with *Government Sewerage Policy* 2021, including that the subject land is not located within a sewage sensitive area and the proposed onsite treatment and disposal complies with *AS/NZS 1547:2012 On-site domestic wastewater management.*

Telecommunications

All new lots will be connected to NBN telecommunications consistent with WAPC policy. Currently, the subject land is within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN for assessment. Should NBN choose to service the subdivision with fixed line technology, a backhaul charge will be applicable. If not, a dormant NBN pit and pipe system will need to be installed.

2.3.4. Existing plans and projects

The City of Busselton has commenced a review of the Commonage Structure Plan, including receipt of a Bushfire Hazard Level assessment of the overall Commonage Rural residential area commissioned by the City. The results of that assessment are not yet publicly available, however it is understood that a key objective is to improve bushfire safety in the area including providing for improved road access, supported by additional emergency access ways, where appropriate.

The proposed structure plan for the subject land is consistent with this objective and will improve emergency access and safety for the surrounding area.

3. Opportunities and constraints analysis

Key opportunities for the proposed structure plan and rural residential use include:

- consistent with the adopted planning framework;
- predominantly surrounded by existing rural residential development;
- the subject land is mostly cleared, with attractive stands of remnant vegetation, individual landmark trees, mature tree buffers to many surrounding properties, and Poplar trees along the frontage and providing a distinctive avenue for the main entry road;
- elevated, undulating and mostly well-drained landform providing for internal and external views; and
- existing large dam and two small dams (that do not require a water license due to the source being the subject land itself).

Main constraints include:

- two water courses and associated dampland areas unsuitable for development
- the subject land is part of a wider area classified bush fire prone, with some parts of the subject land rated above BAL 29 (i.e. BAL 40 or BAL Flame Zone) where development must be avoided.

The strengths and opportunities of the subject land significantly outweigh the weaknesses and constraints. Proposed lot boundaries can satisfy waterway setback requirements, while building envelopes can all achieve BAL 29 or lower.

4. Stakeholder and community engagement

Pre-lodgement consultation has been undertaken with the City of Busselton, Department of Planning Lands and Heritage (DPLH) and the Department of Water and Environmental Regulation (DWER). Initial feedback from the City and these agencies has helped guide and direct the technical investigations undertaken by the consultant team.

Preliminary contact has also been made with several local residents about the project, which has provided useful information. Contact details of the owners of all 25 properties neighbouring the subject land have been obtained from City rate records for the purpose of contacting them to inform them of the proposal and to invite them to an informal information session at a local venue. It is intended that the information session occur prior to, or during, the structure plan advertising period.

5. Design response

The design ethos is to create a high-quality rural living estate that:

- embraces the undulating topography using a gently meandering road network that responds to the natural land contours;
- maximises retention of existing vegetation including remnant native vegetation, belts of mature eucalypts and the contrasting deciduous Poplars along the property frontage and providing a semi-formal avenue lining the entry road;
- provides for a variety of rural lifestyle opportunities; including open-pastured and partly-wooded lots and others with views of the dam or treed backdrops;
- achieves an efficient design and layout that respects the limited supply of rural residential land;
- offers generous building envelopes that comply with bushfire protection requirements while providing flexibility for placement of dwellings and associated structures;
- enhances connectivity with the surrounding area via new road and emergency access way linkages;
- highlights the existing waterways by retaining the existing large dam and two small dams and providing for landscape planting that enhances the waterway edges;
- contributes to the important landscape of the area, including filtered views of the rural and natural areas mosaic when seen from the adjoining Commonage Road travel route corridor and creating a strong sense of place for residents and visitors; and
- complies with the applicable statutory and policy framework.

6. Technical appendices

Various detailed technical studies and investigations have been undertaken to inform aspects of the structure plan. Where relevant, they have included recommendations to:

- inform the design rationale of the structure plan;
- determine implementation measures in Part One; and
- specify subsequent plans or studies to be prepared at the subdivision/development stage.

The technical studies and investigations undertaken are listed in ***Appendix B: Technical Appendices Index.*** Due to large file sizes, the documents may be forwarded separate to the structure plan.

APPENDIX A: Summary of environmental management measures

Aspect	Objective	Management Measure	Timing
Acid Sulfate Soils	Prevent disturbance of ASS material.	• If determined necessary, undertake preliminary ASS investigation to determine the presence, extent and management requirements for any ASS present within the site, followed by the preparation of an ASSDMP, if required. The requirement for ASS investigation/management will be confirmed in accordance with any WAPC subdivision approval conditions and/or as part of future development once detailed design has progressed.	Prior to subdivision
Site contamination	To prevent adverse health related and/or environmental impacts to construction personnel from contamination.	• If any suspected contaminated material is encountered during project implementation, works should cease in the area and the site Project Manager be contacted for advice.	During construction
Hydrology	To maintain the quantity and quality of water so that existing and potential environmental values, including ecosystem function, are protected.	It is recommended that suitable onsite water management measures be implemented during the design phase taking into consideration approaches associated with water supply and conservation, stormwater management and groundwater management. These measures shall consider the following design objectives: • Effectively manage the risk to property damage and environmental degradation from water contamination, flooding and waterlogging. • Maintain and if possible, improve water quality (surface and groundwater) within the development in relation to predevelopment water quality. • Implement best management practices in regards to stormwater management. • Maintain existing local drainage patterns and minimise disruption and pollution from potential contaminants such as sediment and hydrocarbons from reaching natural drainage systems.	Prior to subdivision

Aspect	Objective	Management Measure	Timing
Vegetation and Flora	To maintain the abundance, species diversity, geographic distribution and productivity of flora and fauna at species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	• Vegetation clearing management measures include: ○ Clearing operations should be conducted in accordance with the dieback/weed hygiene requirements. ○ Clearing should be kept to the minimum where possible. ○ The limits of clearing should be clearly marked on site and relevant plans to inform site personnel to contain all activities in the clearing envelope. ○ Trees to be removed should be felled in a manner that ensures they fall within the approved clearing envelope. ○ The remainder of cleared vegetation should be salvaged, chipped on site for in situ site rehabilitation and/or soil stabilisation (note: consider the dieback and weed status of the material and its location of dispersal). ○ Existing cleared areas should be utilised for locating site access, site offices and any temporary laydown areas (but not adjacent to waterways or drainage lines).	Subdivision design Construction
Fauna	To maintain the abundance, diversity, geographic distribution and productivity of native fauna at the species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	• Retain black cockatoo habitat trees with suitable hollows where possible. • Management measures to minimise the impact to fauna and habitat during construction will include: ○ Provide map and GPS co-ordinates of trees to be retained to the contractor to ensure no unapproved clearing is undertaken; ○ Clearly mark trees identified for retention with flagging tape and numbered tags; ○ Undertaking preclearing inspections of trees/vegetation proposed for removal/modification by suitably qualified and licensed fauna spotter; ○ Use a suitably qualified and licensed fauna spotter during demolition and clearing works to avoid impacts to fauna wherever possible and to rescue trans-locatable fauna that are disturbed during clearing works to assist them to disperse safely or capture them for later translocation as appropriate; ○ Contact the DBCA Wildcare Helpline 24 hour emergency hotline if sick or injured animals are encountered. ○ Obtain approval under the EPBC Act where 'significant impacts' are likely.	Subdivision design Construction

Aspect	Objective	Management Measure	Timing
Wastewater Management	Enable the onsite treatment and disposal of both domestic and industrial wastewater without endangering public health or the environment	• Undertake a detailed SSE and provide recommendations relating to the required treatment systems and disposal area requirements for domestic waste.	Subdivision design

APPENDIX B: Technical Appendices Index

1. *Environmental Assessment Report* (Accendo Australia, March 2024)
2. *Targeted Fauna Survey: Black Cockatoo and Western Ringtail Possum* (SW Environmental, Rev 2, February 2024)
3. *Geotechnical Report* (WML, January 2024)
4. *Site and Soil Evaluation* (WML, January 2024)
5. *Land Available for Positioning Land Application Areas* (WML, April 2024)
6. *Local Water Management Strategy* (WML, Rev B, April 2024)
7. *Visual Impact Assessment* (SW Landscape Collective, Rev A, April 2024)
8. *Landscape Management Plan* (SW Landscape Collective, Rev A, April 2024)
9. *Transport Impact Statement* (Flyt, February 2024)
10. *Bushfire Hazard Level Assessment* (Ecosystem Solutions, Rev C, April 2024)
11. *Engineering Servicing Report* (WML, Rev B, April 2024)

Schedule of Submissions

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

Agency Submissions

No.	Organisation / Agency	Nature of Submission	Comment	Recommendation
1	Department of Biodiversity, Conservation and Attractions	<u>Biodiversity values</u> The Accendo Australia Environmental Assessment Report (Version 1, March 2024) (EAR) Table 3 noted that Lot 3965 contains the Cowaramup (Cw2) and Wilyabrup (W2) vegetation complexes, which have been substantially cleared with approximately 1352ha and 1316ha respectively, of the pre-1750 extent remaining. This is below the nationally recommended 1500ha threshold for the retention of remnant vegetation. The EAR included a copy of a SW Environmental Targeted Fauna Survey (Rev 1, January 2024) (Fauna survey). Fauna survey Figure 2 indicates that surveys were not undertaken over the entire site, but only within vegetation adjacent to consolidated vegetation patches, and found the survey area contains black cockatoo and western ringtail possum (WRP) habitat. Black cockatoos and WRP are listed as threatened species under the BC Act and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). WRP are listed as critically endangered under both the BC Act and EPBC Act. <u>Vegetation management</u> The Structure Plan Map layout indicates proposed vegetation retention and landscape planting areas across the site, which is supported by DBCA. EAR Table I includes a summary of recommended environmental management measures. DBCA recommends the structure plan provisions refer to vegetation clearing management measures being undertaken as outlined in the EAR. Trees proposed for removal and/or pruning may provide suitable habitat for threatened fauna. The proponent should be aware of their obligations and approval requirements under section 40 of the BC Act, which requires Ministerial authorisation to take or disturb threatened species. DBCA recommends that prior to undertaking vegetation clearing and/or pruning, the proponent should seek advice from DBCA's Species and Communities branch at speciesandcommunities@dbca.wa.gov.au, in relation of section 40 authorisation requirements. <u>Structure plan layout</u> EAR Table i – Vegetation and flora recommends that clearing should be kept to a minimum where possible. The City of Busselton's Commonage Policy area – Consolidated Structure Plan (Endorsed 18 October 2004) (SP) requires two hectare minimum lots with an average of three hectare lots. The Across Planning Structure Plan Report (April 2024) Section 4.2 acknowledges that lots adjoining Commonage Road are minimum five hectare lots. The majority of lots within the proposed structure plan are less than two hectares, with an average lot size of 1.42 hectares, which is smaller than the intent of the endorsed structure plan.	The scheme prohibits fencing in the following locations. - 4.39.4 On any lot in the Rural Residential zone, no development, clearing of vegetation or fencing is to occur within 30 metres of the centre line of any creek-line. - 4.39.5 On any lot in the Rural Residential zone, in areas of remnant vegetation, fencing will be prohibited except within and on the perimeter of a cleared area. All fencing is to be of farm standard post and wire construction. Notwithstanding the above, it is considered that lot boundaries and cross overs / driveways should be reconfigured where required to avoid transecting areas of significant remnant vegetation. This will ensure that the cumulative impact of development on remnant vegetation is further minimised.	Modifications 1 and 2 as contained in Attachment 4 – Schedule of Modifications, are required to address matters raised in the submission.

Schedule of Submissions

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

		Smaller lots may result in increased clearing of native vegetation, particularly due to the cumulative increased boundary length and fencing across the site. It is recommended the proponent identify whether additional clearing will result from the proposed arrangement for smaller lots than for the larger two hectare lot configuration. The Across Planning Proponent Responses to matters raised by landowners (18 July 2024) refers to road layout and cross-over locations to minimise tree removal, meandering through trees for access to some lots and realigning the boundary between lots 5 and 6 to retain wedge-tailed eagle nesting trees. DBCA supports these proposed vegetation retention measures.		
2	Department of Energy, Mines, Industry Regulation and Safety	DEMIRS lodges no objections to the above Structure Plan.	Noted.	That the submission be noted.
3	Department of Fire & Emergency Services	<u>Assessment</u> DFES accepts that as this is the early stages of planning, a Bushfire Management Plan (BMP) has not been provided and a BHL Assessment cannot confirm compliance for all requirements, however the comments below can inform the decision-making process and ensure that commitments can be made at this stage to ensure future development will seek full compliance. <u>Policy Measure 6.3 c) Compliance with the bushfire protection criteria</u> **Location** A1.1 – not demonstrated The BHL recognises remnant vegetation within the subject site as having an extreme bushfire hazard. The Guidelines states that the strategic planning proposal should be located in an area of BAL-29 or below. The strategic planning stage provides opportunity to ensure that this can be achieved. There are various proposed lots exposed to BAL-40 or BAL-FZ which represents an extreme risk, and development in areas with this level of risk does not comply with the intent of Element 1. Action Compliance with Element 1 to be demonstrated further in the BMP, when provided for future stages of development. **Vehicular Access** A3.3 – not demonstrated The Structure Plan proposes a cul-de-sac road adjacent to Commonage Road and the BHL incorrectly states all roads will be through roads. For accuracy, this should be amended and reflected in the future BMP, required for subsequent stages of development, or the layout amended to provide this as a through road. Action Compliance with Element 3 to be demonstrated further in the BMP, when provided for future stages of development.	Noted. Modifications are proposed to reconfigure / amalgamate lots and / or reduce building envelopes to ensure that proposed lots are not exposed to BAL-40 or BAL-FZ. This should also reduce the need to remove any remnant vegetation. A Bushfire Management Plan is required to be prepared based on the final subdivision design. The proponent has provided the following responses: *A1.1 The BMP will ensure that no habitable buildings can be constructed in an area above BAL-40, by the preparation of a Local Development Plan with an appropriate Habitable Building setback line.* *A3.3 The BMP will detail compliance with the vehicle access acceptable solutions, including no through roads.* *A3.4a & 3.4b – The BMP will address Perimeter Roads and Fire Service Access Routes. The site contains isolated pockets of vegetation that will be located within proposed lots. The Lot and road layout has been carefully designed so that these areas of vegetation are separated by proposed*	Modifications 1 and 2 as contained in Attachment 4 – Schedule of Modifications, are required to address matters raised in the submission.

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		A3.4a & 3.4b – not demonstrated The BHL states that a perimeter road or fire services access route (FSAR) should be considered but is not proposed in the current subject site layout. Where proposed lots adjoin classified vegetation, and a perimeter road is not required in accordance with A3.4a, an FSAR should be considered to provide firefighter access to the classified vegetation. Action Compliance with Element 3 to be demonstrated further in the BMP, when provided for future stages of development. **Administration** A3.4b – Fire Services Access Route (FSAR) For accuracy, paragraph 'Where the FSAR remains in private ownership of multiple landowners, it should be provided as in easement in gross un section 196 of the Land Administrations Act 1997" should be updated to "The FSAR can be provided as either an easement in gross in favour of the City of Busselton over private (or Crown) land, or ceded to the Crown as a reserve, under …." It is noted that the easement/reserve requires the consent of the City. Action BHL to be updated. **Recommendation – compliance with acceptable solutions not demonstrated – modifications required** DFES has assessed the Structure Plan and accompanying BHL Assessment and the BHL Assessment does not adequately address the policy requirements of SPP 3.7 and the Guidelines. Once final lot layout has been determined, and a BMP that includes the proposed changes outlined in the above tables is provided, DFES recommends the Structure Plan (Structure Plan Report dated April 2024), be amended to be consistent with the BMP.	*public roads or managed grasses, which provide a defendable space for fire fighters and provide an adequate separation distance to achieve a BAL- 29 or lower rating, therefore a Perimeter Road or Fire Service access route may not be required. The Guidelines also recognise the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. A Perimeter Road or FSAR would likely require the removal of some remnant vegetation therefore this is not considered an appropriate risk management measure.* *A3.4b Wording will be updated within the BMP.*	
4	Department of Education	The Department has reviewed the information in support of the local Structure Plan and notes the subject site is within the local intake area of Dunsborough Primary School. The proposal is expected to place accommodation pressure on the school. However, a future public primary school, Dunsborough Lakes Primary School (planning name), will provide relief to the school. The Department has no in principle objection to the proposed Structure Plan proposal.	Noted.	No modifications required.
5	Department of Primary Industries and Regional Development	The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed Springfield Structure Plan for the abovementioned lot as it is zoned 'Rural Residential' in the City of Busselton Local Planning Scheme No. 21.	Noted.	No modifications required.
6	Department of Planning, Lands and Heritage – Heritage and	As there are no heritage-protected places within or around the subject site of the proposed Structure Plan, there is no objection to the proposal from a historic heritage perspective. The City of Busselton may wish to encourage the applicant to recognise the heritage of P5347 Meleri Winery though interpretation.	Noted.	No modifications required.

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	Property Services			
7	Department of Water and Environmental Regulation	The Department has identified matters that require consideration prior to the structure plan being endorsed, these are: - Springfield Heights, Lot 3965 (#796) Commonage Road, Yallingup, WA: Site-And-Soil Evaluation (WML, Rev 0, 24/01/24): o The site assessment in Table 8 correctly identifies the required setback from a 'Waterway/watercourse (measured from the edge of the wetland vegetation)' of 100m. There is however no indication that this setback has been achieved, and it is recommended the setback distance is shown on a plan, similar to how the waterlogged areas have been identified in Dwg No. 11141-G-D-003. - Springfield Heights, Lot 3965 (#796) Commonage Road, Yallingup, WA: Local Water Management Strategy (WML, Rev B, 16/04/24), for which comment are provided in the attached spreadsheet, with key matters to consider being: o Ensuring basins are in reserves. o Managing concentrated flows that are indicated as discharging onto proposed and existing freehold lots. o Reviewing the licensing requirements for the existing dam. o In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.	Noted. Revised SP map now shows setback from a 'Waterway/watercourse (measured from the edge of the wetland vegetation)' of 100m. Modifications are proposed to provide additional drainage reserves and expanded sections of road reserve to accommodate drainage basins and access. The City has received confirmation that the dam does not require licensing. The proponent has indicated that the purpose of the basin is to mitigate 1% AEP peak flows to pre-development conditions without altering existing flow regimes. Further study during detailed design would be required to ensure the "bunded" basin is positioned to avoid interference with the spring.	Modification 5 as contained in Attachment 4 – Schedule of Modifications, is required to address matters raised in the submission.

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Public Submissions

No.	Name	Nature of Submission	Comment	Recommendation
1	A Hebbett Commonage Road, Yallingup	As a long term resident of this area, this high concentration of small lots is not in keeping with the lifestyle choices of existing residents. The pressure on fire escape routes and increased traffic is also unacceptable. Inappropriate lot density for the area destroying the lifestyle of existing residents. Excess pressure on fire exit routes when restricted by approaching fire. Undue pressure on existing wildlife.	Noted. It is considered that the proposal would improve emergency access / egress for proposed and existing residents. Further, the TIA demonstrates that the traffic related to the SP can be accommodated on the road corridors providing access to the site without reducing the operational Level of Service of adjacent intersections or the network.	That the submission be noted.
2	B Gabrovec The Dell Retreat, Yallingup	Overall happy with the plans and street connection onto Butterly Lane. But it does seem like too many properties. The land sizes should be larger, and less properties divided.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
3	B Severne Butterly Road Yallingup	This development just does not fit, and will forever destroy the character that many call home - including the wildlife. Instead of the focus on maximising profit, scale it down to a sustainable level - more trees / less houses / more space. This is the whole point of not being in a city.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
4	C Tischhauser Bayfield Court, Yallingup	I'm writing because I'm genuinely concerned about the proposed changes to Lot 3965 and how they might impact our community. Like many of my neighbours, we moved here for the space, peace, and unique rural character that make this area special. We understood that development might happen in the future, but we expected it would respect the existing plans that guided us when we decided to live here. My Key Concerns: 1. Sticking to the Plan When we bought our property, it was under the understanding that any development on Lot 3965 would follow the current Commonage Consolidated Structure Plan. This plan has shaped decisions in our area for years, and it sets out a clear vision with minimum lot sizes that preserve the community's character. The new proposal, with many smaller lots, feels like a departure from what we were promised. 2. Impact on Our Views and Privacy The beauty and privacy of our neighbourhood are a big part of why we chose to live here. The new plan, with smaller lots and increased density, risks turning our tranquil setting into something much less appealing. I'd suggest keeping larger lots around the edges of Lot 3965 to protect the views and privacy of existing homes. This feels like a reasonable compromise that balances new development with respect for the existing community. 3. Environmental Concerns The lot is already mostly cleared, so I don't see why further clearing of native vegetation is necessary.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		We all value the local wildlife, and I worry about the impact on habitats, especially for species like black cockatoos. There's an opportunity to use the cleared areas efficiently without further disrupting the environment. 4. Traffic and Safety Issues The proposed upgrades to access roads, particularly the fire route at the end of Bayfield Court, are concerning. Turning this quiet access into a through road could significantly increase traffic in our neighbourhood, affecting safety and the calm we all enjoy. I hope the City will explore alternatives that won't negatively impact our street. 5. Preserving What Makes Our Community Special The proposed plan doesn't align with the local planning policies that protect our area's rural feel. It's important to remember that the landscape and open spaces are not just aesthetic—they're part of why people want to live and visit here. Suggestions for Moving Forward: I'm not against development, but it needs to be done thoughtfully and with respect for the existing community. I'd love to see adjustments to the plan that keep lot sizes in line with the original guidelines, especially along the borders, to preserve privacy and reduce the environmental impact. I hope my concerns and those of my neighbours are heard and considered. We all want to see our community thrive in a way that balances growth with the values that drew us here in the first place.	be considered in the City's proposed new Local Planning Scheme No. 22. Noted. The proposed retention of 15 ha of vegetation is strongly supported and it is noted that the potential impact on black cockatoo habitat is expected to be minimal. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	
5	C Rankin Alkimos	The plan to build Springfield Estate with a high increase of lots within a small space does not conform to the surrounding area and would be most unfortunate to eradicate 'nature' of the area. To add such an estate of that size will not only affect the wildlife in the area, that calls it home, it will also cause the beauty and tranquillity of the area to diminish. It would be a damn shame.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
6	C Ball Geographe Bay Road, Quindalup	We support the application. Need more diverse housing options in the area.	Noted.	NA.
7	D Hutchinson Commonage Road, Yallingup	My parents are the owners of 846 Commonage Road (Lot 13) on the southeast corner of this development and as frequent and long-time visitor with a direct family connection to the area and as a frequent visitor, I would like to strongly object to the above structure plan as it currently stands. <u>Density</u> The applicant has stated with Section 4.2.1 Density of Atachment B – Springfield Structure plan states that "in accordance with provisions of the Local Planning Scheme 21 and the Commonage Structure Plan, minimum lot is size is 1ha." The applicant appears to have misconstrued, either accidentally or purposely, the relevant section of LPS21. That is section 4.2.8, under heading Policies, Part (a), which states with respect to plot size limits "...a general minimum lot area of 1 hectare with an average minimum lot area of approximately 2 hectares." The current average plot size is 1.42ha, in contradiction of the above requirement. In addition, this average is skewed by the presence of three large blocks, namely block 1 (5ha), block 16 (9.03ha) and block 66 (5.07ha), removal of these 3 out of 66 blocks give a more accurate average minimum block size of 1.19ha, 40% less than the intended minimum within LPS21.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		Amenity and Character PS21, section 4.2.8, under heading Objectives, Part (b), (d) and (e) speak to the "rural character", "prohibition of development not in keeping with the rural nature" and "no detriment to the rural residential character of the land." A proposed subdivision of the nature currently submitted is a long way from meeting the requirements and intentions of these clauses. The larger Commonage rural residential area is made up of large rural blocks generally ranging in size from 2-4ha, this is in keeping with the historic character of the area as farmland with much larger block sizes than modern suburban subdivision. The applicant's primary intention with this structure plan seems to be to squeeze as many blocks as possible onto the available land without due regard for neighbouring properties and the existing nature of the area. The properties directly adjoining the proposed development are likely to see a significant reduction in the quiet enjoyment of their properties. A long construction period to install power, water, sewers, roads, footpaths etc will be followed by many years of house construction as the blocks are sold and large modern houses are built. Improvements and Changes I accept that the land will be subdivided and houses constructed on the old Springfield farm and have the following suggestions to balance the right of the applicant to develop the land and the requirement to minimise negative impacts on local residents and the local area. - Block sizes should be increased so that the true average minimum is 2ha as required by LPS21 - Larger blocks should form the perimeter of the development area with smaller blocks clustered in the middle to the north of the proposed east-west road. This will minimise noise, light and other visual impact on surrounding properties. - A buffer zone of additional planting should be implemented on the north, west and southern boundaries as is currently proposed on the eastern boundary. This will minimise noise, light and other visual impact and also, if the correct species are planted have a net positive effect on local flora and fauna. - The original Commonage structure plan, dated 18/10/2004, had a tree plan□ng/buffer zone running from the northwest corner to the central southern boundary and then northeast to the northern boundary (see snip below). As per the bullet point above implementation and compliance with the intention of this plan can and will provide a much-needed boost to local flora and fauna. The shire and applicant have a once in a lifetime opportunity to leave a positive impact on the local area by providing public footpaths and access to the existing dam. An area for families to go for a walk in the mornings or afternoons, enjoy the dam, the local wildlife and connect with neighbours and friends. This would go a long way to getting the residents of the local area onside and providing public amenites rather than as currently proposed which is a relatively soulless suburban enclave.	a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The City has not identified any requirement / budget to acquire public open space in this location (including the management of a dam). Similar developments in nearby Rural Residential Areas generally contain dams within private property.	
8	D & K Buckingham Summerville Crescent, Yallingup Siding	As residents who live very close across the road to the proposed Springfield Farm development, we will be significantly affected by it for years to come. We are not seeking to prevent any development of the proposed Springfield site at all costs, but there are some deeply worrying aspects to the proposal that will impact negatively for us and many other local residents hugely across the following areas: • The significant effect on the rural country character of the existing surrounding greater Commonage area; • The impact on the local environment including wildlife, fauna and associated water supply; and • The increased daily risk and noise in the surrounding area from the additional traffic flow from the residents living in the proposed new development.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		Having considered the proposed development in detail, as well as reviewing the legislative planning policies that will govern the decision-making process for the proposed plan, we object to the proposal in the following key areas: **1. Excessive Property Density** Whilst the proposed density of circa 1Ha for 61 out of the 66 blocks just meets the zoning rules in LPS21, this size is not in character with all the other residential developments across the Commonage hillside. It is a classic attempt by a developer to extract as much financial value as possible for their own reward via an yet another "over-the-top" development plan in the Dunsborough/Yallingup corner, all at the expense of the local environment / character and the residents who will live in this affected environment for years afterwards, once the developer has moved onto their next profit target! Presenting a summary that shows the average block size is 1.42 hectares on page 5 of the developer's structure plan document is completely disingenuous, given that only wo of the blocks meet the guidance of 2-4 hectares for block sizes in Precinct 5B in the Commonage Consolidated Structure Plan 2005 ("CCSP") strategy policy. Whilst the CCSP is a strategic policy guide, it is still relevant as the only formal and specific policy guide for development in the area as far we can see. Indeed, the CCSP highlights the very out-of-character nature of this development plan versus nearly every other development in the Commonage area. We completely disagree with the statement on page 4 of the developer's structure plan that "the structure plan broadly conforms to most elements of the DGP". As far as we can see, most of the existing developments on the eastern and southern halves of the area designated within the CCSP have been developed at or above at 1.4 to 1.6 hectares and sometimes more than that. They look and feel like spacious rural blocks surrounded and heavily populated with trees and natural bush and with houses that are mostly hard to see from the service roads to the residences. They also provide a significantly greater support environment to the local wildlife due to their greater green space, availability of water and protection characteristics. The only portions of the Commonage area that have been significantly developed at c.1 hectare are mostly in a small portion in Cluster 6 in the far North-West corner of the area close to Yallingup. They have a totally different character akin to the look and feel of the smaller open town suburbs in Yallingup and Dunsborough. We also object to the attempt in the developer's structure plan to try and disqualify the CCSP policy guide on the mere grounds that it is now "nearly out of date". What is the point of Strategic Policy Guides for planning rules if developers can get round them by merely suggesting they are nearly past their end date? Most of the historic Commonage developments in the area around Precinct 5B have been governed by this policy guide - it should not suddenly become irrelevant once it nears or even passes its end date. In addition, we cannot find any specific WAPC information to confirm this statement below on page 4 of the developer's structure plan document: "The WAPC has recommended that the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965)." It would be helpful to understand the rationale for this comment, if it is indeed factually correct. **2. Negative Impact on the Environment** Prior to this proposed development, the farmer / owner at Springfield Farm was already allowed by the Council to clear vast amounts of natural tree and bushland and divert water supplies to the growing of their vineyard. This caused significant devastation for considerable local wildlife in the area. In particular, the	that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposal includes consideration of flora and fauna and measures to mitigate the impact of the development on native wildlife. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage). The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	

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		Black Cockatoo population that nests in that area has been heavily reduced to the point that their remaining population are now at risk in the area. The local Kangaroo population which has essentially been pushed up the hillside from the never-ending developments at Vasse, Dunsborough and Yallingup are now going to be pushed even further away. Further dense housing development on the property could easily put an end to much of the local animal wildlife that has managed to survive in around the old farmland and vineyard. The roads, noise, water shortages, pollution and many more aspects of interference that will come from the proposed development will inevitably destroy the safe habitat for many animals and plants on the property. It is simply inevitable if you recommend this plan for approval to the state planning body. The specialist reports and surveys attached to the proposal that try to suggest the damage to wildlife will be minimal are not worth the paper they are written on and nothing more than loopholes for developers trying to beat local planning rules. There will soon be no naturally protected areas for the wildlife to go to on the Commonage hillside if it gets completely covered in over-dense housing developments like the one this plan proposes. And finally, we struggle to understand how an atypical development proposal like this one with the significantly increased relative underlying density meets the first two fundamental visions outlined in the WAPC Statement of Planning Policy No. 6.1 (Leeuwin-Naturaliste Ridge Policy) and shown below: • conserve and enhance the special benefits arising from landscape elements that form the fabric of the region; • respect and conserve its outstanding natural and cultural heritage and environmental values. We argue that this proposal does not enhance the landscape elements of the region nor respects or conserves its outstanding natural and cultural and environment values. Maybe there is another loophole to this policy that can be used to avoid it though! **3. Increased Traffic Risk and Noise** The Transport Impact Statement in Attachment I to the Springfield proposal clearly highlights that both Commonage Road and Wildwood Road are already significant main through-roads for heavy traffic for locals and tourists. Approval for the proposal could likely add a further 120 – 180 additional vehicles in the proposal area once houses are built and fully populated. If this additional vehicle load exited and entered the development area once or twice a day then it could easily increase the traffic on working days by up to +20% (based on the 1,116 vehicles on these roads per day noted in the monitoring report in the Traffic Impact Statement). In addition, these two roads are currently fast country roads with speed limits of 80-90kms / hour. Not only will the local peaceful and open rural character be affected by this extra traffic, noise and pollution but the local wildlife and surrounding environment will yet again suffer the brunt of it. Summerville Crescent has also become a cut-through road for heavy lorries and trade vehicles working their way across the hillside from Vasse Yallingup Siding Road to Commonage Road and beyond. Traffic is increasing significantly in the area over time and the Impact Statement only picks a moment in time to scale the relative increase from the proposal as a minimal impact. What it doesn't highlight is that both Commonage Road and Wildwood Road are not currently designed to manage this kind of increased urban traffic flow from a housing suburb exiting and entering onto these two main roads. There are also a significant number of cycling enthusiasts who regularly do their training rides on these two roads who will face increased risk from greater traffic levels at high speed on them. The proposal needs to consider greater risk mitigation measures in our view for these two roads, including speed limitation, new lighting, more safety signage and lane widening around entry and exit junctions into the farm area.		

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		In summary, with its excessive proposed density, we believe the proposal does not meet the Council's own planning policy guidelines in several different fundamental ways and that the proposal should not be recommended for approval to the WAPC without significant safeguard amendments being made first.		
9	D Lewis Butterly Road, Yallingup	I am addressing the proposed development of Springfield farm and its significant impact on Lot 1 and, to a lesser extent Lots 2-4 of Butterly Rd. My main concern is the East / West Road which connects Commonage Rd with Butterly Rd, located immediately outside my property at Lot 1 on the western boundary of the development. Typically, developments ensure that access to the future lots is from within the development itself, and not exiting onto existing roads that are currently not designed for increased traffic flow. Major concerns: • Safety and Traffic: The proposed road exits adjacent to Lot 1 existing driveway, posing a safety risk with increased traffic. Additionally, the increase in noise and lights at night will disturb our property. • Traffic Flow: Increased traffic flow along Butterly Rd between Lots 1 and Lots 4, caused by the western exit raises further safety concerns. • Increased Usage: Residents of Springfield Development traveling west to Caves Road, or the beaches will heavily use this exit, impacting The Dell Retreat, Dryandra Ave and Contour Rd. • Environmental Impact: Unnecessary removal of existing trees along Butterly Road is planned, which should be preserved as they are part of the local environment. It should be noted that these trees do not exist as part of the developer's property and are part of the local area and as such should be left intact. o Tree removal for primary western boundary road exit o Tree removal for driveway of Lot 28 exiting onto Butterly Road (currently gravel and not drivable) o Tree removal for driveway of Lot 29 exiting onto Butterly Road (currently gravel and not drivable) o Tree removal for driveway of Lot 30 exiting onto Butterly Road o Tree removal for driveway of Lot 31 exiting onto Butterly Road o Tree removal for driveway of Lot 32 exiting onto Butterly Road o Tree removal for driveway of Lot 33 exiting onto Butterly Road Summary: While developers aim to maximise the lot ratio, this proposal goes too far, causing unnecessary environmental impact and compromising road safety. This development, being one of the highest-density projects in the area, should not result in a barren landscape and an eyesore for the current residents. It is essential to avoid it resembling The Dell Retreat, Dryandra Ave and Contour Rd. Proposed solution: The developers can address these concerns by removing the western exit onto Butterly Rd and repositioning it on the southern boundary of the development between blocks 30-33 and lots 38/34. This solution will achieve several benefits. o Driveways will be accessed from within the development o Fire escape routes for lots 30 to 33 will be away from the western Butterly Rd dense vegetation. o Minimal impact on existing trees. o Reduced needs for roadworks. o Enhanced safety for existing residents Lower visual impact for existing residents	Noted. Modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	Modification 4 as contained in Attachment 4 – Schedule of Modifications, is proposed to address matters raised in the submission.
10	E Prater Butterly Road, Yallingup	Contrary to the developer's opinion, I feel the egress and ingress at the Southern and Western points of the development onto Butterly Road will inevitably be used by most of the development to access Yallingup beaches and all activities and amenities further South. I would suggest almost the entire inhabitants of the development would use Butterly Road to head South, not limited to the 22 Lots at the Western end as submitted by the developers. Traffic management data collected in October/November 2023 is possibly not a true indication of traffic levels compared to busier months of the year which I feel should be an important consideration. Butterly	Noted. Modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. Further modifications proposed that would result in a small reduction in the number of proposed lots,	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address

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		Road (on the Southern end) is a 5m bitumised road with extremely narrow gravel shoulders. Existing large mature trees and shrubbery are in very close proximity to the bitumen. Currently to pass oncoming traffic on Butterly Road, it is necessary to pull over onto the gravel shoulder. The existing 5m wide sealed road does not accommodate 2 vehicles passing safely, especially at 70kmh. It is already dangerous to venture onto Butterly Rd from my property. We find it necessary to pull well out onto the road to gain clear line of sight from either direction. The situation is dangerous already, without the inevitable increase in traffic. I strongly urge the speed limit on Butterly Road be reduced from 70kmh to 50kmh. I note proposed roads within the development will be wider than Butterly Rd therefore, bottle-necking traffic to and from 66 land holdings into a 5m wide Butterly Road heading south, should be investigated further and discouraged. It is human nature to take the shortest route. Traffic management and Lot planning within the subdivision could be altered to ensure ingress and egress onto Commonage to head North or South via Wildwood Rd. I submit that the number of proposed Lots seems extreme, given the nature of other landholdings in the area. The development is surrounded by existing homes in a quiet, rural setting and a large part of the development, especially at the Western end, appears almost 'Suburban'. Well over half of the Lots are quite small with large building envelopes. There is no requirement for Public Open Space and a requirement of only 1 (min) street tree per lot provided by the developer. These lots are somewhat larger than the average suburban block and can easily accommodate more than 1 verge tree. From a visual and most importantly, an environmental perspective, I strongly urge Council to increase the street tree minimum as a condition and to also consider making a condition of purchase of blocks that owners be required to plant a minimum number of trees on their properties so that we don't end up with a sea of glaringly hot roof tops and outbuildings.	additional vegetation retention, and additional screening to/from adjoining properties. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. It is noted that a speed limit reduction for the adjoining road network is planned as part of the Safer Speeds Trial. This would entail a speed limit reduction of 10km for all roads adjoining the SP area. The three year trial is proposed to commence in early 2025 and is a partnership between City of Busselton, Shire of Augusta Margaret River and RAC, with support from Main Roads WA.	matters raised in the submission.
11	F Bear Windmills Close, Yallingup	The land area of each block should comply with vegetation retention requirements for the area (visual amenity and habitat for flora and fauna). A significant tree mapping should be performed before lots go on sale and trees of significance recorded. The land area for each block should have allowance for planting a local micro-forest using neighbourhood planning to increase liveability for residents, increase connection to country by caring for the trees being planted, and more than maintain, but vastly improve the visual amenity of the development area from the previous vineyard-dominant landscape that was poisoned and ripped by the developers. In support of my argument for these proposals is the local government legislation as pertains to an area of high visual amenity value, and other (State and Federal) legislation regarding maintenance and support of local natural ecosystems, and reputational kudos of being a biodiversity hotspot.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
12	H Jones Bayfield Court, Yallingup	I am writing about a number of concerns I have with the proposed Springfield subdivision currently under review. My concerns are as follows. The number and size of the blocks being proposed. It is too crowded and not in keeping AT ALL with the surrounding properties. It is unnecessary given the price and affluent nature of the blocks and smacks of developer greed. I am very concerned about the impact of the water table in the area which will directly impact our property if it has any number of bores put in. Springfield is a fragile area with at least two streams that flow beneath it. This will impact the surrounding properties AND the trees that rely on this source of water. I do not think any of the future residents should be able to sink a bore in the area. They must be made to put in water collection tanks and grey water systems for watering. It is imperative! And the way of the future. If one considers the nature of a special character area and why it was initially deemed this. to go directly against this well thought out policy is sheer madness.	Noted. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage). Water requirements over and above potable supply could be harvested by way of bore abstraction. Lot owners would be required to make application to Department of Water and test the groundwater quality to ensure that it is fit for the intended purpose. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an	That the submission be noted.

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		Why not keep the blocks to 5 acre and above as landowners had to in previous years and have the necessary fire regulations apply? By accepting this subdivision ad hoc the Shire planners are setting a precedent that will no longer support the reasons most current land owners choose to live here. It will become an area that once had a special character, but now resembles another ordinary suburb of Dunsborough. Finally, I am particularly concerned about the added motor traffic down Butterly Road and the potential for an increase of foot traffic down Bayfield from the adjoining fire break. I must insist that this not be allowed as a walking path and be keep to the fire break as it is with gates installed. Please consider the impact this crowded subdivision will have on the ambience that the surrounding landowners deeply value and further to that the ongoing impact this will have on our native fauna and the environment which is clearly already under a great deal of stress.	average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	
13	H Sinclair-Thompson Butterly Road, Yallingup	My home of 28years will be hazardly & unfavourably affected by the plan to build a new road for Springfield Farm development by my driveway on 90 Butterly Rd. I am writing to request a reassignment to that road location for these reasons; 1) Dangerous location to entering Butterly as the road has a right angle corner there with two large jarrah trees, both the corner and the trees act as a deterrent to speeding which works Another road entering there would be a mess & there would be a significant loss of old jarrah trees. 2) The proposed location of this new road would mean there would be headlights shining into my living room and bedroom And the road would be close to my house. 3) The road would follow along my firebreak/track, not a good clear distinction & a huge impact to my property 4) By reassigning this new proposed road down the hill further would be safer plan for all and a clearer shot through to the other road connection on the development Also not affecting any existing homes on Butterly. 5) No trees would be removed and therefore protection from NW fronts not lost We have had some wild fronts this year and I can't image how exposed we would be without these trees to help buffer the strong winds 6) When I saw the proposal for this new development my heart jumped and I've been feeling some anxiety since This is a huge rearrangement to our chosen low impact life & not an easy situation with so many lots, 66, proposed for this quiet rural area The impact will be HUGE to existing animals & locals alike My feeling is its just too many lots !!!! 7) I've been sent the below amendment to the road plan from Larry Guise and he suggested I attach it to my submission He agrees the road as shown on existing Structure Plan map would mean loss of trees and also the plan attached would be a safer entry onto Butterly Rd., therefore less impact to our home	Noted. Modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	Modification 4 as contained in Attachment 4 – Schedule of Modifications, is proposed to address matters raised in the submission.
14	J Crall Butterly Road, Yallingup	Honourable Council Members, The main concern of this submission is to address the necessity of reassigning the location of the road which accesses the Springfield Farm development from Butterly Road from the south. THE ROAD AS IT IS NOWPROPOSED WILL EVENTUATE HEADLIGHTS SHINING REPEATEDLY INTO MY LIVING ROOM AND BEDROOM, PRETTY MUCH DESTROYING THESE AREAS AS LIVING SPACES IN THE EVENINGS. For several other reasons, the access point as it is	Noted. Modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. Further modifications proposed that would result in a small reduction in the number of proposed lots,	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address

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		currently proposed, would be better were it located NOT at the corner, where Butterly Road dog-legs left, but about 120 meters further downhill to the west on Butterly Road . This new location of the road would necessitate the removal of NO trees, at a lesser expense to the developer AND the road could be perfectly joined up with the proposed interior loop road. This location makes much more sense, both from a COST EFFECTIVE point of view for the developers and from the esthetic perspective of we, the existing home owners. At the end of the meeting on Thursday night, July 18, Stuart and Luke and I discussed favorably this reassignment of the the location of the road After a short discussion Stuart and Luke both agreed that there was merit in the proposed relocation. On July 31 in responce to an email from my wife Helena Sinclair-Thompson we received an email from Larry Guise stating: "It is our intention to re-position the road...", and offering a proposed alternative, consistent with what I have outlined above. Also, your map showing trees to be removed with Xs does not show the removal of any of these trees. There are further considerations: (1) Safety. Locating the access road on the corner as currently proposed is just asking for trouble from a traffic flow, visibility, safety perspective. (2) Not living here day to day you cannot be aware of the vital role those trees play as a windbreak. The Northwesters come howling through our location near the top of the rise. It can be scary. WE DEPEND UPON THAT WINDBREAK FOR THE SAFETY AND LIVABILITY OF OUR HOME. (3)The corner serves the purpose of slowing down traffic without the awkward and costly speed bumps inserted in urban areas elsewhere. I feel sure that there is nobody anywhere who likes those things. (4)The black cockatoos love these trees. Beyond the above four considerations, which will affect everyone, (and the cockatoos), I would like to reiterate that the access road as it is now proposed will eventuate headlights shining repeatedly into my living room and bedroom, pretty much destroying these as living spaces in the evenings. Also, the density of the development is not in keeping with all the other surrounding developments and is just NOT ACCEPTABLE. We have for 28 years chosen to live in the beauty of the southwest to be in a RURAL RESIDENTIAL environment NOT IN A SUBURBAN environment. There are 48 blocks on the location that is Brushwood Brook. That location is SIGNIFICANTLY LARGER than the proposed Springfield development-location 3965...WITH 18 FEWER BLOCKS (HOUSES) in the Brushwood Brook development. Thanks for your attention for these concerns. Sincerely, James Crall. 90 Butterly Road	additional vegetation retention, and additional screening to/from adjoining properties. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22.	matters raised in the submission.
15	J Marshall Moriarty Place Yallingup	The lots to be developed alongside our property will be 1 hectare in size. The current estate that we reside in, is at minimum, 2 hectare size blocks. All the properties that currently surround Springfield Estate are all larger than 1 hectare. Yours will be the only estate in the area with such small lots. Upon purchasing our residence, we felt the 2 hectare lots were a safe haven for the wildlife that reside on and around neighboring property. When you build so many extra properties in your new estate, with so many roadways, all of nature will be gone. Forced out by your bulldozers, and the clearing of the blocks, cars, workmen, and finally the immense new population. The City of Busselton are greedily trying to increase their revenue, by allowing such small lots in the area. They want to allow all these undersized lots, as they will all be paying rates. Therefore obtaining double income to the coffers! No thought has gone into the problems of increased population, leading to deterioration of the local fauna, and wildlife as well as public amenities.	Noted. The proposed SP will retain the significant majority of vegetation on the lot. Additional street trees, landscape planting and visual buffers are proposed.	That the submission be noted.
16	J Bromley Bayfield Court, Yallingup	My main points in regarding the proposed subdivision of Lot 3665 are listed below: • Development of Lot 3965 does not comply with the Commonage Consolidated Structure Plan. • Impact on existing rural charactertics, environment and local Fawna due to high density development • Increased traffic • Bitumen emergency track east end of Bayfield Court	Noted. Modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. Further modifications proposed that would result in a small reduction in the number of proposed lots,	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address

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		Commonage Consolidated Structure Plan The Commonage Consolidated Structure Plan sets a minimum lot size of 2 ha and an average lot size of 4 ha for Lot 3965. The current proposed subdivision has no regard to the Commonage Consolidated Structure Plan and is not consistent to previous planning decisions in the local area. The proposed structure plan for lot 3965 is proposing a minimum lot size of 1 ha and subdivision of lot 3965 into 66 lots with an average lot size of 1.42 ha. Of the 66 lots only 4 lots in the proposed structure plan are >2ha. Under the existing Commonage Consolidated Structure Plan, it is my understanding that Lot 3965 could be developed into approximately half the number of bocks currently being proposed. Allowing such a high-density subdivision, sets a precedent for future developments, resulting in the loss of the rural and landscape values of the area and environmental impacts, including the local endangered fauna. Traffic Development of 66 additional lots in the Springfield Farm property significantly increases traffic to the local area. Take approx. 2 vehicles per property, that approx. an additional 132 vehicles utilising the local roads, including access points off Butterly Road. Butterly Road is currently quiet, narrow, tree lined road, with plenty of locals utilising this road for daily walk with dogs and myself with my kids on bikes and horses. I am concerned that the additional traffic will necessitate road widening, which would have an impact the on the Black cockatoo habitat along Butterly Road. The potential road widening and additional clearing which has not been identified in the structure plan and not considered in the environmental assessment. The proposed structure plan also including linking the new development through an existing track at the eastern end of Bayfield Court. Bayfield Court is a very quiet, cul de sac, with only residents accessing the road. As a resident of Bayfield Court, our concern is the upgrade to the track, bituminising and widening that track with result in the track bring used for access, like a road, increasing traffic in the street. We purchased our property as it was located on a Cul de sac, with only local traffic resulting in a very quiet peaceful location, with minimal traffic.	additional vegetation retention, and additional screening to/from adjoining properties LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposal includes consideration of flora and fauna and measures to mitigate the impact of the development on native wildlife. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. Noted. The EAW will link from Bayfield Court to the SP by connecting the existing EAW to the SP area. The EAW will not be trafficable by vehicles (except in case of emergency) but will be accessible for walking and cycling.	matters raised in the submission.
17	J & J Carrico Moriarty Place Yallingup	As residents of Lot 37 Moriarty Place for the last 25-26 years we are finding ourselves affected by this development primarily through the loss of our privacy. We feel the proposed size of the blocks of 1ha, as opposed to the current minimum of 1.4ha is too small. We acknowledge the proposed size is in line with the CoB plans to change this minimum to 1ha as from 2025 – which in itself is disgraceful - but we feel the developers are taking advantage of this proposed change in order to line their pockets. Hardly unexpected of course, after all, money takes precedence over people.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		Because we don't live under a rock, we don't expect our request for all the blocks to be made larger to be approved. However, it would be appreciated if consideration would be given to making the blocks that back directly onto the boundaries of the current residents of Brushwood Block larger than the average size – preferably to at least 1.4ha - as well as reducing the size of the building envelope. There are currently 2 blocks of land proposed to straddle our property. One in particular has the building envelope directly behind our home impacting on our privacy. I'm sure whoever builds there in the future would prefer not to look into our kitchen, bathroom and bedroom windows, as much as we would prefer not to look into theirs. Making the building envelopes smaller and moving them closer to the proposed roads should alleviate some of those concerns. At present there are a bank of trees that run along our boundary fence and we have been assured by the developers that they will not be removed. These trees are now over 20 years old and are extremely tall with the under canopy prety bare. At the moment all we can see are paddocks and kangaroos. We recently received a visit from Chad Elton of South West Landscape Collective who took photographs from our side of the fence looking into the proposed development and agreed that under canopy planting of native bushes should be undertaken by the developers so as to minimise not only the visual impact, but also to aid in noise reduction. We strongly agree with his suggestion and sincerely hope this comes to fruition – sooner rather than later in order to give the new plants a good amount of time to grow.	be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22.	
18	J & N Hutchinson Commonage Road Yallingup	We are writing to voice our deep concerns over this proposed development of Springfield Farm. The syndicate of city developers are trying to force a proposal to split the land into sixty-six separate lots which is more than double the existing developmental guide under Planning Scheme No.21. They are arguing that the Shire has already allowed such density in other areas. However those other areas are located next to the existing urban areas of Busselton, Dunsborough and Vasse and therefore are simply extensions of the townsites with minimal impact on the environment. Springfield farm is in the bush and nowhere near any urban developments or townsites and therefore this sort of building density is totally inappropriate This level of housing density will set a damaging precedent allowing other areas of local farmland to be targeted for similar development plans. This area is part of the Margaret River wine region and is a prime example of the countryside visiting holiday makers and foreign tourists come to experience. They do not come to see pockets of urban style housing scattered randomly through the bush. The developers have produced a mountain of information on various surveys, but these are of the Springfield site itself which is already cleared farmland. No impact surveys have been carried out of the surrounding bushland which is where the damage will be caused. Sixty-six houses with a conservative guess of two cars per house, sixty-six septic tanks and leach drains into the catchment area. The light and noise pollution from cars and houses will almost certainly have a detrimental effect on the surrounding wildlife. We alone have several protected species living on our property which will be adversely affected by the bright lights of modern headlights and houses. The proposed through road to Butterly Road will also create a very busy thoroughfare as it provides a shortcut from Commonage Road to Wildwood Road further adding to the disturbance. As residents here we do have a right to 'quiet enjoyment' and we made the choice to put our savings into a property so we could live in a bushland setting in this beautiful part of the Southwest. For the Council to allow city developers motivated simply by excessive profit to build dense housing developments here with little regard for the surrounding countryside and the local community is heartbreaking.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Further modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22.	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		We also understand that there is a great need for additional housing but would suggest that many of the proposed properties will simply become short term rentals or holiday homes. Those struggling to enter the housing market will not be able to afford these properties or indeed any that may be vacated by those wealthy enough who may move to them. We are not trying to stop any development. We know that we have to accept the construction of thirty houses as per existing guidelines but to have that doubled is not justifiable and totally inappropriate given the setting. Looking at the plan a compromise would be to insist that all plots around the perimeter of the area should be a minimum of three hectares and then the internal area could accommodate the smaller blocks. This would allow the developers to have a greater number of blocks than the original thirty and therefore ample profit to take back to the city. This plan would far better blend in with the existing area and reduce the negative impact.	The technical studies undertaken by the proponent demonstrate that the ability of the site to accommodate rural residential development. The proposal includes measures to mitigate the impact on adjoining properties and further modifications are being recommended by the City to this end.	
19	J Lundie Butterly Road Yallingup	Housing density: considering the rural residential nature of our area, why are there approximately one and a half times the amount of blocks for the land area, compared to the existing rural residential land surrounding the Springfield proposed Subdivision? I do not believe this complies with current requirements. So are the rules being changed to suit the Developer? Commonage Road frontage enjoys the appearance of large lifestyle blocks, but beyond that, it is a mini suburb. This proposal will also open a Pandora's box for future development in rural areas, once opened it cannot be reversed! Through traffic: we live on a minor road that is narrow. Over this past winter we have several areas where vehicles have been forced to move onto the soft shoulder to avoid oncoming traffic. Verge vegetation is not regularly trimmed, overhanging the road in several areas, further reducing the width of the road. Given the high density housing being proposed will it be an expectation for school buses to complete a circuit into the proposed subdivision? The road is not suitable for buses or trucks. Light pollution: given the number of lots proposed we will experience a large increase in light. We currently enjoy a dark night sky, I believe this will be impacted. There has been no mention of street lighting. Do we have a guarantee that street lights will not be installed? Typically they are not required for Rural Residential. Vegetation: While it is lovely that Commonage Road frontage will enjoy revegetation, with the density of blocks proposed and the large building envelopes proposed the rest of the "already degraded" area will not benefit from the same attention. There would be greater scope to provide habitat and reverse the degradation if there were less lots proposed and more attention given to flora and fauna currently under threat of further loss. There are many other issues, such as why current landowners will have up to 4 adjoining lots against their property. Or why are you providing investment style blocks rather than actual rural lifestyle blocks that will attract residents rather than Air B&B owners. Our street is already littered with rubbish bins that remain on the verge 24/7 despite the fact that we live in an "Area of significant landscape value", these properties are not permanent residents. I would like to believe that Council and Planning Authorities would protect the residents from self-interest and greed when considering such proposals, without doing so negatively impacts every neighbouring property owner.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Further modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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			Revegetation is proposed to form a wildlife corridor across the site, as well as street tree and buffer planting.	
20	J Humberstone Moriarty Place, Yallingup	We are all aware of the disruptions and repercussions of over developing land for the purpose of over used property development. The wild life and environment do not have a say but we do. Which brings me to the point that this one of the main purposes of visiting the south west. Especially Yallingup which keeps us connected to nature in all its glory along side wildlife and its natural beauty. We had high hopes for the City of Busselton to be upstanding when it comes to protecting the wildlife and environment to sustain the very environment we travel to see. My self and friends wish for you to reconsider this proposed development in order become a 10 star council that works towards a supporting strong conservative values We fear this land will become yet another victim to property development that can never be recovered.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
21	K Potter	Having lived Perth for over 21years and moved to a country town to escape the hussle and bussle of city life. I currently visit and stay in the area you are looking at developing on a regular basis to further escape the noise and neighbours in a busy country town. Neighbours are very close and I like going to Lot 39 as it is quiet and there is no noise other than bush noise. It is very peaceful and relaxing. Not being able to see the neighbours or hear them. It gives me the peace I need to recharge my batteries. By developing the area it will increase noise, light, dust, etc. Not only will it destroy my peace of mind but it will also affect the native fauna and flora.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
22	K Bootland Brushwood Brook Drive Yallingup	My family and I are not opposed to the development however, the size of the lots is what is most concerning. Most of the sites appear to be close to 2.5 acres which is half the size of other lots within the same area. If approved, this will set a standard of size for (potentially) new developments including the current working farm (590 Marrinup Drive) that shares a boundary with our property. 5-acre (2 Ha) lots would be much more suited to the rural residential area it is situated in and will retain the beauty/appeal of the area. Another aspect that is concerning is the extra 120 or so cars that would be travelling up and down Commonage Road on a daily basis, putting pressure on the infrastructure and already full bus services that our children utilise. Brushwood Brook Drive is already a one way in one way out road and there is always cause for concern every summer about where to go should we need to evacuate to the west in a Bushfire. Reducing the amount of lots would ease the pressure in an emergency situation.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. It is considered that the proposal would improve emergency access / egress for proposed and existing residents. Further, the TIA demonstrates that the traffic related to the SP can be accommodated on the road corridors providing access to the site without reducing the operational Level of Service of adjacent intersections or the network.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
23	L & F Murray Brushwood Brook Drive Yallingup	The proposed rural lots in the proposed Springfield subdivision are generally much smaller than those in the surrounding area. For example, the Commonage Road Structure Plan area specifies a minimum of 2ha and average 4ha for 'Rural Residential' development, whilst the majority of lots in the Springfield proposal are approximately 1 hectare to 1.1hectares in size. The impact of relatively small lots with large houses, sheds and water tanks will increase the visual impact of the proposed Springfield subdivision as well as increase noise and potential fire risk (as many properties will be used by visitors for holiday accommodation). It would be desirable to require the subdivision to adhere to minimum of 2ha to retain the rural character, attractiveness and amenity of the area. Conversely, if the proposed lot sizes are upheld it will set an undesirable precedent for rural infill development. Northern boundary of the Springfield subdivision. There more landowners adjacent to and potentially affected by the subdivision into small rural lots on its northern edge. As a landowner in Annie Lysle Place we enjoy privacy, peacefulness and outstanding rural vistas across the valley to the northern boundary of the development. We support the current plan to retain the shelter belt of existing mature trees on the northern boundary to help maintain privacy and visual amenity. In addition, lot sizes in this section of the subdivision need to be larger (at least 2 ha) to facilitate a wider buffer zone between existing and new development. Local Planning Scheme 21, clause 5.4.3 indicates "development should not occur near any ridgelines where…it is likely to substantially	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		detract from the visual amenity of the area", The beauty and diversity of the Yallingup Hills and Commonage Precinct is of special significance and tourist appeal. It is classified in Local Planning Scheme 21, as a Landscape Value Area. Clause 5.4.2 states that "the local government has to consider whether the development will be compatible with the maintenance and enhancement of the existing rural and scenic character of the locality". Consequently, the proposed development should only be approved if the minimum lot sizes established in the Commonage Road Structure Plan are met.		
24	M Kicinski Summerville Crescent Yallingup Siding	Increase of traffic on Commonage Rd will increase the pollution in our neighbourhood. Large number of blocks without skim water will decrease the level of ground water which dropped significantly during this year. Large number of trees and bushes dried this year. Low level of ground water will also increase the probability of the fire.	Noted. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage). Water requirements over and above potable supply could be harvested by way of bore abstraction. Lot owners would be required to make application to Department of Water and test the groundwater quality to ensure that it is fit for the intended purpose.	That the submission be noted.
25	M Saker Moriarty Place Yallingup	1. Immediately abutting the property is a unkept and overgrown track of land (please see attachment) which is a fire risk and should be cleared from all debris. This should be undertaken by the property developer as a condition of the development. 2. The public access road from Moriarty Place to the development property has not been properly maintained by the council. The public access road needs to be cleared of debris and low hanging branches which has limited the accessibility of the rural fire brigade. 3. We think the minimum size of each individual block should be at least 1.5 hectares because the high density facilitated by the smaller lot size increases fire risk through inadvertent action by property owners.	Noted. Maintenance of PAW's and EAW's is outside of the scope of the SP. Maintenance is responsibility of the City and will be undertaken in due course.	Modification 1 as contained in Attachment 4 – Schedule of Modifications, is proposed to address matters raised in the submission.
26	M & C Paganin Commonage Road Yallingup Siding	From a view of the plan, we were surprised at the density and number of lots planned for the development, in particular number of small sized blocks (many of which are as small as 1 acre, which is inconsistent with the block sizes of the surrounding properties in the Commonage Road Precinct). Therefore, given the projected number of residents in the development, there will be a significant increase in activity in and around the Commonage Road Precinct. A concern is how the government agencies, including the City of Busselton, in considering the development application, will manage and address this impact. As owners of our property, we want to ensure that our current ambience and enjoyment is retained and will not be adversely effected by the development and to ensure that the relevant government agencies including the City of Busselton (which we appreciate would have identified and addressed by the developer and the government agencies as part of the approval process to date) have conditions in place for any approval of the development (which, if approved, are monitored) to retain and protect the Commonage Road Precinct. For example: - ensure all submissions particularly from the community within close proximity to the development have been taken into consideration - there are adequate protections to manage any increased traffic flow (which will not adversely impact the current residents) - noise limitations are in place upon completion of the development and during construction - the development is as much as possible screened/ hidden from Commonage road through vegetation and design - the current natural vegetation/ dams and waterways on the development site are not only retained but new vegetation is planted to retain and enhance the Commonage Road Precinct and also, that the surrounding vegetation to the development site is not adversely impacted nor the natural wildlife adequate bushfire management program is in place - the government agencies have factored in lessons learnt from approved developments in the surrounding area and the City of Busselton and have considered how the Commonage Road Precinct and surrounding areas are likely to be developed in the near future (say over the next 5 to 10 years and beyond)	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Further modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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			be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. Revegetation is proposed to form a wildlife corridor across the site, as well as street tree and buffer planting.	
27	M Handyside The Dell Retreat, Yallingup	This is a high density development for this rural setting. We moved here for the rural environment which is being eroded. The lot sizes need to be larger to help maintain the rural feel. This development should follow the density set by the Butterly development. I.e larger lots	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
28	Michael Braimbridge Bayfield Court Yallingup	A summary of my key concerns regarding the proposed structure plan are provided below. My detailed submission, with supporting arguments and suggested amendments are provided in the attached document. My key concerns are: - that the current Commonage Consolidated Structure Plan is still current and has been used to inform planning decisions in the Commonage Local Area to date. - we purchased our properties with the understanding that the property (lot 3965) may be developed in the future but that it would be in accordance with the existing Commonage Consolidated Structure Plan. - the proposed structure plan has almost all of the lots below the previous minimum size (only 5 of the proposed 66 lots are >2ha). - we suggest retaining 1 ha lots in the middle (of Lot 3965) and increasing lot sizes around the outside to reduce visual impacts and loss of privacy for existing landholders. - the lot is largely already cleared so efficient use of the land for development should be achievable without the requirement to clear existing native vegetation and the associated impacts on threatened Black Cockatoo species and Western Ringtail Possum - widening and bitumenising the fire access route at the end of Bayfield Court will result in through traffic. Please refer to my submission document attached for further detail. I am a permanent resident in Bayfield Court and my property borders the southern edge of Lot 3965. Myself, my family and fellow residents (we have spoken to our neighbours, all of whom have expressed similar concerns) are concerned about the current proposed structure plan. My key concerns relate to the density of development proposed under the structure plan and the related impacts on visual amenity, increased traffic and clearing of native vegetation. I am concerned that the sub division, as currently proposed is not consistent with previous planning decisions in the local area (which adhered to the existing Commonage Consolidated Structure Plan) and will set a precedent for subsequent developments, resulting in increased development density and loss of the rural and landscape values of the area. We have been permanent residents in Bayfield Court for over 10 years. We purchased the property with understanding that Lot 3965 may be developed in the future, but that development would be guided by the	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be	Modifications 1, 2 and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		current Commonage Consolidated Structure Plan. The Commonage Consolidated Structure Plan sets a minimum lot size of 2 ha and an average lot size of 4 ha for Lot 3965. Under the existing Commonage Consolidated Structure Plan, I understand Lot 3965 could be developed into approximately 30 lots. The proposed structure plan for Lot 3965 proposes subdivision into 66 lots with a minimum size of 1.0 ha and an average of 1.42 ha. Whilst I recognise the Commonage Consolidated Structure Plan is due for revision/replacement in 2025, and the proposed structure plan has been developed to 'maximise' the efficient use of land, I strongly argue that it has been done so with no consideration of visual amenity (and privacy) of existing residents, with unnecessary impacts on the environment and in disregard of the existing Consolidated Structure Plan that informed our decisions when purchasing property in the area. I have detailed my concerns in the following sections in relation to the consistency of the proposal with existing planning documents, impacts to the environment (including proponent obligations under State and Federal environmental legislation) and associated aspects (e.g. traffic). I have also provided some suggested modifications to the proposed structure plan that provide for efficient use of the rural residential zone lot (i.e. retain ~1ha lots predominantly in the centre of the lot), whilst also reducing the amount of clearing required and reducing the impacts to visual amenity of existing residents neighbouring the property, for consideration by the proponent and the City of Busselton. Planning Proposed Structure Plan and the Commonage Consolidated Structure Plan The current Commonage Consolidated Structure Plan sets a minimum lot size for Lot 3965 of 2 ha and an average of 4 ha. This consolidated structure plan has guided development and subdivision in the Commonage Road local area and remains current until late 2025. The proposed structure plan for lot 3965 is proposing a minimum lot size of 1 ha and subdivision of lot 3965 into 66 lots with an average lot size of 1.42 ha. I have reviewed the proposed lot sizes and the majority of lots are below the previously specified minimum lot size. Of the 66 lots only 4 lots in the proposed structure plan are >2ha (5 lots >2 ha in the revised version provided as addendum 3 on your say website). 56 of the 66 lots in the proposed structure plan (or 56 in the revised version) are less then 1.5 ha. Whilst this has been proposed as efficient use of land I suggest that the motivations are primarily based on economic gain and with little regard to the current structure plan and implications of increased density (and associated clearing) on visual amenity, privacy (of existing residents), traffic and environmental values. Local Planning Scheme 21 The City of Busselton Local Planning Scheme 21 (LPS 21) identifies special control areas. Lot 3965 is located in the landscape value special control area. Section 5.4 of LPS 21 sets out requirements for development in the landscape value special control area. These requirements are very relevant to the proposed structure plan which, in its current form with the clearing of native vegetation and size and density of lots proposed, is not consistent with the LPS 21 requirements. Specifically, section 5.4.2 of the LPS 21 states that: The local government shall not grant development approval for the clearing or development of any land identified within a Landscape Value area on the Scheme map, unless it has considered - whether the development will be compatible with the maintenance and enhancement, as far as is practicable, of the existing rural and scenic character of the locality; whether the development will materially affect any wildlife refuge, significant wetland, coastal environment or any identified site containing Aboriginal archaeological relics; and disturbance to the natural environment, including -	sufficiently accommodated by the existing road network. The EAW will link from Bayfield Court to the SP by connecting the existing EAW to the SP area. The EAW will not be trafficable by vehicles (except in case of emergency) but will be accessible for walking and cycling. Clearing under the *Planning and Development Act 2005* is exempt from requiring a clearing permit pursuant to the *Environmental Protection Act 1986*. This is in accordance with Schedule 6, Clause 9 of the EP Act. The proponent has advised the following with regard its obligations under the EPBC Act: *A detailed Self-Assessment in accordance with Commonwealth guidelines will be completed by the proponent to determine the significance of removing 3% of the onsite vegetation, noting that no trees with any suitable hollows for black cockatoos will be removed. No impacts to onsite WRP habitat are anticipated. The EPBC Act referral process is independent of any state planning approvals and referral is the proponent's prerogative which will be based on the outcome of the Self-Assessment.* *The proponent's consultants have consulted with the Commonwealth DCCEEW recently and on numerous occasions regarding the EPBC Act referral guidelines. The interpretation of the guidelines provided in the adjacent comment is not supported by the DCCEEW. Referral of any application is not dependent on the number of trees to be cleared. Local and regional context is a significant factor in terms of referral and the proponent will determine the requirement for referral independently. Clearing will be less than 1ha and as previously stated, only 3% of onsite vegetation will be impacted. Comparison of other referrals is not relevant as referral is dependent on site specific context.*	

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		visual effects of clearing for development; maintenance of rural character; and habitat disturbance. Points 5.4.2 (a) and (c) are particularly relevant to the proposed structure plan and development of lot 3965. Given the proposed lot density and prevalence of lots at or close to the minimum size of 1 ha, it is difficult to see how the proposal maintains and enhances the existing rural and scenic character. The proposal is not consistent with neighbouring areas which generally have a larger lot size and more variation in lot sizes. In addition, the clearing proposed is clearly not consistent with considerations under 5.4.2 (c) and will results in 'visual effects of clearing' and 'habitat disturbance' (including of 3 federally listed black cockatoo species and the critically endangered Western Ringtail Possum). Section 5.4.3 of LPS 21 also requires local government to not grant development approval for the carrying out of development on land within the Landscape Value area on land on or near any ridgelines, where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative effects of the development related to other development that may be anticipated in the locality and in the area generally. Lots proposed along the southern border of Lot 3965 are located along and near a ridgeline (i.e. lots 56 – 65) and development will significantly impact the visual amenity of the area, in particular for existing residents to the south of the lot. Section 5.4.4 of LPS 21 is also relevant to this proposal and requires consideration. I request the council give consideration to imposing conditions relating to the siting of proposed buildings and the vegetation to be retained on lots under the proposed structure plan. Recommendations to further ameliorate the potential impacts, including modification of lot sizes and building envelope location and orientation are provided in the suggested amendments section below. Leeuwin-Naturaliste Sub-regional Strategy The Leeuwin-Naturaliste Sub-regional Strategy provides an overarching strategic land use planning document outlining the Western Australian Planning Commission's (WAPC) approach to future planning and development within the City of Busselton and the Shire of Augusta-Margaret River over the next 20 years. It identifies 25 strategic directions to guide decision making for the sub region. Of relevance to the proposed structure plan in particular are strategic directions: 12. Adopt a presumption against planning proposals that may impact on matters of national or international environmental significance that require referral under the Environmental Protection and Biodiversity Act. 14. Protect landscapes that are of high value and are viewed from the coastline, coastal bays, tourist routes and tourism activity sites. The extent of proposed clearing of black cockatoo habitat under the proposed structure plan for Lot 3965 is not consistent with strategic direction 12 and according to the referral guidelines for black cockatoos (DAWE 2022) is likely to require referral under the Environmental Protection and Biodiversity Conservation Act. The extent of potential impacts on black cockatoos and proposed clearing in general is discussed further below. Commonage Road is a major tourist route. Development of lot 3965 will impact the visual amenity and is not consistent with the intent of strategic direction 14.		

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		The proposed structure plan in its current form is not consistent with strategic direction 12 and has impacts relevant to strategic direction 14. It should not be supported in its current form. Environment Environmental Assessment (Accendo Australia 2024) The environmental assessment does not provide a total area of native vegetation to be cleared. It identifies that a total of 49 black cockatoo habitat trees are proposed to be cleared however it is not clear whether any smaller trees (<50cm DBH) are proposed to be cleared and a total area of native vegetation proposed to be cleared is not provided (and is not provided in the proposef structure plan document). In addition, clearing associated with construction of roads/connection of roads to Butterly Road on the western and southern boundaries of the lot has not been identified, neither has clearing associated with access to lots. As a minimum lots 12, 31, 32, 33, 52, 53, 58, 59, 60 all appear likely (based on Addendum 3 provided by the proponent) to require additional clearing not identified in the environmental assessment or the proposed structure plan. It is therefore likely that the number of black cockatoo habitat trees, the total area of black cockatoo foraging habitat, the total area of western ringtail possum habitat have all been underestimated in the documentation provided and the full potential environmental impacts of the proposal have not been described. Both Baudin's Cockatoo and Forest Red-tailed Black Cockatoo were confirmed as occurring (within areas of native vegetation to be cleared within Lot 3965), as is Western Ringtail Possum, and all three species are listed as threatened fauna under the Environmental Protection and Biodiversity Conservation Act (1999) (EPBC Act). A full assessment of the potential impacts associated with proposed development should be undertaken to meet the legislative obligations of the proponent (given EPBC Act referral is proponent based) and the City of Busselton (and subsequently the WAPC as the decision making authority). Deferring consideration of additional impacts (i.e. impacts that will be triggered by approval of part of a proposal such as additional clearing for roads or access to lots) associated with development is not consistent with EPA policy or industry best practice in terms of Environmental Impact Assessment (EIA). That is, the full area of native vegetation to be cleared, including for road tie ins and for access to all lots as proposed, should be assessed as part of the proposal. The assessment should provide a total area of vegetation to be cleared including the combined area of black cockatoo habitat trees (and other vegetation if additional to the black cockatoo habitat trees). This area should be based on the combined canopy (as the area of foraging available) of the black cockatoo habitat trees (and other smaller trees if any are to be cleared) and used to undertake an assessment of the potential impact on black cockatoo foraging habitat (see comment in regard to the targeted fauna assessment below). This assessment should be used to review whether the proposal triggers referral under the EPBC Act (see also obligations under EPBC Act section below). The environmental assessment states that South-western Brush tailed phascogale (a priority 4 species listed by the Department of Biodiversity Conservation and Attractions (DBCA)) is unlikely to occur. Brush tailed phascogales occur relatively frequently in the area and we have observed them in our property of several occasions (direct observation of individuals and of scats), as have other nearby residents (we can provide photographs if required). They are very likely to utilise the areas of remnant vegetation as foraging habitat. Potential impacts to Brush tailed phascogales resulting from proposed clearing should be considered as part of the environmental assessment. The environmental assessment does not identify control of clearing of native vegetation as one of the powers under the Environmental Protection Act 1986 (EP Act). Nor does the environmental assessment		

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		(or the proposed structure plan) identify the proposed legislative instrument under which clearing associated with the proposal will be undertaken (see section below relating to clearing permits). The environmental assessment indicates that native vegetation within the lot is not representative of the Cowaramup Cw2 vegetation complex on the basis of poor vegetation condition. Vegetation complex mapping undertaken by Mattiske and Havel (1998) was conducted on the basis of vegetation composition, soil and position in the landscape. Poor vegetation condition does not exclude remnant vegetation from being classified as part of the vegetation complex. In addition, mapping indicates that one small patch of vegetation located in the area mapped as part of this vegetation complex will be cleared contrary to the statement in the environmental assessment (figure 1). Figure 1: Mapping of vegetation complexes in west of lot showing tree/vegetation to be cleared located in Cowaramup Cw2 vegetation complex (circled in red). As detailed in the environmental assessment, a section of Lot 3965 is mapped as palusvale wetland. This is a spatially restricted wetland type. Potential impacts from siting of waste water in proximity to this wetland area and creeklines on lot 3965 should be undertaken. Adequate set backs from potential sensitive receivers should be identified and basline monitoring of water quality (surface and groundwater) should be undertaken prior to development. Targeted Fauna Survey (SW Environmental 2024) The targeted fauna assessment has been undertaken over parts of the lot proposed for clearing only i.e. the survey area identified in figure 2 of the SW Environmental (2024) report only indicates parts of the lot were surveyed. It is possible that black cockatoo roosting sites and/or breeding trees occur in the unsurveyed area and therefore the environmental assessment has not taken into consideration potential indirect impacts to these values and complete context for foraging habitat assessment has not been considered.		

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		Black Cockatoo's frequently utilise the habitat within lot 3965 and our observations (from property that borders areas of remnant vegetation on lot 3965) are that they are highly likely to roost in trees in the lot. We have frequently observed black cockatoos calling at dusk within the area, exhibiting behaviour that indicates they utilise trees in the lot for roosting (Photographs and video can be provided if required). It is unclear from the targeted fauna assessment if roosting habitat included dawn and dusk survey, which is recognised best practice methodology for identifying roosting habitat. As a consequence the assessment may have missed potential roosting habitat/trees. The black cockatoo foraging habitat assessment in the targeted survey does not identify the total area of foraging habitat within the survey area and the assessment has not been conducted in accordance with relevant guidance under the EPBC Act e.g. DAWE (2022). The foraging habitat assessment should provide a total area of foraging habitat based on the canopy of native vegetation to be cleared, including black cockatoo habitat trees and other native vegetation (e.g. trees with diameter less than 50cm DBH which if of suitable species will still provide foraging habitat for black cockatoos). The foraging habitat assessment should be completed in accordance with relevant federal guidance (or similar recognised methodology e.g. such as developed by Bamford Consulting Ecologists) which takes into account foraging potential, connectivity, proximity to breeding, proximity to roosting (see previous comments in regard to roosting assessment and evidence of roosting within the remnant vegetation on lot 3965) and impact from significant plant disease (DAWE 2022). Given the potential impacts on black cockatoos, this assessment is necessary to determine if the proposed clearing of breeding and foraging habitat exceeds referral triggers identified in DAWE (2022), as discussed below. Obligations under EPBC Act Table 3 of the referral guidelines for black cockatoos provides thresholds for referral of proposals with potential impacts to black cockatoos (DAWE 2022). In relation to breeding habitat the referral guidelines state that 'Any loss of / impact upon known, suitable or potential nesting trees, and the habitat around these trees, is highly likely to require a referral to the minister. Loss of any potential nesting habitat is likely to require a referral to the minister'. Given the proposed structure plan proposes clearing of 49 black cockatoo habitat trees (considered under the guidance and based on advice from DCCEEW potential nesting trees), including 3 with hollows (noting that the hollows were considered not currently suitable for breeding) this threshold for referral is breached by the proposed clearing. It is noted that evidence of use of hollows in trees for breeding by black cockatoos was recorded in areas surveyed by the targeted fauna survey indicating the high value of the habitat within lot 3965 to Baudin's Black Cockatoo and the Forest Red-tailed Black Cockatoo. Carnaby's Cockatoo was also considered likely to occur (SW Environmental 2024). The proponent's assertion that the proposal does not require referral for assessment under the EPBCA Act is therefore considered flawed and not consistent with published referral guidelines (DAWE 2022). In addition, the total area of potential black cockatoo foraging habitat has not been identified in the proposed structure plan or the environmental assessment. As stated previously the full extent of clearing has been not identified in the structure plan or the environmental assessment (road time ins and access to lots have not been included) and the potential impacts of total clearing required have not been considered. The total area of clearing of foraging habitat should therefore be identified (including for tie in of roads to Butterly Road on the western and southern boundaries where road verge vegetation is likely to be cleared) and an assessment made against the referral threshold for the total area of foraging habitat. Given the species present and proximity to breeding (two trees with hollows confirmed as having evidence of use for breeding and one likely to have been used for breeding recorded in the fauna survey which covered only		

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		part of remnant vegetation in the lot) and roosting locations, the foraging habitat is almost certainly considered high quality foraging habitat (according to the assessment methodology in the referral guidelines). If the total area of clearing (based on canopy extent as representative of foraging habitat) exceeds 1 ha, the referral trigger for foraging habitat is also breached providing another trigger for referral of the proposal under the EPBC Act. A review of recent referrals on the EPBC referrals website (DCCEEW 2024) indicates that several projects with similar or smaller potential impacts on black cockatoo habitat have been referred for assessment under the EPBC Act. Given the likely breach of two referral thresholds, the proponent should meet their legal obligations to refer the proposal for assessment under the EPBC Act for assessment. Alternatively, the structure plan should be modified to reduce the area of clearing required and bring the proposal under the referral thresholds (see suggested amendments below). As detailed in the suggested amendments section, given the relatively unconstrained nature of the site and prevalence of cleared land, the proposed development should be able to be refined to reduce the area to be cleared, whilst still maintaining efficient use of the land available and remove the obligations for referral under the federal EPBC Act. Clearing permits The proposed structure plan and supporting documents do not provide comment or clarification in regard to requirement for a clearing permit under Part V of the Environmental Protection Act 1986 (the EP Act). The EP Act provides for exemptions from the requirement for a clearing permit in a range of circumstances (as detailed in DWER 2019). This includes exemptions for proposal under schemes previously assessed by the EPA (see Clause 2 Assessment by the Environmental Protection Authority) in the case of a proposal that …was made under and assessed scheme. This exemption applies to assessed schemes implemented in accordance with a subdivision approval, development approval or planning approval where the clearing of native vegetation was assessed (DWER 2019). However, given that the City of Busselton Local Planning Scheme 21 was not formally assessed by the EPA (i.e. the scheme was considered by the EPA in August 2010 and the EPA determined the scheme did not require assessment and did not provide any advice), advice I have received from the EPA services unit (at DWER) indicates that this exemption does therefore not apply (i.e. as LPS 21 was 'not assessed' a proposal would not meet S48I of the EP Act. S48I only applies to a scheme that was 'formally' assessed by the EPA). Clarification should be provided whether clearing required under the proposed structure plan will be undertaken under a clearing permit (through Part V of the EP Act) or another satisfied exemption. Other Traffic Development of 66 additional lots in the Springfield Farm property includes access points off Butterly Road on the southern and western boundaries. Butterly Road is currently a quiet, relatively narrow, tree lined road. I am concerned that the increase in traffic will necessitate road widening and additional clearing not identified in the structure plan and not considered in the environmental assessment. The proposed structure plan also includes linking fire access through to an existing laneway at the eastern end of Bayfield Court. The residents of Bayfield Court are concerned that the upgrade to the laneway –		

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		bituminising and widening will result in the laneway being used for access and increasing traffic in the street. Suggested amendments I recognise that some amendments to the proposed structure plan have been made and have been provided during the public comment period including moving the location of road tie in on the southern side off Butterly Road. This amendment is a positive change that will reduce disturbance to neighbouring residents. However, it is noted that the orientation of the revised lots 52 and 53, will require clearing for access to the lots not identified in the proposed structure plan. Overall, the site (Lot3965) is relatively unconstrained i.e. the lot is predominantly cleared of native vegetation. Efficient development can be achieved without requirement to clear the amount of vegetation proposed under the draft structure plan. Potential revision to reduce clearing would result in improved outcomes for the environment, including for Black Cockatoo's and Western Ringtail Possum and potentially remove the requirements for referral of the proposal under the EPBC Act. There are several areas where clearing of native vegetation (and black cockatoo habitat trees) could be avoided, whilst still achieving efficient use of the lot and improved access for bushfire safety. It appears the desire by the developer to squeeze every possible lot into the sub division for financial gain has overridden proper consideration of obligations under legislation, planning and policy guidance. We suggest that proposed lots on the southern and northern borders, adjoining existing properties be increased in size, and building envelopes be reconfigured to: reduce impacts to the visual amenity and loss of privacy to existing residents and improve environmental outcomes by retaining more native vegetation. Specifically, lots 56 – 65 on the southern border should be increased to the 2 ha minimum specified in the Commonage Consolidated Structure Plan (given properties were bought understanding that this would be the instrument that guided planning and any future potential subdevelopment). Increasing the lot sizes, particularly for proposed lots 58-64 would allow building envelopes to be reorientated and moved further north, over the ridge line, reducing impacts to visual amenity and privacy of existing residents. Similarly, positioning of the building envelope on lot 53 should be reconsidered. The proposed lot 53 building envelope appears to be approximately 25m from the southern boundary of lot 3965. Given the open nature (no tree belt) of this lot, building on the proposed envelope will impact the visual amenity for existing residents and result in loss of privacy. It is suggested that lots 51-54 are reconfigured as per Figure 2 below (or similar) which would reduce the clearing required, improve bushfire safety (no access through remnant vegetation required) and reduce loss of amenity for existing residents. The proposal below also avoids placing lot boundaries through remnant vegetation and will reduce further future clearing associated with lot boundaries and fencing.		

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Figure 2 – suggested reconfiguration of lots on southern boundary in vicinity of Bayfield Court with approximate revised lot boundaries in red.

I also suggest that configuration of lots 28 and 29 should be reconsidered. In order to meet the BAL set back requirements for the proposed building envelope on these two lots, several black cockatoo habitat trees will be required to be cleared (figure 3). This demonstrates insufficient consideration of impacts to the environment (and is not consistent with the objectives of LPS 21 or the Leeuwin Naturaliste Sub-regional Strategy) and should be reconsidered.

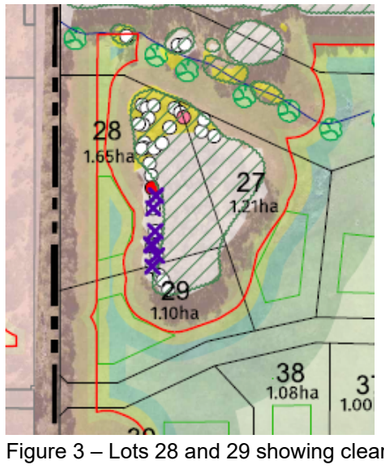

Figure 3 – Lots 28 and 29 showing clearing of native vegetation including black cockatoo habitat trees required (purple Xs) to accommodate building envelope in constrained area.

It is also noted that the currently proposed alignment for the main east-west access road through the lot will require clearing of up to 6 black cockatoo habitat trees (and potentially additional native vegetation). Given the amount of cleared land available on lot 3965, consideration should be given to realignment of the proposed road to avoid clearing native vegetation.

The proposed structure plan should be revised taking into consideration these suggested changes and the following information provided:

Revised lot boundaries, building envelopes and road alignments

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		Revised number of black cockatoo habitat trees proposed to be cleared and total area of native vegetation to be cleared including where clearing will be required for road construction to access the property off Butterly Road and where clearing will be required for access to individual proposed lots within the subdivision. Clarification of environmental approvals strategy including confirmation of whether the proposal is to be referred for consideration under the EPBC Act for impacts to federally listed black cockatoo species and western ringtail possum, and clarification of legal instrument under which proposed clearing will be undertaken.		
29	M Wheeler Zamia Grove Yallingup	I like the proposed design of the development and have no issue in general. I am in favour of development which is in keeping with the current standard of the area. The only concerns that I would like mitigated relate to the safety of the existing residents and tourist to the area as well as the safety of the new residents of the proposed development. They relate to existing speed zones, road conditions and egress as well as the bushfire threat level for one of the two entry/exit points. The proposed development appears to only have two sealed entry/exit roads, one running East West to Commonage Road which at the intersection point has a speed limit of 90km/hr which I submit is too fast for future land holders to safely and regularly exit the proposed estate. I believe consideration should be given to dropping the speed limit for Commonage Road to 80km/hr for the entire length of Commonage road in line with the section from Biddle Road to Summerville Cres. Secondly given the proposed development only has two entry/exit points, I don't believe that Butterly road is suitable in its current state to be the only alternate sealed route out of the proposed development. Butterly Road is a very small road that has a fire risk rating of BAL-Flame Zone which is the highest category according to the development assessment. Butterly road is heavily overgrown right up until the road verge and there is vegetation which over arches the road way. My concern is that in a fire event, the new residents of the proposed development may only have one suitable entry/exit point thus creating a dangerous situation should Butterly be blocked. Additionally, Butterly road will now become the main road for all new residents to the proposed development who wish to drive south to Wildwood and on to Caves Road into the local Tourist region. According to the development draft, section 2.2.3. states the development will provide homes for approximately 170 new permanent residents within the estate. The potential for high local flow of traffic from the proposed development for residents heading south creates a dangerous intersection at Wildwood given that Buttlerly is narrow and has poor frontage onto Wildwood road in its current state. With the entry to Wildhop Brewing opposite the termination of Butterly on Wildwood, the extra traffic creates a potentially dangerous four way intersection during peak tourist season. Butterly is also used by many existing residents of the area to walk and cycle through. In its current state Butterly is challenging for non-vehicle users when vehicles pass as there is no defined shoulder to safely walk on either side of the road. The current speed limit of 70km/hr for Butterly road is most likely a historical speed allocation for an area that was once not developed in its current state and is not in keeping with the potential for an additional 170 new residents let alone the existing residents. I would submit that Butterly road should have an altered speed limit of 50 – 60km/hr if council retains the road in its current condition.	Noted. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. Road and intersection detailed design will be completed at subdivision stage in accordance with relevant technical standards. It is noted that a speed limit reduction for the adjoining road network is planned as part of the Safer Speeds Trial. This would entail a speed limit reduction of 10km for all roads adjoining the SP area. The three year trial is proposed to commence in early 2025 and is a partnership between City of Busselton, Shire of Augusta Margaret River and RAC, with support from Main Roads WA. It is considered that the proposal would improve emergency access / egress for proposed and existing residents by creating new points of access / egress in the form of road connections and EAW's.	That the submission be noted.
30	N Kalb Ollis Street Quindalup	This is a lovey rural area why put suburbia out there? If this is to go ahead keep the blocks in keeping with the area. The people that currently live there are there for what the area is to them … not to introduce density housing. Money to council shouldn't impact in the lifestyle currently enjoyed by those ratepayers living in the area.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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31	P Jackman Commonage Road Yallingup Siding	Lot size is too small. Given that the area complies with the Commonage Structure Plan, lot sizes of just over a hectare, are not compliant. We moved to this particular rural residential lifestyle under the premise that blocks were 5 acres and could NOT be subdivided. Other issues include; • Increased traffic on Commonage Road as the main entry/exit. • Increase noise and dust during construction. • Ability for aquifer to sustain another 66 lots. • Future rights to subdivide current 5 acre lots if the Commonage Structure plan is changed. If not, why not? • Potential compensation for changes in Structure plan. * The average lot size of 1.44 hectares is statistically incorrect as 64 of the lots are roughly 1 hectare.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. Noted. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage). Water requirements over and above potable supply could be harvested by way of bore abstraction. Lot owners would be required to make application to Department of Water and test the groundwater quality to ensure that it is fit for the intended purpose.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
32	P Kelly	The proposed development lot sizes do not comply with local planning scheme No21. All properties in the area including proposed development site. are zoned "Landscape value special control" areas. Section 21 As stated in the proposed structure plan 2.2.2 Housing, "with an average lot size of 1.42ha and the majority of lots being close to the 1ha minimum, the provision of lots and housing is more efficient than much of the existing Commonage Rural Residential area." The proposed development average lot size of 1.42ha and minimum lot size of 1ha is significantly less than the requirements outlined in the scheme and lower than existing subdivided properties in the area.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		The alarming trend of higher and higher density for both residential and rural residential developments in the area is not conducive with the aims of the scheme. Dunsborough lakes developments are now smaller than many developments close to major cities. Evident by children's play equipment out on verges and cars, caravans and boats parked within the front setback line or out the street. Rural residential development is not a solution to the current housing issues affecting the area. There is no justification to approve high density rural properties other than increased revenue for developers and councils. The proposed development lot sizes in no way maintain the current rural character of the area.	Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22.	
33	P & J Tucker Bayfield Court Yallingup	Our main concerns relate to the density of the development of Lot 3965, along with other issues that are related to that density change. The proposed sub-division does not adhere to the existing Commonage Consolidated Structure Plan which would have seen approximately 30 lots on this parcel of land and more than doubles the number to 66. We purchased our property with the understanding that the property (lot 3965) may be developed in the future but that it would be in accordance with the existing structure plan, retaining the 2ha minimum average lot size. This proposal has only 5 lots greater than 2 ha, with the majority of lots close to 1ha. For us, this means 4 potential new properties along our rear boundary, rather than 1-2 should the current structure plan be followed. The Visual Impact Assessment states that "existing remnant vegetation on and around the site is significant and reaching 30 to 40m in height. This restricts all views of the site to the rural residential lots direct adjoining the site. The majority of these existing rural residential lots are already setback 20m from the site boundary amongst the existing vegetation or behind the existing mature planted Eucalypt buffers / windbreaks along the northern and southern boundary of the site, limiting their current views." What this fails to acknowledge is that whilst there are certainly large eucalypts on the southern boundary of the property, there is no understory and some significant gaps in the trees that allow uninterrupted views through to our north facing living areas. This obviously would impact both our current visual amenity and raise concerns regarding our privacy should 4 new houses abut this boundary. A solution would be to also request the developers to use "tree planting to enhance environmental linkages and values that will also enhance the rural character utilizing native trees and will also further increase the compartmentalization of the site once established to screen and limit views into and across the site from external areas" as per the VIA. The VIA also states that "siting of larger lots along the Commonage Road interface will provide for a greater provision of open space when viewed from Commonage Road with opportunity to include agricultural pursuits that will reinforce / enhance the rural character." Surely this would make more sense to apply to the lots along the boundaries of the existing landholders rather than passing traffic, with the smaller lots confined to the middle of the proposed new development? The development of 66 additional lots in the Springfield Farm property includes access points off Butterly Road. Butterly Road is currently a quiet, relatively narrow, tree lined road. We are concerned that the increase in traffic will necessitate road widening and additional clearing not identified in the structure plan and not considered in the environmental assessment. The proposed structure plan also includes linking fire access through to an existing Strategic Fire Break at the eastern edge of our property (at the end of Bayfield court) . All residents of Bayfield Court are	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The EAW's proposed in the SP will not be trafficable by vehicles (except in case of emergency) but will be accessible for walking and cycling. The proposal includes fencing the perimeter of the SP area, excluding road and EAW connections and the drainage reserve at the western end of the property. Lot 16 (with the large dam) will be fenced	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		concerned that the upgrade to the laneway – bituminising and widening - will result in the laneway being used for through access to Wildwood road and increasing traffic in what is currently a cul-de-sac. It would also lead to further loss of vegetation and privacy for the 2 properties either side. As a final point, there is no provision within the proposal to upgrade the fencing along the boundaries. Presently the fence on the southern edge is in poor condition and needs to be replaced to help safeguard the significant number of livestock that currently reside on the adjoining properties. To expect existing landholders to negotiate fencing replacement with several new adjoining properties is unrealistic and could be done by the developers at a small cost relative to the scale of the proposal.	for safety reasons. Fencing will be rural standard post and wire in accordance with LPS21. It is noted that the SP area would not be used for livestock grazing (at any scale) post development.	
34	P Campbell & J Allen Brushwood Brook Drive Yallingup	We write as immediately adjoining neighbours to the proposed “Springfield Heights” development. We are the owners of 71 (Lot 24) Brushwood Brook Drive, immediately to the north of proposed Lot 6 and a portion of Lot 5. We make the following comments and suggestions: □ The existing dam which comprises the majority of proposed Lot 16 is a key feature of the overall development. Your Delegation Report notes that “…the large dam previously used for irrigation purposes would be retained on Lot 16 as a landscape feature”. The Visual Impact Statement notes “… views of the existing dam and water bodies are a key feature amongst the undulating rolling hillside” and also note the “retention of the existing dam and water bodies, and protection of views through to the water bodies as key landscape features the provide rural appearance and protecting the viewers experience allowing views between private properties and through vacant land areas to the water bodies”. The dam plays a significant part in the overall amenity of our property and that of our neighbours, and at the immediate landowners briefing meeting held on 18th July we enquired of both Larry Guise of Across Planning and the environmental consultant what protections were in place to ensure that at some future point in time the dam could not be drained/filled and that portion of land further sub-divided. Both replies were along the lines of that “that would need approval” - that may be factually correct but we felt it to be a dismissive and unsatisfactory response as it offers no certainty. We then enquired directly of Springfield Heights Pty Ltd Director Graham Teede whether a caveat could be placed on the title to protect the dam permanently. Mr Teede seemed to think that that was a sensible suggestion, and so our first suggestion is that that path be pursued. Commercially of course it makes sense to enshrine some protection into the title – Lots 5 – 9 will no doubt attract premium pricing because of the dam proximity and view, and the prospective purchasers of these lots would no doubt want their interests protected, and it seems to us that enshrining that protection would solve any future problems before they ever arose. □ On a similar vein, the Environment considerations (cl. 2.1.4 of the Structure Plan) outline the retention of the remnant vegetation. Page 16 of the Plan states “The structure plan seeks to minimize clearing and maximise retention of remnant vegetation”, and the extent of this is noted in Appendix 4. However once the various lots are sold, what protections are in place to prevent this remnant vegetation being subsequently removed? Fines after the event for any unapproved/illegal clearing are all well and good, but by then the damage is done. As with the dam, we would like to see restrictions put in place on titles or elsewhere which prohibit all such clearing. □ Whilst it is less likely to impact on our property directly, we are concerned that many of the proposed lots are relatively small, and that the somewhat crowded feel of them will detract from the overall amenity of the Commonage Rural Residential Zone and that of some of the immediate neighbours. The middle and western end of the proposed estate does look a little “box like”. At the immediate landowners briefing meeting held on 18th July the proponents advised, somewhat disingenuously we thought, that as land is a scarce resource (no argument there) that maximising the number of lots will go some way to alleviate the current district and State housing crisis. Based on current local estimates we imagine that the majority of	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. The existing dam is to be retained in the SP on private property. A caveat is considered unnecessary as the risk of future draining and filling the dam for the purpose of subdivision is considered very low for the following reasons: • the dam is part of a watercourse that would require restoration and development setbacks; • a new structure plan would be required and is very unlikely to be supported; and • subdivision is unlikely to be supported by WAPC policy. Regulation of short stay accommodation is undertaken by separate State and Local Government instruments and is outside the scope of the SP. The proposal includes fencing the perimeter of the SP area, excluding road and EAW connections and the drainage reserve at the western end of the property. Lot 16 (with the large dam) will be fenced for safety reasons. Fencing will be rural standard post and wire in accordance with LPS21.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		these lots will sell in the region of $1m (+/-) with perhaps almost as much spent on the construction of a new dwelling. An examination of recent local history for similar developments nearby suggests that many of the lots will be purchased by wealthy non-resident individuals to use as their holiday home. It will make no difference to the “housing crisis”, and so using this logic to justify the “need” to supply more housing into the market does not really stand up to a practical reality test. The Brushwood Brook Estate, on an overall parcel of land approximately the same size as Lot 3965 comprises some 55 lots, and our second suggestion is that, to lessen the impact on the overall immediate amenity, the number of overall lots in the proposed development be reduced to something matching the Brushwood Brook Estate, particularly on the western end of the proposed estate, by increasing the median lot size from the presently proposed 1.2 ha (approx.) to nearer a median of 1.5 ha. Related to the above, and whilst not a planning matter directly, we are concerned at the prospect of the new estate becoming “AirBnB central” – that is, an enclave of properties whose main purpose is to feed the short-stay accommodation market principally for the benefit of absentee landowners. Relatively recent history throughout the City informs us of the potential anti-social nature of a landscape heavily populated with short stay properties. This, perhaps more than anything else in this submission, has the potential to seriously impact on the amenity of the neighbouring properties, turning our calm and peaceful living environment into something far less amenable. Perhaps a smaller lot density, as discussed in the points above, could go some way to ameliorating what we will call the potential “short-stay risk”. Perhaps also an overall restriction could be placed on the whole estate that no more than x% of dwellings be approved as shortstay accommodation, “x” being a modest number. We note the creation of two EAWs, one to the north-west of the development, and one to the south-east. The EAW to the north-west connects to an existing EAW between Lots 37 and 38 Moriarty Place. The existing EAW is overgrown, and has not been maintained for some time. We are aware that the City is currently addressing the matter of overgrown/impassable EAWs, but we point this out in case it is not otherwise obvious. (The southern EAW is more readily traversable, but still requires some tidy-up.) In “Proposed Responses/Actions” section of Addendum 2, point 6, the proponent seems to be suggesting that they will be fencing the boundary of the whole of the Lot 3965 property (if we have read that correctly). We question the need for this. We hold the view that other than for specific area protection purposes or animal containment reasons, fencing in rural residential areas is of questionable benefit, and can detract from an “open feel” amenity. In our specific case the fence between us and the old Springfield Farm is highly degraded as a result of the previous owner allowing hazard reduction burns along the boundary tree line to overrun the fence line, causing most of the fence posts to burn and collapse. We have left the collapsed fence where it is and have no desire to see it replaced. It also allows the free-ranging mob of local kangaroos to come and go as they please (and as an aside we are pleased that the highly upsetting previous practice of shooting the kangaroos has now ceased; few things more upset our amenity than having hunters discharging high powered rifles at times less than 50 metres from our residence, at midnight). Our preference is that the existing fence be removed and the boundary left on a free-range basis. If it is mandatory that boundary fencing be installed we would request that the top wire of it be white to minimise the trip hazard for the ‘roos. Thank you for the opportunity to provide input.		
35	P Kalb Moriarty Place Yallingup	This is a rural area not suburbia this propsal is ridiculous surely the lots can be bigger to keep with the rural theme instead of the greed that is currently being promoted by the COB we don’t want another Noosa in our city	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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36	R Evans Summerville Crescent Yallingup Siding	(1) I note that the Springfield proposal has may lots under the normal size of the immediate adjoining area. I propose that the minimum lot size be 1.4 hectares. (2) The potential impact on traffic flow along Summerville Crescent also needs appraisal as many motorists appear to enter off Commonage into the southern entry of Summerville Crescent in order to take the route via Woodbridge Vale and Berryman Road to Vasse-Yallingup Siding Rd; generally as an alternative route to Busselton (via the suburb of Vasse) instead of using the Hayes Road route off Commonage Road. This route may well become attractive to future residents of the proposed Springfield subdivision; thus requiring independent traffic flow analysis.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network (providing for LOS A). Very little development-related traffic is expected to use the Summerville Cresent-Woodbridge Vale-Berryman Road route to access the Vasse-Yallingup Siding Roads corridor from the proposed structure plan area as it is not the shortest or quickest route.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
37	S McArthur Bayfield Court Yallingup	I am writing to loudly and firmly protest the size and scale of the proposed Springfield subdivision. I have been informed that the regulations that have been adhered to in the past in regards to the Special Character Area of this part of Yallingup will come to an end by 2025. Unfortunately i missed this particular debate earlier on, but cannot understand why the current council sees fit to directly fly in the face of what was clearly a well thought out policy in its time. I am NOT anti development, however cannot support a development that pays so little respect to the natural environment and the need for space to exist in keeping with this environment. It is after all why people come to live on acreage. I implore you to Reconsider the overcrowded nature of this proposal and instruct that further exploratory investigations take place in regards to the current water table that will not withstand bores being sunk at random. This subdivision needs to be halted until further community consultation has taken place.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Noted. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage). Water requirements over and above potable supply could be harvested by way of bore abstraction. Lot owners would be required to make application to Department of Water and test the groundwater quality to ensure that it is fit for the intended purpose.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
38	S Loller Leeming	As a Perth resident who frequents the Commonage district for holidays, it is disappointing to see a large-scale housing estate being planned for the district. The area is renowned for being a peaceful enclave just outside of Dunsborough and Yallingup; a place where farms, wineries, rural properties, and small business combine to create a quintessential Southwest experience. Some points opposing the development in its current density arrangement, based on the Structure Plan out for public comment, is noted below: 4.1.3 Public open space -Noted within the document as ‘public open space not normally required in rural residential zone’ applications. This is a once in a generational land sale within the Commonage district and provides an opportunity for the council/local government to provide public amenity and open space to an ever-growing district for generations to come. The only proposed ‘public open space’, if you could call it that, will be a wider revegetated verge against commonage road. As there are currently no paths or pedestrian access along commonage or within the proposed housing estate, calling a road siding public open space is not an adequate solution to meeting requirements. With ever increasing tourist attractions all along commonage road/wildwood road, there is an opportunity to have an expansive rural park experience within the heartland of Commonage District.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Public Open Space (POS) is not required in the ‘Rural Residential’ zone unless deemed necessary to protect specific landscape or environmental features. The existing CPACSP requires a minimum 20m-wide landscape buffer adjacent Commonage Road, which has been reflected in the proposed SP. The proposal provides for the retention of 15 ha of remnant vegetation within road reserves and within privately owned lots and landscape planting is	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

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		This could incorporate the existing Dam, natural spring, and rolling fields with walking trails to promote the beauty and unique ecology of the South West for everyone. 4.2.1 Density - The average lot size is noted as 1.42ha, however the perceived larger standard lot size is due to having the x2 required 5ha lots on Commonage Road, and the dam included in lot 16 (9.03ha) which inflates the true size of the other 63 proposed lots. Removing the 5ha commonage road lots and dam lot 16, brings the true total average lot size for the other 63 proposed sites to approx 1.16ha. 1.16ha lots is not in keeping with the lifestyle arrangements and community feel local nearby residents have bought into. There is a likelihood of dwellings becoming short stay accommodation, further impacting quite amenity local residents currently enjoy. Local properties overlooking the new development will likely lose their rural character charm by having multiple visibly dwellings nearby. They will have gone from vineyards and meadow vista to possibly 4 visible new build homes. It is a blatant cash grab to densely fill the current Lot with as many homes as possible with no benefit for the community. 4.2.2 Interface with adjoining areas -Building Envelopes appear to large and in some cases overlap into BAL fire zones (lots 58-66 inclusive for example) The rear of the building envelopes along the southern boundary appears to be in some cases, less than 100mtrs away from existing residential dwellings. Further reducing local resident rights to quiet enjoyment for physical views and noise concerns. Part TWO 2.1.4 Environment -It is noted within the structure plan, that much of the remaining natural environment will be retained which is great. It should be incumbent on the council and local government to request further retention of tree's and enhance the local native flora with additional planting to ensure the future of Black Cockatoo's and possum population within the Commonage District. Conclusion -It is unlikely the proposed 66 dwellings will contribute 170 new residents to the commonage district, as the area has approvals for short stay accommodation. Therefore, likelihood of vacant holiday homes used for accommodation which will have significant impact for quiet enjoyment for existing nearby residents. -No opportunity for public open space (such as parks, walking paths or walking trails, or opening the dam for community activation). There should be strong objection on this point by reducing lot quantities to open the estate for public accessibility. -There is a risk the area will become an 'enclave within an enclave'. This is further compounded by the probable costs of lots and home builds making this essentially an opportunity only for wealthy and affluent persons. -Ensure retainment of trees, it should not just be about losing less trees during development, but to ensure there is a gross benefit for local fauna such as the endangered Black Cockatoo's. -There really isn't a net benefit for existing residents to support such an estate next to their properties. The population density, traffic, noise, sound, and visual pollution will change the area for the worse. There needs to be thoughtful considerations on how best to manage these outcomes to support the community. This is a once in a generation opportunity for the council to support locals by objecting to mini estates in residential rural areas, and ensure the design and density does not tear apart the fabric of Commonage District Rural lifestyle. If the quantity of lots was reduced, building envelopes shrunk, vegetation planting	proposed along the full Commonage Road frontage and adjacent waterway and drainage lines, as well as street tree planting across the subdivision.	

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		carried out, and public open space made available, I believe a suitable opportunity to build a generational change in the Commonage district could be achieved.		
39	T Sydney – Smith Commonage Road Yallingup	Am concerned about the amount of electricity required for the future lots and believe an additional power supply or transformers should be part of the subdivision approval to ensure there is sufficient power requirements for all the new lots together with the existing lot owners. Our property is a working vineyard and does require a "greater than residential power draw" in order to operate, meaning our vineyard would become unviable if the power supply to our property diminished or had insufficient power available to it. Our vineyard has been operational for more than 20 years now and is commercial in nature. My understanding is the power supply coming into our property is currently only feeding our property. This may change with the subdivision. Please consider the power requirements for the new subdivision to ensure our existing lots are not in any way compromised. In order to ensure the power supply is acceptable to all lot owners then perhaps a power load study needs to be done which may result in the owners of the proposed subdivision needing to upgrade the power supply to service the new lots and ensure that existing lot owners are not disadvantaged. The power load study should be a minimum requirement and done prior to any approval of subdivision.	Western Power's network mapping tool shows that there is enough capacity for the development from the Busselton Zone Substation. The map indicates 20MVA is available up to 2027 and the development requires less than 1MVA. These matters will be confirmed at the subdivision stage but it is standard practice that Western Power and the WAPC will require power arrangements that do not disadvantage neighbouring lot owners.	That the submission be noted.
40	T Leach Commonage Road Yallingup Siding	No letter attached.	No letter attached.	No letter attached.
41	T Woodward Butterly Road Yallingup	This development is not in keeping with the feel of the commonage/butterly locality. 1HA blocks mean MINIMAL space for vegetation as fire mitigation by individual landowners will mean that on a block that size with water tanks and houses will leave very little room left to plant vegetative spaces. This development is an amazing opportunity for city of busselton to set a precedent for the inevitable future housing developments in this area – it should NOT feel like an extension of Dunsborough urban area; and it is an incredible opportunity for City of Busselton to be PROGRESSIVE and environmentally adaptive and to create blocks of land that are BIGGER (2HA minimum) with mandatory planting of vegetative spaces including species that are deemed appropriate for providing habitats for endangered species (black cocktaoos & western ring tailed possums; such as Marris, banksias). It is NOT GOOD ENOUGH to just leave existing trees and expect that the remaining wildlife there will be expected to hang around the houses. We have land 50m away from the development on Butterly Rd and I am extremely concerned about the wildlife corridor being interrupted by the density of housing proposed and fences. We have kangaroo trails that run from the proposed site, through our neighbours block and then through ours (none of us have fences); we have Western Ring Tailed Possums on our block and the biggest joy of living in this area is knowing that WE are helping to maintain their habitat. City of Busselton - PLEASE consider the bigger picture. We are in an environmental crisis and already our wildlife are suffering - we should be demanding of developers that they address the bigger picture and provide developments that will BENEFIT the natural environment. I understand that development of farmland is inevitable but PLEASE put greed second to the environment. Double the block size and make mandatory planting of native vegetation part of landowners stipulations.	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. The proposal includes fencing the perimeter of the SP area, excluding road and EAW connections and the drainage reserve at the western end of the property. Lot 16 (with the large dam) will be fenced for safety reasons. Fencing will be rural standard post and wire in accordance with LPS21.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.
42	V & S Pullan Blackbutt Close Yallingup Siding	1. This area is very much a tourist area with many people driving from the towns to explore the local vineyards and amenities. All the block sizes in this area are approximately 2 to 2.5 hectares in size yet the proposed development with possibly 2 exceptions are around 1 hectare basically half the size. Why? 2. We have no scheme water in the area so visually it will look very un-attractive looking at 66 huge water tanks crammed into such a small area on such small blocks..	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties.	Modifications 1, 2, and 3 as contained in Attachment 4 – Schedule of Modifications, are proposed to address

Schedule of Submissions

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

		3. TRAFFIC despite your plan showing a straight road we exit Sommerville Crescent onto Commonage Road adjacent to the development and cars come very quickly around the bend. and with an extra 66 blocks so say an extra 130 vehicles on the road there is an accident waiting to happen. From our entry point to Commonage we cannot see the entry into the development. 4. TREES Shouldn't we be planting more trees for our environment not eliminating them. 5. The development that is going ahead on Commonage Road on the outskirts of Dunsborough has dramatically changed the soul of this area with small blocks and tiny houses crammed together. We have invested into the area to enjoy the peace the space and the fabulous countryside. We are not against the development if it is in keeping with the area where we live and we hope the planners take their responsibilities seriously not just helping to fatten the pockets of the developers.	The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network. It is noted that a speed limit reduction for the adjoining road network is planned as part of the Safer Speeds Trial. This would entail a speed limit reduction of 10km for all roads adjoining the SP area. The three year trial is proposed to commence in early 2025 and is a partnership between City of Busselton, Shire of Augusta Margaret River and RAC, with support from Main Roads WA.	matters raised in the submission.
43	D Burton Wildwood Road Yallingup	As a property owner at 83 Brushwood Brook Drive, Yallingup, I set out below my concerns and submissions in relation to the proposed development for your consideration:- whilst the density of the lots specified in the proposed structure plan (PSP) are within the recommended 1-4ha range as stipulated in the City of Busselton (City) Local Planning Scheme No 21, the vast majority of the 66 lots are either 1ha or just above 1ha. Having such a large number of minimum sized lots in a condensed area is inconsistent with objects of the 'Rural Residential' zoning the City's Local Planning Strategy 2019 (Planning Strategy) and will negatively impact the amenity of the area. the Planning Strategy states that subdivision within the rural-residential area of Commonage, should only be considered if 'there is seen to be demonstrable community benefit'. The PSP is unlikely to be supported by the surrounding community. Based on the nature of the area, the average lot sizes and uses of the land in the area, a significant increase in traffic, noise and residents is unlikely to provide demonstrable community benefit. the Planning Strategy also states that expansion opportunities in the Yallingup village region are 'very limited due to environmental, visual impact and bushfire risk constraints, as well as remoteness from services and infrastructure.' For this reason, the PSP would be inconsistent with the Planning Strategy for the region. in the Transport Impact Statement, the Sidra modelling confirms the implementation of the PSP would result in an increase in AM and PM peak hour traffic along Commonage Road and Wildwood Road. Considering the density of the proposed development, this is likely to cause traffic related issues on quiet rural streets, impacting on the amenity of the area. the Bushfire Hazard Level Assessment shows significant areas of the PSP to be classified as 'Extreme' bushfire risk. Further the report includes numerous recommendations, most of which have not been undertaken or completed. Most notably, a bushfire management plan has not yet been provided. Considering the evident ' bushfire risk' in the region, implementation of these recommendations should be undertaken before the PSP be considered. Noting the considerations for subdivision in the Commonage region in the Planning Strategy, the bushfire risks should be managed strictly. The approved structure plan for Lot 4069 in 2022 located just south of the PSP lot, only proposed 5 lots, far fewer than the amount proposed in the proposed structure plan. Overall, the increased noise emissions from vehicles and residents are inconsistent with the zoning and current amenity of the area and will have a negative impact on adjoining property owners peaceful enjoyment of their properties by reason of the increased noise, traffic and limited amenities to support such a drastic increase in local population	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Further modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

Schedule of Submissions

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

			It is considered that the SP proposal includes the following community benefit:
			• contribute to efficient use of land, services and infrastructure;
			• retain and enhance environmental and landscape values including:
			  ○ retaining 97% of existing vegetation;
			  ○ providing landscaped buffers;
			  ○ retaining established avenues of Poplar and Silver Birch trees;
			  ○ retaining the large dam which contributes to landscape and habitat values; and
			  ○ re-connecting habitat corridors using planting of native species;
			• improve access and safety by providing new road and EAW connections, and provision of three strategic water tanks for fire-fighting purposes.
			
			A Bushfire Management Plan is required to be prepared based on the final subdivision design.	

44	D Seward Wildwood Road Yallingup	I wish to state my absolute opposition to the proposed structure plan for lot 3965 (796) Commonage Rd. It is inconsistent with all of the existing lots that border its boundaries and previous existing subdivisions that are based on the Commonage Consolidated Structure Plan that was first enacted in approx 1993 and further endorsed in June 2004. This structure plan states that area 5B should have a minimum lot size of 2Ha and an average lot size of 4Ha , whereas this present proposal has a minimum lot size of 1Ha and and average of 1.8Ha his area ,which result in an increased lot density 2.2 times the existing norm for this area. This seems to be justified by the Local Planning Scheme 21 which is used to override the original Commonage Rd Structure plan. The Scheme 21 states on page 12 paragraph(A) .To provide lots primarily for residential purposes in the lot range 1Ha to 4Ha . To counter this paragraph I would strongly argue that the vast majority of people who purchase Rural/Residential lots do so for the Rural space and feel, not for solely residential purposes. Paragraph (B) on page 12 states ... To provide opportunity for a range of limited Rural and related ancillary pursuits on Rural/Residential lots . This proposed subdivision is clearly inconsistent with the above paragraphs and existing subdivisions in the Commonage Rd area and a complete insult to all landowners in the immediate vicinity who bought their dream lots in good faith. In the Traffic impact statement it says the 2 proposed intersections with Butterly Rd are for minor site access that are expected to accomodate low traffic volumes . This statement is based on unrealistic optimistic expectations that will have major impacts and I draw your attention to the following pertinent points . 1. Wildhop Brewery entrance is directly opposite Butterly Rd /Wildwood Rd intersection, this already has high customer traffic volumes ,any further traffic at this intersection will result in major road works to mitigate an already compromised road layout . 2.Proposed lot owners will take the path of least resistance and take the shortest route to the beach by using Butterly Rd and not Commonage Rd as assumed . 3. Butterly Rd is effectively a single lane bitumen Rd that is ill suited to a greater traffic flow , which would necessitate further widening by extensive tree removal and further unintended impact to existing Butterly rd landowners .	Noted. Modifications are proposed that would result in a small reduction in the number of proposed lots, additional vegetation retention, and additional screening to/from adjoining properties. Further modifications are proposed that would result in a realignment the road connections to Butterly Road to mitigate issues raised in submissions. LPS21 requires a minimum lot size of 1 ha for Rural Residential lots, whereas the CPACSP designates a minimum lot size of 2 ha with an average lot size of 4 ha for the majority of the site. Lots adjoining Commonage Road are required to be a minimum of 5 ha. The proposed Springfield SP is broadly consistent with the CPACSP, except that it proposes smaller minimum and average lot sizes. It is noted that the SP area is surrounded by a range of lot sizes included a substantial number of ~1 ha lots. Modifications proposed would result in a small increase in the average lot size. Further, it is noted that future development requirements for Rural Residential areas (including minimum lot sizes) will	Modifications 1, 2, 3 and 4 as contained in Attachment 4 – Schedule of Modifications, are proposed to address matters raised in the submission.

Schedule of Submissions

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

		I implore you to take heed of the issues I have raised and not let this developer be responsible for trashing what is existing in this most sort after area. Send it back to the developer/planner and ask that he complies with the existing norm i.e. Commonage Consolidated Structure Plan because Local Planning Scheme 21 does not represent what existing landowners in this area expect and want.	be considered in the City's proposed new Local Planning Scheme No. 22. The proposed road network is broadly supported, and the TIA demonstrates that the impact of the traffic generated by the development can be sufficiently accommodated by the existing road network.	

Schedule of Modifications

PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

No.	STRUCTURE PLAN MODIFICATIONS	REASON
1.	Reconfigure and / or amalgamate lots, as shown in FIGURE 1: Revised Structure Plan Map, in order to: • Avoid lot boundaries / fence lines transecting areas of remnant vegetation. • Reduce clearing of remnant vegetation. • Reduce the occurrence of driveways transecting areas of significant remnant vegetation. • Increase the average lot size.	In response to public submissions and DBCA submission. Avoid impacts of fencing and driveway construction on significant areas of remnant vegetation. Smaller lot sizes may result in more pressure on remnant vegetation. Increase average lot size.
2.	Reduce building envelope size to a maximum of 2000sqm in alignment with LPS21, and increase setbacks to neighbouring properties where possible, as shown in FIGURE 1: Revised Structure Plan Map.	To align with the requirements of the scheme, further reduce vegetation removal, and to increase physical and visual separation between buildings and adjoining properties.
3.	Provide a 5 metre wide landscape planting (visual screening buffer) comprised of native species along the boundary of the SP area, excluding areas on the boundary that feature: • Remnant vegetation. • Existing or proposed screening vegetation (that is not remnant vegetation). • A road or EAW directly abutting the SP area. Planting shall be undertaken by the proponent at the subdivision stage. The extent of the planting may be reasonably modified following consultation with the owners of neighbouring properties and to achieve appropriate BAL compliance.	In response to public submissions regarding the impacts of the development on visual privacy and landscape character.

Schedule of Modifications

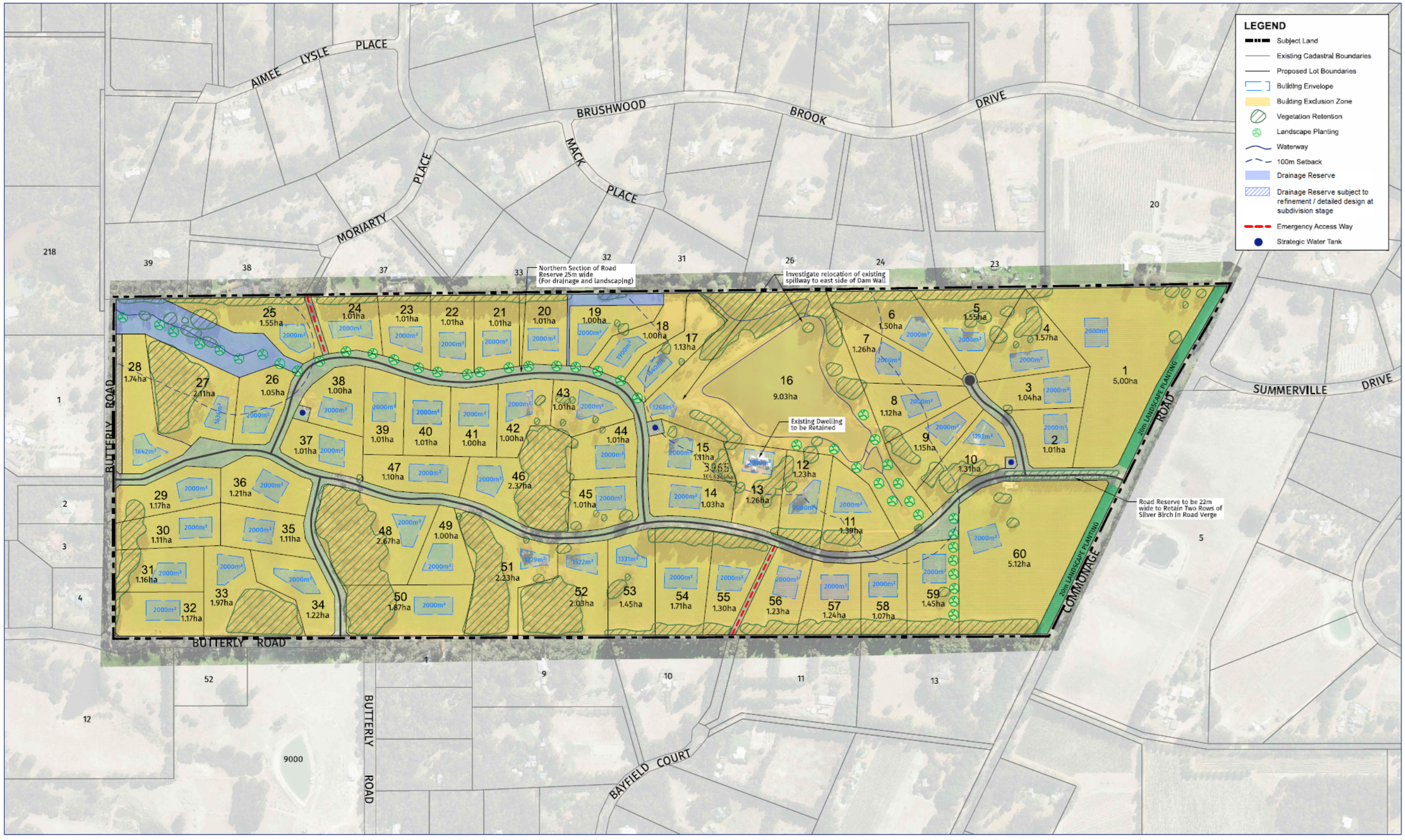
PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

4.	Modify road layout as follows: • Relocate the southern road connection to / from Butterly Road. Modify the layout to re-align the north-south road to connect with Butterly Road between proposed Lots 34 and 50 as shown in FIGURE 1: Revised Structure Plan Map. • Relocate the eastern road connection to / from Butterly Road. Modify the layout to re-align the east-west road to connect with Butterly Road between proposed Lots 28 and 29 as shown in FIGURE 1: Revised Structure Plan Map.	In response to public submissions regarding the impacts of the road layout on remnant vegetation and visual privacy. Lot re-design shall avoid driveways traversing areas of significant remnant vegetation.
5.	Modify drainage layout as follows: • Provide additional drainage reserves adjacent proposed Lots 19 and 28 to accommodate drainage basins / swales and associated access as shown in FIGURE 1: Revised Structure Plan Map. • Provide expanded sections of road reserve to accommodate drainage requirements FIGURE 1: Revised Structure Plan Map.	In response to DWER submission regarding the operation and maintenance of the drainage network.
6.	Update the structure plan document and technical studies (where relevant) to reflect modifications 1 – 5.	To reflect the modifications and for consistency.

Schedule of Modifications

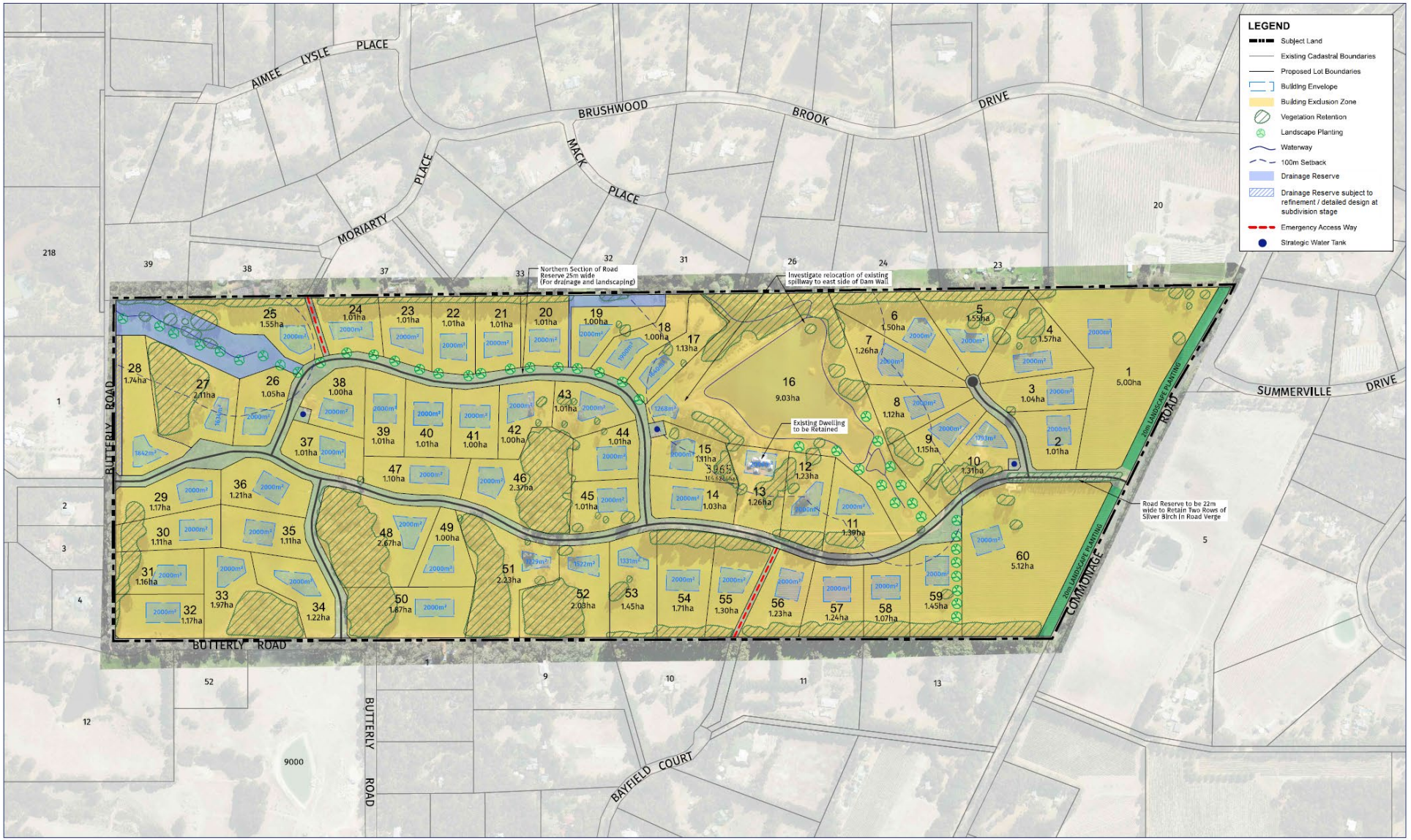
PROPOSAL: SPRINGFIELD STRUCTURE PLAN - LOT 3965 (796) COMMONAGE ROAD YALLINGUP

FIGURE 1: REVISED STRUCTURE PLAN MAP

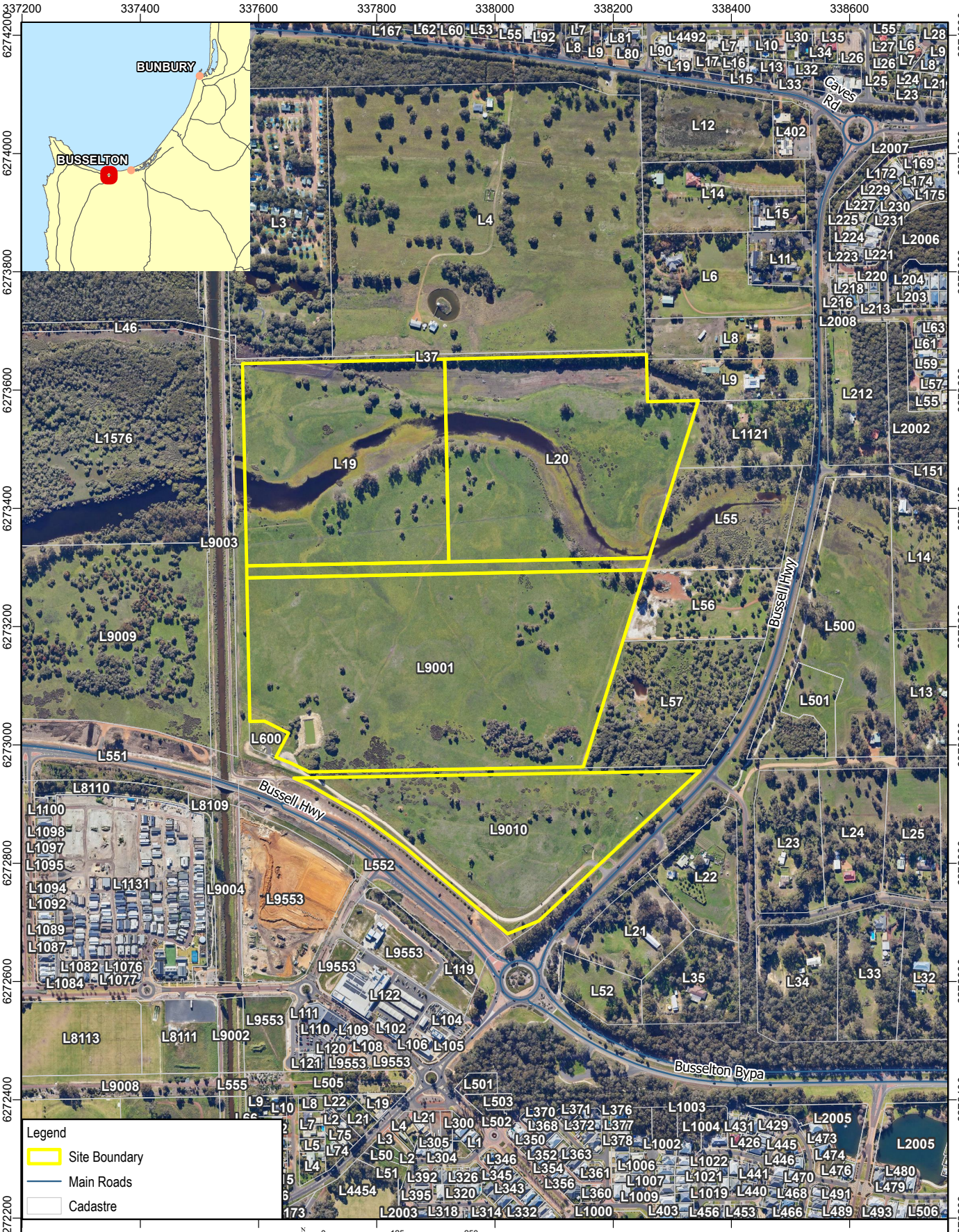


This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

FIGURE 1: REVISED STRUCTURE PLAN MAP



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.



SLR

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Coordinate System:	GDA 1994 MGA Zone 50
Scale:	1:8,000 at A4
Project Number:	4747
Date Drawn:	9/10/2023
Drawn by:	JH
Reviewed by:	JM

Service Layer Credits: Landgate / SLIP

ON-Q Projects

Environmental Assessment Report
Vasse North Precinct

Site Location

FIGURE 1

Path: H:\Projects-SLR\675-PER\675-PER\675.V64747.00000Vasse North Initial Analysis\06 SLR Data\01 CADGIS\GIS\Vasse North mapping\Vasse North mapping.aprx

City of Busselton
Geographe Bay

City of Busselton Local Planning Scheme No.21 Amendment No. XX

Lots 9001, 9010, S19 and S20 Bussell Hwy, Abbey

File No: AMD21/XXXX
WAPC Ref:

MINISTER FOR PLANNING

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1.	LOCAL AUTHORITY:	City of Busselton
2.	DESCRIPTION OF SCHEME:	Local Planning Scheme No.21
3.	TYPE OF SCHEME:	District Zoning Scheme
4.	SERIAL No. OF AMENDMENT:	Amendment No.XX
5.	PROPOSAL:	a) Insert 'Special Provision Area No. 78' into Schedule 3 of the Scheme; b) Amend Schedule 10 – Development Contribution Area to include the subject land in DCA 4 - Vasse; and c) Amend the Scheme Map by: i) replacing the 'Rural' zone over Lots 9001 and 9010 Bussell Hwy with the 'Urban Development' zone; ii) replacing the remaining portion of the 'Rural' zone in the north-eastern corner of Lot 9001 with the 'Conservation' zone; iii) replacing the 'Conservation' zone over the southern portion of Lots S19 and S20 Bussell Hwy with the 'Urban Development' zone; iv) amending the boundary of the 'Landscape Value Area' to align with the southern boundary of the modified 'Conservation' zone on Lots S19 and S20; v) including the new Urban Development zone in Development Contribution Area No. 4 and Special Provision Area No. 78; and vi) replacing the 'No Zone' category over the existing roads within the new Special Provision Area with the 'Urban Development' zone.

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

City of Busselton

Local Planning Scheme No. 21

Amendment No. XX

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

a) Inserting 'Special Provision Area No. 78 to read as follows:

No	Particulars of Land	Zone	Special Provisions
SP78	Lots 9001, 9010, S19 and S20 Bussell Hwy, Abbey	Urban Development	1. A single structure plan is to be prepared for the entire Special Provision Area. 2. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to address the following: a) Be accompanied by a Local Water Management Strategy that addresses water-related matters relevant to the proposal, including consideration of the land to the north and measures to manage risk from coastal inundation (where relevant). b) Include measures to minimise the impact on visual landscape values.

b) Amend Schedule 10 – Development Contribution Area to include the subject land in DCA 4 – Vasse as follows (modification underlined):

"The Developer Contribution Plan operates in association with the endorsed Vasse Structure Plan, the endorsed Vasse Townsite Structure Plan, the endorsed Heron Lake Structure Plan, the endorsed Vasse Village Centre Structure Plan <u>and the endorsed Vasse North Structure Plan</u> and generally conforms to the Long Term Financial Plan."

c) Amending the Scheme Map by:

i) replacing the 'Rural' zone over Lots 9001 and 9010 Bussell Hwy with the 'Urban Development' zone;

ii) replacing the remaining portion of the 'Rural' zone in the north-eastern corner of Lot 9001 with the 'Conservation' zone;

iii) replacing the 'Conservation' zone over the southern portion of Lots S19 and S20 Bussell Hwy with the 'Urban Development' zone;

iv) amending the boundary of the 'Landscape Value Area' to align with the southern boundary of the modified 'Conservation' zone on Lots S19 and S20;

v) including the new Urban Development zone in Development Contribution Area No. 4 and Special Provision Area No. 78; and

vi) replacing the 'No Zone' category over the existing roads within the new Special Provision Area with the 'Urban Development' zone.

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

a) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

b) an amendment that will have minimal impact on land in the scheme area that is not the subject of the amendment; and

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

Dated this ..... day of 2022

.....

CHIEF EXECUTIVE OFFICER

Amendment Report

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Executive Summary

This Scheme Amendment relates principally to Lots 9001, 9010, S19 and S20 Bussell Hwy, Abbey, referred to in the *Leewuin-Naturaliste Sub-regional Strategy* (Strategy) and the City of Busselton's Local Planning Strategy as 'Vasse North'.

The primary purpose of the Amendment is to rezone appropriate portions of the land to the 'Urban Development' zone of the City's Local Planning Scheme No. 21 (and draft Local Planning Scheme No. 22) to facilitate the future subdivision and development of the land as an extension of the Vasse Estate in accordance with its Urban designation under the Strategy. The Amendment also resolves the extent of the 'Open Space Investigation' area designated in the Strategy by retaining substantial portions of Lots S19 and S20 in the current 'Conservation' zone based on assessment of the land's environmental and hydrological characteristics.

The Urban Development zone requires the preparation of a Structure Plan for the land prior to subdivision and development. The required Structure Plan is provided as an appendix to this Scheme Amendment Report for separate determination by the WAPC. The Structure Plan depicts the anticipated form of future subdivision and development and details how this meets the objectives of the Strategy, including resolution of the Open Space Investigation Area on Lots S19 and S20 designated in the Strategy.

The Scheme Amendment and Structure Plan appropriately resolve the considerations for the land detailed in the Strategy and are consistent with the State and Local planning frameworks applicable to the land. The supporting technical analysis demonstrates that development within the proposed 'Urban Development' zone can be progressed as an extension of the existing Vasse Estate, without adverse environmental, landscape or amenity impacts to the land or the surrounding locality.

Part 1 - Planning Context and Background

1.1. Location and Property Description

The subject land (Vasse North) comprises Lots 9001, S19 and S20 Bussell Hwy, Abbey, Lot 9010 Bussell Hwy, Vasse and adjacent incidental land. The land is located immediately north of the Vasse Village Centre, at the north-western intersection of the Busselton Bypass and Bussell Highway.

The subject site is located approximately 8km west of the Busselton town centre, 16km east of Dunsborough and 40km north of Margaret River.

The subject site is bounded by the Busselton Bypass to the south, Bussell Highway and portion of the Broadwater Nature Reserve to the east, the Buayanyup drain to the west and private rural land to the north, currently subject to rezoning and structure planning as Abbey South.

Vasse North comprises the northernmost development area of the Vasse Estate, which has been planned and developed over the past 17 years since identification as a 'Village' in Statement of Planning Policy No. 6.1 – Leeuwin-Naturaliste Ridge Policy (SPP 6.1). Vasse is the most progressed of the new settlements identified in the Policy and is now a fully self-sustained town comprising education, recreation, commercial and industrial areas providing extensive local employment opportunities.

The whole of the land is fenced as a single parcel and is currently used for grazing cattle. As a result of this historic use the land is largely cleared of endemic vegetation with only scattered trees remaining, including a large stand near the south-eastern boundary of Lot 9001. The central portion of Lots S19 and S20 includes a historic drainage channel (not a creek) which intersects with the Broadwater Nature Reserve to the east. The channel is mapped as connecting to the Locke Nature Reserve to the west however there is no hydrological connection as the two areas are bisected by the Buayanyup Drain.

The land is intersected by a number of gazetted but unconstructed roads (sometimes referred to as Fox and Bovell Roads). The northern boundary of the Lots S19 and S20 is bounded by a drainage reserve (portion of 'Fox Road') vested with the City of Busselton which separates the land from the Abbey South area to the north. The eastern side of Lot 9010 is transected by a Western Power overhead electricity line and a Water Corporation sewer pressure main which connects to the wastewater pumpstation (Lot 600) adjacent the south-western corner of Lot 9010.

Figure 1 - Local Context

1.2. Land Ownership

The Vasse North land comprises four lots with a total area of 53.68 hectares and a number of gazetted but unconstructed roads (sometimes referred to as Fox and Bovell Roads). Table 1 below summarises the legal description and ownership of each of the respective private landholdings.

Table 1 - Land Description and Ownership

Lot Number	Certificate of Title	Deposited Plan	Land Area	Owner
9001	2799/297	DP69783	19.9389 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
9010	2917/572	DP409834	9.1852 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
S19	2795/380	P230941	11.7126 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
S20	2795/380	P230941	12.8411 ha	Perron Developments Pty Ltd and Stawell Pty Ltd

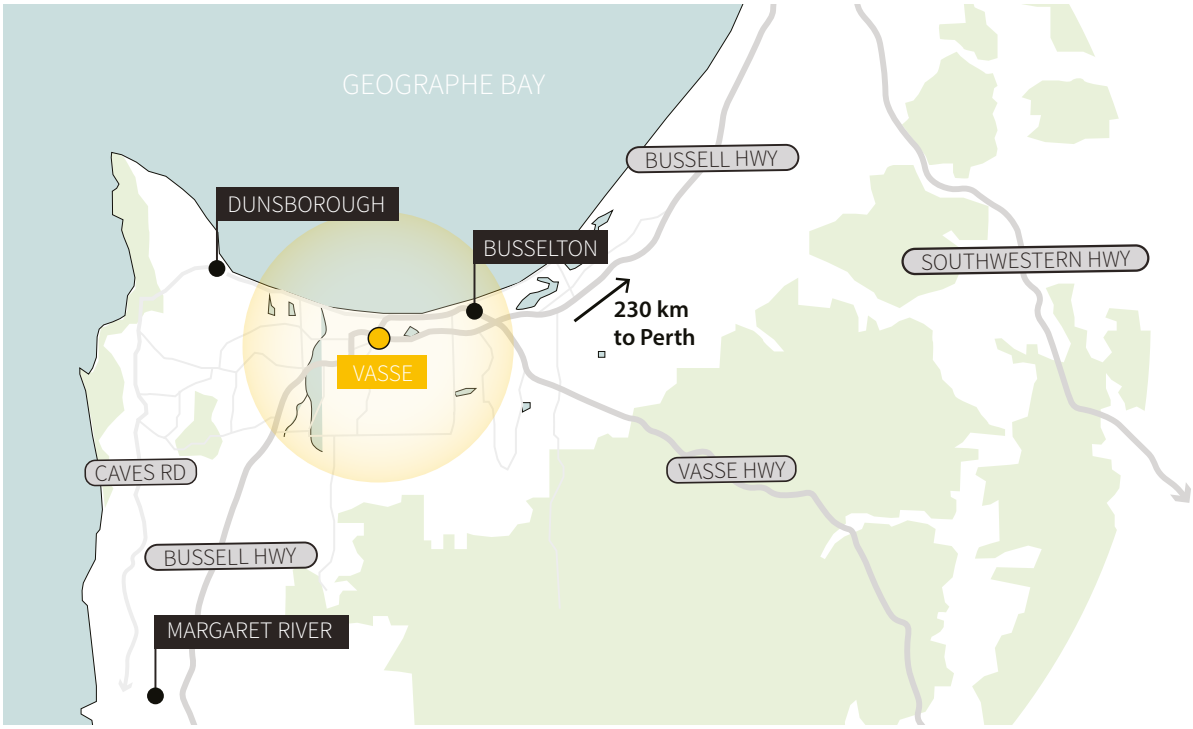


Figure 2 - Regional Context

1.3. Background to the Amendment Report

The Leeuwin-Naturaliste Sub-regional Strategy (the Strategy) was released by the WAPC in May 2019 to *"provide guidance to help the respective local governments implement State strategic priorities and inform local planning strategies and schemes so that robust planning decisions are made."*

The Strategy identified five Planning Investigation Areas (PIAs), including Vasse North and the adjacent Abbey South PIA to the North, as land requiring *"further investigation as part of the strategic reconsideration of land use in the sub-region."*

Pending adoption of the Strategy in 2019 the WAPC subsequently endorsed the City of Busselton's Local Planning Strategy (Local Planning Strategy) on 13th March 2020, which included the Vasse North PIA.

In 2021 the Department of Planning, Lands and Heritage (DPLH), on behalf of the WAPC, undertook detailed investigation of the PIAs identified in the Strategy to determine their suitability for a possible change of use. The investigation of each PIA included assessment of the universal and specific key considerations outlined in Section 7 of the Strategy. The WAPC's assessment against the Section 7 criteria, simultaneously addressed the requirements at Table 2 of the City's Local Planning Strategy for Vasse North. The Strategy was amended in December 2021 to reflect the outcomes of these investigations, facilitating consideration of the land for rezoning and development.

In relation to the Vasse North PIA, the WAPC resolved:

The land identified as Vasse North Planning Investigation Area was investigated in accordance with Section 7. The WAPC resolved to amend the Strategy as follows:

1. *Designate the following lots as 'Urban':*
   - *Lot 9001 on DP 69783*
   - *Lot 9010 on DP 409834*
2. *Designate the following lots as 'Open Space Investigation':*
   - *Lot S19 on DP 230941*
   - *Lot S20 on DP 230941*
3. *Remove the Vasse North Planning Investigation Area from the Strategy Plan.*
4. *Require the preparation of a single structure plan over the entirety of the land identified above. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to set out the following:*
   - *A water management report that takes into consideration the land to the north and addresses all water-related matters relevant to the proposal.*
   - *Measures to minimise the impact on visual landscape values.*
   - *Measures to manage risk from coastal inundation.*
   - *Open space requirements.*

This Scheme Amendment and accompanying Structure Plan give effect to the WAPC determination consistent with the purpose of the Strategy to guide local decision-making and inform local planning schemes.

The accompanying reporting responds to the specific considerations set out in the Commission's 2021 resolution, including defining the extent of the 'Open Space Investigation Area' on Lots S19 and S20 on the basis of the lands environmental, hydrological, physical and aesthetic characteristics. Other key issues relating to water management, landscape value and coastal inundation are addressed by the Structure Plan aligning with the technical assessments provided in support of the rezoning and structure planning request.

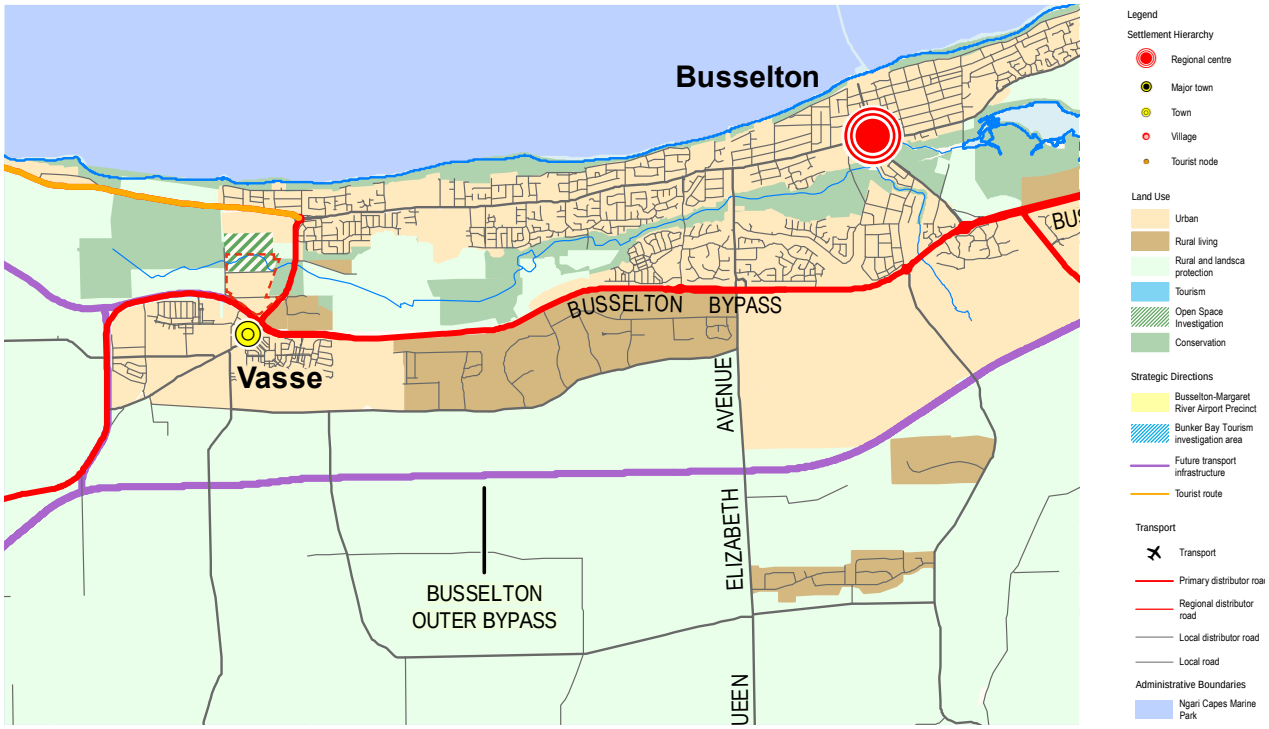


Figure 3 - Leeuwin-Naturaliste Sub-regional Strategy (site denoted by red dashed boundary)

1.4. Vasse North Structure Plan

Pursuant to the requirements of the proposed Urban Development zoning, the required Structure Plan for the land has also been prepared and is provided as an appendix to this application, for separate determination by the WAPC.

It is intended that this Structure Plan be read in conjunction with this amendment proposal, and that the Structure Plan Report and accompanying reporting provide the necessary justification and technical detail to support this amendment.

The Structure Plan is accompanied by a full suite of technical reporting, providing a thorough assessment of the relevant considerations for the land applicable to this rezoning request. This includes:

- Appendix Two: Environmental Assessment Report (SLR Consulting Australia)
- Appendix Three: Local Water Management Strategy (JDA Consulting Hydrologists)
- Appendix Four: Bushfire Management Plan (JBS&G)
- Appendix Five: Traffic and Transport Assessment (Uloth & Associates)
- Appendix Six: Transportation Noise Assessment (Lloyd George Acoustics)
- Appendix Seven: Landscape Strategy Report (Emerge Associates).
- Appendix Eight: Infrastructure Engineering Report (Stantec)

The reports demonstrate the suitability of the land for urban development and inform the design response and management strategies to ensure that key considerations such as flora, fauna, hydrology, bushfire, servicing and traffic have been considered and implemented.

1.5. City of Busselton Policy - Partial Moratorium on Scheme Amendments

The City adopted a Council Policy for a Moratorium on Scheme Amendments on 19th April 2023, which applies until the finalisation of draft Local Planning Scheme No.22. The date for finalisation of the draft Scheme is not known.

As it relates to this amendment proposal Clause 5.2 of the Policy provides Council the discretion to initiate a Standard Amendment where:

a) the Standard Amendment is:
  i) urgent from an operational standpoint; or
  ii) of strategic importance consistent with the intent and strategies of the Local Planning Strategy; and

b) the Standard Amendment will not:
  i) adversely affect the progression of the draft Local Planning Scheme No. 22; or
  ii) unduly affect or pre-empt the Council's decisions on draft Local Planning Scheme No. 22; or
  iii) result in ad-hoc rezoning; and

c) the Standard Amendment does not deviate significantly from the state or local planning policy framework; and

d) the Standard Amendment is well considered and appropriately justified; and

e) the City is confident the Standard Amendment can be finalised during the Moratorium period."

For the reasons set out in the Scheme Amendment and Structure Plan report, the Scheme Amendment meets the Policy criteria at Clause 5.2 and should be initiated by Council. A summary of the proposal's compliance with the Clause 5.2 criteria is set out in Table 2.

Table 2 - Satisfaction of Clause 5.2 Criteria

Policy Criteria	Applicant Response	Satisfied
a) the Standard Amendment is: *i) urgent from an operational standpoint; or* *ii) of strategic importance consistent with the intent and strategies of the Local Planning Strategy*	Rezoning of portion of the land to Urban Development aligns with the designation and intent of the land in the Leeuwin-Naturaliste Sub-regional Strategy and the City's Local Planning Strategy.	Yes
b) the Standard Amendment will not: *i) adversely affect the progression of the draft Local Planning Scheme No. 22; or*	Consistent with purpose of the Sub-regional Strategy, the draft Scheme should give force and effect to the designation of the land in the Strategy.	Yes
the Standard Amendment will not: *ii) unduly affect or pre-empt the Council's decisions on draft Local Planning Scheme No. 22; or*	This aligns with the purpose of this Scheme Amendment which will not therefore adversely affect the progression of the draft Scheme.	Yes
the Standard Amendment will not: *iii) result in ad-hoc rezoning; and*	The land has been strategically identified for rezoning in the Strategy and the Local Planning Strategy and is therefore not 'ad-hoc' rezoning.	Yes
c) the Standard Amendment does not deviate significantly from the state or local planning policy framework; and	Rezoning of the land does not deviate from the state and local planning policy framework as it aligns with the designation of the land in the Strategy and the Local Planning Strategy.	Yes
d) the Standard Amendment is well considered and appropriately justified; and	Detailed justification for the rezoning, inclusive of all relevant technical reporting, is provided in the Scheme Amendment and Structure Plan Reports forming this submission.	Yes
e) the City is confident the Standard Amendment can be finalised during the Moratorium period.	If initiated and supported by the City there is no evident reason why the Amendment should not be capable of finalisation in accordance with standard statutory timeframes for a Standard Amendment.	Yes

Part 2 - Scheme Proposals

2.1. Existing Zoning

Lots 9001 and 9010 Bussell Highway are currently zoned 'Rural' in LPS21.

Lots S19 and S20 Bussell Highway are zoned 'Conservation' and included in the Schemes 'Landscape Value Area' category. The central portion of Lots S19 and S20 are also subject to the 'Floodway Area' and 'Wetland Area' categories of the Scheme.

The site is intersected by a number of gazetted but unconstructed roads (sometimes referred to as Fox and Bovell Roads).

The Abbey South development area to the north of the site is similarly zoned as a combination of 'Rural' in the north and 'Conservation' in the south. The reserved land between the subject site and Bussell Highway is reserved for 'Recreation'. Land on the eastern side of Bussell Highway is zoned 'Rural Residential'.

The Buayanyup Drain runs the length of the sites western boundary and is reserved for 'Public Purposes: Drain'. West of the drain, the Locke Nature Reserve is reserved for 'Recreation' and additional land owned by the Vasse Joint Venture north of the Bypass is zoned 'Rural'.

To the south the land is abutted by the Busselton Bypass extension which is zoned 'Rural'. Immediately to the south is the well advanced Vasse Village Centre which is zoned 'Urban Development' and included in 'Special Provisions Area 65'. A portion of open space at the north-east of the Village Centre is reserved for 'Recreation'.

2.2. Special Control Areas

Portions of Vasse North are affected by the following Special Control Areas set out in the Scheme.

2.2.1 Landscape Value Area

The Scheme category of 'Landscape Value Area' applies to the southern boundary of Lots S19 and S20, also taking in the reserve adjacent Bussell Highway and north of Lot 9010. The function of the 'Landscape Value' category is to require development approval for all clearing and development to protect (as far as practicable) landscape and scenic character, wetland, habitat and other environmental values associated with the area.

The Scheme Amendment proposes to modify the current boundary of the 'Landscape Value Area' to align with the modified extent of the 'Conservation' zone on Lots S19 and S20. The revised boundary corresponds with the urban development footprint depicted in the proposed Structure Plan.

This takes the historical drainage channel as a logical, physical boundary between urban development to the south and the future open space / conservation area across the northern portion of Lots S19 and S20.

The whole of Lots S19 and S20 are currently used for grazing and as a result the land is highly degraded from an ecological point of view. While there is little physical differentiation between the northern and southern sides of the historical drainage channel, the channel and the fringing vegetation and trees does provide a notional visual separation between the two areas, especially on a seasonal basis.

From a visual perspective, the alignment of the modified 'Landscape Value Area' and 'Conservation' zone boundaries is logical and continues to provide an appropriate level of protection for the open space / conservation areas of the undeveloped portions of Lots S19 and S20.

2.2.2 Floodway and Wetland Area

Large portions of Lots S19 and S20 are subject to the 'Floodway Area' and 'Wetland Area' categories specified in the Scheme, which generally align with the surface drainage channel running west to east and discharging into the reserve on the eastern boundary of the site.

The Amendment proposes no change to the current delineation of the 'Floodway' or 'Wetland' Area categories as depicted in the Scheme, retaining these areas in the existing 'Conservation' zone.

2.2.3 Development Contribution Area

The amendment proposes to extend the existing Development Contribution Area No. 4 (DCA 4), which applies to the various Vasse Estate and Heron Lake Structure Plans, to the subject area. The Scheme specifies the purpose of the contributions towards funding:

- Upgrading of Newtown Oval;
- Development of a consolidated and integrated active open space facility adjacent to the Cape Naturaliste College to be known as the 'Vasse Sporting Complex'; and
- Community purposes site adjacent to the Village Centre,

Contributions become payable upon subdivision or development in accordance with the provisions of LPS 21 and SPP 3.6.

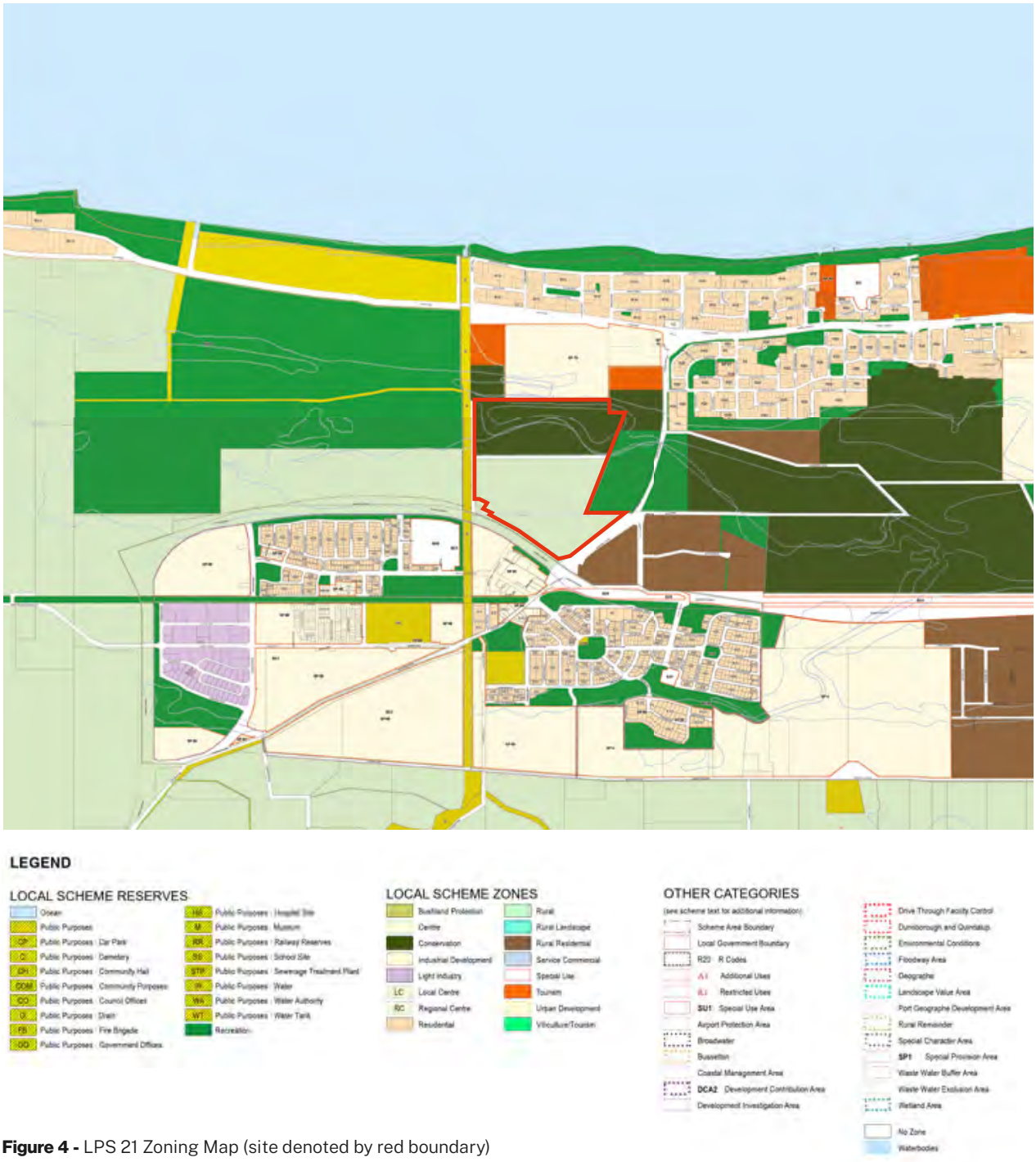


Figure 4 - LPS 21 Zoning Map (site denoted by red boundary)

2.3. Special Provision Area No. 78

This Scheme Amendment report proposes to include new 'Special Provision Area No. 78' in Schedule 3 to ensure that the intent of the Leeuwin-Naturaliste Sub-regional Strategy is reflected in LPS 21 and subsequent structure planning.

The proposed conditions for the new Special Provisions Area address the requirements specified for the land in the Strategy, modified in response to the outcomes of the technical reporting undertaking in support of the Amendment request and Structure Plan. The alignment between the Strategy and the proposed Scheme provisions is set out in the following table.

The Environmental Assessment Report (EAR) supporting the amendment does not identify any additional management plans or strategies for the land that cannot be managed as part of the standard planning and environmental approval process. On this basis no additional special provisions are proposed for this purpose.

Table 3 - Special Provision Area Conditions Alignment with Leeuwin-Naturaliste Sub-regional Strategy Requirements

Strategy Requirement	Special Provision Area Condition
Require the preparation of a single structure plan over the entirety of the land identified above.	1. A single structure plan is to be prepared for the entire Special Provision Area.
In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to set out the following:	2. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to address the following:
• *A water management report that takes into consideration the land to the north and addresses all water-related matters relevant to the proposal*	a) Be accompanied by a Local Water Management Strategy that addresses water-related matters relevant to the proposal, including consideration of the land to the north and measures to manage risk from coastal inundation (where relevant).
• *Measures to minimize the impact on visual landscape values.*	b) Include measures to minimise the impact on visual landscape values.
• *Measures to manage risk from coastal inundation.*	Integrated with 2(a) above as a relevant matter for consideration in a LWMS.
• *Open space requirements.*	Not required as: • The rezoning proposal delineates the extent of the Open Space Investigation area to be retained in the 'Conservation' zone; and • Open space within the proposed Urban Development zone will be provided in accordance with standard Liveable Neighbourhoods requirements.

Part 3 - Amendment Proposals

3.1. Overview of Amendment Proposal

The principal purpose of this Scheme amendment is to rezone the land per the direction in the Strategy to facilitate the subdivision and development of Vasse North as a logical extension of the Vasse Estate. Specifically it is proposed to:

i) Replace the 'Rural' zone over Lots 9001 and 9010 with the 'Urban Development' zone, with an additional 1,813sqm portion in the north-east corner of Lot 9001 being replaced by the 'Conservation' zone.

ii) Replace the 'Conservation' zone over the portion of Lots S19 and S20 south of the historic drainage channel with the 'Urban Development' zone. This retains more than 70% of the existing 'Conservation' zone and related protections over these lots.

iii) Amend the boundary of existing 'Landscape Value Area' to align with the southern boundary of the modified 'Conservation' zone.

iv) Include the relevant portions of Fox and Bovell Roads within the 'Urban Development' zone.

v) Include the new 'Urban Development' zone in Development Contribution Area No. 4 and Special Provision Area No. 78, with a related modifications to Schedules 3 and 10 of the Scheme.

Figure 5 - Rezoning Plan

3.1.1 Urban Development Zone

The rezoning to 'Urban Development' provides the relevant head of power pursuant to Clause 3.4.3 of the Scheme for the implementation of the proposed Structure Plan over the land in line with its designation as 'Urban' in the Leeuwin–Naturaliste Sub-regional Strategy.

The relevant objectives for the zone detailed in the Scheme are:

a) *To designate land for future urban development and provide a basis for more detailed structure planning in accordance with this Scheme.*
b) *To provide for a range of residential densities to encourage a diversity of residential housing opportunities.*
c) *To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.*
e) *To provide for a range of recreational, community, cultural and social facilities to meet the needs of a growing and diverse population.*
f) *To provide for the protection of natural areas and habitats within urban areas.*

The submitted Structure Plan demonstrates how the land can be successfully developed in accordance with the Scheme objectives for the zone, having regard for the site conditions and its unique location adjacent the Vasse Village Centre. The Structure Plan anticipates 400+ residential lots with density codes ranging from R20 through to R60 for lots in closer proximity to the Vasse Village Centre..

3.1.2 Open Space Investigation Area / Conservation Zone

Retention of the majority of Lots S19 and S20 for 'Conservation' addresses the strategic direction provided in the Strategy for the 'Open Space Investigation' which is given as:

"Land that may be suitable for open space (nature/passive recreation) purposes but requires further investigation to determine its suitability and/or refine its area.

Further investigation is required to consider factors that may be relevant to the intended open space purpose, such as wetland buffer and flood management requirements. The final extent of land required for open space purposes is to be determined through the investigation process and informed by appropriate studies, and may be larger, smaller or the same size as the area designated as 'Open Space Investigation'."

The technical investigations supporting the rezoning and structure planning have identified a logical response to these considerations which takes the historical drainage channel as an appropriate physical boundary between urban development to the south and open space in the north of the land. This response accommodates all of the necessary environmental and hydrological considerations for the land, as well as protecting its residual landscape qualities and providing for future enhancement and development permitted by the current 'Conservation' zoning.

Suitability and Need for Urban Development of Vasse North

Housing availability remains a significant issue for the region. An analysis undertaken by Urbis in 2021 confirmed that Busselton is as one the fastest growing municipalities in Western Australia, with a growth rate of approximately 2.8% (970 people) per annum over the last decade. The population within Vasse's main trade area itself is increasing at approximately 2.3% (260 people) per annum, resulting in a forecast population of 13,030 people by 2030. With an estimated 400+ dwellings proposed within the accompanying Structure Plan, Vasse North has the capacity to make a meaningful contribution towards addressing this local need.

As foreshadowed by its 'urban' designation in the Strategy, Vasse North's location and site characteristics make it a highly appropriate and uniquely situated site for urban development. While the accompanying Structure Plan and technical reporting detail many of these attributes, several other key factors merit consideration in confirming the lands suitability for urbanisation. These include:

1. The land is the best located, undeveloped area near the Vasse Village Centre with its emerging range of retail, medical, services and amenities, as well as the educational and recreational facilities committed elsewhere in the Estate. This proximity is a unique attribute, unmatched elsewhere in the region and creates direct synergies that address the climate change mitigation, economic and infrastructure objectives of State Government Policy, including reduced travel times to services, improving walkability, greater retail sustainability and the efficient use of services.
2. The land is owned by the same developer as the Vasse Estate, with a proven track record and a long-term commitment to the success of the locality. The Joint Venture partnership has the financial capacity, technical capability and willingness to progress the development. In terms of land supply this is a critical consideration, ensuring there is a credible linkage between the identification of land to meet regional growth targets and its realistic capacity for development.
3. The development of Vasse North can be accommodated by the extension of existing services provided for this purpose, fully funded by private development. As a logical extension of the servicing and development strategy of the Vasse Estate, the site is not subject to the prohibitive start-up infrastructure and development costs of other zoned land in the Region, which has precluded the development potential of these sites from being realised.

Part 4 - Conclusion

Approval to the development of Vasse North will establish the final development footprint of the Vasse Estate, 25 years since the settlements identification in the Leeuwin-Naturaliste Statement of Planning Policy in 1998.

This Scheme Amendment establishes the necessary planning framework to facilitate development of Vasse North as a logical extension of the Vasse Estate, in line with the lands identification for this purpose in the Leeuwin-Naturaliste Sub-regional Strategy. The rezoning of the unconstrained portion of the land as 'Urban Development' facilitates the Structure Plan provided in support of the rezoning, and the retention of the balance of the land for 'Conservation' aligns with the Commission's objective of retaining portions of the land for open space associated with urban development.

As the proposal aligns with the strategic objectives of the Strategy and the City's Local Planning Strategy it meets the Policy criteria at Clause 5.2 of the City's recently adopted Policy for a Moratorium on Scheme Amendments, and will neither adversely affect or pre-empt the Council's decisions on the draft Local Planning Scheme No. 22.

At a strategic level, Vasse North has ideal attributes for urban development, including the lands proximity to the Vasse Village Centre, the availability of service infrastructure and the developers capability to undertake the development as an extension of the existing Vasse Estate.

The technical assessments for the land confirm its suitability for urban development and the Structure Plan demonstrates a well-considered, site responsive and high-quality development outcome can be achieved. This planning responds to the specific considerations set out in the Commission's 2021 resolution, thereby meriting support for the rezoning and structure planning for the land in accordance with the State's strategic direction.

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

City of Busselton

Local Planning Scheme No. 21

Amendment No. XX

RESOLVED that the Council, in pursuance of section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

a) Inserting 'Special Provision Area No. 78 to read as follows:

No	Particulars of Land	Zone	Special Provisions
SP78	Lots 9001, 9010, S19 and S20 Bussell Hwy, Abbey	Urban Development	1. A single structure plan is to be prepared for the entire Special Provision Area. 2. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to address the following: a) Be accompanied by a Local Water Management Strategy that addresses water-related matters relevant to the proposal, including consideration of the land to the north and measures to manage risk from coastal inundation (where relevant). b) Include measures to minimise the impact on visual landscape values.

b) Amend Schedule 10 – Development Contribution Area to include the subject land in DCA 4 – Vasse as follows (modification underlined):

"The Developer Contribution Plan operates in association with the endorsed Vasse Structure Plan, the endorsed Vasse Townsite Structure Plan, the endorsed Heron Lake Structure Plan, the endorsed Vasse Village Centre Structure Plan and the endorsed Vasse North Structure Plan and generally conforms to the Long Term Financial Plan."

c) Amending the Scheme Map by:

i) replacing the 'Rural' zone over Lots 9001 and 9010 Bussell Hwy with the 'Urban Development' zone;

ii) replacing the remaining portion of the 'Rural' zone in the north-eastern corner of Lot 9001 with the 'Conservation' zone;

iii) replacing the 'Conservation' zone over the southern portion of Lots S19 and S20 Bussell Hwy with the 'Urban Development' zone;

iv) amending the boundary of the 'Landscape Value Area' to align with the southern boundary of the modified 'Conservation' zone on Lots S19 and S20;

v) including the new Urban Development zone in Development Contribution Area No. 4 and Special Provision Area No. 78; and

vi) replacing the 'No Zone' category over the existing roads within the new Special Provision Area with the 'Urban Development' zone.

ADOPTION

Adopted by the resolution of the Council of the City of Busselton at the Meeting of the Council held on

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

.....
Grant Douglas Henley
MAYOR

.....
Michael Stephen Lee Archer
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for Final Approval by resolution of the City of Busselton at the Meeting of the Council held on the ..... day of ..... 20..... and the Common Seal of the City of Busselton was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
Grant Douglas Henley
MAYOR

.....
Michael Stephen Lee Archer
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

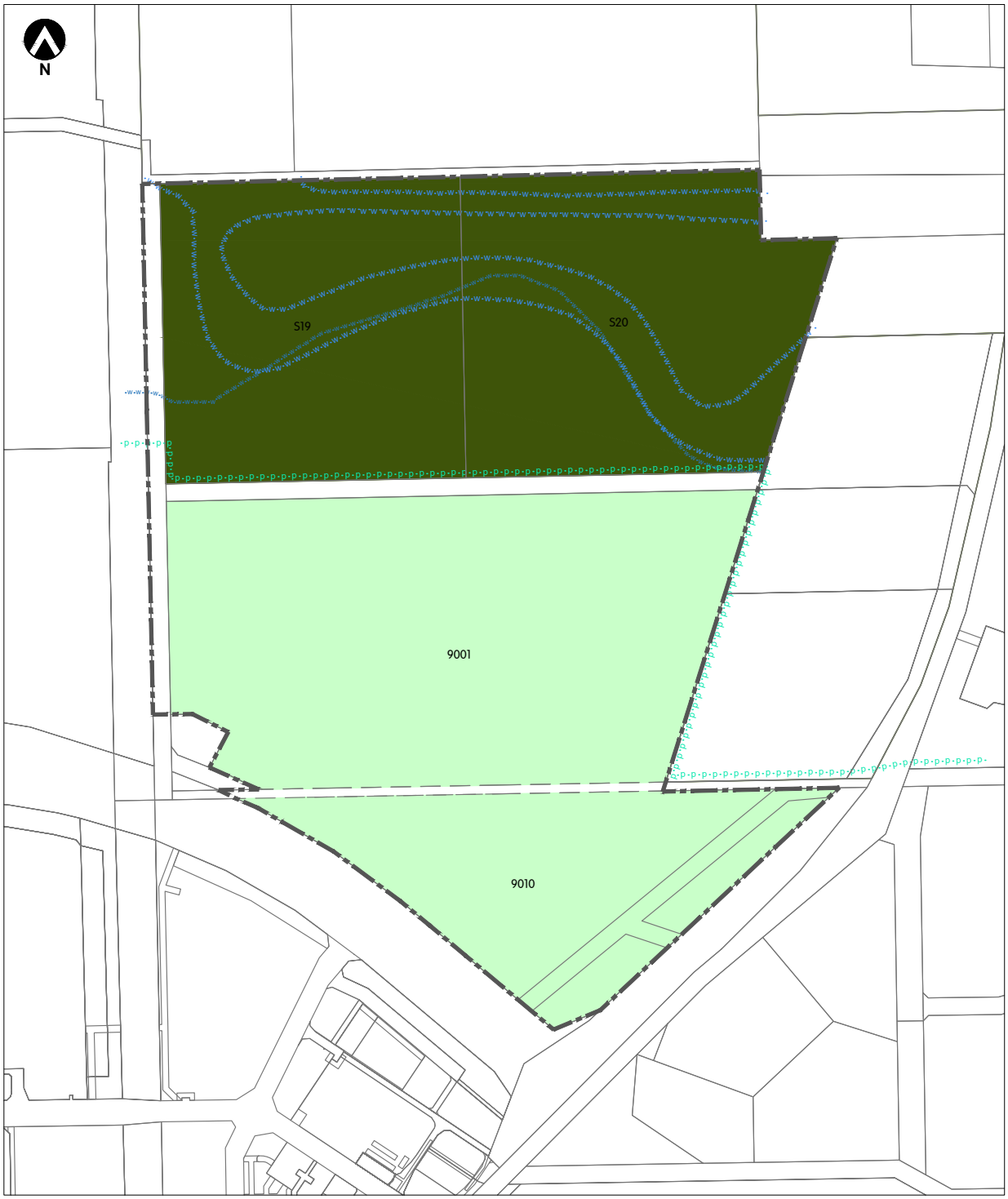
.....
Delegated under S.16 of the
Planning & Development Act 2005

.....
Date

Final Approval Granted

.....
Delegated under S.16 of the
Planning & Development Act 2005

.....
Date

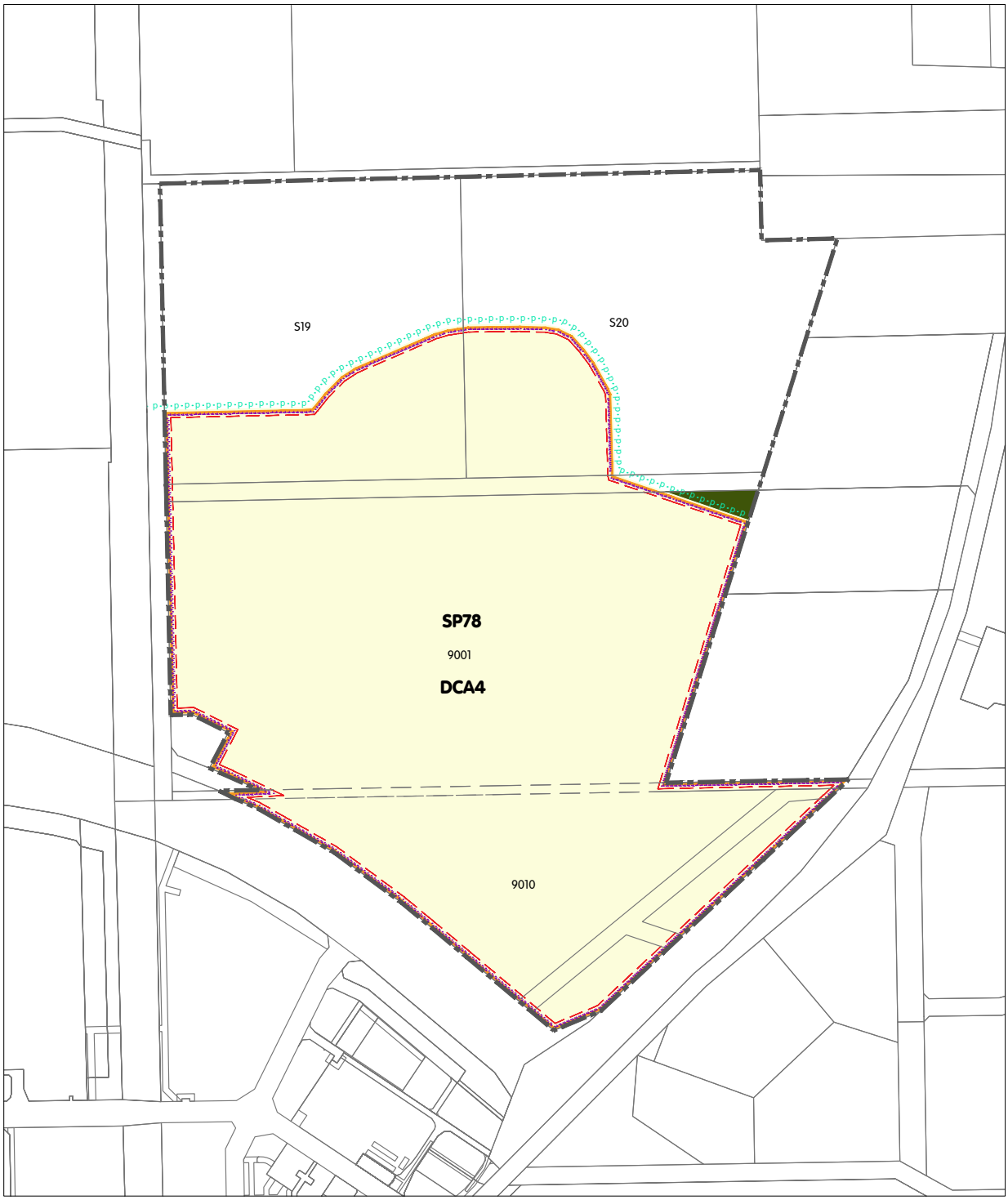


EXISTING ZONING

SUBJECT AREA

LOCAL SCHEME ZONES
- CONSERVATION
- RURAL

OTHER CATEGORIES
- FLOODWAY AREA
- WETLAND AREA
- LANDSCAPE VALUE AREA



PROPOSED ZONING

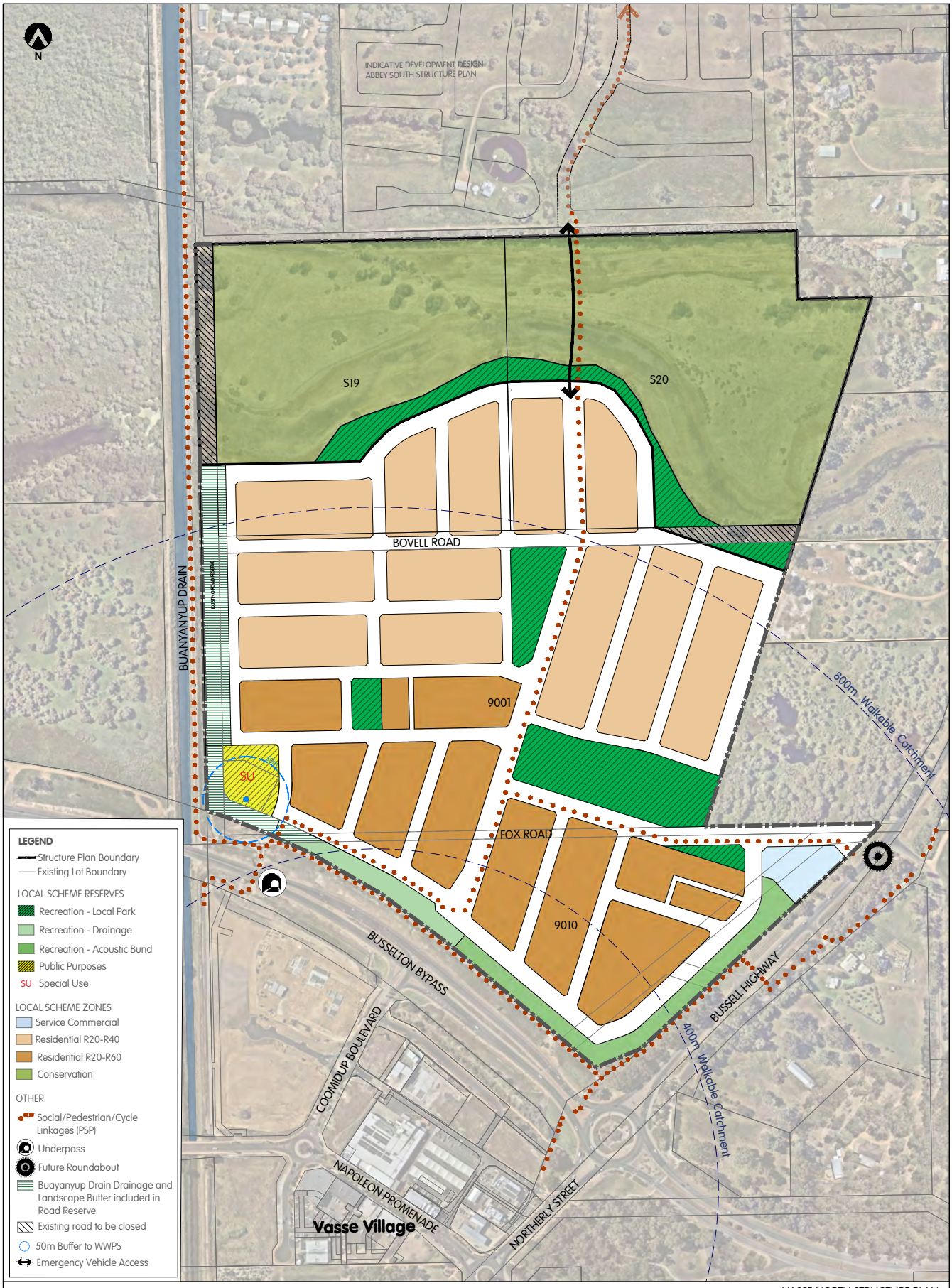
SUBJECT AREA

LOCAL SCHEME ZONES
URBAN DEVELOPMENT
CONSERVATION

OTHER CATEGORIES
DCA4
DEVELOPMENT CONTRIBUTION AREA
SP1 SPECIAL PROVISION AREA

LANDSCAPE VALUE AREA

Appendix 1 - Vasse North Structure Plan


N
INDICATIVE DEVELOPMENT DESIGN
ABBEY SOUTH STRUCTURE PLAN
S19
S20
BOVELL ROAD
BUANYANYUP DRAIN
9001
SU
FOX ROAD
9010
800m Walkable Catchment
BUSSELTON BYPASS
COOMDUP BOULEVARD
BUSSELL HIGHWAY
400m Walkable Catchment
NAPOLEON PROMENADE
NORTHERLY STREET
Vasse Village
LEGEND
Structure Plan Boundary
Existing Lot Boundary
LOCAL SCHEME RESERVES
Recreation - Local Park
Recreation - Drainage
Recreation - Acoustic Bund
Public Purposes
SU Special Use
LOCAL SCHEME ZONES
Service Commercial
Residential R20-R40
Residential R20-R60
Conservation
OTHER
Social/Pedestrian/Cycle Linkages (PSP)
Underpass
Future Roundabout
Buayanyup Drain Drainage and Landscape Buffer included in Road Reserve
Existing road to be closed
50m Buffer to WWPS
Emergency Vehicle Access
CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
NEARMAP
HATCH
SIZE A3 1:4000
0 metres 40 80 120 160 200
VASSE NORTH STRUCTURE PLAN
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse
City of Busselton
G POS AREAS 240520 TG DP
F CONSERVATION AREA 240516 TG DP
E MOD SUBJECT BOUNDARY 240424 TG DP
D DESIGN MODIFICATION 240314 TG DP
C PATHS, MODS LEGEND 240219 TG DP
REV DESCRIPTION YYMMDD DRAWN APPR'D
JOBE CODE PGP VAS
SERVICE DES
DOC.TYPE DWG
DRAW NO. 605
REV. G
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

VASSE HATCH

Vasse North Structure Plan

May 2024

Vasse North Structure Plan

Revision	Comment	Date Issued
A	Draft for client review	December 2023
B	Final	May 2024

Disclaimer

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ENDORSEMENT PAGE

This Structure Plan is prepared under the provisions of the City of Busselton Local Planning Scheme No. 21

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

.....

Signed for and on behalf of the Western Australian Planning Commission:

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 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	Date approved by the WAPC

Table of Density Plans

Density Plan No.	Area of density plan application	Date endorsed by the WAPC

Executive Summary

The Vasse North Structure Plan (VNSP) applies to Lots 9001, S19 and S20 Bussell Hwy, Abbey and Lot 9010 Bussell Hwy, Vasse referred to in the Leeuwin-Naturaliste Sub-regional Strategy (Strategy) and the City of Busselton's Local Planning Strategy as 'Vasse North'.

The land is owned in joint venture by Perron Developments Pty Ltd and Stawell Pty Ltd, who have successfully collaborated for many years in the design and delivery of the adjacent Vasse Estate and the Vasse Village Centre.

The Structure Plan provides the strategic framework to guide the future subdivision and development of Vasse North as an extension of the Vasse Estate and depicts the anticipated form of future development responding to the unique site conditions and location. This includes a highly interconnected road and open space network which provides essential connectivity to adjacent areas for pedestrians, cyclists and motorists, facilitates tree retention and provides for the integrated management of stormwater. Peripheral acoustic bunds and landscaping protect the amenity of future residents while creating a natural landscape character when viewed from the adjacent road network.

The Structure Plan identifies the urban development footprint for Vasse North ending at the southern bank of the historic drainage channel on Lots S19 and S20, resulting in more than 70% of these two lots being retained for conservation purposes. This design response accommodates all of the necessary environmental and hydrological considerations for the land, protects its residual landscape qualities and provides for future enhancement.

The Structure Plan comprises predominantly residential development, taking advantage of its unique proximity to the Vasse Village Centre, which is within a 10 minute walk of most of the future residents. The development is anticipated to deliver approximately 445 new homes for an ultimate population in the order of 1,157 people. A small site adjacent the entry from Bussell Highway is proposed for Service Commercial, facilitating a wide variety of uses suited to this high traffic environment.

The technical assessments for the land confirm its suitability for urban development and the Structure Plan demonstrates a well-considered, site responsive and high-quality development outcome can be achieved. Planning responds to the specific considerations set out for the land in the Leeuwin-Naturaliste Sub-regional Strategy, and the related considerations incorporated into Schedule 3 of Local Planning Scheme 21.

Table 1 - Executive Summary Table

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	57.52 hectares	Part 2 – Section 5.3.1, Table 4
Area of each land use proposed: • Residential • Service Commercial	 20.19 hectares 0.42 hectares	 Part 2 – Section 5.5.1 Part 2 – Section 5.5.3
Estimated number of dwellings	448 dwellings[1]	Part 2 – Section 5.5.1
Estimated residential site density	22.20 dwellings per site hectare	
Estimated population	1, 157 persons[1]	
Estimated commercial floor space	1,300sqm nett lettable area	Part 2 – Section 5.5.3
Estimated area and percentage of public open space given over to: • Neighbourhood Park • Local Parks (x3) • Linear Parks (x 2)	 1.67 hectares (36%) 0.96 hectares (21%) 2.02 hectares (43%)	 Part 2 – Section 5.3.1, Table 4
Estimated percentage of natural area Conservation zone	31% (17.63 hectares)	Part 2 – Section 5.3.1, Table 4

[1]Presumes 450sqm average lot size
[2]Average 2.6 people per household (2021 Census)

Part One

Implementation

1. Structure Plan Area and Operation

a) The Vasse North Structure Plan (VNSP) applies to the land contained within the inner edge of the line denoting the Structure Plan boundary shown on the Structure Plan Map (Plan 1).

b) The plan is in effect from the date stated on the cover and for a period of 10 years (or nay other period approved by the WAPC).

2. Staging

Development will commence at the Bussell Highway entry and progress in a westerly direction.

3. Subdivision and Development Requirements

a) Land use zones and reserves

i) Zones

a) Plan 1 designates proposed zones and reserves applicable in the structure plan area.

b) Land use permissibility is in accordance with Table 1 - Zoning Table of the City's Local Planning Scheme 21.

ii) Road reserves

a) Most roads within the Structure Plan area are classified as 'Access Street C' pursuant to Liveable Neighbourhoods with the exception of the entry road and north-south boulevard which is classified as 'Neighbourhood Connector' on Plan 1.

b) Access to Bussell Highway shall be generally in the location depicted on Plan 1. Direct lot access to Bussell Highway and the Busselton Bypass is not permitted.

c) Existing roads within the Structure Plan area will be closed where necessary to align with Plan 1. The developer will be responsible for coordinating the necessary closure and acquisition process with relevant authorities.

iii) Public open space

The provision of a minimum of 10% Public Open Space (POS) will be provided in accordance with the WAPC's Liveable Neighbourhoods. POS is to be provided generally in accordance with the location depicted on Plan 1 and the POS Schedule provided in Part 2. An updated POS Schedule is to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Busselton.

b) Density and development

i) Density and R-Codes

a) Plan 1 defines the residential density code, or residential density code range, that apply to specific areas within the VNSP. Except where already specified on Plan 1, lot specific residential densities, within the defined residential density ranges, are to be assigned in accordance with a Residential Density Code Plan approved by the WAPC.

b) A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall be consistent with the SP, the Residential Density Ranges identified on Plan 1 and the locational criteria contained in Clause 3(b)(ii)(b).

c) The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.

d) Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall form part of the VNSP and shall be used for the determination of future development applications.

e) Variations to the Residential Density Code Plan will require further approval of the WAPC, with a revised Residential Density Code Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Residential Density Code Plan shall be consistent with Residential Density ranges identified on Plan 1 and the locational criteria contained in Clause 3(b)(ii)(b).

f) A revised Residential Density Code Plan, consistent with Clause 3(b)(i)(e) will replace, wholly or partially, the previously approved Residential Density Code Plan, and shall then form part of the VNSP as outlined in Clause 3(b)(i)(d).

g) Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:

(i) The amalgamation of lots;

(ii) Consolidation of land for "superlot" purposes to facilitate land assembly for future development;

(iii) The purposes of facilitating the provision of access, service or infrastructure; or

(iv) Land which by virtue of its zoning or reservation under the VNSP cannot be developed for residential purposes.

ii) Locational criteria

The allocation of residential densities shall be in accordance with the following criteria:

a) R20 applies as the base code except where identified in clause (b) below.

b) Where depicted on Plan 1, a density range from R25 - R40 or R25 – 60 (as applicable) may be applied to lots that generally comply with the following criteria:

(i) Lots adjacent to public open space or other amenity;

(ii) Lots fronting a Neighbourhood Connector road;

(iii) Lots abutting a laneway;

(iv) Lots at the end of street blocks; or

(v) Within street blocks to accommodate a wider variety of lot sizes and resultant housing types to facilitate housing diversity.

iii) Local development plans

a) Local Development Plans (LDP's) are to be prepared in accordance with Part 6 of Schedule 2 – Deemed Provisions for Local Planning Schemes, *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to any subdivision and/or development that is affected by the following design considerations:

1. Lots with vehicle access from a laneway;
2. Lots with direct interface to open space;
3. Lots that propose grouped or multiple dwelling development;
4. Lots affected by an Asset Protection Zone;
5. Lots accommodating a drainage easement;
6. Where required to facilitate tree retention; and/or
7. Lots designated as 'Service Commercial'.

b) Residential LDP's may address (but are not limited to) consideration of fencing abutting POS, street and lot boundary setbacks, boundary walls, building and wall height, setbacks of garages and carports, vehicle access, parking standards, dwelling orientation, outdoor living area and open space, overshadowing and visual privacy.

c) The LDP applicable to the Service Commercial zone may address (but is not limited to) consideration of the presentation of buildings to Bussell Highway, frontage and setback controls, fencing, vehicle access, landscaping, the location and screening of carparking and service areas and the interface with adjacent residential development.

iv) Other Requirements

a) Development contributions

The Structure Plan is located within DCA 4 - Vasse of the City of Busselton Local Planning Scheme 21 and as such is subject to development contributions payable at the subdivision clearance stage.

b) Transportation Noise

Two-storey residential development within 150m of Bussell Highway and the Busselton Bypass is not permitted.

c) Notifications on Title

In respect of applications for the subdivision of land, the WAPC may consider that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) pursuant to s.165 of the Planning and Development Act 2005 to advise of the following:

(i) Land or lots deemed to be affected by a Bush Fire Hazard as identified in an approved Bushfire Management Plan.

(ii) Proximity to known mosquito breeding areas.

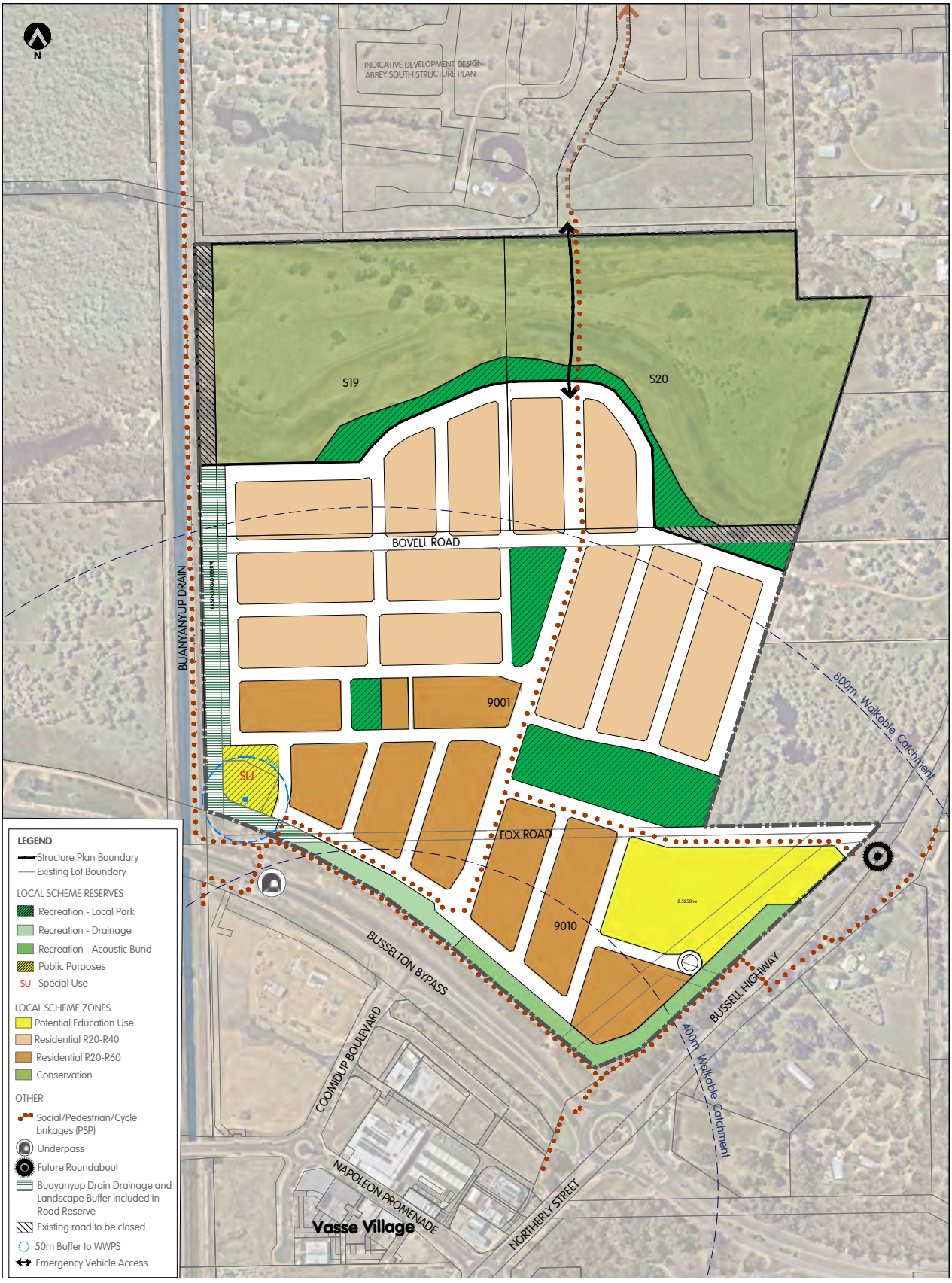
(iii) Impacts of transportation noise and the implementation of any mitigation measures in accordance with State Planning Policy 5.4 Road and Rail.

(iv) Requirement for the preparation of a Local Development Plan.

4. Additional Details

The following additional information may be required as a condition of subdivision / development approval:

Additional Information	Approval Stage	Consultation Required
Mosquito Management Strategy	Condition of subdivision approval	City of Busselton and Department of Health



Plan 1 - Structure Plan Map (RD1605G)

Part Two

Explanatory Section

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Appendix 6 - Landscape Strategy Report (Emerge Associates)

Appendix 7 - Infrastructure Engineering Report (Stantec)

1. Introduction and Purpose

The Vasse North Structure Plan (VNSP) applies to Lots 9001, S19 and S20 Bussell Hwy, Abbey and Lot 9010 Bussell Hwy, Vasse referred to in the *Leeuwin-Naturaliste Sub-regional Strategy* (Strategy) and the City of Busselton's Local Planning Strategy as 'Vasse North'.

The Structure Plan accompanies and supports a request for the rezoning of the land to the 'Urban Development' zone of the City's Local Planning Scheme No. 21 (LPS21), in accordance with the designation of the land for urban development in the Leeuwin-Naturaliste Sub-regional Strategy (Strategy) and the City of Busselton's Local Planning Strategy (LPS). The Structure Plan is intended to be considered in parallel with the related Scheme Amendment for separate endorsement by the WAPC.

The Structure Plan depicts the proposed land-use zones and the form of future development and open space over the site and provides the strategic framework to guide the subdivision and development of the land as an extension of the Vasse Estate.

The Structure Plan report details how future development meets the site-specific objectives of the Strategy, and in particular resolves the designation of portions of Lots S19 and S20 as 'Open Space Investigation' by retaining more than 70% of these lots in the 'Conservation' zone of LSP21.

The Scheme Amendment and Structure Plan appropriately resolve the considerations for the land detailed in the Strategy and are consistent with the State and Local planning frameworks applicable to the land. The supporting technical analysis demonstrates that urban development can be progressed without adverse environmental, landscape or amenity impacts to the land or the surrounding locality.

As foreshadowed by its urban designation in the Strategy, Vasse North's location and site characteristics make it a highly appropriate and uniquely situated site for urban development. With an estimated 445 dwellings identified within the Structure Plan, Vasse North has the capacity to make a meaningful contribution towards addressing local housing supply issues and rounding out the development of the Vasse Estate.

2. Site and Context Analysis

2.1. Site Context

2.1.1 Location and Site Description

The subject land (Vasse North) comprises Lots 9001, S19 and S20 Bussell Hwy, Abbey, Lot 9010 Bussell Hwy, Vasse and adjacent incidental land. The land is located immediately north of the Vasse Village Centre, at the north-western intersection of the Busselton Bypass and Bussell Highway.

The subject site is located approximately 8km west of the Busselton town centre, 16km east of Dunsborough and 40km north of Margaret River.

The subject site is bounded by the Busselton Bypass to the south, Bussell Highway and portion of the Broadwater Nature Reserve to the east, the Buayanyup drain to the west and private rural land to the north, currently subject to rezoning and structure planning as Abbey South.

Vasse North comprises the northernmost development area of the Vasse Estate, which has been planned and developed over the past 17 years since identification as a 'Village' in Statement of Planning Policy No. 6.1 – Leeuwin-Naturaliste Ridge Policy (SPP 6.1). Vasse is the most progressed of the new settlements identified in the Policy and is now a fully self-sustained town comprising education, recreation, commercial and industrial areas providing extensive local employment opportunities.

The whole of the land is fenced as a single parcel and is currently used for grazing cattle. As a result of this historic use the land is largely cleared of endemic vegetation with only scattered trees remaining, including a large stand near the south-eastern boundary of Lot 9001. The central portion of Lots S19 and S20 includes a historic drainage channel (not a creek) which intersects with the Broadwater Nature Reserve to the east. The channel is mapped as connecting to the Locke Nature Reserve to the west however there is no hydrological connection as the two areas are bisected by the Buayanyup Drain.

The land is intersected by a number of gazetted but unconstructed roads (sometimes referred to as Fox and Bovell Roads). The northern boundary of the Lots S19 and S20 is bounded by a drainage reserve (portion of 'Fox Road') vested with the City of Busselton which separates the land from the Abbey South area to the north. The eastern side of Lot 9010 is transected by a Western Power overhead electricity line and a WaterCorporation sewer pressure main which connects to the wastewater pumpstation (Lot 600) adjacent the south-western corner of Lot 9010.

Figure 1 - Local Context

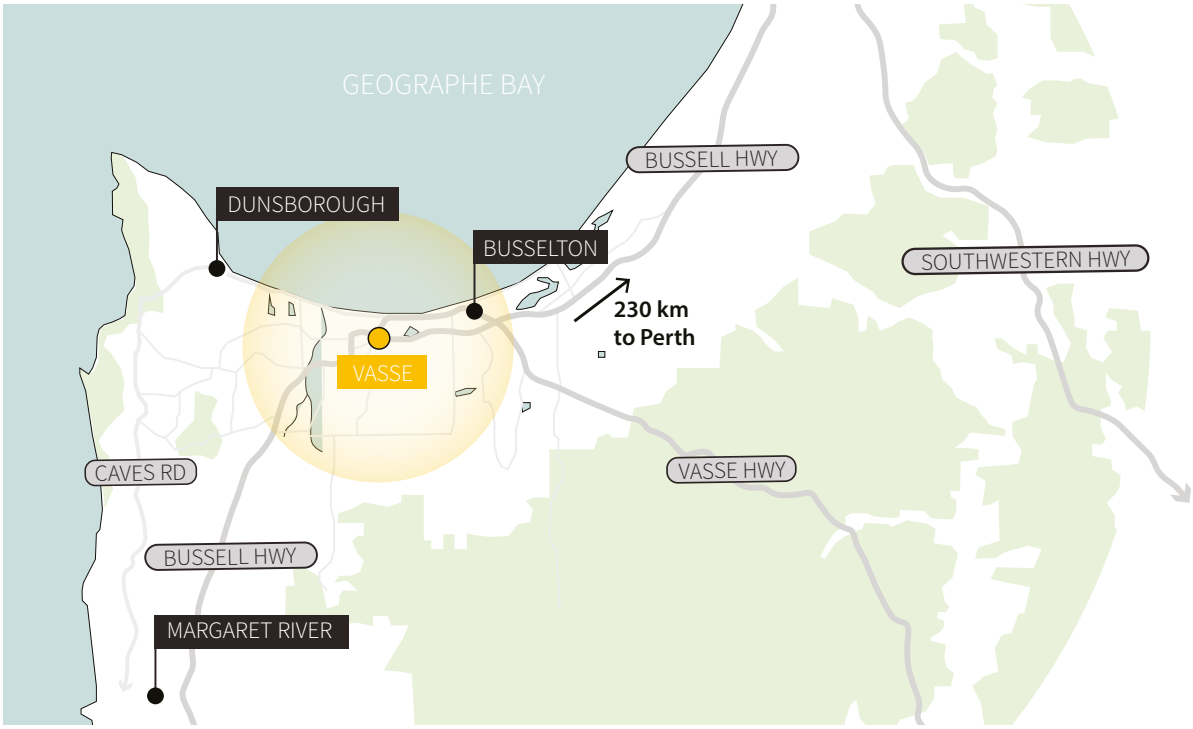


Figure 2 - Regional Context

2.1.2 Surrounding Land Uses

The site is located immediately north of the Vasse Village Centre, separated by the Busselton Bypass. A pedestrian / cyclist underpass is located on the eastern side of the Buayanyup Drain bridge connecting Vasse North to the Village and vice versa and connecting the two areas into the regional path network.

Development in the Village is well progressed with a full-line supermarket, main street retail, childcare, food and beverage, a medical centre and a service station. Recent development approvals include the Bunbury Farmers Market and the St John of God Day Hospital. Planned office development, a tavern and service commercial opportunities will continue to augment the services and amenities for local residents, including the future residents of Vasse North. The Vasse Estate beyond provides further educational and recreational options.

The Buayanyup Drain runs the length of the sites western boundary performing a regional drainage function. West of the drain is the extensive Locke Nature Reserve and to the south of the Reserve and adjacent Lot 9001, additional rural land owned by the Vasse Joint Venture.

To the north of the land are a variety of private landholdings identified as 'Abbey South' in the Leeuwin-Naturaliste Sub-regional Strategy. These landholdings are currently used for rural activity but are in the process of being rezoned and structure planned in accordance with the Sub-regional Strategy designation of the land as 'Urban' and 'Open Space Investigation'.

Also to the north of the land, adjacent the Buayanyup Drain is the RAC Busselton Holiday Park, which is heavily vegetated and used for tourism purposes.

The eastern boundary of Lot 9010 has access to Bussell Highway, connecting the land to the regional road network. Land to the east of Lots 9001 and S20 comprises vegetated reserves forming part of the Broadwater Nature Reserve, which provide visual separation between Vasse North and passing traffic. The Broadwater Nature Reserve continues east of Bussell Highway, with an area of rural residential development to the south interfacing with the Busselton Bypass.

2.1.3 Legal Description and Ownership

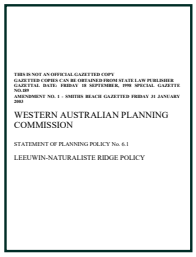
The Vasse North land comprises four lots with a total area of 53.69 hectares and a number of gazetted but unconstructed roads (sometimes referred to as Fox and Bovell Roads). Table 1 below summarises the legal description and ownership of each of the respective private landholdings.

Lot Number	Certificate of Title	Deposited Plan	Land Area	Owner
9001	2799/297	DP69783	19.9389 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
9010	2917/572	DP409834	9.1852 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
S19	2795/380	P230941	11.7126 ha	Perron Developments Pty Ltd and Stawell Pty Ltd
S20	2795/380	P230941	12.8411 ha	Perron Developments Pty Ltd and Stawell Pty Ltd

Table 1 - Land Description and Ownership

2.2. Planning and Governance

The following section provides a high level overview of the key State and local planning policies, strategies and instruments relevant to the preparation and consideration of the Vasse North Structure Plan.



2.2.1 STATE PLANNING FRAMEWORK

2.2.1.1 State Planning Strategy 2050 (WAPC, 2014) and Statement of Planning Policy No. 1 - State Planning Framework (WAPC, 2017)

The State Planning Strategy (SPS) was prepared by the WAPC as a whole of Government approach to guide sustainable land use planning throughout the State to 2050. The SPS is aimed at developing a cooperative land use planning system to help the State achieve a number of key goals including Strong and resilient regions, Sustainable communities, Infrastructure planning and coordination and Conservation.

The SPS sets out the key principles relating to environment, community, economy, infrastructure, regional development and governance to guide the way in which future planning decisions are made.

The SPS highlights the interplay of Sub-regional Strategies and structure plans in the implementation of Regional and Local Planning Strategies respectively as part of the delivery of the State's strategic priorities.

State Planning Policy No. 1: State Planning Framework (SPP1) restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework (Framework) as a context for decision-making on land use and development in Western Australia.

The VNSP and the Scheme Amendment to which it is an appendix implement the strategic priorities set out in the SPS and SPP1 by facilitating sustainable regional growth in accordance with the land-use direction specified in the Leeuwin-Naturaliste Sub-regional Strategy. The Structure Plan will accommodate an extension of the established Vasse Estate to address the forecast doubling of the State's population, while setting aside 30% of the private land for conservation purposes.

2.2.1.2 State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (WAPC, 1998)

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (SPP 6.1) was adopted in 1998 as a 30 year strategic planning framework for the Leeuwin-Naturaliste region. Its aims are to provide assistance to those managing land use change, enable greater consistency between the two local governments, give clear regional-level advice to proponents of development, and to provide a reference to guide development and conservation initiatives.

While SPP 6.1 has not been materially modified since its adoption, Section 1.2 of the Leeuwin-Naturaliste Sub-regional Strategy (the Strategy, see Section 2.2.1.3 below) states that it is the primary purpose of that Strategy "to manage and plan for growth in the sub-region and to inform a review of State Planning Policy 6.1 - Leeuwin-Naturaliste Ridge." Where differences arise between the two instruments it is therefore taken that the Strategy prevails to the extent of any inconsistency.

SPP 6.1 is organised as a series of seven topics which have an impact on the Policy area, each with a statement of intent and related policies and land-use strategies.

The Settlement Land Use Strategy identified the strategic intention for Vasse to be developed as a 'Village'. In the subsequent 25 years, the townsite has progressed rapidly to become the fourth largest settlement by population in the Region. The overall design of the Vasse Estate, and by extension Vasse North, aligns with the 'Settlement Design' and 'Settlement Servicing' principles and criteria articulated in SPP 6.1.

Figure 5 – Land Use Strategy Plan of SPP 6.1 (excerpt below) provides high level mapping that identifies different categories of preferred land use throughout the policy area. With respect to Vasse North, the Land Use Strategy Plan identifies Lot 9001, S19 and S20 as 'Wetland Amenity Area', while Lot 9010 (and the wider Vasse settlement) is identified as 'Principal Agriculture (Horticulture and Grazing)'.

While these designations for Lots 9001 and 9010 may be considered superseded by the 'Urban' classification in the Strategy, the 'Open Space Investigation' designation for Lots S19 and S20 merits further explanation to demonstrate the proposals alignment with the relevant land use policies for the Wetland Amenity Area - see Table 2.

Figure 3 – Landscape Classes Map of SPP 6.1 identifies the land as 'General Character' with the adjacent roads as 'Travel Route Corridor'. PS 3.7 recommends that "in areas of General Character, as identified in Figure 3, development or change of use should protect the rural character and conform with policies and guidelines for Travel Route Corridors."

Noting that Lot 9010 which is adjacent Bussell Highway and the Busselton Bypass is proposed as 'Urban', the policies and guidelines generally presume that there will be screening to development. See further discussion at Sections 3.1.2 and 5.3.2 of this Report.

Policy Requirement	Structure Plan Response
LUS 3.28 Proposals for subdivision, development and land use within the designated Wetland Amenity Areas will be assessed for their compatibility with wetland conservation.	The site contains two multiple use wetlands and the buffer of a resource enhancement wetland. These are not impediments to development of the land. The 'Multiple Use' management category indicates that the land can be developed but the development must be sympathetic to the wetland status of the land. This is achieved by the retention of 70% of Lots S19 and S20 for conservation purposes.
LUS 3.29 Development near the coast will conform with Department of Transport and Ministry for Planning guidelines as reflected in the proposed Shire of Busselton District Planning Scheme.	Lots S19 and S20 are not included in the City of Busselton's Coastal Hazard Risk Management Adaptation Plan, however planning for the land has considered the findings of this Plan which is discussed at Section 2.2.2.3 of this report.
LUS 3.30 Rural landscape and coastal reserve buffers between Abbey and Vasse, and Dunsborough and Abbey will be maintained to avoid urban sprawl and to create distinct communities.	The development of Vasse North is intended to be an extension of the Vasse Estate however remains physically distinct from the development of Abbey South to the north via the intervening Broadwater Nature Reserve adjacent Lots 9001 and S20 and the proposed conservation zone over the northern portions of Lots S19 and S20.
LUS 3.32 The environmental and recreation values of the Wetland Amenity Area will be protected while facilitating tourism development that responds to the natural and social values of the locality.	The Structure Plan proposes that more than 70% of Lots S19 and S20 will be retained in the 'Conservation' zone, thereby not impacting on the environmental or recreational values of the land. The Structure Plan does not include any specific tourism proposals, although the proposed Service Commercial zone can be utilised for this purpose.
LUS 3.33 The landscape separation of Abbey, Vasse and Dunsborough will be maintained.	Refer response to LUS 3.30 above

Table 2 - Structure Plan / Scheme Amendment Alignment with Wetland Amenity Area Policies

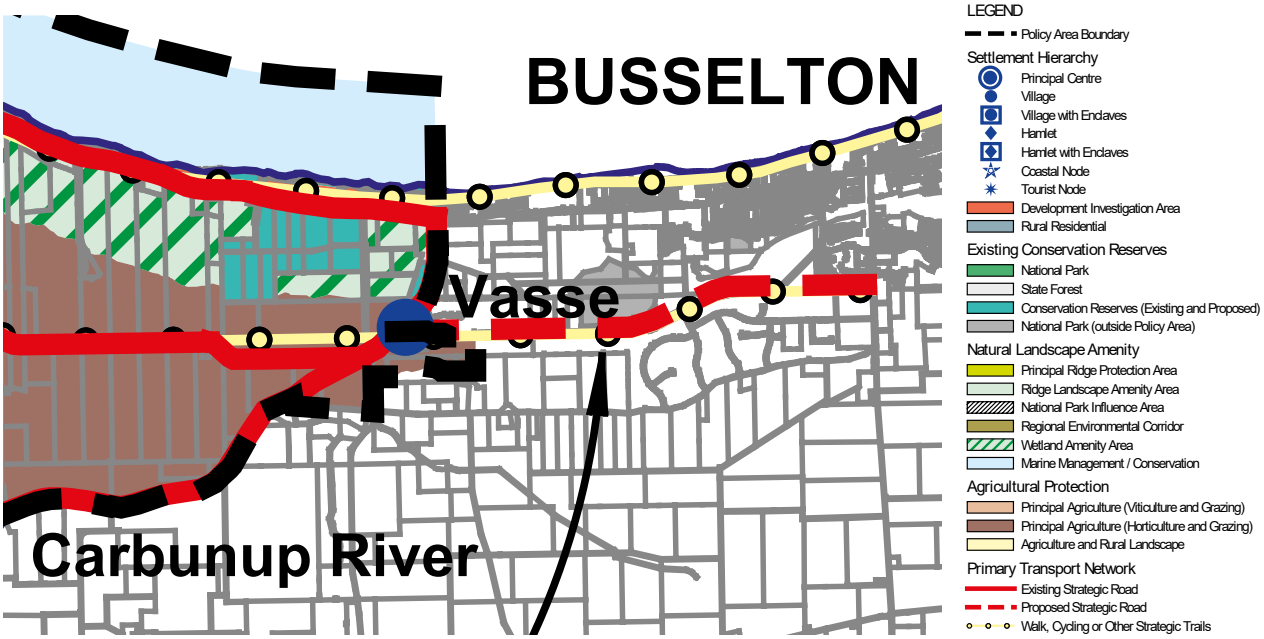
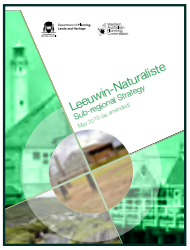


Figure 3 - Land Use Strategy Plan (SPP 6.1)



2.2.1.3 Leeuwin-Naturaliste Sub-regional Strategy (WAPC, 2019)

The Strategy was released by the WAPC in May 2019 to *"provide guidance to help the respective local governments implement State strategic priorities and inform local planning strategies and schemes so that robust planning decisions are made."* The Strategy is the overarching strategic plan to guide the future planning and development of all the land within the Shire of Augusta-Margaret River and the City of Busselton subject to SPP 6.1 and to inform review of that Policy.

The Strategy identifies Vasse as a 'Town' within the overall settlement hierarchy and confirms that by population it is now the fourth largest settlement in the Region. Projections indicate that when developed to capacity based on current zoning, it will be equivalent in population to Dunsborough's current population, which is currently classified as a 'Major Town'.

On publication the Strategy identified five Planning Investigation Areas (PIAs), including Vasse North and the adjacent Abbey South PIA to the North, as land requiring *"further investigation as part of the strategic reconsideration of land use in the sub-region."*

In 2021 the Department of Planning, Lands and Heritage (DPLH), on behalf of the WAPC, undertook detailed investigation of the PIAs identified in the Strategy to determine their suitability for a possible change of use. The investigation of each PIA included assessment of the universal and specific key considerations outlined in Section 7 of the Strategy. The Strategy was amended in December 2021 to reflect the outcomes of these investigations, facilitating consideration of the land for rezoning and development.

In relation to the Vasse North PIA, the WAPC resolved:

"The land identified as Vasse North Planning Investigation Area was investigated in accordance with Section 7. The WAPC resolved to amend the Strategy as follows:

1. *Designate the following lots as 'Urban':*
   - *Lot 9001 on DP 69783*
   - *Lot 9010 on DP 409834*
2. *Designate the following lots as 'Open Space Investigation':*
   - *Lot S19 on DP 230941*
   - *Lot S20 on DP 230941*
3. *Remove the Vasse North Planning Investigation Area from the Strategy Plan.*
4. *Require the preparation of a single structure plan over the entirety of the land identified above. In addition to the information to be included in a structure plan outlined in Clause 16 of the Deemed Provisions, the structure plan is to set out the following:*
   - *A water management report that takes into consideration the land to the north and addresses all water-related matters relevant to the proposal.*
   - *Measures to minimise the impact on visual landscape values.*
   - *Measures to manage risk from coastal inundation.*
   - *Open space requirements."*

The corresponding Scheme Amendment and this Structure Plan give effect to the WAPC determination consistent with the purpose of the Strategy to guide local decision-making and inform local planning schemes.

The accompanying reporting responds to the specific considerations set out in the Commission's 2021 resolution, including defining the extent of the 'Open Space Investigation Area' on Lots S19 and S20 on the basis of the lands environmental, hydrological, physical and aesthetic characteristics.

Other key issues relating to water management, landscape value and coastal inundation are addressed by the accompanying technical assessments and are summarised in Section 3.

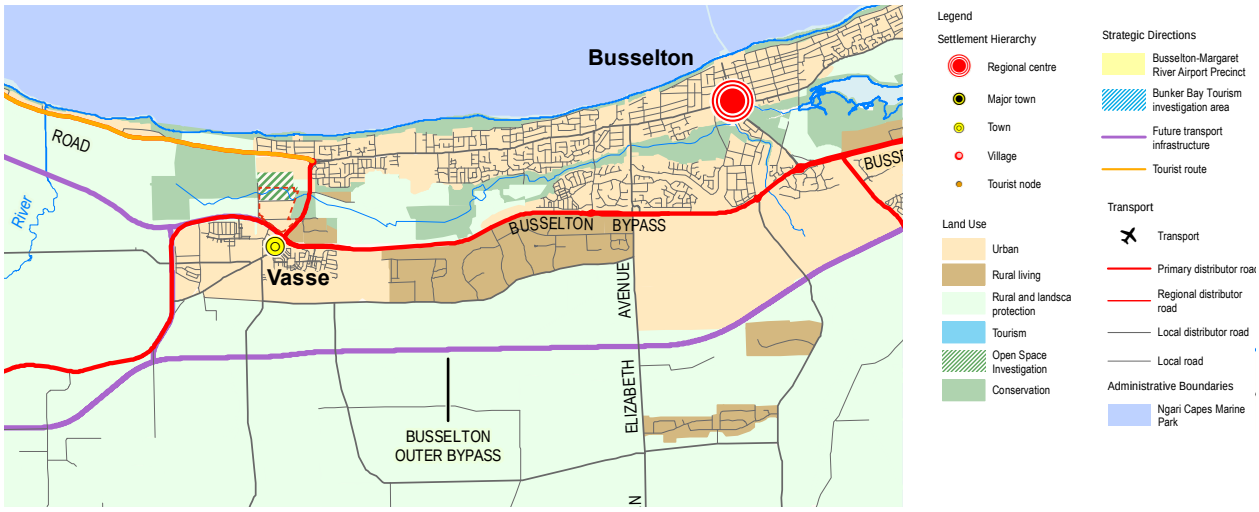


Figure 4 - Leeuwin-Naturaliste Sub-regional Strategy (site denoted by red dashed boundary)

2.2.1.4 Statement of Planning Policy 3: Urban Growth and Settlement (WAPC, 2006)

Statement of Planning Policy 3: Urban Growth and Settlement (SPP 3) sets out the principles and considerations that apply to facilitating sustainable patterns of urban growth and settlement in Western Australia.

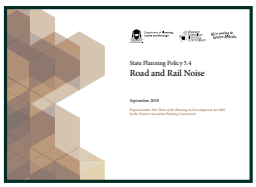
SPP 3 highlights the role of regional strategies in providing clear guidance for future regional settlement patterns and identifying growth areas that consider population and housing need. It also emphasises the importance of local planning strategies as the framework for translating State and regional plans to the local level and providing the rationale for the zoning and other provisions in local planning schemes. The Structure Plan and rezoning request align with the strategic and operational intent of SPP 3 by giving effect to the identification of Vasse North as an urban growth area in the Leeuwin Naturaliste Sub-Regional Strategy and the City's Local Planning Strategy.

2.2.1.5 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (WAPC, 2015)

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) directs how land use should address bushfire risk management in Western Australia. It applies to all land designated as bushfire prone as highlighted on the *Map of Bush Fire Prone Areas*.

SPP 3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply).

A Bushfire Management Plan (BMP) has been prepared to address the requirements under Policy Measures 6.2 and 6.3 of SPP 3.7 and the related Guidelines for Planning in Bushfire-Prone Areas Version 1.4 (the Guidelines; WAPC 2021), and in accordance with AS 3959;2018 Construction of Buildings in Bushfire-Prone Areas (AS 3959; SA 2018). The BMP Is attached at Appendix Three and summarised at Section 3.3 below. The BMP concludes that all proposed development areas will be located on land with either a Low or Moderate bushfire hazard level through the adoption of acceptable solutions outlined in the Guidelines.



2.2.1.6 State Planning Policy 5.4 – Road and Rail Noise (WAPC, 2019)

The purpose of State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) is to minimise the adverse impact of road and rail noise on noise-sensitive land-use and development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes. As Bussell Highway and the Busselton Bypass both qualify as 'other significant traffic routes' a traffic noise assessment is required as portion parts of the site fall within the specified 200 metre trigger distance for assessment and review.

The required assessment is provided at Appendix Five and the outcomes summarised at Section 3.5 below, which identifies the relevant measures to ensure the community is protected from unreasonable levels of transport noise in accordance with policy requirements.

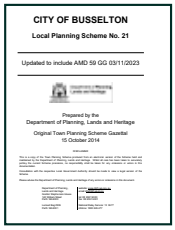
2.2.1.7 Liveable Neighbourhoods Operational Policy (WAPC, 2009)

Liveable Neighbourhoods (LN) is the WAPC's principal policy for the design and assessment of structure plans and subdivision for new urban areas, inclusive of both greenfield and large urban infill sites.

The policy intends that the neighbourhood should be the basic building block for urban development with interconnected and integrated neighbourhoods clustered into well defined towns and communities. New urban areas are intended to be comprehensively planned as sustainable communities which provide local facilities, services, public transport and job opportunities within easy reach by walking or cycling, reducing dependence on the private car for travel. In addition to meeting day to day needs, neighbourhoods will be designed to build a strong sense of place and community by providing for a mix of housing types and households, creating the opportunity for social interaction and designing at a human scale so that streets are attractive, convenient and safe public spaces.

As detailed at Section 5, the Structure Plan design implements the recommendations of LN with respect to each of the relevant Precinct Design Elements. At a strategic level, the Structure Plan considers Vasse North as an integral part of the Vasse Estate, which has laid the sustainable community foundations described in LN. Development of the area north of the Vasse Village Centre is a logical extension of the existing community, taking advantage of pre-planning with respect to the extension of services and the extensive local amenity already available to future residents.

2.2.2 LOCAL PLANNING FRAMEWORK


CITY OF BUSSELTON

Local Planning Scheme No. 21

Updated to include AMD 59 GG 03/11/2023

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
15 October 2014

2.2.2.1 City of Busselton Local Planning Scheme No. 21

The subject and surrounding land is currently zoned as follows:

- Lots 9001 and 9010 Bussell Highway are currently zoned 'Rural'.
- Lots S19 and S20 Bussell Highway are zoned 'Conservation' and included in the Schemes 'Landscape Value Area' category. The central portion of Lots S19 and S20 are also subject to the 'Floodway Area' and 'Wetland Area' categories of the Scheme.
- The site is intersected by a number of unconstructed roads, named Fox Road and Bovell Road, which are also sometimes identified as un-named. The roads are categorised as 'No Zone'.
- The Abbey South development area to the north of the site is similarly zoned as a combination of 'Rural' in the north and 'Conservation' in the south.
- The reserved land between the subject site and Bussell Highway is reserved for 'Recreation'. Land on the eastern side of Bussell Highway is zoned 'Rural Residential'. Bussell Highway is categorised as 'No Zone'.
- The Buayanyup Drain runs the length of the sites western boundary and is reserved for 'Public Purposes: Drain'. West of the drain, the Locke Nature Reserve is reserved for 'Recreation' and additional land owned by the Vasse Joint Venture north of the Bypass is zoned 'Rural'.
- To the south the land is abutted by the Busselton Bypass extension which is zoned 'Rural'. Immediately to the south is the well advanced Vasse Village Centre which is zoned 'Urban Development' and included in 'Special Provisions Area 65'. A portion of open space at the north-east of the Village Centre is reserved for 'Recreation'.

The land within the Structure Plan is proposed to be rezoned by the accompanying Scheme Amendment to align with the disposition of land depicted in the Structure Plan. Principally this involves rezoning Lots 9001 and 9010 and approximately 30% of Lots S19 and S20 south of the historic drainage channel to the 'Urban Development' zone.

The new 'Urban Development' zone is identified as Special Provision Area No. 78 in the Scheme Amendment with relevant provisions to guide the structure planning of the land. The relevant matters identified in the Scheme have been considered in the accompanying technical reporting and addressed in the design response depicted on the Structure Plan map.

Figure 5 - Rezoning Plan

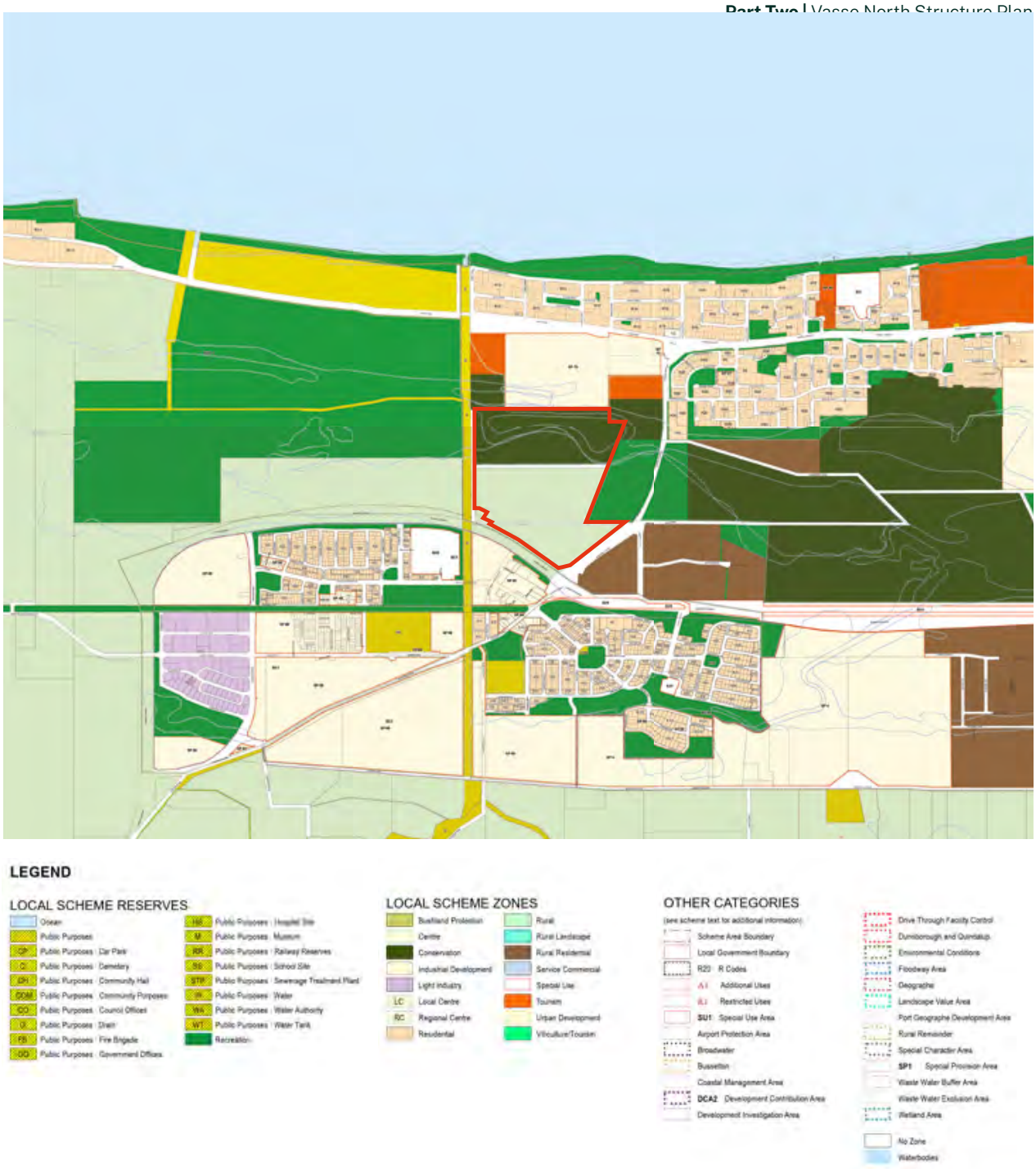


Figure 6 - LPS 21 Zoning Map (site denoted by red boundary)

2.2.2.2 City of Busselton Local Planning Strategy (2019)

The purpose of the City's Local Planning Strategy (LPS) is to set out the long-term (25 years-plus) planning direction for the District and provide a strategic rationale for decisions related to planning and development and the zoning or classification of land under the zoning or classification of land under LPS21.

The LPS Is intended to be read and understood as part of the broader planning framework, inclusive of State and regional-level planning legislation, strategies and policies such as the Leeuwin-Naturaliste Ridge State Planning Policy and the Leeuwin Naturaliste Sub-Regional Strategy.

Consistent with the direction in the Sub-regional Strategy, Table 2 and the Local Planning Strategy Map of the LPS identifies Vasse North as an 'Urban Growth Area' *"to be investigated via the WAPC's Planning Investigation Area requirements of the Leeuwin Naturaliste Sub-Regional Strategy in conjunction with the Vasse Townsite strategy."*

As noted at Section 2.2.1.3 above, the WAPC's PIA assessment undertaken in 2021 considered the relevant criteria to address the requirements at Table 2 of the LPS, resolving to identify the land as 'Urban' and 'Open Space Investigation' and to remove the Vasse North Planning Investigation Area from the Strategy Plan. The update to the Strategy also resulted in the removal of the requirement for the preparation of the various 'Townsite strategies' as a precursor to development.

Accordingly there is no impediment under the LPS for the progression of the proposed Scheme Amendment and Structure Plan recommended in the Leeuwin Naturaliste Sub-Regional Strategy.

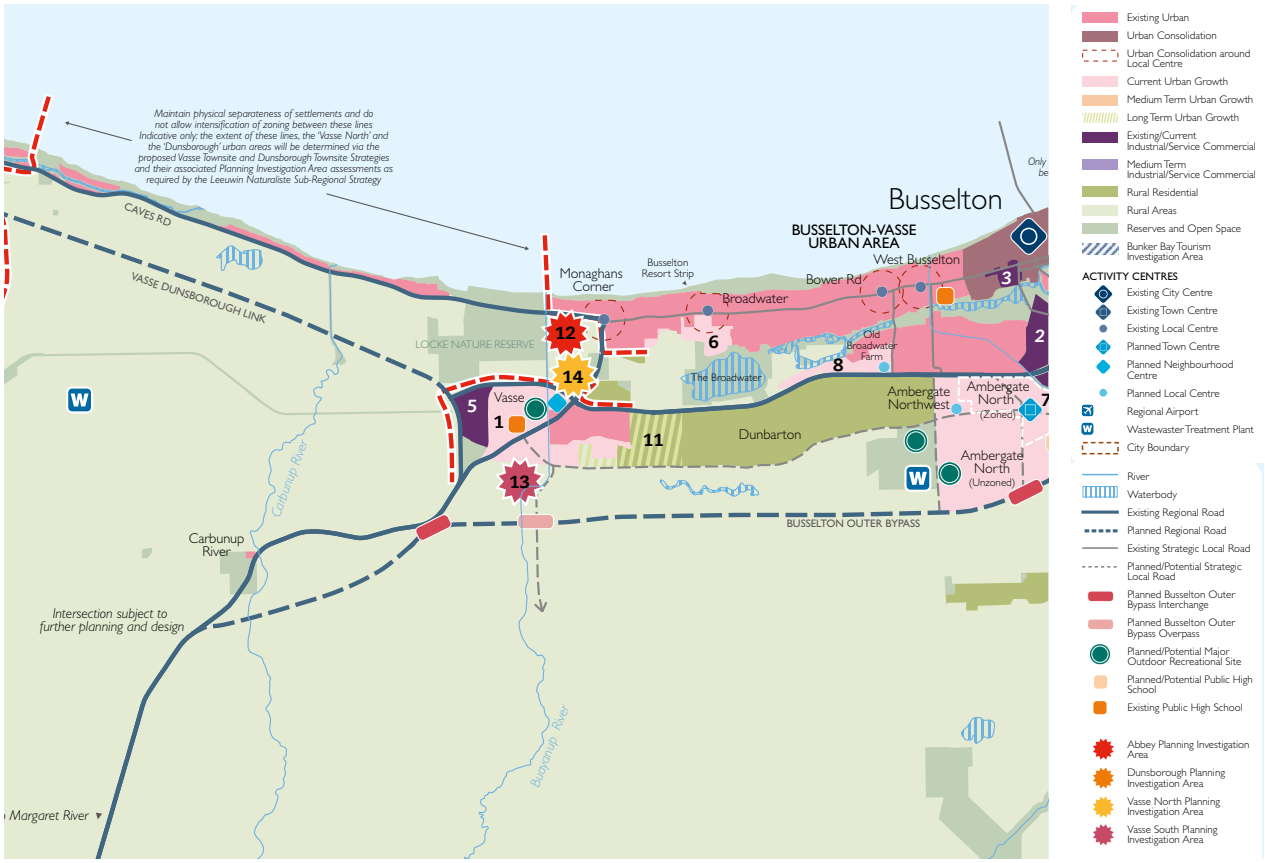


Figure 7 - Local Planning Strategy Map

2.2.2.3 City of Busselton Coastal Hazard Risk Management and Adaption Plan (2022)

The purpose of the CHRMAP is to identify the current and projected extent of risk to private assets, public infrastructure and environmental/social/cultural values from coastal hazards including those arising from projected sea level rise, and to provide a meaningful framework for responding to those hazards over a 100-year timeframe.

The CHRMAP Study Area is divided into 19 Management Units, each defining a section of the City coastline sharing similar characteristics. The Management Units include MU11 Abbey which extends from Buayanyup River Drain in the west to Holgate Road Groin, Broadwater Resort in the east.

The planning response is to establish minimum finished floor levels (FFL) for habitable floorspace within the CHRMAP Study Area at 3.0 mAHD. For new development in areas where medium to long term protection strategy for inundation is proposed (which includes Vasse North) a minimum FFL of 2.7mAHD is recommended. This approach is adopted for the proposed development of Vasse North.

The infrastructure / coastal management current response includes constructing a coastal seawall and then the response beyond 2043 is maintaining and extending the coastal seawall to a height of approximately 3.5–4.0 mAHD for protection against the 1 in 500 AEP storm surge, taking into account sea level rise. An additional response for beyond 2043 is to engage with State Government and Water Corporation to advocate for the upgrade of the eastern bank of the Buayanyup River Main Drain to 3.5 to 4.0 mAHD and to be structurally sufficient to protect the land to the east in the event of a coastal storm surge event. This area includes Vasse North.

Vasse North is not within the erosion hazard zone for the timescale out to 2123.

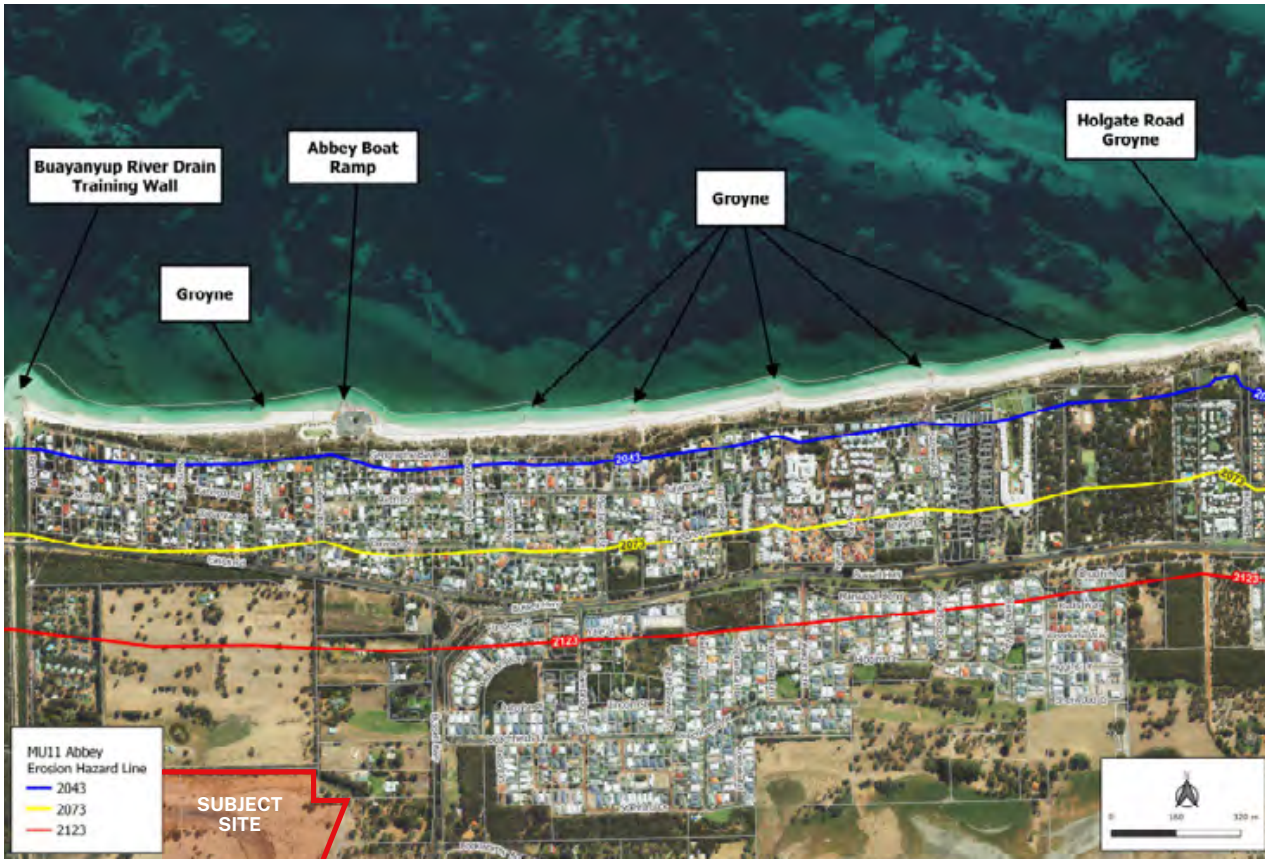


Figure 8 - CHAR Map

3. Site Assessment, Opportunities and Constraints Analysis

The following section summarises the physical features and conditions of the land, and the outcomes of other technical reporting which have informed the proposed zoning and Structure Plan design.

The suite of technical reporting includes:

- Appendix One: Environmental Assessment Report (SLR Consulting Australia)
- Appendix Two: Local Water Management Strategy (JDA Consulting Hydrologists)
- Appendix Three: Bushfire Management Plan (JBS&G)
- Appendix Four: Traffic Impact Assessment (Uloth & Associates)
- Appendix Five: Transportation Noise Assessment (Lloyd George Acoustics)
- Appendix Six: Landscape Strategy Report (Emerge Associates).
- Appendix Seven: Infrastructure Engineering Report (Stantec)

The technical assessment confirms that there are no impediments to development of the land for urban development, and that development can be suitably managed through the standard planning and development process.

Site specific opportunities and constraints described in this section are responded to in the following Section 5 which summarises the Structure Plan design response.

3.1. Environmental and Site Conditions

SLR Australia has prepared a comprehensive Environmental Assessment Report (EAR) for the land provided at Appendix One which demonstrates that the site has limited residual environmental values that constrain urban development. The site's remaining environmental attributes are almost entirely limited to areas that will be retained within the 'Conservation' zone.

3.1.1 Topography

The Study Area is generally flat and low lying with scattered trees set in open pasture. Natural surface elevation is approximately 1 mAHD in the north (Broadwater Swamp) increasing to approximately 3 mAHD in the south of the site. The historical drainage channel located in S19 and S20 has invert levels of between 0.3 and 0.7 mAHD.

The Buayanyup Drain bisects Locke Swamp and Broadwater Swamp with drain levee banks constraining flow to and from the Swamps. This prevents any flow from Locke Swamp in the west to Broadwater Swamp in the east across the site. Low coastal dunes are located between the Swamps and the ocean to the north.

3.1.2 Landscape Character

The site continues to be used for the grazing cattle and the landscape character of the land reflects this historic use as open pasture with scattered trees and some larger groupings.

The historic drainage channel is not a significant visual feature of the site when viewed from the adjacent road network, although there is a run of larger trees on Lot S20 that serve to somewhat delineate the southern 'bank' of the channel in this location.

Views into the site are predominantly provided from Lot 9010 where this is adjacent the Busselton Bypass. The portion of Lot 9010 adjacent Bussell Highway is partially screened by a run of significant trees for half its length, limiting glimpses into the site principally to southbound traffic. The western boundary of Lot 9001 adjacent the Buayanyup Drain is approximately 281 metres in length, with extensive vegetation screening views into the site, except for an 85 metre section that provides views for eastbound traffic on the Bypass.

Lots 9001 and S20 are separated from Bussell Highway by intervening, vegetated reserves which screen these areas from view.

The design response to these site conditions is provided at Section 5.3.2 below.

3.1.3 South West Regional Ecological Linkage

The site is part of the South West Regional Ecological Linkages Project (SWREL), a partnership initiative between the South West Biodiversity Project and the Department of Environment and Conservation's Terrestrial Ecosystem's Branch. The purpose of the SWREL project is to link protected natural areas with other areas of mapped native vegetation. Priority was given to identifying linkages through those areas having the greatest assumed protection, and to those areas that maximised opportunities to form continuous corridors of native vegetation. One Ecological Linkage Axis Line intersects the site as depicted at Figure 8 of the EAR.

Ecological Linkages, as determined by the SWREL project use axis lines to recognise the ecological value of spatial relationships between patches of vegetation. Regional Ecological Linkages are designed to identify and help protect patches of regional significance which are used as stepping stones for flora and fauna. The SWREL that crosses the site (represented as a line) is recognition of the ecological value of two patches of adjacent vegetation, Locke Nature Reserve to the west, and Broadwater Nature Reserve to the east, based on their proximity to each other.

Design Response

The Structure Plan design is cognisant of the above values. It goes a step further by identifying that the spatial relationships between Locke Nature Reserve to the west, and Broadwater Nature Reserve to the east can be improved by retaining the section of Broadwater and land to the northwest for Conservation. The retention of vegetation within this land and the potential to enhance it will reduce the distance between Locke Nature Reserve to the west, and Broadwater Nature Reserve enhancing the ecological value for flora and fauna of reserves. In addition, the value of the conservation area for flora and fauna will also be enhanced.

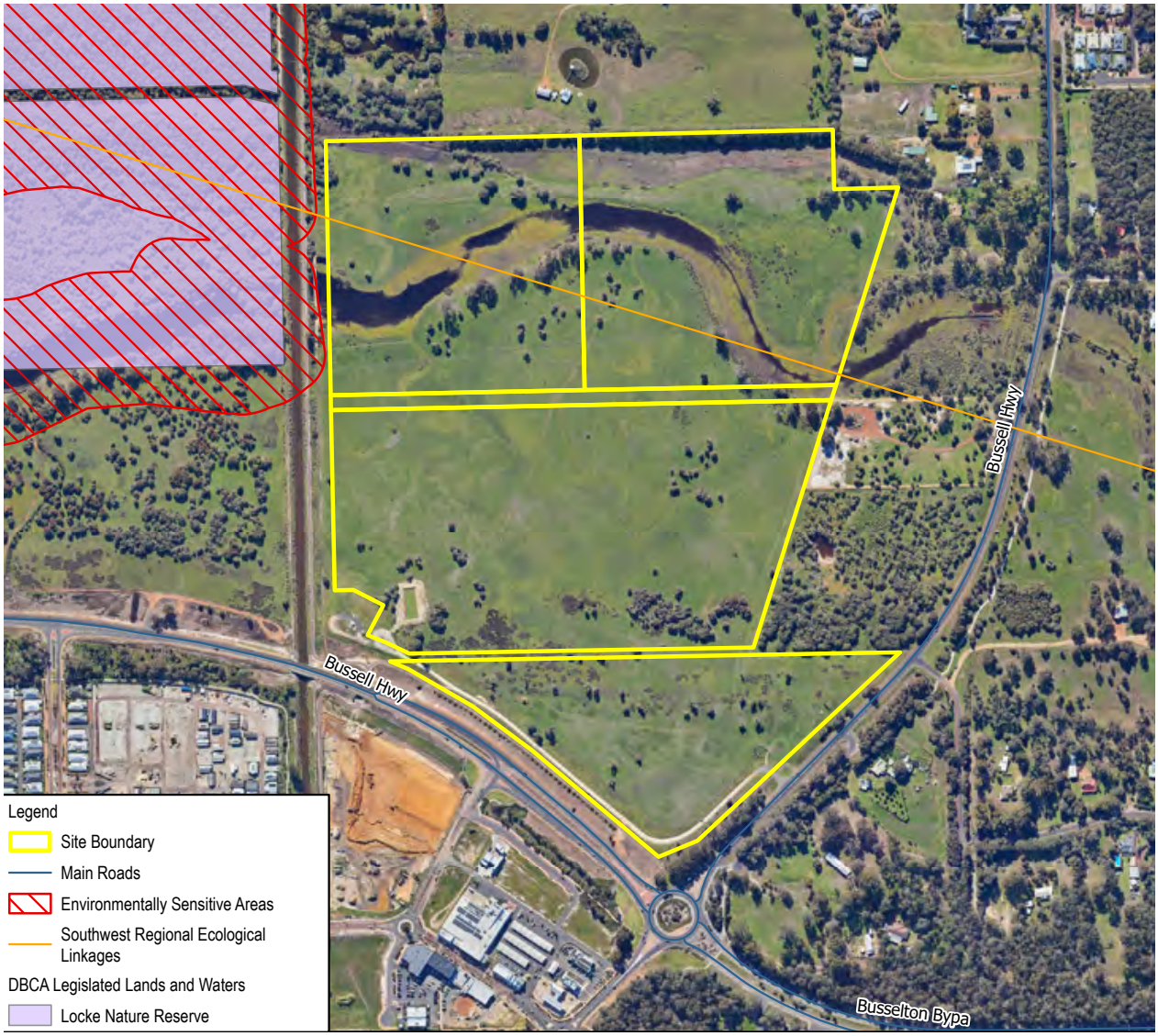


Figure 9 - Conservation Areas (SLR)

3.1.4 Vegetation and Flora

The environmental values of the site have been impacted by past land use practices. Consequently, the is site is predominantly cleared of native vegetation (80.85%) with the remainder of vegetation within the site being Degraded to Completely Degraded, excepting scattered trees. No conservation significant flora or vegetation was identified during the Flora and Vegetation Survey completed by 360 Environmental in 2022.

Five conservation significant flora species were identified as having a medium likelihood of occurring within the site based on the criteria used. However, when the degraded nature of the site and current land use practices are considered, it is concluded that it is unlikely that these five flora species will occur on the site.

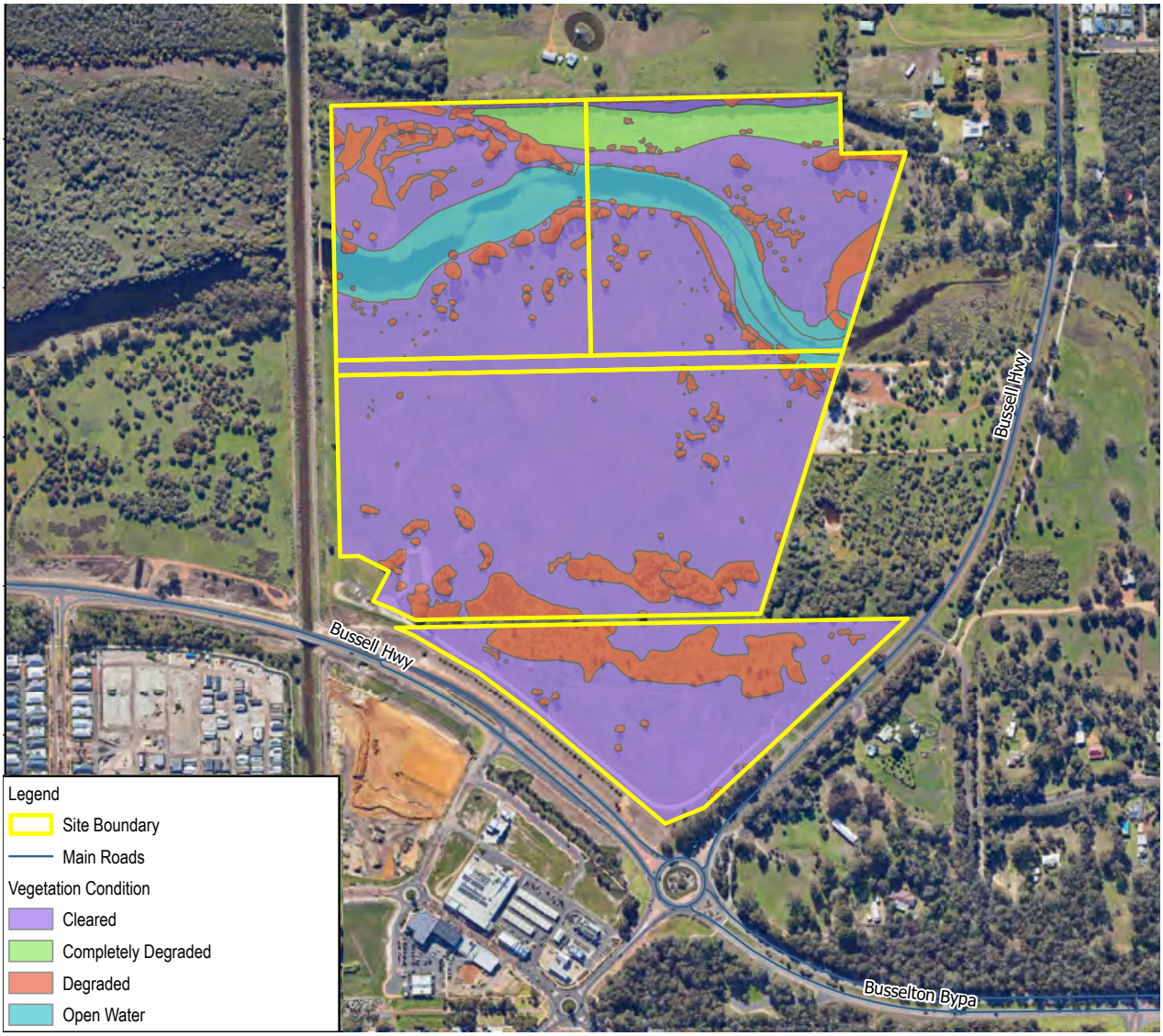


Figure 10 - Vegetation Condition (SLR)

3.1.5 Fauna

Database searches were conducted and 57 threatened, priority and/or migratory fauna species were identified as potentially occurring within 10 km of the site. Scattered trees and the degraded wetland area are not expected to provide important or significant habitat for conservation significant species such as black cockatoos, Western Ringtail Possums (WRP) or migratory birds.

The majority of the site is unlikely to meet important or critical habitat requirements for WRP due to the lack of canopy connection to adjacent areas of native vegetation. A strip of A. flexuosa along the drain reserve on the northern border of the site may be utilised by WRP to move between conservation areas and larger patches of vegetation to the east and west of the site. This is not impacted by development.

The scattered trees within the site are unlikely to support roosting or breeding by black cockatoos and would be considered low quality foraging habitat. The wetland area is unlikely to be important or critical habitat for migratory birds due to the degraded nature of the wetland and the lack of fringing vegetation.

Design Response

Impacts to fauna and flora have been minimised and avoided by strategically siting open space and road reserves to align with areas of existing remnant native trees, particularly larger clusters, as well as the retention of more than 70% of Lots S19 and S20 in the 'Conservation' zone. Existing trees are proposed to be retained wherever possible.

The proposed open space areas, and future replanting will enhance refuge habitat for fauna species and promote connectivity, enabling fauna to move more easily across the landscape between patches of native vegetation.

The structure plan layout also includes either well-defined boundaries in the form of perimeter roads or interfaces with public open spaces, creating clear management distinctions between the remaining native vegetation within and surrounding the site.

Future Management

The remnant natural vegetation proposed to be retained within open space will be protected and enhanced as part of future development. The detailed design of the open space, including plant species and potential revegetation, will be confirmed as part of future detailed design in accordance with the Landscape Strategy (see Section 5.3 and Appendix Six). Management measures to ensure the protection of vegetation and the implementation of a fauna management plan as part of construction activities will also be confirmed and implemented as conditions of subdivision approval.

3.1.6 Aboriginal and European Heritage

The buffer of one Aboriginal Heritage place occurs within the site, being ID 676 Busselton Fringe Camp, 'stored data / not a site'. The buffer of this Aboriginal Heritage place occurs 13 m across the southern boundary of the site.

There are 12 Aboriginal Heritage places located within a 5 km buffer of the site (DPLH, 2023).

There are no National or World Heritage places located within the site or within a 20 km radius of the site. There are no state or locally listed European heritage places within the site (State Heritage Office, 2021). The nearest European heritage places are Route of Busselton to Augusta Railway Line (ID 5359) located 184 m south of the site and Newtown House (ID 5354) located 200 m northeast of the site.

3.1.7 Contamination

A search of DWER's Contaminated Sites Database identified no contaminated sites within the site. The nearest registered contaminated site is located approximately 4.8 km southeast of the site classified as 'remediated for restricted use' (ID 81980) and is part of a larger group of lots associated with the Busselton Waste Facility that was operated as a landfill until 2012 (DWER, 2023c).

3.1.8 Site Hydrology

The following describes the surface and groundwater conditions of the land. The management response is articulated in the Local Water Management Strategy (LWMS) is described at the following Section 3.2.

3.1.8.1 Groundwater

There are two regional aquifer systems in the study area: the superficial aquifer and the Leederville aquifer. The superficial aquifer is a thin unconfined aquifer on the Swan Coastal Plain. The Leederville aquifer is a major multi-layered sedimentary aquifer. Groundwater flow is north towards the coast.

The site is not located within a Public Drinking Water Source Area (PDWSA). The nearest PDWSA is a P3 located approximately 5.6 km east of the site. The PDWSA, P3 area is under the Busselton Water Reserve and contains a P1 area (DWER, 2023a). The site is located within the Busselton-Capel groundwater area and the Dunsborough-Vasse and Cowaramup-Vasse subareas (DWER, 2018a & DWER, 2023b).

3.1.8.2 Surface Water

Broadwater Swamp, a minor, perennial watercourse, intersects the northern portion of the site, which flows in an easterly-westerly direction and connects with Broadwater Nature Reserve to the east.

The Broadwater Swamp acts as a regional surface water attenuation area prior to discharging via the outlet floodgates to Vasse Diversion Drain and the Buayanyup River Main Drain to the west. There are two outlets from the Broadwater Swamp area adjacent to the study (BRMD)Area –a culvert under Bussell Hwy to the east and a culvert to the Buayanyup Drain (with flap gates) to the west.

While Broadwater Swamp is mapped as connecting to the Locke Nature Reserve, the connection is bisected by the Buayanyup Drain effectively cutting it off hydraulically.

3.1.8.3 Buayanyup River Main Drain

The BRMD is adjacent to the western boundary of the study area and flows in a northerly direction. Near the coast, levee banks have been constructed to divert the water directly into Geographe Bay, rather than inundate Broadwater Swamp.

In the 1% (and rarer) AEP events, there is overtopping of the BRMD levee banks east to Broadwater Swamp and west to Locke Swamp. These flows are both approximately 0.9 m^3/s for peak discharge over the levee banks. The volume of water over the eastern levee is, however, small compared to the flow into the Broadwater Swamp from other catchments.

JDA (2017) has also explored for the Water Corporation the impact of breaches in the levees of the BRMD, either through overtopping and erosion, or through piping, which is relevant for Vasse North.

The development includes minimum finished floor levels and other mitigation measures that have regard for any potential breaching of the levee banks so that flood protection and conveyance is provided in the case of bank failure

3.1.8.4 Wetlands

Three geomorphic wetlands are mapped over the site, two multiple use wetlands and the buffer of a resource enhancement wetland. These are not impediments to development of the land.

- Lots S19 and S20 are classified under the geomorphic wetland dataset as part Palusplain and part Estuary-Peripheral multiple use wetlands.
- The majority of the southern portion of the Study Area (Lots 9001 and 9010) is mapped as a Palusplain multiple use wetland.
- A Resource Enhancement sumpland, of which the buffer intersects the site. This feature is located approximately 30 m east of the site.

The 'Multiple Use' management category indicates that the land can be developed but the development must be sympathetic to the wetland status of the land and be based on water sensitive urban design principles. The relevant actions are accommodated in the Local Water Management and Landscape Strategies for the land.

3.1.8.5 Acid Sulphate Soils

Acid Sulfate Soil (ASS) risk mapping identifies most of the site as having a high to moderate risk of ASS occurring within the first 3m of natural soil surface (DWER, 2017). The remainder of the site is mapped as having a moderate to low risk of ASS (DWER, 2017).

ASS is not an impediment to development, but management may be required during the construction phase if services are to be installed below the permanent groundwater table. This issue can be managed through the standard subdivision approval process via relevant conditions of subdivision.

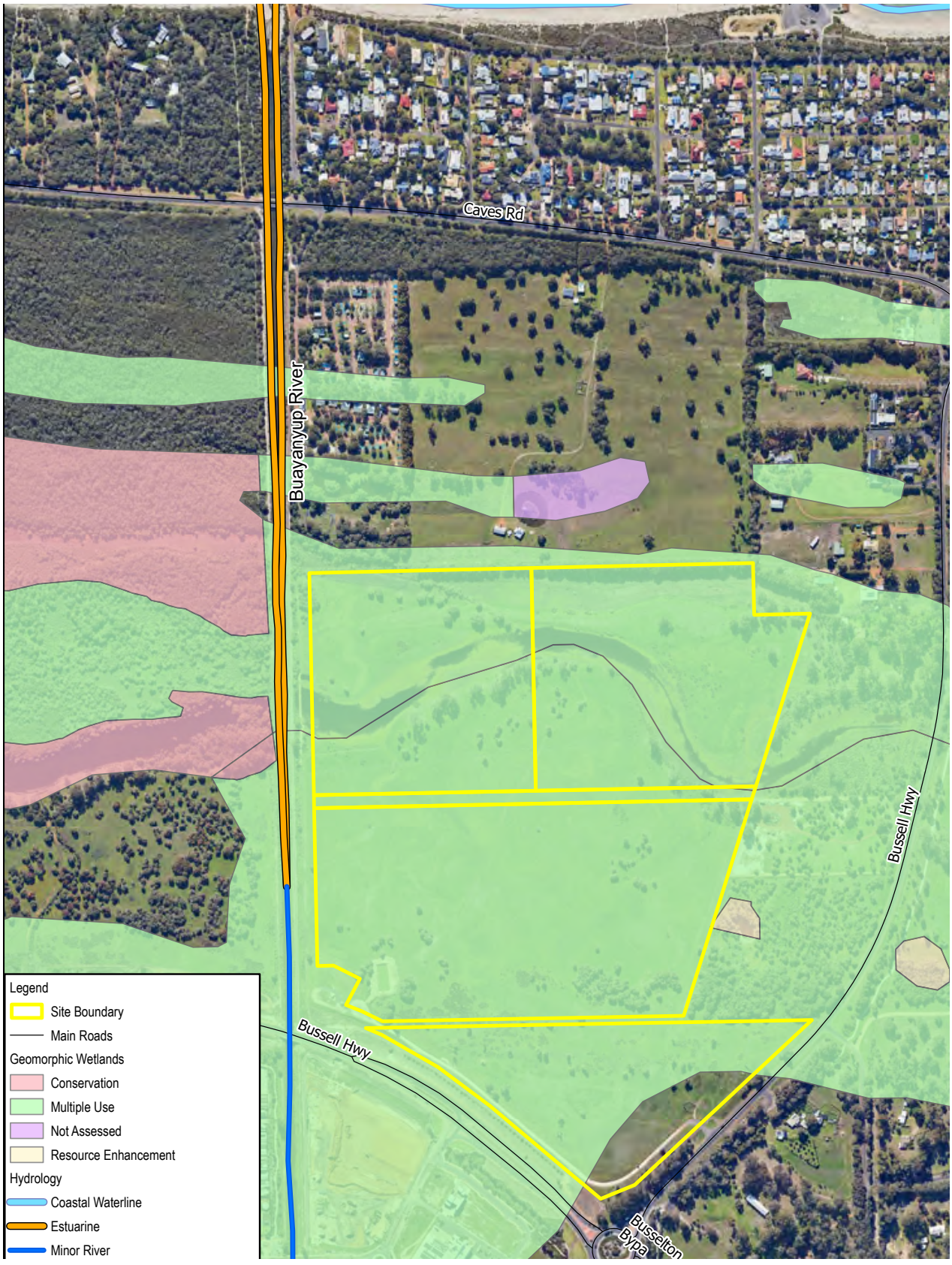


Figure 11 - Wetland Category (SLR)

3.2. Local Water Management

A LWMS has been prepared to support the rezoning of the site in accordance with the WAPC's Better Urban Water Management Framework. This details how the issues of surface and groundwater management associated with the proposed development will be undertaken.

The stormwater strategy for Vasse North includes retention of the first flush of rainfall within the development area and the attenuation of runoff from minor and major storm events in swales and basins prior to discharge from the area to Broadwater Swamp at flow rates similar to or less than pre-development. The existing hydrological regime will be maintained as much as possible, particularly for small and minor events.

The first flush of rainfall from residential lots will be retained and infiltrated within soakwells at-source and from roads will be retained, treated and infiltrated within vegetated treatment areas within basins underlain with amended soils and swales along development perimeter. The use of these bio-retention swales, inclusive of reed and fringing vegetation to provide a nutrient stripping function, will improve water quality conveyed to the receiving areas.

Stormwater runoff in the minor event will be conveyed via the stormwater pipe network (sized for the minor event) to the downstream basins and interconnected swale systems prior to discharging to Broadwater Swamp. Stormwater runoff in the major event will be conveyed via the road network with roads graded to the downstream receiving environment (Broadwater Swamp).

To minimise public risk and protect infrastructure from flooding and waterlogging, the LWMS recommends finished floor levels adjacent the BRMD and Broadwater Swamp, will be a minimum 500 mm above the major event peak flow levels and there will be a minimum 1.5 m separation from finished lots levels to pre-development average annual maximum groundwater levels (AAMGL). Subsoil drainage will provide further protection against any potential rise in groundwater levels due to development. Finished floor levels will also set at a minimum 2.70 mAHD to protect dwellings from coastal storm surge.

Figure 12 - Stormwater Management System (JDA)

3.3. Bushfire Management

Bushfire prone vegetation surrounding the area is predominantly intact scrub and forest to the west; pastureland with pockets of remnant native forest and scrub to the north; and scrub and open woodland, with pockets of forest within the Broadwater wetlands, to the east. The risk from the south is relatively low, due to the ongoing development within the Vasse townsite.

The predominant bushfire risk to the project area is from the intact native scrub and forest within Locke Nature Reserve to the north-west and the intact scrub vegetation within R1079 to the east, with prevailing winds having the potential to carry fire behaviour towards to the project area.

The project area itself has been subject to past agricultural land uses and has limited remaining standing native vegetation. The intensification of development within the project area will result in a lower overall bushfire hazard level than currently exists, due to the clearing and modification of bushfire prone vegetation associated with the proposed development.

The risk of bushfire is readily manageable through the adoption of acceptable solutions outlined in the Guidelines and compliance with AS 3959mitigation measures which will result in suitable levels of defendable space, compliant APZs, suitable access provisions, appropriate firefighting water supply and increased building construction standards.

The post-development BHL assessment map demonstrates that all proposed development areas will be located on land with either a Low or Moderate bushfire hazard level in compliance with Element 1 of the bushfire protection criteria of the Guidelines.

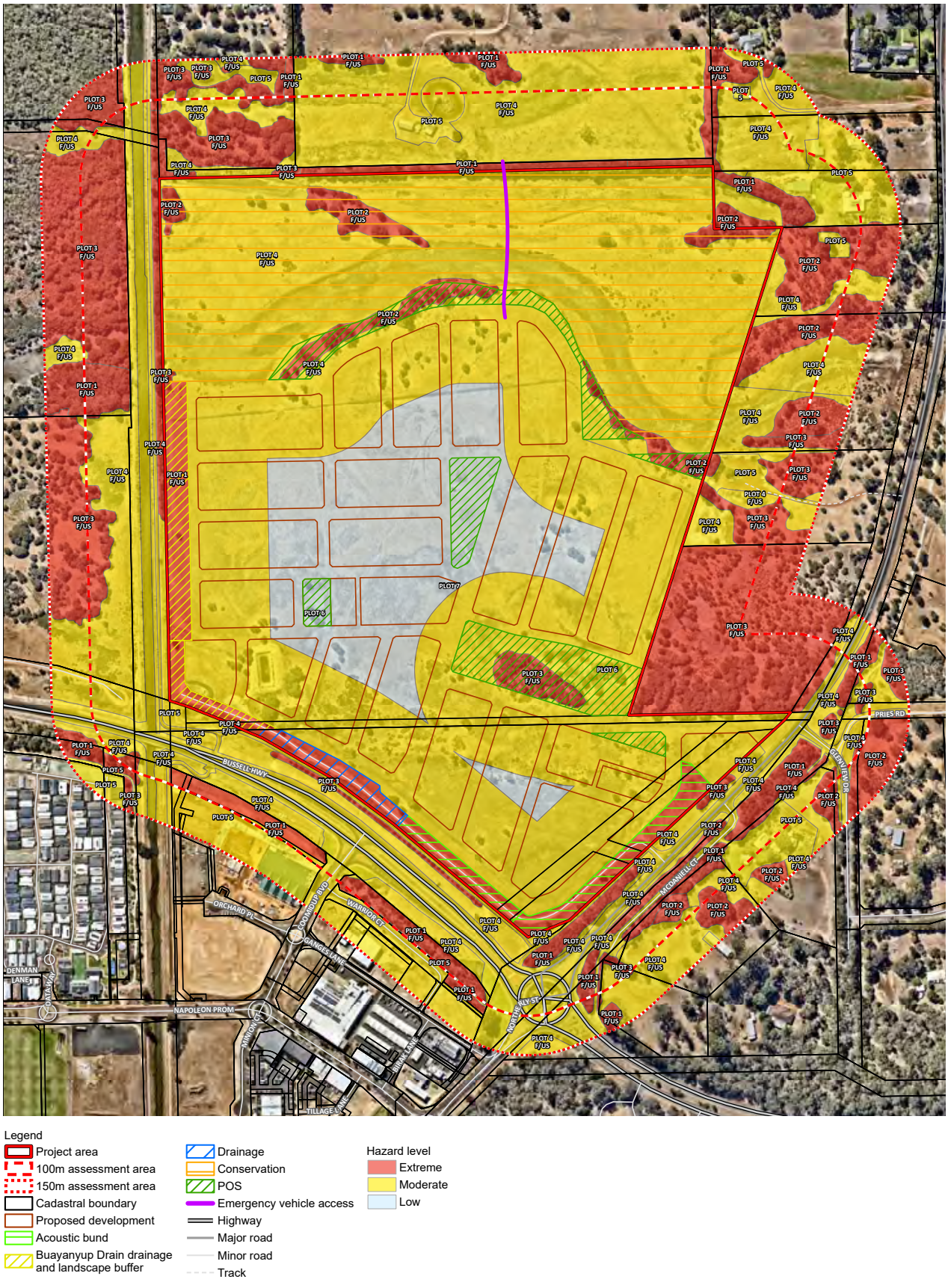


Figure 13 - Post-development bushfire hazard level assessment (JBS&G)

3.4. Existing Traffic Network

The existing traffic situation in the vicinity of the Vasse North Urban Development Area is summarised below:

- Bussell Highway east of the development site is an important 2-lane undivided road linking the Bussell Highway (Vasse Bypass) - Busselton Bypass - Northerly Street roundabout to Dunsborough (via Caves Road) and to Busselton (via Bussell Highway). It is identified as a Primary Distributor road under the Main Roads WA functional road hierarchy and has a speed limit of 60 kilometres per hour adjacent to the proposed development site (for approximately 380 metres north of the Busselton Bypass - Northerly Street roundabout), before increasing to 80 kilometres per hour further north.
- The 'Vasse Bypass' section of Bussell Highway is also primarily a 2-lane undivided road, excepting the section immediately adjacent to the proposed development which is 4-lanes divided, from the Busselton Bypass - Northerly Street roundabout to just west of Coomidup Boulevard. This section is also classified as Primary Distributor under the Main Roads WA functional road hierarchy, with a speed limit of 60 kilometres per hour adjacent to the proposed development site, increasing to 90 kilometres per hour to the west of Buayanup Drain.
- Existing weekday traffic flows adjacent to the proposed development are based on data available from the Main Roads WA TrafficMap website plus additional traffic surveys carried out by Uloth and Associates in August 2022. Bussell Highway carried approximately 8,000 vehicles per weekday in August 2022, between Northerly Street and Coomidup Boulevard, and 9,300 vehicles per day to the north of the Busselton Bypass - Northerly Street roundabout. This had increased to 11,040 vehicles per day in 2022/23, further to the north.
- Historical crash data obtained from Main Roads WA, indicates that there were 31 reported crashes along Bussell Highway adjacent to the proposed development site over the past 5 years to December 2022.
- There were 27 crashes reported at the Bussell Highway - Northerly Street - Busselton Bypass roundabout (with 3 identified as 'medical' in severity), including 10 sideswipe, 9 right angle, and 7 rear end incidents, plus a motorcycle hitting the kerb after losing control.
- There were also 2 crashes reported at the Bussell Highway (Vasse Bypass) - Coomidup Boulevard junction (a right-angle collision and rear-end collision), while the 2 remaining incidents involved a vehicle hitting a fallen tree just north of McDaniell Court, and a rear-end collision (identified as 'medical' in severity) at the junction with Glenview Drive.
- The proposed Abbey South Local Structure Plan north of the site is expected to accommodate an ultimate yield of approximately 350 residential dwellings. Based on available data it is understood that the future development includes a 4-way intersection (with a single-lane roundabout) at the existing Caves Road - Cuthbert Street junction and a left-in/left-out access off Bussell Highway.

3.5. Transportation Noise

The site adjoins Bussell Highway and the Busselton Bypass, which are considered 'Major Traffic Routes' and therefore require preparation of a Transportation Noise Assessment (TNA) pursuant to State Planning Policy No. 5.4 Road and Rail Noise. The objectives of SPP 5.4 are to achieve specified indoor noise levels in noise sensitive areas (e.g. bedrooms and living rooms) and a reasonable degree of acoustic amenity for outdoor living areas on each residential lot.

The noise modelling undertaken for the development indicates that the outdoor noise target will be exceeded at some lots and therefore noise mitigation is to be considered in future subdivision design.

Due to the geometry of the road in relation to the proposed ground levels of future development, it is not practical to reduce traffic noise levels to below the required exposure Levels. It is therefore proposed to use a combination of an earth noise bund and building facade protection packages to achieve compliance with the requirements of the Policy.

The location and height of the proposed earth noise bund and the predicted future traffic noise levels assuming the bunds are constructed are provided at Figures 5-1 and Figure 5-2 of the TNA (see Figure 13 adjacent)..

The required facade packages, in combination with the bund, to address road traffic noise are provided in Figure 5-3 and Figure 5-4 being of the TNA for the ground and upper floor respectively (see Figure 13 adjacent)..

In addition to the facade packages, where the backyards of lots are affected by traffic noise exceeding the outdoor noise targets the TNA specifies that they must also be protected by a fence or similar structure to achieve reasonable noise levels in the outdoor living area, as described at Appendix A of the TNA.

The TNA recommends the inclusion of a restriction on two-storey residential development within 150m of Bussell Highway and Vasse Bypass to be imposed as a condition of subdivision. This is included as a requirement at Part One of the Structure Plan.

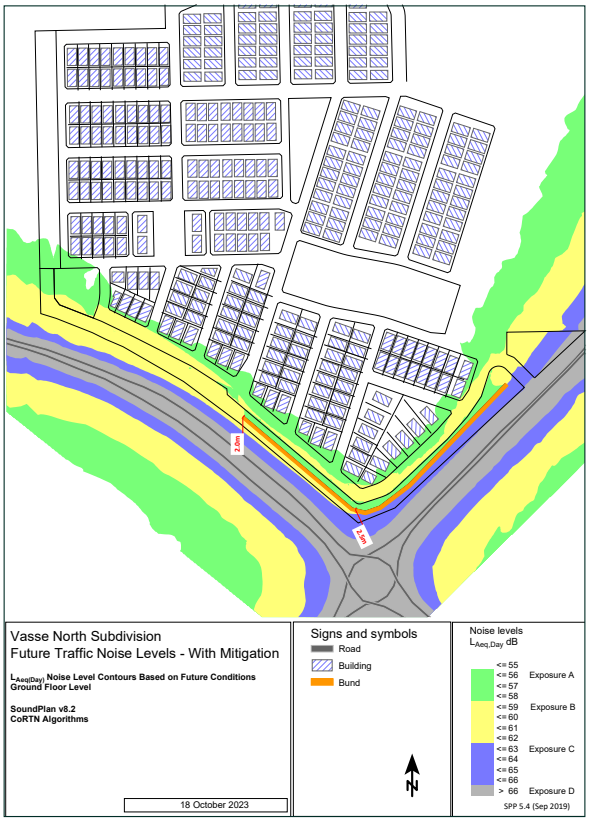


Figure 5.1

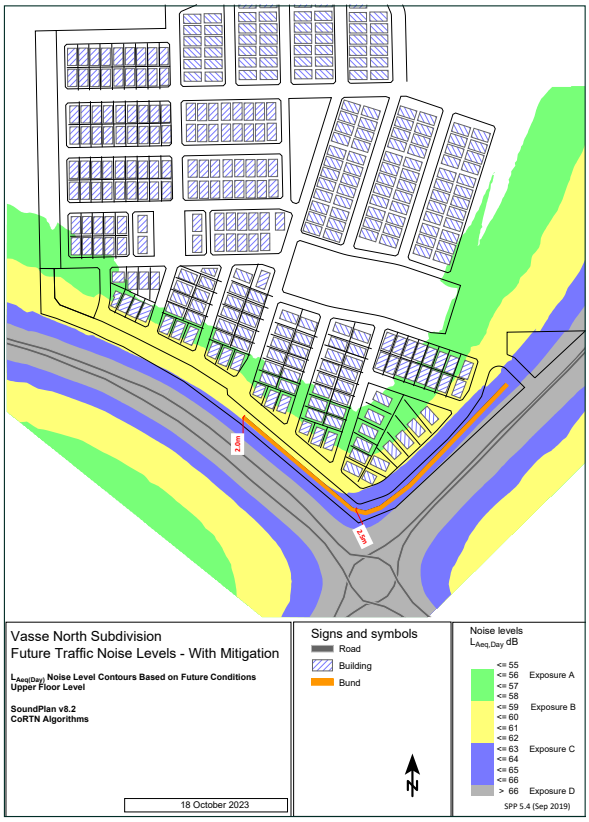


Figure 5.2

Figure 5.3

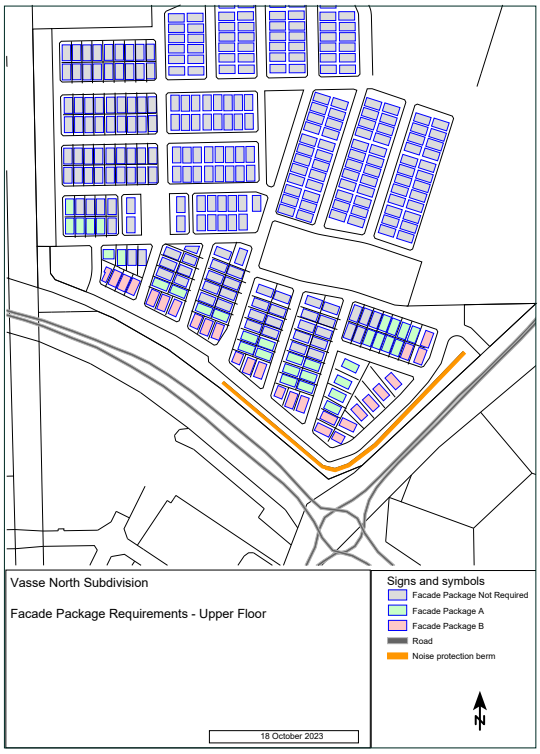


Figure 5.4

Figure 14 - Figures 5-1, 5-2, 5-3 and 5-4 from TNA specifying Future Noise Levels and Facade Package Requirements (Lloyd George Acoustics)

3.6. Servicing

All urban services are available and can be cost effectively extended to service Vasse North. The status of service infrastructure is set out in Stantec's Infrastructure Engineering Report (Appendix Seven) and summarised below.

3.6.1 Wastewater Reticulation

The Fox Road PS20 Sewer Pump Station (SPS) exists in the south western corner of Vasse North (Lot 600). This SPS pumps the sewage collected from contributing catchments located north and south of Vasse North to the Busselton Waste Water Treatment Plant (approximately 6.5km east) via the Fox Road Sewer Pressure main (DN300 PVC).

The DN300 Fox Road Sewer Pressure Main is located within the project area and runs along the proposed acoustic buffer. The alignment of the pressure main may be accommodated either within a future road reserve / POS or by relocation into the Bussell Highway reservation via a main diversion. This will be determined as part the detailed design of the relevant stage of subdivision.

It is expected that new dwellings will be serviced with new gravity sewer reticulation that gravitates down to the Foxy Road PS20 SPS. Water Corporation has preliminarily advised that the SPS has capacity to accept the expected total gravity sewer flow of Vasse North.

3.6.2 Water Reticulation

A DN375 trunk main exists in the Bussell Highway road reservation located east of Vasse North. This trunk main is an asset of Busselton Water (BW), who is the water authority in Busselton.

BW has indicated there is capacity in the existing DN375 trunk main to service Vasse North. Two main connections to the DN375 trunk main are anticipated to reticulate the development with potable water.

BW has indicated a new trunk main through the development has been planned for. Details of this trunk main are not presently known, however, the installation of this new trunk main will be funded by BW.

3.6.3 Power

The existing Western Power network surrounding the site consists of:

- HV underground cables within Northerly Street to the south. This underground cable transitions into an overhead line which runs in a north easterly direction, parallel with Bussell Hwy within the southeastern corner of Lot 9010.
- HV overhead line running north to south along the Buayanyup drainage reserve on the western boundary of the project area. The southern portion of the overhead line transitions to underground cabling to supply a HV switch and transformer within the Water Corporation WWPS site.

Based on the Structure Plan design, it is likely that the site power demand will be in the vicinity of 2.4MVA. This is based on the standard Western Power load allocation of 4.7kVA per residential lot.

The Western Power Network Capacity Mapping Tool indicates that the forecasted remaining capacity for this area for 2024/5 is in the order of 15-20MVA (04/08/2023). This figure indicates that capacity is available at the zone substation, however it is not possible at this time to confirm whether any off-site feeder upgrades may be required to service the development.

In order to service the proposed subdivision, it is likely that a new switchgear site will be established, possibly within the southeastern portion of the land near the new entrance from Bussell Hwy. The new HV switch will be supplied by cutting into the existing HV network from the Village Centre and will supply further switchgear near the centre and northern sections of the land. Western Power will likely require that the HV feeder be designed to ultimately exit to the north (Caves Road). The development will require a minimum of 5 transformers to service the proposed number of lots. Transformers and switchgear should be installed within public open spaces to minimize the fire and noise exclusion zones within residential lots.

3.6.4 Telecommunications

The proposed development will require a fibre ready pit and conduit network to be installed at the developer's cost. The pit and conduit will be designed in accordance with NBN standards and will be installed in the telecommunications alignment within the internal road reserves. Once installed and inspected, ownership of the pit and conduit network will be transferred to NBN. In addition to the new pit and conduit network, the developer will be required to remove all existing telecommunications infrastructure that may be located within the proposed new lots.

The nearest existing NBN network is located within the road reserve on the eastern side of Bussell Hwy. Based on the proposed development, it is likely that the connection will initially originate from existing pits along Bussell Hwy and interconnection at Coomidup Boulevard / Busselton Bypass. Minor works (relocations) may be required in this vicinity to accommodate the new connection to the subdivision.

3.6.5 Gas

A DN160 PE (MAOP 350kPa) natural gas main exists in the western verge of Bussell Highway along the eastern boundary of the project area. It is anticipated that Vasse North can be serviced with gas via new reticulation connected to the existing gas main.

3.6.6 Earthworks

The earthworks design will be dictated by providing minimum freeboard to 1% AEP flood levels. A preliminary earthworks design is included at Appendix D of the Infrastructure Engineering Report which incorporates the following flood protection in terms of minimum lot finished levels:

- 300mm above the estimated 1% AEP flood level of the local drainage system
- 500mm above the 1% AEP flood level of the Buayanyup River Main Drain
- 500mm above the 1% AEP flood level of the Broadwater Swamp
- 2.7m AHD as the assumed minimum finished floor level based on the outcomes of the City of Busselton's CHRMAP relative to the land

Based on the above, an average 1.3m of fill is necessary to earthwork the site.

It is anticipated proposed lots will achieve a minimum Site Classification of 'S' in accordance with AS 2870-2011 Residential Slabs and Footings.

4. Stakeholder Engagement

The summary at Table 2 below highlights key meetings undertaken during preparation of the Scheme Amendment and Structure Plan, not including various informal telephone and email communications.

Stakeholder	Date	Summary
City of Busselton / DPLH / DTWD	9th February 2021	• Provide an overview of concept planning for the Vasse JV's Vasse North landholding. • Discuss DTWD's position on the acquisition of land within Vasse North for a future facility and site requirements. • City noted supports a TAFE at Vasse North in preference to residential uses. • DPLH confirmed lands identification as Urban in the Leeuwin-Naturaliste Sub-regional Strategy requiring a scheme amendment and structure plan to determine future land-use and development. • DPLH and the City noted the need for the screening of development from adjacent road network.
Abbey South Landowners	18th August 2022	• Landowners provided an overview of planning for Abbey South and Vasse North respectively. • Noted suitability of a pedestrian / cycle / EAW connection between the two land areas.
City of Busselton / DPLH	11th October 2022	• Briefed on the current design option for Vasse North. • City restated its opposition to the identification of the land in the Leewuin-Nat. Sub-regional Strategy. • Discussion on purpose and future use of Open Space Investigation Area. • City objected to road connection with Abbey South. • Agencies support preparation of a concurrent TPS Amendment and Structure Plan.
City of Busselton	27th April 2023	• Provided update on planning for Vasse North. • Discussed CHRMAP findings. • City noted its intention to impose a moratorium on Scheme Amendments during the preparation of Draft LSP22.

Table 3 - Summary of Stakeholder Engagement

Stakeholder	Date	Summary
City of Busselton / DPLH	4th May 2023	• Provided an overview of environmental and hydrological factors affecting the and proposed design response which indicate there are no technical impediments to development. • City's view is that Lots S19 and S20 should be retained for open space, which will also ensure permanent visual separation between the developed portions of Abbey and Vasse. • DPLH recommended review of the design response to the Open Space Investigation Area to better align with Strategy requirements. • City re-stated the intention of a moratorium on Scheme Amendments.
DWER	July 2023 August 2023 September 2023	• Initial discussion regarding reporting requirements . • Discussion regarding setting of FFLs. • Discussion flood levels and management in Broadwater Swamp, potential impact on flood levels in the unlikely event of a breach in BMD levee banks, minimum FFLs.
Water Corporation	September 2023	• Discussion regarding flood levels and management in Broadwater Swamp, and the potential impact on flood levels in the unlikely event of a breach in BMD levee banks.
City of Busselton	September 2023	• Discussion regarding CHRMAP minimum FFLs.
MRWA	2nd April 2024	• Preference for access to be off the north-south portion of Bussell Hwy, rather than from the Vasse Bypass. • Agreeable to proposed roundabout at Glenview Drive, subject to confirming geometric design requirements, levels and any land-take requirements. • Prefer a public road connection to Abbey South if possible, but an emergency access way as a minimum.

5. Design Response

Vasse North is proposed as an extension of the existing Vasse Estate, which has been progressively developed over more than twenty years since its identification as a new settlement in the Leeuwin-Naturaliste Statement of Planning Policy in 1998.

Concurrently with its identification in SPP6.1 in 1998, the DPLH (then Ministry for Planning) undertook an Enquiry by Design workshop to determine the vision, principles and form for the new settlement. The guiding philosophy underpinning Vasse was aligned with 'New Urbanism' and 'Responsive Environments' principles, seeking to avoid the development of the 'conventional suburban sprawl' then typical of the period.

The plan developed during the Enquiry by Design plan envisaged Vasse North as part of the new settlement, and this position has been subsequently endorsed through the 2021 amendment to the Sub-regional Strategy which identified the land for urban development.

Since its inception (and as far as possible within a conventional planning governance framework) the Vasse Estate has continued to be designed and developed according to the initial guiding principles. As an extension of the existing Estate, Vasse North will continue to be guided by this design philosophy, which is to:

- Create a settlement with a discernable town centre based on traditional mainstreet principles that supports walkable residential neighbourhoods.
- Facilitate a variety of building types and residential options, particularly encouraging a mix of residential typologies closer to the town centre to accommodate the diverse housing needs of the community.
- Design a highly connected street network that prioritises walkability and provides a variety of itineraries for the movement of pedestrians, cyclists and motorists.
- Establish a highly legible urban form, punctuated by landmark sites comprising buildings, the natural environment and civic parks.
- Deliver a fine grained, highly activated and well-treed/ shaded network of street, parks and public places.

5.1. Urban Ecology

The Structure Plan design responds to the key site conditions and the recommendations of the technical reporting, in particular:

- Management of current drainage patterns within and external to the site;
- The protection of remnant vegetation, environmental and landscape values; and
- The accommodation of the potential for inundation from both coastal processes and the adjacent Buayanyup Drain.

As required in the Strategy the Structure Plan and Scheme amendment also resolves the extent of the 'Open Space Investigation Area' within Lots S19 and S20 by retaining more than 70% of these lots in the existing 'Conservation' zone of the Scheme. Although the hydrological and environmental assessments confirm that there are no environmental or hydrological reasons why the whole of these lots could not be developed, pre-lodgement liaison has confirmed the expectation of the WAPC that substantial portion of this land would be retained for open space. The design response therefore adopts the existing alignment of the historic, east-west drainage channel on the land as a logical boundary to urban development of the unconstrained areas to the south.

This design response also enables larger trees along the southern extent of the drainage channel to be retained in open space, retaining the current landscape character. Retained in private ownership, the conservation land provides an opportunity for appropriate revegetation and potential offsets for other portions of the Vasse Estate that are proposed for development.

The design also makes allowance for other notable responses to site conditions including:

1. Provision of a 30 metre drainage and open space area adjacent the drain providing the opportunity for breakout flows from the Drain and the transmission of stormwater within the development to the receiving catchment to the north.
2. Strategic location of the POS areas to enable the retention of the larger trees present within the land (see further discussion at Public Realm section).
3. Development of a 1–2 metre high acoustic bund along portion of the Bypass and Bussell Highway frontages to manage traffic noise. As successfully demonstrated as part of the Dawson and Birchfields residential areas, revegetation of the bund provides both visual screening and amenity, as well as a habitat function once established.
4. Retention of a significant stand of trees along the Bussell Highway frontage that provide visual screening into the estate from this elevation.
5. Allowance for a future road connection across the conservation area to Abbey South to the north. This will function as an Emergency Access Way (EAW) in the first instance, but future proofs the opportunity for a proper road connection between the future residential areas as recommended by Liveable Neighbourhoods.
6. Large road reserves adjacent all boundaries to manage potential bushfire threat in accordance with the BMP and to provide a managed interface to the existing vegetated reserve and wetland adjacent the eastern boundary.

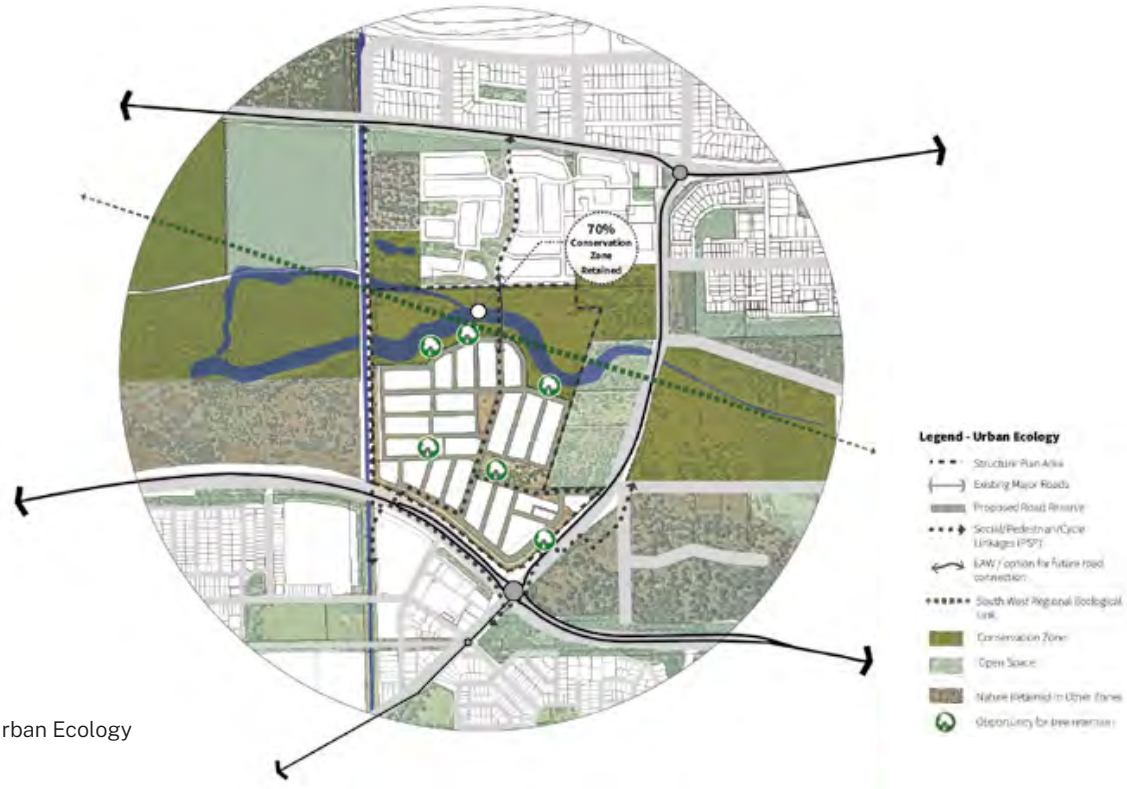


Figure 15 - Urban Ecology

5.2. Urban Structure

Having considered the site conditions outlined above, the design locates future residential development within a highly legible, modified grid road pattern. The alignment of streets ensures that all of the development cells have uninterrupted vistas to areas of open space, trees and nature, preventing the sense of urban enclosure where street blocks are fully contained by urban development.

The design futureproofs, but does not rely on, protecting future connections to the adjacent urban areas as the locality matures. The proposed EAW provides connectivity with Abbey South and Caves Road, and via the proposed north-south boulevard, preserves the option for future connectivity with the Bypass and potentially access to Coomidup Boulevard within the Vasse Village Centre.

The development also integrates existing pedestrian and cycle infrastructure, including the north-south shared path along the Buayanyup Drain, and linkages to the path network along the Bypass / Bussell Hwy and the underpass to the Vasse Village Centre.

The modified grid design is highly adaptable, ensuring that cell depths and frontages can be tailored to suit the evolution of market requirements and development controls. As currently proposed the design provides for the option of larger lots adjacent the northern and eastern boundaries where there is a high amount of natural amenity, with more urban development located more centrally and within the walkable catchment of the Vasse Village Centre.

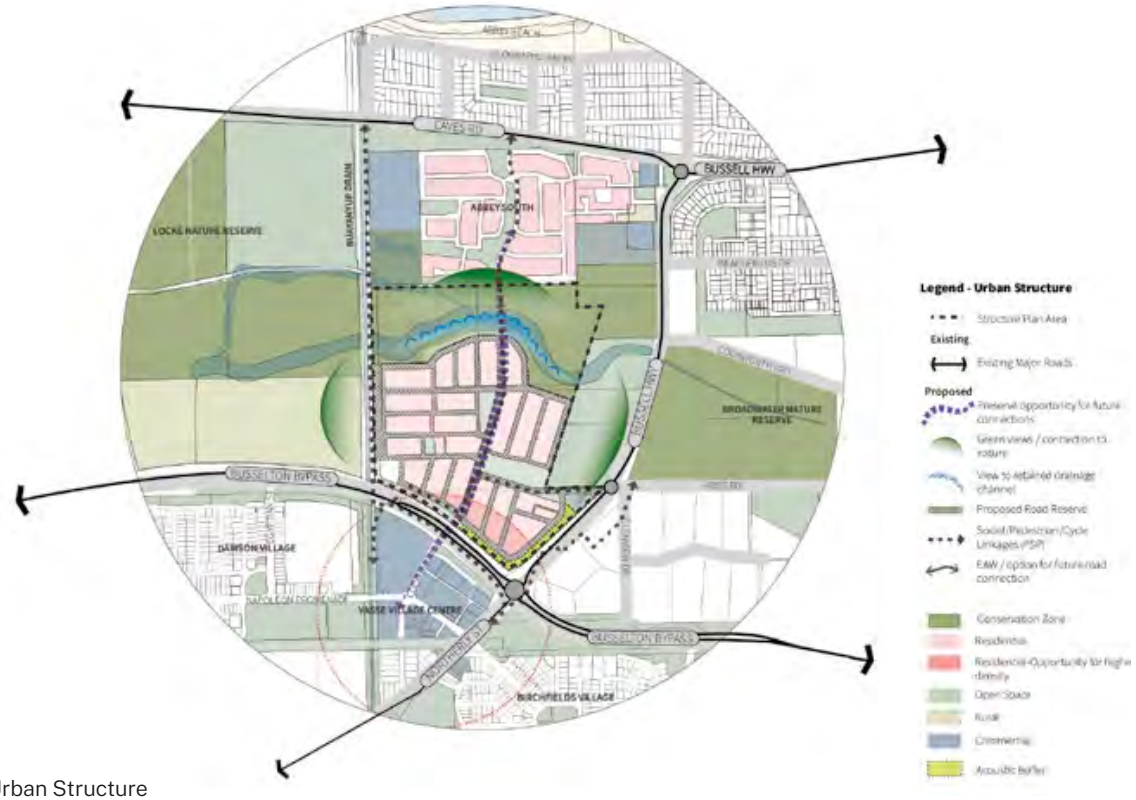


Figure 16 - Urban Structure

5.3. Public Realm

5.3.1 Landscape Strategy

The Structure Plan is accompanied by a Landscape Strategy that provides an overall guide to the proposed function, amenities and landscape treatments within the structure plan area. The key Landscape Strategies to be explored and implemented at Vasse North include:

1. Respecting the ecological corridors and buffers within and adjacent the land and incorporating these into a linear Public Open Space (POS) network and adopting a programme of revegetation and rehabilitation.
2. Understanding that the linear POS network provides the opportunity to provide connection into existing dual use pathways as a highly legible and pedestrian/bicycle friendly framework throughout the estate.
3. Retention of existing stands of scattered and isolated Eucalyptus and Melaleuca trees, via incorporation into POS or through the creation of wider road reserves.
4. Appreciation that a balanced approach is required to ensure the social and recreational requirements of the future residents are balanced with the ecological and engineering constraints imposed by the site. Provide a variety of outdoor public space for recreational and social opportunities appropriate to the size of the proposed community.
5. Mitigate post development drainage flows by incorporating waterway treatment drains within the open space network and widened road reserves.

The 4 different open space typologies provided in the development are set out in the following figures describing their specific treatments and design.

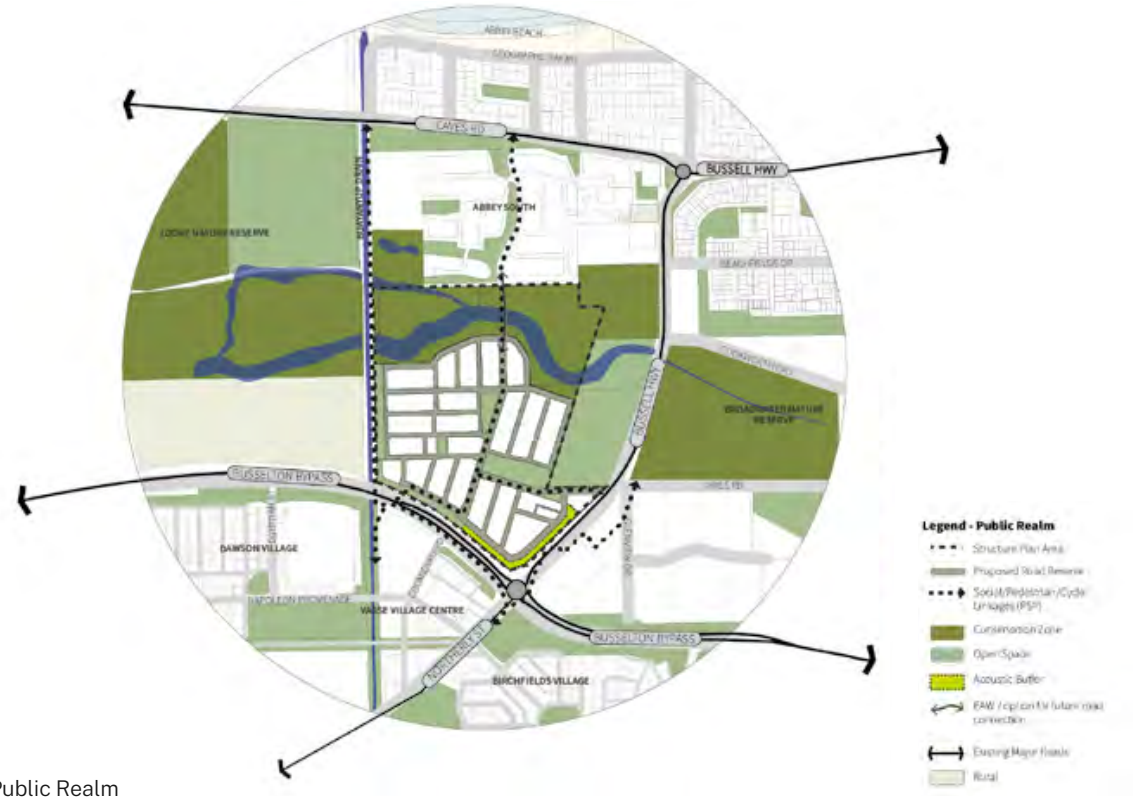


Figure 17 - Public Realm

Figure 18 - Landscape Strategy (Emerge)

Vasse North Structure Plan_Public Open Space Schedule (May 2024)		
Site Area		**57.52 ha**
Less Deductions		
Conservation Zone (Balance)	17.63 ha	
Service Commercial Zone	0.42 ha	
Public Purpose	0.47 ha	
Acoustic Bund	1.11 ha	
BMP Drainage and Landscape Buffer	1.36 ha	
Dedicated Drainage	1.09 ha	
Nett subdivisible area		35.44 ha
POS Required @ 10%		3.54 ha
May Comprise:		
Min. 80% unrestricted POS	2.84 ha	
Max. 20% restricted POS3	0.70 ha	

Public Open Space Contribution				
POS Area	**Nett Area (ha)**	**Unrestricted (ha)**	**Restricted (ha) (>1 year + up to 5 year ARI)**	**Dedicated Drainage (ha) (1 in 1 year)**
1 - Neighbourhood Park	1.67	1.29	0.01	0.37
2 – Local Park	0.60	0.49		0.11
3 – Local Park	0.21	0.21		
4 – Local Park	0.15	0.06		0.09
5 – Linear Park (BMD)	1.52	1.02	0.01	0.49
6 – Linear Park (Bypass)	0.50	0.46	0.01	0.03
Sub-Total	**4.65**	**3.53**	**0.03**	**1.09**
Total Public Open Space Provision (credited)			**3.56 ha (10%)**	

Table 4 - Public Open Space Schedule (May 2024)

Figure 19 - Public Open Space

Figure 20 - Neighbourhood POS 1 (Emerge)

Figure 21 - Local POS 2 (Emerge)

Figure 22 - Local POS 3 (Emerge)

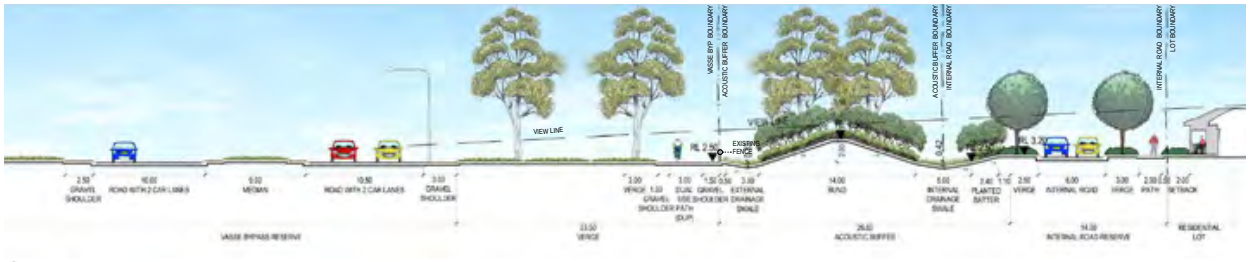
Figure 23 - Linear POS (Emerge)

5.3.2 Landscape Response and Acoustic Buffer

The principle of maintaining visual landscape separation between Vasse and Busselton was identified as a planning consideration for the investigation of the Vasse North PIA and is articulated at LUS 3.30 and 3.33 and PS 3.7 of SPP 6.1. This principle has been complemented more recently by the idea of also screening future development from the adjacent road network, as has been successfully implemented at the Dawson and Birchfields residential neighbourhoods at Vasse.

Vasse North is intended as an extension of the adjacent Vasse Estate and is expected to appear as such to users of Bussell Highway and the Busselton Bypass, rather than as an extension of Busselton. The site is separated from development to the north by the Broadwater Nature Reserve and this creates a permanent and distinct visual separation from development on Caves Road.

The landscape character in and around the site will be further maintained by development of the required acoustic bund depicted in the Transportation Noise Report. Coupled with extensive planting this will effectively screen views into the development from westbound and eastbound traffic, provide fauna habitat and cater for stormwater management. The overall impression will be a natural, rather than urban landscape achieving the strategic objectives of the planning framework.



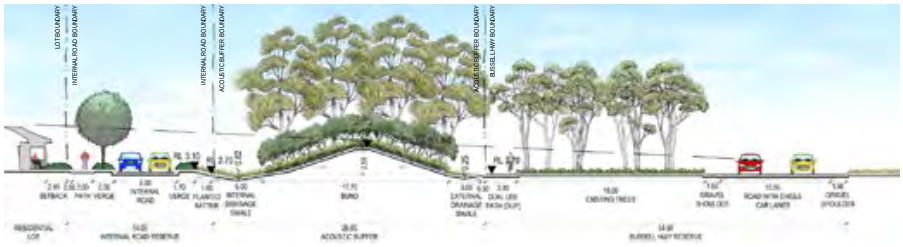
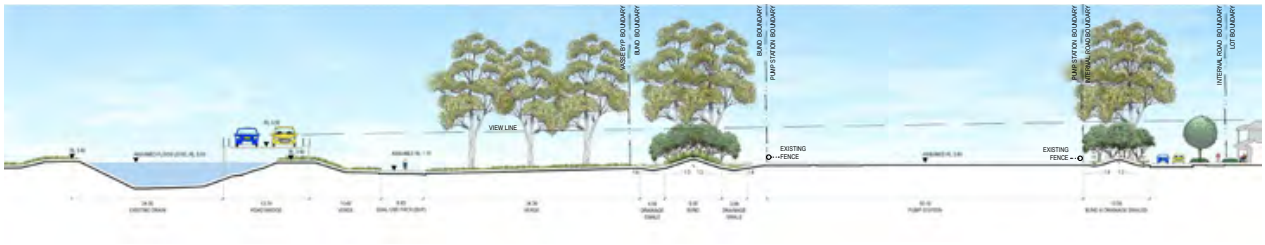


Figure 24 - Bussell Highway and Bypass Street Sections (Emerge)



SECTION C-CC - EASTBOUND BUND NEAR BRIDGE
SCALE 1:250 @ A1

05
EASTBOUND BUND NEAR BRIDGE
1:500 @ A3

Figure 25 - Bussell Highway and Bypass Street Sections (Emerge)

5.4. Movement

5.4.1 Traffic Impact Assessment

The Structure Plan is accompanied by a Traffic Impact Assessment (TIA) prepared by Uloth and Associates which describes future traffic flows, intersection and access requirements to the proposed development. The TIA demonstrates that the proposed development can effectively integrated into the existing transport network and that post development the overall road network will continue to operate effectively.

The assessment concludes the following:

- The proposed Vasse North Urban Development Area is expected to accommodate an overall yield of approximately 400 to 450 residential dwellings based on existing development densities within the existing Vasse development areas. If areas of higher density are developed to maximum potential this overall yield could increase to an estimated 630 residential dwellings.
- It is estimated that the proposed Vasse North development area will generate a total of 4,050 vehicle trips per day (for the expected maximum yield of 450 dwellings). However, for analysis purposes, a 'worst-case' trip generation of approximately 4,700 vehicle trips per day has been adopted (accommodating the theoretical maximum yield of 630 dwellings).
- Access to Vasse North is proposed via a single local road intersection off Bussell Highway, located opposite Glenview Drive, which can accommodate the theoretical maximum development yield of 4,700 vehicles per day.
- A recommended concept plan is included for a 4-way single-lane roundabout at Bussell Highway - Glenview Drive - Road 1 (Figure 24). The location ensures that an appropriate intersection spacing is maintained between the proposed roundabout and the existing junction at McDaniell Court.
- A possible long-term concept plan for the proposed roundabout is also depicted at Figure 25, which accommodates the potential for the widening of Bussell Highway to 4-lanes divided. The indicative design confirms that no additional road reserve widening is required.
- The plan also includes provision for an EAW to the north of the site into Abbey South. The EAW has the potential for future conversion to a future local road at some future time, but this is not required for the adequate function of access to and from the Vasse North development.
- If converted to a public road, the EAW connection is anticipated to slightly decrease vehicle trips to Bussell Highway to 4,100 vehicles per day. The option is provided to future-proof long-term delivery by the City of Busselton, and is not proposed as part of the Structure Plan. Upgrading to a public road would require the agreement, coordination and contributions by the developers of the adjacent Abbey South development.

Figure 26 - Movement

- The TIA also provides a preliminary assessment for a potential TAFE Facility discussed at Section 5.5.3 of this Report. For an assumed capacity of perhaps 800 to 1,000 students, it is estimated that the TAFE site could generate approximately 1,300 to 1,500 vehicle trips per day. However, with a corresponding reduction of residential development, the nett traffic increase is expected to be a maximum of perhaps 1,300 vehicles per day.

This would increase the total future traffic flows on Road 1 to approximately 6,000 vehicles per day, which is still within the acceptable range for a Neighbourhood Connector A. Additional analysis has also been carried out for the proposed Bussell Highway - Road 1 roundabout under this possible alternative scenario, with results confirming that the recommended roundabout design would continue to operate at high Levels of Service A and B during the future AM and PM peak hours.

Figure 27 - Recommended Roundabout Design (Uloth & Associates)

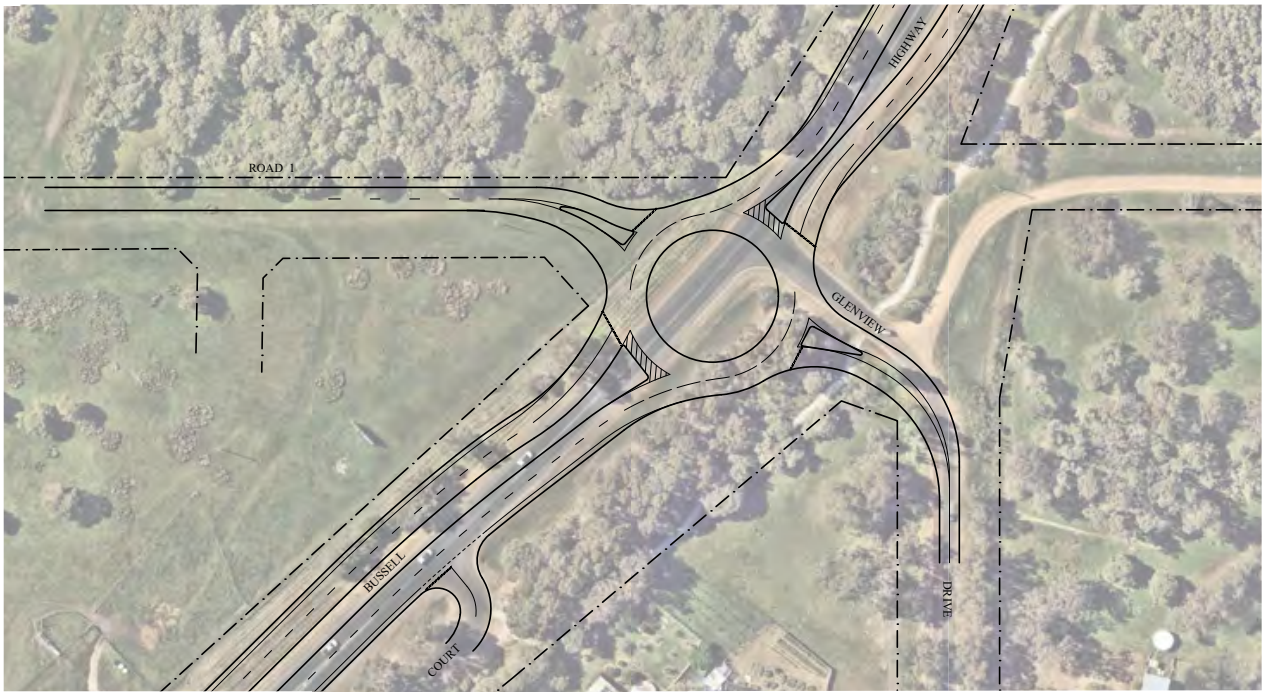


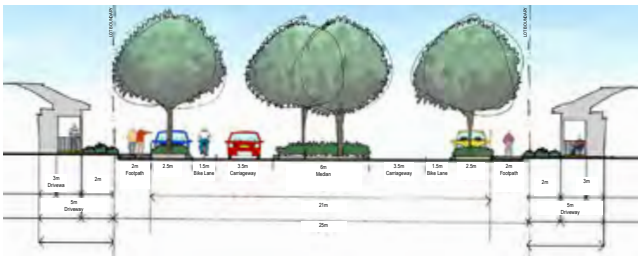
Figure 28 - Possible Roundabout Design if Bussell Hwy is Widened to 4-Lanes Divided (Uloth & Associates)

5.4.2 Existing Road Reserves

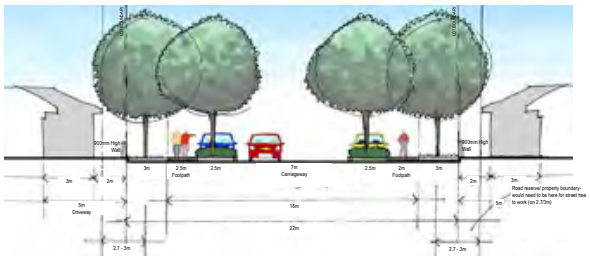
The Structure Plan proposes the strategic closure and repurposing of various portions of the existing road reserves within the structure plan area, to align with the new design intention for the land. This includes:

1. Retaining certain portions within the designated road network where this aligns with the overall design intention for future development.
2. Closure and acquisition of some portions by the developer for incorporation into future private development (subject to separate agreement and approval by the relevant agencies).
3. Retention of other areas as road reserve but landscaped by the developer in accordance with the overall structure plan design and landscape strategy for the development.

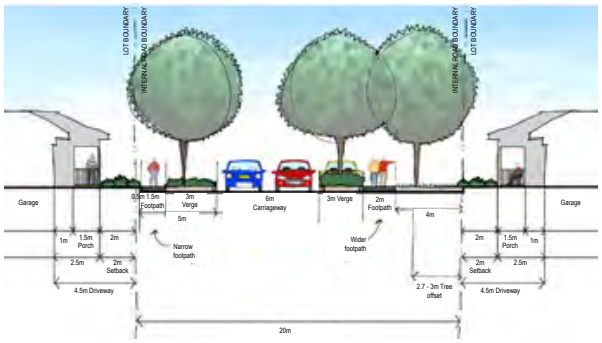
Figure 29 - Street Hierarchy (Emerge)



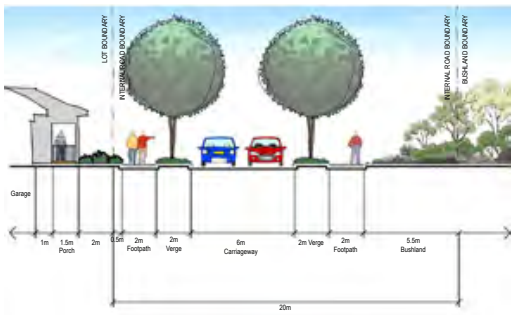
01
NEIGHBOURHOOD CONNECTOR A (25m)
SCALE 1:200 @ A3



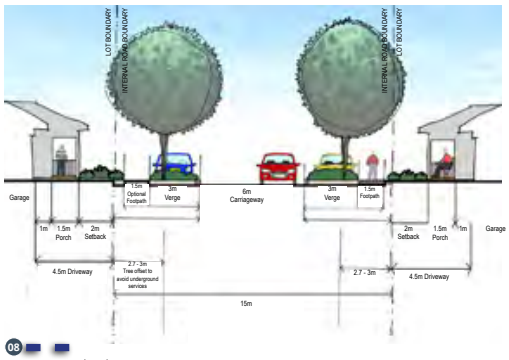
02
NEIGHBOURHOOD CONNECTOR B (22m)
SCALE 1:200 @ A3



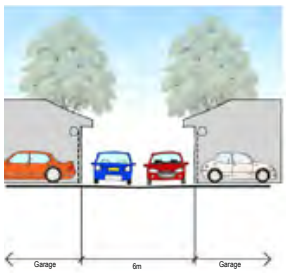
06
ACCESS STREET A (20m)
SCALE 1:200 @ A3



07
ACCESS STREET B (20m ADJACENT BUSHLAND)
SCALE 1:200 @ A3



08
ACCESS STREET C (15m)
SCALE 1:200 @ A3



10
LANEWAY (6m)
SCALE 1:200 @ A3

09
ACCESS STREET E (11.5m ADJACENT NEIGHBOURHOOD POS 1)
SCALE 1:300 @ A3

Figure 30 - Typical Street Sections (Emerge)

5.5. Land Use

5.5.1 Residential

Residential density in the Structure Plan area is defined in two bands based on walkability to the Vasse Village Centre. A density code range of R20-R40 is applied to the area approximately 600 metres or greater from the Village and density code range of R20-60 for the area in closer proximity. This provides greater flexibility for future development to respond to locational and market factors, facilitating opportunities for more compact housing typologies such as group housing, key worker or student accommodation.

Development is expected to comprise larger lots at the periphery adjacent areas of natural amenity, with more modest, medium density development within the interior of the development, adjacent local parks and within the walkable catchment of the Village Centre.

Based on existing development densities within the existing Vasse development and surrounding areas it is expected that an average lot size of 450sqm will predominate. Based on the nett developable area of 20.19 hectares, this would result in an anticipated overall yield of approximately 448 dwellings. Lot size and final yields will be determined at the respective stage of subdivision in response to market factors.

5.5.2 Opportunity for Future Educational Use

The design is also capable of accommodating a potential educational facility in the street blocks on the southern side of the estate entry. This comprises an area of approximately 2.5 hectares and has been discussed previously as the possible location for a future TAFE facility. While this opportunity is yet to be confirmed by the responsible agencies, it is protected within the current design if the possibility eventuates.

LPS21 identifies the land-use of 'Educational Establishment' as a 'A' use in the residential zone, meaning that *"the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions."* If progressed, the facility would require the submission and approval of a development application.

The future facility would be well screened from passing vehicles, by either the acoustic bund, or if the bund is not required because of the non-residential use, the significant row trees along this section of the Bussell Highway frontage.

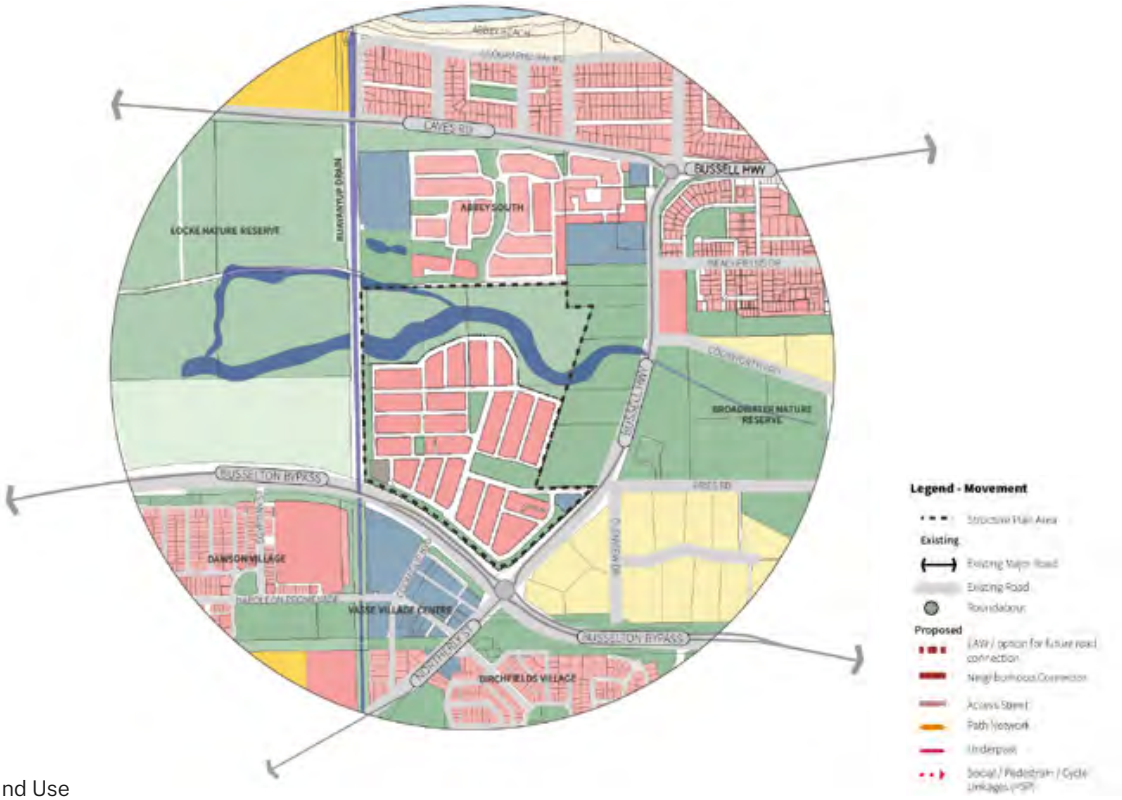


Figure 31 - Land Use

5.5.3 Service Commercial

The Structure Plan identifies a 0.42ha site on the southern side of the entry road as Service Commercial. An indicative design prepared for the site (see Figure 33) indicates a potential 1,300sqm net lettable area may be possible.

This zone was selected after careful consideration of the various land-use options available, having regard to the following considerations, including the Scheme objectives for the Service Commercial zone:

- The close interface with Bussell Hwy may remove the need for acoustic attenuation that would be required for residential uses.
- Of the various commercial zones, Service Commercial is considered more appropriate than the alternatives, noting that the zone precludes out-of-centre shop retail uses, instead facilitating larger format activities suited to high traffic areas, such as the garden centre concept depicted at Figure 32.
- Development of the site with appropriate development controls implemented via a Local Development Plan (see section 5.6) ensures an appropriate interface and high-quality built form response to Bussell Highway.
- With reserves to the north and the acoustic buffer to the south, there is no opportunity for the proliferation of 'ribbon development', instead limiting the commercial activity to this single site, with access provided from the internal road network.

The proponent is open to further discussion on the suite of uses permissible for the site.

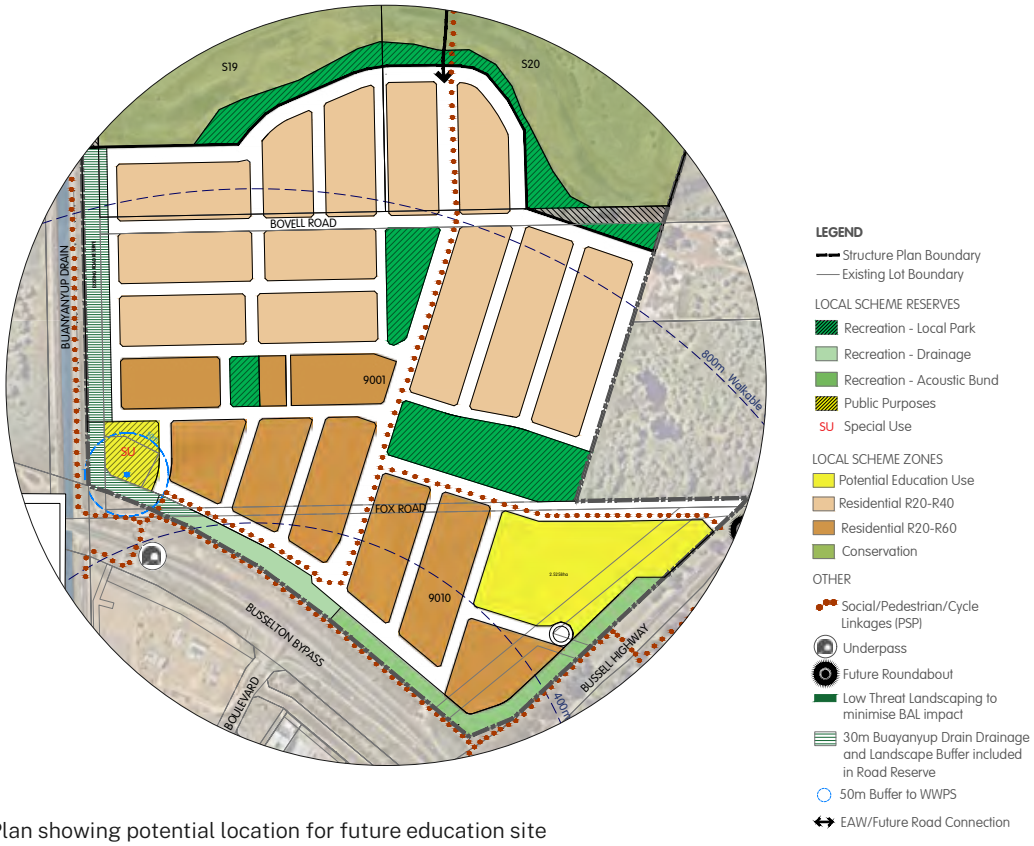


Figure 32 - Structure Plan showing potential location for future education site

5.6. Built Form

As the Estate will mostly comprise residential development, standard R-Code controls are considered to be appropriate to guide most development.

Local Developments Plans will be applied to certain categories of development such as laneway lots, lots with direct interface to open space, facilitating tree retention or for managing interfaces with adjoining areas such the northern or eastern open space areas. The proposed management regime generally aligns with that adopted for the Vasse Structure Plan which applies to the balance of the Vasse Estate.

Preparation of a Local Development Plan is also considered appropriate to guide development within the proposed Service Commercial zone. This would manage development matters such as the presentation of buildings to Bussell Hwy, frontage and setback controls, fencing, vehicle access, screening and landscaping and the location and screening of carparking areas.

Figure 33 - Indicative Design Concept (Garden Centre) for Service Commercial Site

Appendix 1 - Environmental Assessment Report (SLR Consulting Australia)

Vasse North Precinct

Environmental Assessment Report

Perron Developments Pty Ltd and Stawell Pty Ltd

Prepared by:

SLR Consulting Australia

Level 1, 500 Hay Street, Subiaco WA 6008,
Australia

SLR Project No.: 675.V64747.00000

23 April 2024

Revision: 03

Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	1 November 2023	J. Mell	S. Bird	S. Bird
02	7 December 2023	J. Mell	S. Bird	S. Bird
03	23 April 2024	J. Mell	S. Bird	S. Bird

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Perron Developments Pty Ltd and Stawell Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Executive Summary

SLR Consulting was commissioned by Perron Developments Pty Ltd and Stawell Pty Ltd to prepare an environmental assessment report (EAR) for the Vasse North Precinct, east of Bussell Highway and north of Vasse Bypass. The Vasse North Precinct consists of Lots 9010, 9001, S19 and S20 ('the site'). This EAR has been prepared to support the submission of a local planning scheme and structure plan.

This site is approximately 57.33 ha in size and is located approximately 200 km southwest of Perth's Central Business District within the City of Busselton (Figure 1) and is zoned 'rural' and 'conservation' under the City of Busselton's Local Planning Scheme No. 21 (LPS 21). The scheme amendment proposes to rezone the site to 'urban'. The EAR seeks to inform decision makers and stakeholders regarding environmental issues relevant to the site and the proposed development.

The environmental aspects of the site include:

- Acid Sulfate Soil (ASS) risk mapping identifies most of the site as having a high to moderate risk of ASS occurring within the first 3m of natural soil surface.
- The site has been significantly impacted by past land use. Native vegetation on nearly all of the site has been cleared with only scattered native trees remaining. No conservation significant flora or vegetation were recorded during a flora and vegetation survey.
- Database searches identified 57 conservation significant species as potentially occurring within 10 km of the site. Given the degraded quality of habitat within the site it is unlikely the site would contain important or critical habitat for these species.
- Broadwater Swamp intersects the northern portion of the site, which flows in an easterly-westerly direction and connects with Broadwater Nature Reserve to the east and is mapped as connecting to the Locke Nature Reserve to the west however is bisected by the Buayanyup Drain.
- Three geomorphic wetlands are mapped over the site, two multiple use wetlands and the buffer of a resource enhancement wetland.
- The buffer of a 'stored data / not a site' type Aboriginal heritage place occurs over the southern boundary of the site.
- The site adjoins Bussell Highway and Vasse bypass, which are considered a 'Major Traffic Route' under SPP 5.4. Portions of the site are identified within the associated road noise impact trigger distances.
- The State Planning Policy 3.7 Planning in Bushfire Prone Areas applies to the site.

The information provided in this EAR demonstrates that the site has limited residual environmental values that constrain the proposed development. The site's remaining environmental attributes are almost entirely limited to areas that will be retained as open space. It is concluded that there are no significant environmental constraints associated with rezoning the site. The proposed residential development can be suitably managed through the standard planning and development processes as described below.

- **Hydrology**: A LWMS has been prepared to support the rezoning of the site and sets a framework for better urban water management of the site at a district level. The LWMS also describes how the issues of surface and groundwater management associated with the proposed development will be managed. A UWMP will be required at subdivision stage.

- **Flora, Vegetation and Fauna**: The management of vegetation and fauna values as part of future development of the site can be appropriately managed through the standard subdivision process. The proposed structure plan proposes areas of public open space in locations to maximise retention of existing trees, and to provide linkages between areas of remnant vegetation or nature reserve outside the site.
- **Acid Sulphate Soils**: Future ASS investigations and management may be required at subdivision stage if services are likely to be installed below the permanent groundwater table. This can be managed through the standard subdivision approval process.
- **Road Noise**: Consideration of noise has been undertaken in accordance with SPP 5.4. A Noise Assessment has been undertaken and has determined that road noise can be managed through the implementation of an earth bund and building façade protection packages.
- **Bushfire**: The site is mapped within a Bush fire Prone Area. State Planning Policy 3.7 Planning in Bushfire Prone areas applies to the site. A Bushfire Management Plan has been prepared and identifies strategies to address bushfire risk .

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1.0 Introduction

1.1 Background

SLR Consulting was commissioned by Perron Developments Pty Ltd and Stawell Pty Ltd to prepare an environmental assessment report (EAR) for the Vasse North Precinct, east of Bussell Highway and north of Vasse Bypass. The Vasse North Precinct consists of Lots 9010, 9001, S19 and S20 ('the site'). This EAR has been prepared to support the submission of a local planning scheme amendment and structure plan.

This site is approximately 57 ha in size and is located approximately 200 km southwest of Perth's Central Business District (CBD) within the City of Busselton (Figure 1). The site is zoned 'rural' and 'conservation' under the City of Busselton's Local Planning Scheme No. 21 (LPS 21). The site us currently utilised for grazing.

1.2 Purpose and Scope

This EAR has been prepared to support consideration of a local planning scheme amendment to rezone lots 9001 and 9010 from 'rural' to 'urban' and lots S19 and S20 from 'conservation' to 'urban' and a structure plan of the proposed development (Appendix A). The EAR seeks to inform decision makers and stakeholders regarding environmental issues relevant to the site and the proposed development.

The scope includes a review of environmental information including government databases, search tools and online reports available for the site. The desktop environmental assessment included the following:

- Review of publicly listed ecological information where available (previous reports and any relevant scientific literature).
- Review of applicable environmental legislation, policies and guidelines and their relevance to the site.
- Topography, soil, and potential acid sulfate soils.
- Groundwater levels, groundwater protection areas, surface water and geomorphic wetlands.
- Review of regional vegetation association (Beard 1976).

Fauna and habitats: Desktop and habitat assessment, Department of Biodiversity Conservation and Attractions (DBCA) NatureMap and Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) databases for recorded species and their habitats within the vicinity of the site and a likelihood assessment (based on mapped habitat) of these species potentially occurring on site.

- Heritage sites (Aboriginal and non-Aboriginal) that may be located within or nearby the site. Search of the Department of Planning Lands and Heritage (DPLH) Aboriginal and State and Local Heritage databases.
- Identification of environmental constraints and opportunities associated with the site.

Further assessments and surveys to address flora and vegetation, noise, bushfire, and hydrology applicable to the proposed development have been undertaken to inform the design process.

2.0 Key Environmental Legislation

2.1 Commonwealth Legislation

2.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the central piece of environmental legislation, administered by the DCCEEW. The Act protects Matters of National Environmental Significance (MNES) at a national level. Environmental Assessments under the EPBC Act are undertaken to enable environment and heritage protection and biodiversity conservation. An action should not be undertaken that has, will have or is likely to have a significant impact on any MNES, or other protected matters without a pre-action referral to the Australian Government's Minister for the Environment.

2.2 State Legislation

The *Environmental Protection Act 1986* (EP Act) is the key legislative tool for environmental protection in Western Australia. It is administered by Environmental Protection Authority (EPA) and the Minister for the Environment. Under Part IV of the EP Act, the EPA undertakes environmental impact assessment of development proposal and schemes. The environmental impact assessment process provides an orderly and systematic evaluation of a proposal and its potential impact on the environment. A critical component of the assessment is the consideration of ways in which the proposal, if implemented, could avoid, or reduce any potential impact on the environment.

Table 1 provides a summary of the key State legislation and regulations relevant to the site.

Table 1: Key State Legislation and Regulations

Key Legislation	Responsible Government Agency	Aspect
Aboriginal Heritage Act 1972 (AH Act)	Department of Planning, Lands and Heritage	The AH Act protects places and objects customarily used by or traditional to the original inhabitants of Australia. A register of such places and objects is maintained under the AH Act, however, all sites are protected under the Act whether they are registered or not.
Biodiversity Conservation Act 2016	Department of Biodiversity Conservation and Attractions	Listing of and protection of native species, threatened species, ecological communities, fauna, critical habitat, and threatening processes
Biosecurity and Agriculture Management Act 2007	Department of Primary Industries and Regional Development	Weeds/pests/diseases
Bush Fires Act 1954	Department of Fires and Emergency Services	Bush fire control
Conservation and Land Management Act 1984	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna/habitat/weeds /pests/diseases

Key Legislation	Responsible Government Agency	Aspect
Conservation and Land Management Regulations 2002	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna/habitat/weeds /pests/diseases
Contaminated Sites Act 2003	Department of Water and Environmental Regulation	Management of contaminated soils and water
Environmental Protection Act 1986	Environmental Protection Authority Department of Water and Environmental Regulation	Part IV – Environmental Impact Assessment Part V – Works Approvals and Licences, Clearing Permits
Environmental Protection (Clearing of Native Vegetation) Regulations 2004	Department of Water and Environmental Regulation	Clearing of native vegetation
Heritage Act 2018	Department of Planning, Lands and Heritage	Provides for the identification and documentation of places of cultural heritage significance in Western Australia, and for the conservation, use, development, and adaption of such places.
Planning and Development Act 2005	Department of Planning, Lands and Heritage	Structure planning and subdivision approval
Rights in Water and Irrigation Act 1914	Department of Water and Environmental Regulation	Governs management of the use, service and health of water and watercourses (including beds and banks) Water licensing is required in all proclaimed areas and for all artesian groundwater wells throughout the state.

2.3 Relevant Standards, Guidelines and Policies

The proposed development of land and associated clearing is subject to compliance with applicable standards, guidelines and policies developed by the State's regulators to assist proponents in understanding the minimum requirements for environmental protection. Table 2 details the key standards, guidelines, and State Planning Policies relevant to clearing and development of the site.

Table 2: Relevant Standards, Guidelines and Policies

Document	Description
EPA Policies and Guidance	
Statement of Environmental Principles, Factors and Objectives	This statement communicates the EPA considers the object and principles of the EP Act, uses environmental factors and objectives to organise and systemise environmental impact assessment, taking a holistic view of the environment and considering significance of a proposal.
Environmental Factor Guideline – *Flora and Vegetation*	Provides guidance to protect flora and vegetation so that biological diversity and ecological integrity are maintained.
Environmental Factor Guideline – *Terrestrial Environmental Quality*	Provides guidance with the objective to maintain the quality of land and soils so that environmental values are protected.
Environmental Factor Guideline – *Terrestrial Fauna*	Provides guidance with the objective to protect terrestrial fauna so that biological diversity and ecological integrity at maintained.
Technical Guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment*	Provides technical guidance to ensure adequate flora and vegetation data of an appropriate standard are obtained and used in environmental impact assessment.
Technical Guidance – *Terrestrial Fauna Surveys*	Provides technical on the direction and information on general standards and protocols for terrestrial fauna surveys for environmental impact assessment.
Guidance Statement No. 33: *Environmental Guidance for Planning and Development*	Provides information and advice to assist land use planning and development processes to protect, conserve and enhance the environment.
WA Environmental Offsets Policy	Seeks to protect and conserve environmental and biodiversity values for present and future generations. The policy ensures that economic and social development may occur while supporting long term environmental and conservation values.
Department of Planning, Lands and Heritage	
State Planning Policy 2.5 – Rural planning	Seeks to protect and preserve WA's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.
State Planning Policy 5.4 – Road and rail noise	Seeks to seeks to ensure that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of these transport \corridors
Department of Water and Environmental Regulation (DWER) Guidelines	
Assessment and Management of Contaminated Sites Guideline (DER 2014)	Provides guidance on the assessment and management of contaminated sites in Western Australian within legislative framework of the Contaminated Sites Act 2003 and the Contaminated Sites Regulations 2006.

3.0 Planning

3.1 City of Busselton Local Planning Scheme No. 21

The site is zoned 'rural' and 'conservation' under the City of Busselton's LPS 21 (DPLH 2014).

3.2 Leeuwin-Naturaliste Sub-regional Strategy

The site is identified as a planning investigation area under the Leeuwin-Naturaliste Sub-regional Strategy (WAPC 2021) which recommends the following for the area:

- Designate Lot 9001 and Lot 9010 as 'Urban'
- Designate Lot S19 and Lot S20 as 'Open Space Investigation'
- Preparation of a single structure plan over all four lots with the following considerations:
  - A water management report that considers the land to the north and addresses all relevant water-related matters
  - Measures to minimise the impact on visual landscape values
  - Measures to manage risk of coastal inundation
  - Open space requirements

3.3 Scheme Amendment

The owners of the site have commissioned a local planning scheme amendment to rezone lots 9001 and 9010 from 'rural' to 'urban' and lots S19 and S20 from 'conservation' to 'urban'.

3.4 Structure Plan

The owners of the site have commissioned a local structure plan (LSP) for the proposed development of the site (Appendix A).

Structure plans typically set out the layout of future development to guide subdivision and can be used to determine development footprints (including roads, private lots, and drainage) as well as areas of open space and vegetation retention (where applicable). Potential environmental impacts can then be determined based on the LSP layout and where direct and in-direct impacts may occur that may require consideration and management in accordance with the expectations of approval agencies.

The proposed Structure Plan for Vasse North has been designed in a way that responds to the environmental features of the site. As recommended by WAPC 2021, the site has two planning areas, the northern portion of the site is designated as 'open space investigation' and the remainder of the site as sensitive urban development. The proposed structure plan can be summarised as follows:

- 57.33 total structure plan area
- 18.57 ha Open Space Investigation
- 38.76 ha Urban Development Area, which includes:
  - 3.69 ha Public Open Space (POS)
  - 2.06 ha Acoustic Buffer

- 21.44 ha Net Developable Area (NDA)

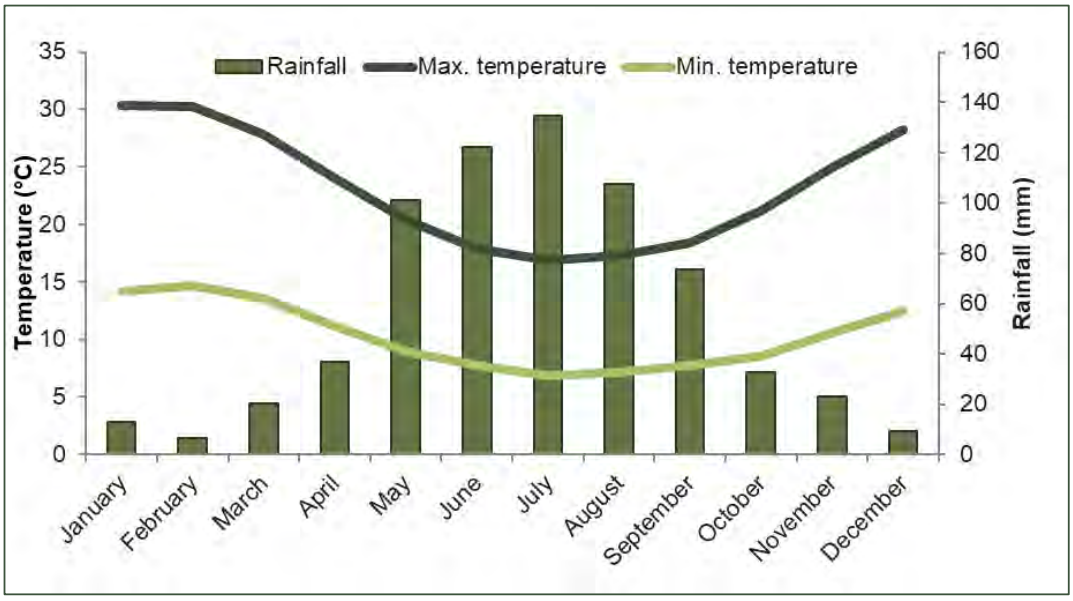
Structure plan layout considerations are further detailed in Section 5.0.

4.0 Site Environmental Features

4.1 Climate

The closest long-term Bureau of Meteorology (BoM) weather station with a complete dataset is Busselton Aero (Station 009603), located approximately 7.1 km north-east of the site.

The long-term mean minimum temperature for Busselton Aero ranges from 6.9˚C (July) to 14.7˚C (February) (1997-2023) and the long-term mean maximum temperature ranges from 16.9˚C (July) to 30.3˚C (January) (Graph 1)(BoM 2023). The long-term average rainfall of the area is 683.2 mm.



Graph 1: Long term and monthly total rainfall, maximum and minimum temperature for Busselton Aero (Station 009603)(BoM 2023)

4.2 Surrounding Land Uses

4.2.1 Current Land Use

The site is currently vacant land and is heavily utilised by Western Grey Kangaroos (*Macropus fuliginosus*) (SLR Consulting 2023).

4.2.2 Historical Land Uses

An historical aerial photograph assessment identified that the site has predominantly been used for cattle grazing and associated rural activities since it was cleared of native vegetation.

4.2.3 Surrounding Land Uses

The site is surrounded by the following land uses:

- A vegetated road reserve (Lot 37) to the north and beyond that a caravan park and rural lots (Lot 4). An urban development (Abbey South) is proposed for Lot 4.
- Buayanyup Drain to the west and beyond that Locke Nature Reserve.
- Bussell Highway / Vasse Bypass to the south and beyond that a shopping centre.
- Rrural lots to the east.

4.3 Topography

The topography of the site is relatively flat, ranging between 1 m Australian Height Datum (AHD) and 2 m AHD across the site (Google Earth Pro 2023).

4.4 Regional Geology and Soils

4.4.1 Soil Landscape and Land Systems

Soil landscapes and land system mapping of Western Australia describes broad soil and landscape characteristics from regional to local scales and has been captured at scales ranging from 1:20,000 to 1:250,000 (DPIRD, 2022a). The site occurs within two soil landscape systems (Figure 2):

- The Vasse System (211Va) is described as poorly drained estuarine flats, of the Swan Coastal Plain with tidal flat soil, saline wet soil, and pale deep sand
- The Spearwood System (211Sp) is described as sand dunes and plains with yellow deep sands, pale deep sands, and yellow/brown shallow sands.

4.4.2 Acid Sulphate Soils

Acid Sulfate Soil (ASS) risk mapping identifies most of the site as having a high to moderate risk of ASS occurring within the first 3m of natural soil surface (Figure 3; DWER, 2017). The remainder of the site is mapped as having a moderate to low risk of ASS (DWER, 2017).

4.4.3 Hydrogeology

4.4.3.1 Groundwater

The site is not located within a Public Drinking Water Source Area (PDWSA). The nearest PDWSA is a P3 located approximately 5.6 km east of the site. The PDWSA, P3 area is under the Busselton Water Reserve and contains a P1 area (DWER, 2023a).

The site is located within the Busselton-Capel groundwater area and the Dunsborough-Vasse and Cowaramup-Vasse subareas (DWER, 2018a & DWER, 2023b).

4.4.3.2 Surface Water

Broadwater Swamp, a minor, perennial watercourse, intersects the northern portion of the site, which flows in an easterly-westerly direction and connects with Broadwater Nature Reserve to the east and is mapped as connecting to the Locke Nature Reserve to the west. This connection to Locke Nature Reserve is bisected by the Buayanyup Drain (Figure 4) effectively cutting it off hydraulically.

The closest hydrographic features mapped by the State GIS database (DWER 2018) are:

- The Buayanyup River and associated estuary and drain, which is located approximately 40 m west of the site
- The Geographe Bay coastal waterline, which is located 900 m north of the site

- A drain which originates 2.1 km west of the site and flows in a northerly direction into Geographe Bay.

4.4.3.3 Wetlands

A wetland is defined in Schedule 5 of the *Environmental Protection Act 1986* as 'an area if seasonally, intermittently, or permanently waterlogged or inundated land, whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary (Hill *et al*. 1996).

Three geomorphic wetlands are relevant to the site (Figure 4; DBCA 2019):

- A Multiple-Use estuary-peripheral, which overlaps the northern portion of the site.
- A Multiple-Use palusplain, which is mapped over the southern portion of the site.
- A Resource Enhancement sumpland, of which the buffer intersects the site. This feature is located approximately 30 m east of the site.

4.5 Flora and Vegetation

4.5.1 Interim Biogeographic Regionalisation of Australia (IBRA)

The Interim Biogeographic Regionalisation of Australia (IBRA) divides Australia into 89 bioregions based on major biological, geographical, and geological attributes. These bioregions are subdivided into 419 subregions as part of a refinement of the IBRA framework (DCCEEW, 2022). The site occurs within the Swan Coastal Plain (SWA) bioregion and the Perth (SWA02) subregion (DCCEEW, 2022).

The Swan Coastal Plain bioregion is a low lying coastal plain, mainly covered with woodlands (Environment Australia, 2000). It is dominated by Banksia or Tuart on sandy soils, *Casuarina obesaon* outwash plains, and paperbark in swampy areas. In the east, the plain rises to duricrusted Mesozoic sediments dominated by Jarrah woodland. The outwash plains, once dominated by *Casuarinaobesa-marri* woodlands and *Melaleuca* shrublands, are extensive only in the south.

The Perth subregion is composed of colluvial and aeolian sands, alluvial river flats, coastal limestone (Mitchell, Williams, and Desmond, 2002). The subregion is represented by heath and/or Tuart woodlands on limestone, Banksia, and Jarrah-Banksia woodlands on quaternary marine dunes of various ages, Marri on colluvial and alluvial.

4.5.2 Broad Vegetation Associations

Mapping of pre-European vegetation in Western Australia was completed on a broad scale (1:1,000,000) by Beard (1976). These vegetation types were later refined by Shepard et al. (2002) resulting in 819 vegetation types.

The site is situated over two broad vegetation types (Figure 5). The northern portion of the site is located on Spearwood 973 which is described as low forest of paperbark (*Melaleuca rhaphiophylla*). The southern portion of the site is located on Spearwood 1000, which is described as a mosaic of medium Jarrah-Marri forest, low Banksia woodland and low Teatree (Melaleuca spp.) forest.

Representation of the system associations at a local, regional, and state level is shown in Table 3..

Table 3: Broad Vegetation Types within the State, Regional and Local Representation (Government of Western Australia, 2019).

System and Vegetation Association	Pre-European Extent (ha)	Current Extent (ha)	Remaining (%)	Proportion of Current Extent in DBCA Managed Lands (%)
Representation across Western Australia				
973	5,003.27	1,895.60	37.89	13.20
1000	99,835.86	27,768.84	27.81	18.64
Representation across the Swan Coastal Plain Bioregion				
973	2,510.53	410.22	16.34	42.16
1000	94,175.31	24,869.20	26.41	19.18
Representation across the Perth Subregion				
973	2,510.53	410.22	16.34	42.16
1000	94,175.31	24,869.20	26.41	19.18
Representation across the City of Busselton				
973	2,534.27	415.78	16.41	42.22
1000	12,034.21	4,244.00	35.27	19.40

Guidance Statement No. 33: Environmental Guidance for Planning and Development identifies a threshold for retention of 30% of the pre-existing extent of native vegetation in each bioregion (EPA 2008). Both Spearwood 973's and Spearwood 1000's vegetation extent within the Swan Coastal Plain bioregion are below the retention threshold and therefore future planning process will be developed to retain as much native vegetation as practical.

4.5.3 Vegetation Types

360 Environmental undertook a flora and vegetation survey in 2022 (Appendix B). A total of nine (9) vegetation types were mapped across the site, the remainder of the site was either open water or cleared (Table 4, Figure 6).

Table 4: Vegetation Types Occurring within the Site

Vegetation Type Code	Vegetation Description	Total Area, Proportion of the Survey Area
Af	*Agonis flexuosa* low isolated trees	0.7 ha 1.3%
Csp	Chenopodiaceae sp. low samphire shrubland	0.5 ha 0.8%
Cv	**Cirsium vulgare* mid closed herbland	2.2 ha 4.1%
ErAf	*Eucalyptus rudis* and *Agonis flexuosa* low to mid open forest	0.2 ha 0.3%
ErGt	*Eucalyptus rudis* mid open woodland over *Gahnia trifida* tall open sedgeland	0.5 ha 0.9%

Vegetation Type Code	Vegetation Description	Total Area, Proportion of the Survey Area
GtJm	*Gahnia trifida* and **Juncus* ?*microcephalus* mid sedgeland	1.5 ha 2.7%
Mr	*Melaleuca rhaphiophylla* low isolated trees to open woodland	0.7 ha 1.2%
MrGt	*Melaleuca rhaphiophylla* low open woodland to forest over *Gahnia trifida* tall sparse to open sedgeland	3.7 ha 6.8%
MrJm	*Melaleuca rhaphiophylla* low open woodland over **Juncus* ?*microcephalus* mid sedgeland	0.6 ha 1.0%
Open water		4.5 ha 8.1%
Cleared		40.0 ha 72.7%
Total		**55.0**

Six vegetation types within the site aligned with nearby floristic community types:

- Vegetation type Csp shows similarities with FCT 16 due to the presence of salt tolerant plants
- Vegetation types Mr, MrGt and MrJm show similarities with FCT 17 based on the presence of key taxa *Melaleuca rhaphiophylla* and/or *Gahnia trifida*
- Vegetation types Af and ErAf show similarities with FCT 30b due to *Agonis flexuosa* being the dominant taxon in the vegetation structure.

4.5.4 Vegetation Condition

Vegetation condition within the site ranged from Degraded to Completely Degraded, comprising:

- Degraded (8.3 ha / 15.1%)
- Completely Degraded (2.2 ha / 4.1%)

The remainder of the site was cleared (40 ha / 72.7%) or open water (4.5 ha / 8.15%) (Figure 7).

Evidence of disturbance includes grazing, introduced fauna tracks and scats, weeds, vehicle tracks, historical clearing, and the presence of infrastructure.

4.5.5 Threatened and Priority Ecological Communities

Database searches identified five (5) Commonwealth listed Threatened Ecological Communities (TECs) potentially occurring within a 20 km of the site. Of these, four TECs (part of Clay Pans of the Swan Coastal Plain) and two Priority Ecological Communities (PECs) are listed by the State (Table 5).

Table 5: Conservation Significant Ecological Communities Identified within 20 km of the Site

Community Name	State Listing	Commonwealth Listing	Location in Relation to the Survey Area
Banksia Woodlands of the Swan Coastal Plain ecological community	-	EN	Overlapping the Survey Area
Clay Pans of the Swan Coastal Plain represented by:		CR	Within 20 km
Herb rich saline shrublands in clay pans (SCP7)	VU		
Herb rich shrublands in clay pans (SCP8)	VU		
Dense shrublands on clay flat (SCP9)	VU		
Shrublands on dry clay flats (SCP10a)	EN		
Shrublands on southern Swan Coastal Plain ironstones	-	EN	Within 20 km
Subtropical and Temperate Coastal Saltmarsh	P3	VU	Within 20 km
Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community	P3	CR	Overlapping the Survey Area

One of the FCT's identified, FCT 30b – Quindalup *E. gomphocephala* and / or *A. flexuosa woodlands*, is considered conservation significant and is listed as Priority 3 by the State (Department of Biodiversity Conservation and Attractions, 2021c). This FCT can also form a component of the Tuart woodlands and forests of the Swan Coastal Plain EPBC listed TEC. Due to the degraded condition and cleared understory of vegetation types Af and ErAf, it was determined these vegetation types did not meet all the key diagnostic criteria and therefore are not considered to be representative of the Tuart woodland TEC nor are they considered to be representative of the Priority 3 community Quindalup *Eucalyptus gomphocephala* and / or *Agonis flexuosa* woodlands (360 Environmental 2022).

No vegetation within the site is considered to be of conservation significance.

4.5.6 Flora

The flora and vegetation survey recorded the floristic composition and vegetation types from eight relevé and additional 18 mapping notes. The survey recorded a total of 21 taxa from 20 genera across 13 families were recorded, 16 of which were introduced (Appendix B).

4.5.7 Flora of Conservation Significance

The database searches identified 106 conservation significant flora species within a 20 km radius of the site. A likelihood of occurrence assessment was undertaken following the flora survey which determined:

- No conservation significant species had been previously recorded within the site,
- No conservation significant species had a high likelihood of occurrence,
- Five conservation significant species had a medium likelihood of occurrence,
- 101 conservation significant species had a low likelihood of occurrence.

The five species that have a medium likelihood of occurrence are:

- *Caladenia busselliana* (Endangered)
- *Amperea micrantha* (Priority 2)
- *Cardamine paucijuga* (Priority 2)
- *Ornduffia submersa* (Priority 4)
- *Stylidium longitubum* (Priority 4)

No Threatened flora species pursuant to the EPBC Act and/or gazetted as Threatened pursuant to the *Biodiversity Act 2016* (BC Act) were recorded during the survey. No DBCA listed Priority flora species were found during the survey.

4.5.8 Introduced Flora

A total of 16 introduced species were recorded within the site during the flora survey (Appendix B). Two of the introduced flora taxa, **Gomphocarpus fruticosus* and **Zantedeschia aethiopica*, are listed as Declared Pests under the BAM Act (DPIRD, 2022b). A C3 Management control category has been assigned to **Gomphocarpus fruticosus*, however, no categories have been assigned to **Zantedeschia aethiopica*. None of the introduced flora taxa are listed as WoNS.

4.6 Fauna

4.6.1 Desktop Assessment

Database searches were conducted and 56 threatened, priority and/or migratory fauna species were identified as potentially occurring within 10 km of the site and comprised of (Table 6):

- 42 bird species
- 2 crustacean species
- 2 fish species
- 6 mammal species
- 1 'other' species
- 1 reptile species
- Additionally, two invertebrates were returned by the searches.

A large number of marine fauna species were identified within the database searches as the site occurs approximately 0.9 km from the coastline. As there is no marine environment within the site, these species have been excluded from the results. A full list of species can be seen in Appendix B.

Table 6: Conservation significant fauna species identified to potentially occur within

Species Name	Common Name	Listing Status	
		EPBC Act	BC Act
Bird			
Actitis hypoleucos	Common Sandpiper	MI	MI
Anous stolidus	Common Noddy	MI	MI
Anous tenuirostris melanops	Australian Lesser Noddy	EN	VU

Species Name	Common Name	Listing Status	
		EPBC Act	BC Act
Apus pacificus	Fork-Tailed Swift	MI	MI
Ardenna carneipes	Flesh-Footed Shearwater, Fleshy-Footed Shearwater	VU	MI
Ardenna grisea	Sooty Shearwater	MI	MI
Botaurus poiciloptilus	Australasian Bittern	EN	EN
Calidris acuminata	Sharp-Tailed Sandpiper	MI	MI
Calidris alba	Sanderling	MI	MI
Calidris canutus	Red Knot, Knot	EN	EN & MI
Calidris ferruginea	Curlew Sandpiper	CR	CR & MI
Calidris melanotos	Pectoral Sandpiper	MI	MI
Calidris ruficollis	Red-Necked Stint	MI	MI
Calidris subminuta	Long-Toed Stint	MI	MI
Calidris tenuirostris	Great Knot	CR	CR & MI
Calyptorhynchus banksii naso	Forest Red-Tailed Black-Cockatoo, Karrak	VU	VU
Calyptorhynchus baudinii	Baudin's Cockatoo	EN	EN
Calyptorhynchus latirostris	Carnaby's Cockatoo	EN	EN
Charadrius bicinctus	Double-Banded Plover	MI	MI
Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover	VU	VU & MI
Charadrius mongolus	Lesser Sand Plover, Mongolian Plover	EN	EN & MI
Falco hypoleucos	Grey Falcon	VU	VU
Falco peregrinus	Peregrine Falcon	OS	-
Hydroprogne caspia	Caspian Tern	MI	MI
Leipoa ocellata	Malleefowl	VU	VU
Limosa lapponica	Bar-Tailed Godwit	MI	MI
Limosa lapponica menzbieri	Northern Siberian Bar-Tailed Godwit, Russkoye Bar-Tailed Godwit	CR	CR
Motacilla cinerea	Grey Wagtail	MI	MI
Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	CR	CR & MI
Onychoprion anaethetus	Bridled Tern	MI	MI
Oxyura australis	Blue-Billed Duck	P4	-
Pachyptila turtur subantarctica	Fairy Prion (Southern)	-	VU

Species Name	Common Name	Listing Status	
		EPBC Act	BC Act
Pandion haliaetus	Osprey	MI	MI
Pezoporus occidentalis	Night Parrot	CR	EN
Plegadis falcinellus	Glossy Ibis	MI	MI
Pluvialis fulva	Pacific Golden Plover	MI	MI
Sternula nereis nereis	Australian Fairy Tern	VU	VU
Thalasseus bergii	Crested Tern	MI	MI
Tringa glareola	Wood Sandpiper	MI	MI
Tringa nebularia	Common Greenshank, Greenshank	MI	MI
Tringa stagnatilis	Marsh Sandpiper, Little Greenshank	MI	MI
Tyto novaehollandiae novaehollandiae	Masked Owl (Southwest)	P3	-
Crustacean			
Engaewa pseudoreducta	Margaret River Burrowing Crayfish	CR	CR
Engaewa reducta	Dunsborough Burrowing Crayfish	EN	CR
Fish			
Lepidogalaxias salamandroides	Salamanderfish	EN	-
Nannatherina balstoni	Balston's Pygmy Perch	VU	VU
Invertebrate			
Bothriembryon irvineanus	Irvine's Bothriembryontid Land Snail (Cape Naturaliste)	P2	-
Pachysaga strobila	Vasse Pachysaga (Busselton-Donnybrook)	P1	-
Mammal			
Dasyurus geoffroii	Chuditch, Western Quoll	VU	VU
Hydromys chrysogaster	Water-Rat, Rakali	P4	-
Isoodon fusciventer	Quenda, Southwestern Brown Bandicoot	P4	-
Notamacropus irma	Western Brush Wallaby	P4	-
Phascogale tapoatafa wambenger	South-Western Brush-Tailed Phascogale, Wambenger	CD	-
Pseudocheirus occidentalis	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit	CR	CR
Other			

Species Name	Common Name	Listing Status	
		EPBC Act	BC Act
Westralunio carteri	Carter's Freshwater Mussel, Freshwater Mussel	VU	VU
Reptile			
Elapognathus minor	Short-Nosed Snake	P2	-

No site-specific fauna survey has been undertaken however given the degraded nature of the site it is concluded that the site has minimal value as fauna habitat. Based on the review of the flora and vegetation survey, photographs of the site, aerial imagery and desktop information the following species possibly could utilise the site and this potential is further discussed below:

- Migratory birds
- Baudin's Black-Cockatoo (*Calyptorhynchus baudinii*)
- Carnaby`s Black-Cockatoo (*Calyptorhynchus latirostris*)
- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*)
- Western Ringtail Possum (*Pseudocheirus occidentalis*)

Migratory Birds

Potentially suitable habitat for migratory birds includes Broadwater Swamp within the northern portion of the site and the associated banks and riparian vegetation. This habitat will be retained in the 'Open Space Investigation' area.

Black Cockatoos

The site is not located within known roosting or breeding habitat, the closest is a roosting site approximately 5 km from the site. Black cockatoos may utilise *Eucalyptus rudis* for either roosting or nesting (if hollows are present) and vegetation types mapped with *Agonis flexuosa*, *E. rudis*, *Melaleuca rhaphiophylla* may provide low quality forging habitat for Baudin's Black Cockatoo and Carnaby's Black Cockatoo. A small proportion of vegetation within the site is mapped as requiring investigation as feeding habitat. This habitat will be retained in the 'Open Space Investigation' area.

Western Ringtail Possum

Potentially suitable habitat for Western Ringtail Possums (WRPs) includes scattered isolated *A. flexuosa* and *E. rudis* and *A. flexuosa* low to mid open forest. Isolated paddock trees of *A. flexuosa* are unlikely to provide suitable habitat due to the lack of habitat continuity with surrounding vegetation. The tree lined road reserve that borders the north of, but is outside the site, and the small area of *E. rudis* and *A. flexuosa* low to mid open forest within the north east of the site may be utilised by WRPs as a connection between the large areas of remnant vegetation to the east and west of the site. The habitat within the site will be retained in the 'Open Space Investigation' area.

The site is considered to have overall low biodiversity value from a fauna perspective due to the lack of native vegetation within the site, when compared to surrounding remnant vegetation. This is primarily due to the lack of understorey vegetation and connectivity between the remaining scattered trees.

4.7 Reserves and Conservation Areas

4.7.1 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are declared by the Department of Water and Environmental Regulation (DWER) to prevent the degradation of important environmental values such as Threatened flora, TECs or significant wetlands.

No ESAs are mapped over the site. The closest ESA is correlated with a conservation wetland located approximately 0.07 km west of the site (Figure 8; DWER 2021).

4.7.2 Conservation Areas

The site is not identified within a Conservation Area (DBCA, 2021a). The nearest conservation area is Locke Nature Reserve which is located approximately 0.3 km west of the main site and is managed by the Conservation Commission of WA (Figure 8).

4.7.3 South West Regional Ecological Linkages

The site is identified within the South West Regional Ecological Linkages Project (SWREL), a partnership initiative between the South West Biodiversity Project and the Department of Environment and Conservation's Terrestrial Ecosystem's Branch (Figure 8; Molloy et al., 2009). The purpose of the SWREL project is to link protected natural areas with other areas of mapped native vegetation. Priority was given to identifying linkages through those areas having the greatest assumed protection, and to those areas that maximised opportunities to form continuous corridors of native vegetation.

One Ecological Linkage Axis Line intersects the site. However, the site has little remnant native vegetation that serves as a linkage.

4.8 Heritage

4.8.1 Aboriginal Heritage

The buffer of one Aboriginal Heritage place occurs within the site:

- ID 676 Busselton Fringe Camp, 'stored data / not a site'

The buffer of this Aboriginal Heritage place occurs 0.1 km across the southern boundary of the site.

There are 12 Aboriginal Heritage places located within a 5 km buffer of the site (Table 7; Figure 9) (DPLH, 2023).

Table 7: Aboriginal Heritage Places within 5 km of the Site

ID	Name	Type	Status	Distance from Site
5337	Vasse Drain	Skeletal Material / Burial	Lodged	0.1 km
21551	Abbey Waters Isolated Find	Other: Isolated find	Lodged	0.9 km
38904	Busselton Wetlands	Mythological	Registered Site	1.7 km
675	Broadwater Lakes Burial	Skeletal Material / Burial	Lodged	1.9 km
15086	Broadwater Burial Ground	Skeletal Material / Burial	Lodged	2.0 km
21550	Honey Trees and Bardi Grubs	Hunting Place, Natural Feature	Lodged	3.0 km
18400	Old Broadwater Farm 5	Artefacts / Scatter	Lodged	3.3 km
16807	The New River	Historical, Mythological, Hunting Place, Water Source, Other: collect resources	Registered Site	3.3 km
23	Marybrook 1	Camp	Registered Site	3.4 km
18399	Old Broadwater Farm 4	Artefacts / Scatter	Lodged	3.5 km
24	Marybrook 2	Camp	Registered Site	3.5 km
18398	Old Broadwater Farm 4	Artefacts / Scatter	Lodged	3.6 km

4.8.2 European Heritage

There are no National or World Heritage places located within the site or within a 20 km radius of the site. There are no state or locally listed European heritage places within the site (State Heritage Office, 2021). The nearest European heritage places are ‘Route of Busselton to Augusta Railway Line’ (ID 5359) located 0.2 km south of the site and ‘Newtown House’ (ID 5354) located 0.2 km northeast of the site (Figure 9).

4.9 Contaminated Sites

A search of DWER’s Contaminated Sites Database identified no contaminated sites within the site. The nearest registered contaminated site is located approximately 4.8 km southeast of the site classified as ‘remediated for restricted use’ (ID 81980) and is part of a larger group of lots associated with the Busselton Waste Facility that was operated as a landfill until 2012 (DWER, 2023c).

4.10 Bushfire Risk

The State Planning Policy 3.7 Planning in Bushfire Prone Areas applies to the site.

The SPP identifies that to reduce vulnerability to bushfire, the identification of bushfire risks should be considered in decision making at all stages of the planning and development process.

5.0 Environmental Constraints and Management

5.1 Key Environmental Constraints, Factors and Objectives

The potential impacts that may result from implementation of the proposed development and the site's key environmental features are discussed in this section. Management measures based on key legislation, guidelines, and policies are also outlined with the intent to mitigate the potential impacts.

The principles, factors, and objectives used by the EPA in assessing projects have been used in considering the environmental impact posed by the development and how these will be managed. Table 8 outlines each of these environmental factors and whether they are applicable to the scheme amendment and structure plan.

Table 8: EPA Environmental Factors and Objectives

Theme	Factor	Objectives	Further Assessment
Sea	Benthic Communities and Habitats	To protect benthic communities and habitats so that biological diversity and ecological integrity are maintained.	No The site is located 830 m from the coast and does not interact with the marine environment.
	Coastal Processes	To maintain the geophysical processes that shape coastal morphology so that the environmental values of the coast are protected.	No The site is located 830 m from the coast and does not interact with the marine environment, nor is the site identified within the City of Busselton's Coastal Hazard Risk Management and Adaptation Plan.
	Marine Environmental Quality	To maintain the quality of water, sediment and biota so that environmental values are protected.	No The site is located 830 m from the coast and does not interact with the marine environment.
	Marine Fauna	To protect marine fauna so that biological diversity and ecological integrity are maintained.	No The site is located 830 m from the coast and does not interact with the marine environment.
Land	Flora and Vegetation	To protect flora and vegetation so that biological diversity and ecological integrity are maintained.	**Yes – Section 5.2**
	Landforms	To maintain the variety and integrity of distinctive physical landforms so that environmental values are protected.	No No significant landforms have been identified within the site.
	Subterranean Fauna	To protect subterranean fauna so that biological diversity and ecological integrity are maintained.	No The site is unlikely to support suitable habitat for subterranean fauna as the primary known habitat types like calcretes, fractured rock aquifers, and karst limestone are absent.

Theme	Factor	Objectives	Further Assessment
	Terrestrial Environmental Quality	To maintain the quality of land and soils so that environmental values are protected.	**Yes – Section 5.3**
	Terrestrial Fauna	To protect terrestrial fauna so that biological diversity and ecological integrity are maintained.	**Yes – Section 5.4**
Water	Inland Waters	To maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected.	**Yes – Section 5.6**
Air	Air Quality	To maintain air quality and minimise emissions so that environmental values are protected.	No The development is not located in close proximity to an existing operation with significant air emissions. Additionally, the land use proposed by the development is unlikely to impact air quality differently to a typical residential development already present in the surrounding area.
	Greenhouse Gas Emissions	To reduce net greenhouse gas emissions in order to minimise the risk of environmental harm associated with climate change.	No Future development of the site is anticipated to generate greenhouse gas emissions at a level comparable to the surrounding residential development. Vegetation clearing will be minimal, primarily involving the removal of pasture grass and a small number of remaining trees, and additional planting of trees and vegetation within POS will aid in capturing and storing greenhouse gases.
People	Social Surroundings	To protect social surroundings from significant harm.	**Yes – Section 5.5** *Aboriginal Heritage* A portion of a 'stored data / not a site' type Aboriginal heritage place occurs over the southern boundary of the site. The proponent has consulted with stakeholders as part of the development application process and to satisfy requirements under the AH Act As part of future ground disturbing activities, if Aboriginal artefacts or sites are uncovered, works will cease immediately and a qualified expert be brought in to survey the potential site, with additional consent pursuant to the AH Act sought if necessary. No further consideration of Aboriginal Heritage is required.

Theme	Factor	Objectives	Further Assessment
			European Heritage No European heritage places were identified, and therefore no further consideration is required. *Amenity* Lot S19 and Lot S20 are located within a 'landscape value' area under the City of Busselton LPS No. 21. The development is unlikely to significantly change the scenic character of the area given most of this area will be retained as 'open space investigation' and existing vegetation external to the site (which mostly blocks existing views into the site) will be maintained. Additionally, the acoustic bund and associated planting and POS within the urban development will contribute to improved amenity within the site and surrounding area. No further consideration is required. *Road and Rail Noise* Further discussed in **Section 5.5.**
	Human Health	To protect human health from significant harm.	No This factor specifically related to radiation in relation to human health. Radiation is not relevant consideration for the development or the site.

5.2 Flora and Vegetation

5.2.1 Background

The environmental values of the site have been impacted by past land use practices. Consequently, the is site is predominantly cleared of native vegetation (80.85%) with the remainder of vegetation within the site being Degraded to Completely Degraded and consisting of scattered trees. No conservation significant flora or vegetation identified during the Flora and Vegetation Survey completed by 360 Environmental (2022).

Five conservation significant flora species (*Caladenia busselliana*, *Amperea micrantha*, *Cardamine paucijuga*, *Ornduffia submersa*, and *Stylidium longitubum*) were identified as having a medium likelihood of occurring within the site based on the criteria used. When the degraded nature of the site and current land use practices are considered, it is concluded that it is unlikely that these five flora species will occur on the site (pers comm Ecology and Biodiversity Technical Director at SLR Consulting). Two (2) listed Declared Pests under the BAM Act (**Gomphocarpus fruticosus* and **Zantedeschia aethiopica*) were recorded within the site. No WoNS were recorded.

5.2.2 Structure Plan Layout Considerations

Impacts to flora and vegetation have been minimised and avoided by strategically siting POS and road reserves to align with areas of existing remnant native trees (Appendix A). Existing trees are proposed to be retained wherever possible.

The structure plan layout also includes either well-defined boundaries in the form of perimeter roads or interfaces with public open spaces, creating clear management distinctions between the remaining native vegetation within and surrounding the site.

5.2.3 Future Management Requirements

The remnant natural vegetation proposed to be retained within POS will be protected and enhanced as part of future development. The detailed design of the POS, including plant species and potential revegetation, will be confirmed as part of future detailed design. Management measures to ensure protection of vegetation as part of construction activities will also be confirmed during latter stages of planning approval through conditions.

5.3 Terrestrial Environmental Quality (Acid Sulfate Soils)

5.3.1 Background

Acid Sulfate Soil (ASS) risk mapping identifies most of the site as having a high probability of ASS occurring within the first 3m of natural soil surface (DWER, 2017). The remainder of the site is mapped as having an extremely low probability of ASS occurring within the first 3m of natural soil surface (DWER, 2017).

5.3.2 Structure Plan Layout Considerations

Spatial considerations for ASS management are not required within the structure plan, as any potential ASS risk can be effectively addressed during subsequent phases of development planning.

5.3.3 Future Management Requirements

ASS becomes a relevant consideration only when significant excavation is required. It is anticipated that filling of the development area will be required, limiting the need for excavation below the watertable.. Depending on the extent of cut and fill activities on the site and the placement of services, excavation beneath the permanent groundwater table may be required. In such instances a Preliminary Site Assessment will be undertaken to assess the presence and extent of ASS in accordance with the Department of Environment Regulation guidelines (DER) (2015). Depending upon the results of the preliminary assessment, and whether ASS will be disturbed in the construction phase, an Acid Sulfate Soil Assessment and Dewatering Management Plan may be required.

The need for further ASS management will be determined in accordance with subdivision conditions and/or during future development phases as the detailed design progresses.

5.4 Terrestrial Fauna

5.4.1 Background

Database searches were conducted and 57 threatened, priority and/or migratory fauna species were identified as potentially occurring within 10 km of the site. Scattered trees and the degraded wetland area are not expected to provide important or significant habitat for conservation significant species such as black cockatoos, WRP or migratory birds.

The majority of the site is unlikely to meet important or critical habitat requirements for WRP due to the lack of canopy connection to adjacent areas of native vegetation. A strip of *A. flexuosa* along the northern border but outside of the site may be utilised by WRP to move between conservation areas and larger patches of vegetation to the east and west of the site. Accordingly, no further links are necessary.

The scattered trees within the site are unlikely to support roosting or breeding by black cockatoos and would be considered low quality foraging habitat. The wetland area is unlikely to be important or critical habitat for migratory birds due to the degraded nature of the wetland and the lack of fringing vegetation.

5.4.2 Structure Plan Layout Considerations

Impacts to fauna and fauna habitat have been minimised and avoided by strategically siting POS and road reserves to align with areas of remnant native trees. Existing trees are proposed to be retained wherever possible. The structure plan layout also includes either well-defined boundaries in the form of perimeter roads or interfaces with public open spaces, creating clear management distinctions between the remaining native vegetation within and surrounding the site.

5.4.3 Future Management Requirements

POS within the site has been strategically designed to maximise the retention of the limited existing trees, particularly larger clusters of trees. The proposed POS areas, and planting of these areas will enhance refuge habitat for fauna species and promote connectivity, enabling fauna to move across the landscape between patches of native vegetation.

Existing trees will be modified or removed as part of the proposed development potentially disturbing fauna. Fauna management as part of the detailed design and construction for the proposed development will focus on minimising harm to fauna. This can be addressed through the preparation and implementation of a fauna management plan as part of subdivision. This will be addressed in further details with latter approval processes.

5.5 Social Surroundings (Noise)

5.5.1 Background

Social Surroundings encompassed several considerations, however, specific to the site, impacts from road noise is a key consideration. SPP 5.4 recognises that excessive noise has the potential to affect the health and amenity of a community, as well as the wellbeing of individuals. The policy aims to protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of development proposals. Table 9 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. 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.

Table 9: 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)

Lloyd George Acoustics undertook a Noise Assessment for the proposed development. It was evident that the outdoor noise target will be exceeded at some lots and therefore noise mitigation is to be considered in the subdivision design (Lloyd George Acoustics, 2023).

5.5.2 Structure Plan Layout Considerations

Due to the geometry of the road in relation to the proposed ground levels within the subdivision, it is not considered practicable to reduce traffic noise levels to below the

Exposure Levels. As recommended by Lloyd George Acoustics (2023), an earth bund has been included as part of the structure plan, located to the south of the site, north of the Bussell Highway and Vasse Bypass intersection and 2 to 2.5 m in height.

5.5.3 Future Management Requirements

Given the site is nearby an existing residential development that has already been developed for residential purposes Bussell Highway and Vasse Bypass, traffic noise is considered to be able to be managed through the typical urban/residential development process. As demonstrated by Lloyd George Acoustics (2023) road noise impacts can be managed through the implementation of an earth bund and building façade protection packages.

5.6 Inland Waters

5.6.1 Background

Several surface water features occur within the site. Broadwater Swamp intersects the northern portion of the site, which flows in an easterly-westerly direction and connects with Broadwater Nature Reserve to the east and is mapped as connecting to the Locke Nature Reserve to the west however is bisected by the Buayanyup Drain (Figure 3). Three geomorphic wetlands are also mapped over the site, two MUWs and the buffer of a REW. These surface water features need to be managed, to ensure downstream impacts are avoided or minimised. The presence of a MUW does not preclude development within the site and do not require any specific protection or spatial consideration. The hydrological function of the MUW will need to be considered/maintained as development progresses.

5.6.2 Structure Plan Layout Considerations

Broadwater Swamp has been fully accommodated and integrated within an area designated as ‘open space investigation’. This area is proposed to perform an important drainage function and will also remain predominantly as useable and unrestricted open space.

In accordance with the LWMS (JDA Consultant Hydrologists 2023) that has been prepared for the site, the structure plan has accommodated rainfall retention and infiltration within residential lots or from road reserves within swales, stormwater detention and infiltration through distributed POS areas, and retention and planning of local native species in open spaces, streetscapes and swales to reduce nutrient input and conserve water resources.

5.6.3 Future Management Requirements

The LWMS provides a framework for the future delivery of a best practice approach to integrated water cycle management utilising water sensitive urban design (WSUD) principles and provides for the management of groundwater and surface water within the site. It has been prepared in accordance with relevant DWER requirements and considers the site-specific values. The LWMS will be a key document guiding future development and can be referred to for further detail, particularly with regard to determined water management criteria and water quality management objectives.

The LWMS proposes water supply and conservation, stormwater management and groundwater management strategies to ensure water values are managed appropriately within the site. These strategies have been summarised below.

The overall approach to water supply is to utilise scheme water provided via Busselton Water and implement best practise water conservation measures (e.g., water efficient fixtures, use of WSUD measures, and planting of water wise species) to reduce water demand. Non-potable water for irrigation will be provided via a horizontal bore located in

Vasse Dawson Stage 1, operating under an existing DWER groundwater licence (GWL176788(2)). Water conservation measures for POS include strategic planning of irrigation areas to minimise long-term water demand, co-locating areas with high irrigation needs, using water-efficient landscaping practices, irrigating POS using groundwater from the existing groundwater allocation, and retaining and rehabilitating native vegetation where possible.

The principle behind the stormwater management strategy within the site is to ensure that the pre-development 1% AEP peak flow rate and volume discharging offsite is not exceeded post-development.

Stormwater management will involve the following:

- Runoff from a small rainfall event (i.e., first 15 mm) will be managed within the site at a lot scale through soak wells and for road run-off through treatment areas within basins or swales. Treatment will occur via contact with vegetation and the underlying soil, treatment areas will be underlain with drainage pipes to control groundwater levels.
- The stormwater drainage network will be designed based on the 20% AEP event, discharged through the stormwater pipe system. Stormwater will discharge to the stormwater basins, where flow will be attenuated prior to discharge to the downstream network (Broadwater Swamp).
- Design bioretention and flood storage areas within POS to contain and attenuate flow from the local catchment
- Finished floor levels will be a minimum of 0.5 above the adjacent flood constraint to provide flood protection from Buayanyup River Main Drain (BRMD) and Broadwater Swamp
- Finished lot levels at least 0.3 m above the estimated 1% AEP flood level.

Groundwater management will focus on controlling variable groundwater levels through a subsoil drainage system where separation to groundwater levels is less that 2m, which will be installed within the road reserve.

Water quality will be managed through the application of both structural and non-structural controls. Non-structural controls will include education, enhancing maintenance practices, incorporating native plantings and retention of existing vegetation, and coordinating street cleaning to remove sediments. Structural controls ate proposed in the integrated water sensitive urban design which provides primary, secondary and tertiary treatments.

5.7 Other Environmental Constraints

5.7.1 Bushfire Risk

State Planning Policy 3.7 Planning in Bushfire Prone Areas applies to the site. The intent of this policy is to implement effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. A Bushfire Management Plan has been prepared to support the Development Application and it identifies strategies to address bushfire risk and will consider bushfire protection criteria.

6.0 Conclusions

The information provided in this EAR demonstrates that the site has limited residual environmental values that constrain the proposed development. The remaining environmental attributes of the site are almost entirely limited to areas that will be retained as open space. Accordingly, it is concluded that there are no significant environmental constraints associated with rezoning the site.

It is concluded that the following environmental aspects can be managed through future planning approval processes as follows:

Hydrology: A LWMS has been prepared to support the rezoning of the site and sets a framework for better urban water management of the site at a district level. The LWMS also describes how the issues of surface and groundwater management associated with the proposed development will be managed. A UWMP will be required at subdivision stage.

Flora, Vegetation and Fauna: The management of vegetation and fauna values can be achieved through the standard subdivision process with the objective of retaining trees in open space. The retention of the northern part of the site as open space provides a linkage between areas of remnant vegetation and reserves outside of the site.

Acid Sulphate Soils: ASS management may be required during the construction phase if services are to be installed below the permanent groundwater table. This issue can be managed through the standard subdivision approval process through the imposition of conditions of subdivision.

Road Noise: Consideration of noise has been undertaken in accordance with SPP 5.4. A Noise Assessment has been undertaken and has determined that road noise can be managed through the implementation of an earth bund and building façade protection packages.

Bushfire: The site is mapped within a Bush Fire Prone Area. State Planning Policy 3.7 *Planning in Bushfire Prone Areas* applies to the site. A Bushfire Management Plan has been prepared to support the Development Application and it identifies strategies to address bushfire risk and considers bushfire protection criteria.

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8.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via https://www.slrconsulting.com/en/feedback. We recognise the value of your time and we will make a $10 donation to our 2023 Charity Partner - Lifeline, for every completed form.

Figures

Vasse North Precint

Environmental Assessment Report

Perron Developments Pty Ltd and Stawell Pty Ltd

SLR Project No.: 675.V64747.00000

23 April 2024

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Drawn by:	JH
Reviewed by:	JM

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Environmental Assessment Report
Vasse North Precinct

Site Location

FIGURE 1

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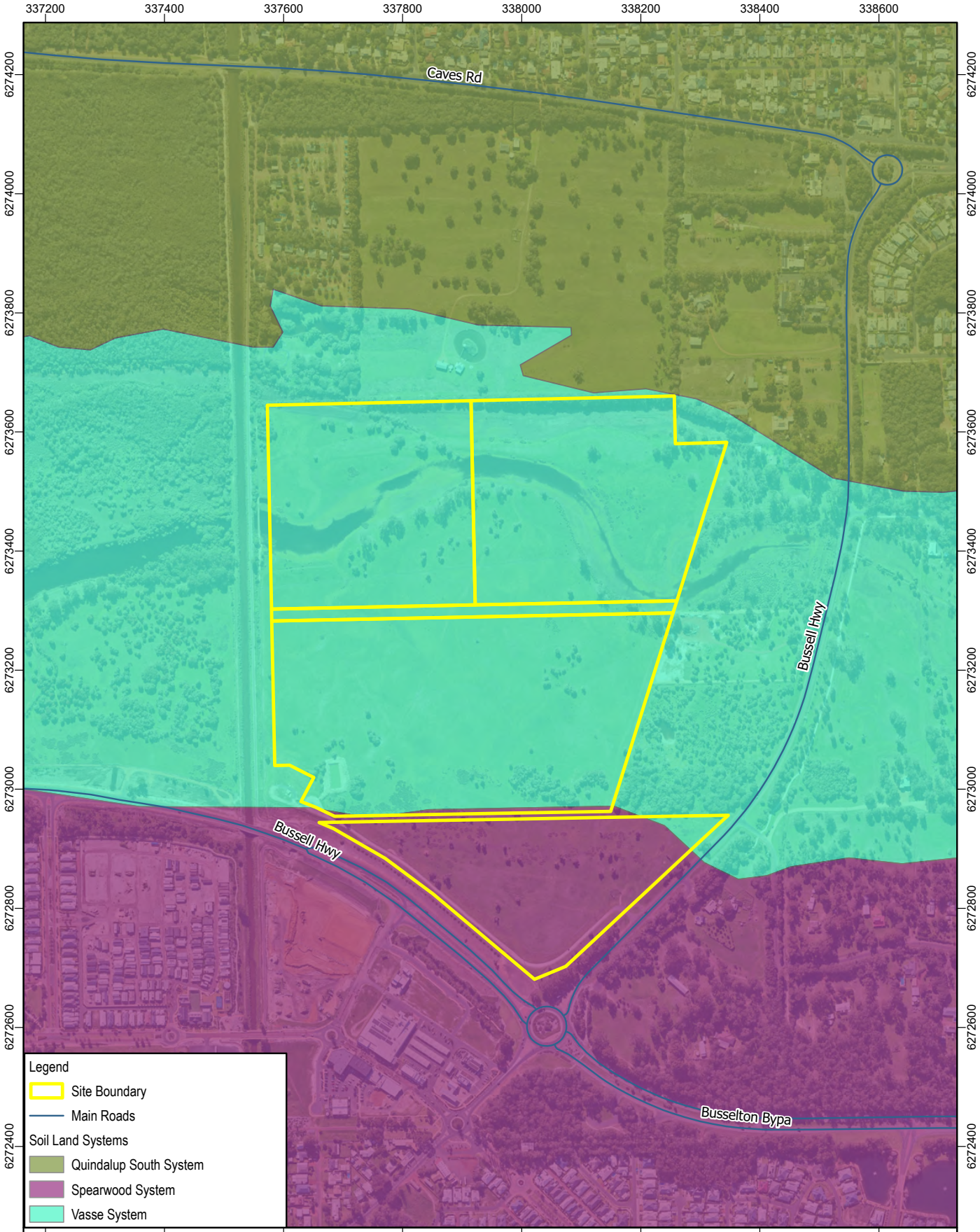

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Environmental Assessment Report
Vasse North Precinct

Land Systems

FIGURE 2

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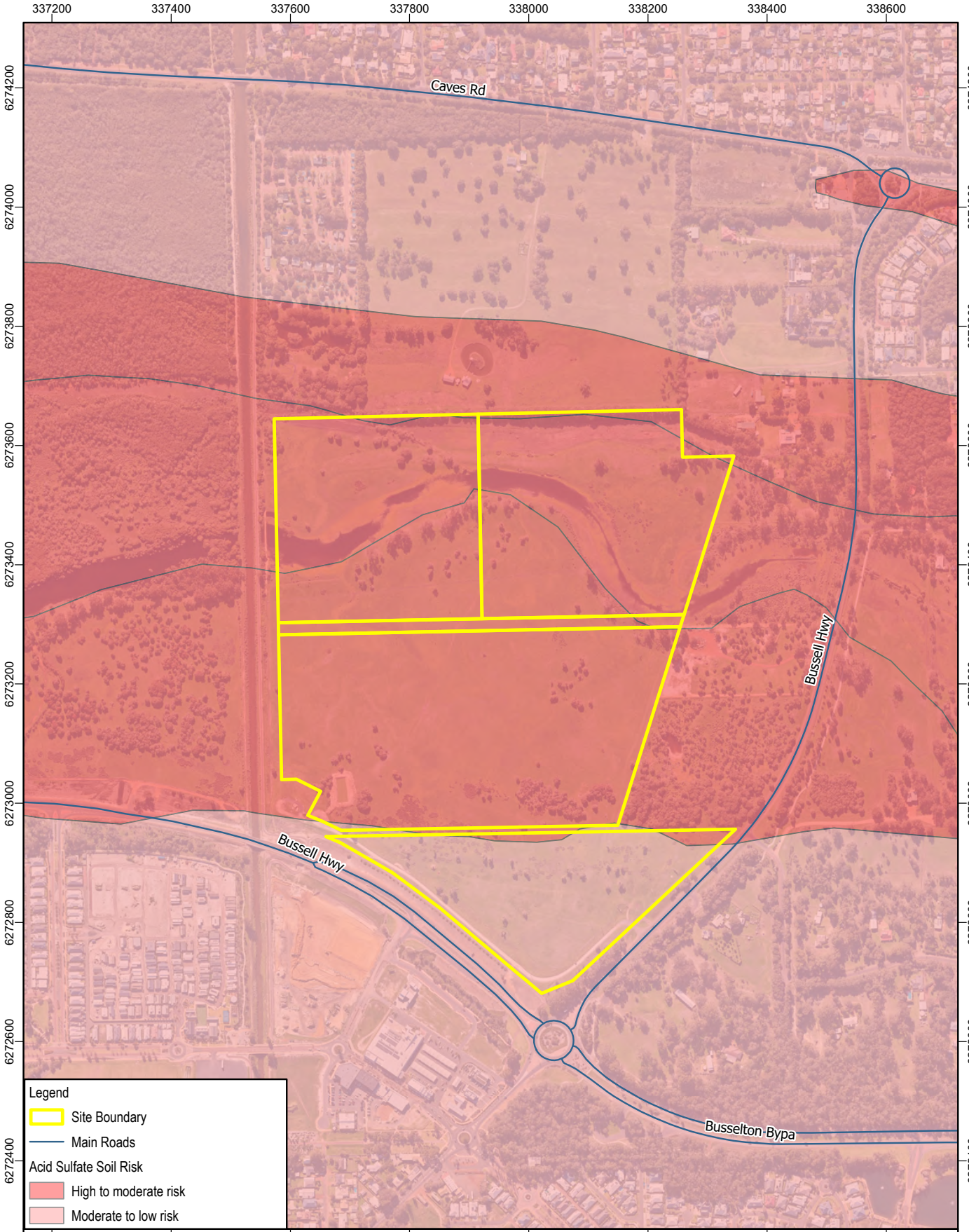

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Environmental Assessment Report
Vasse North Precinct

Acid Sulphate Soils

FIGURE 3

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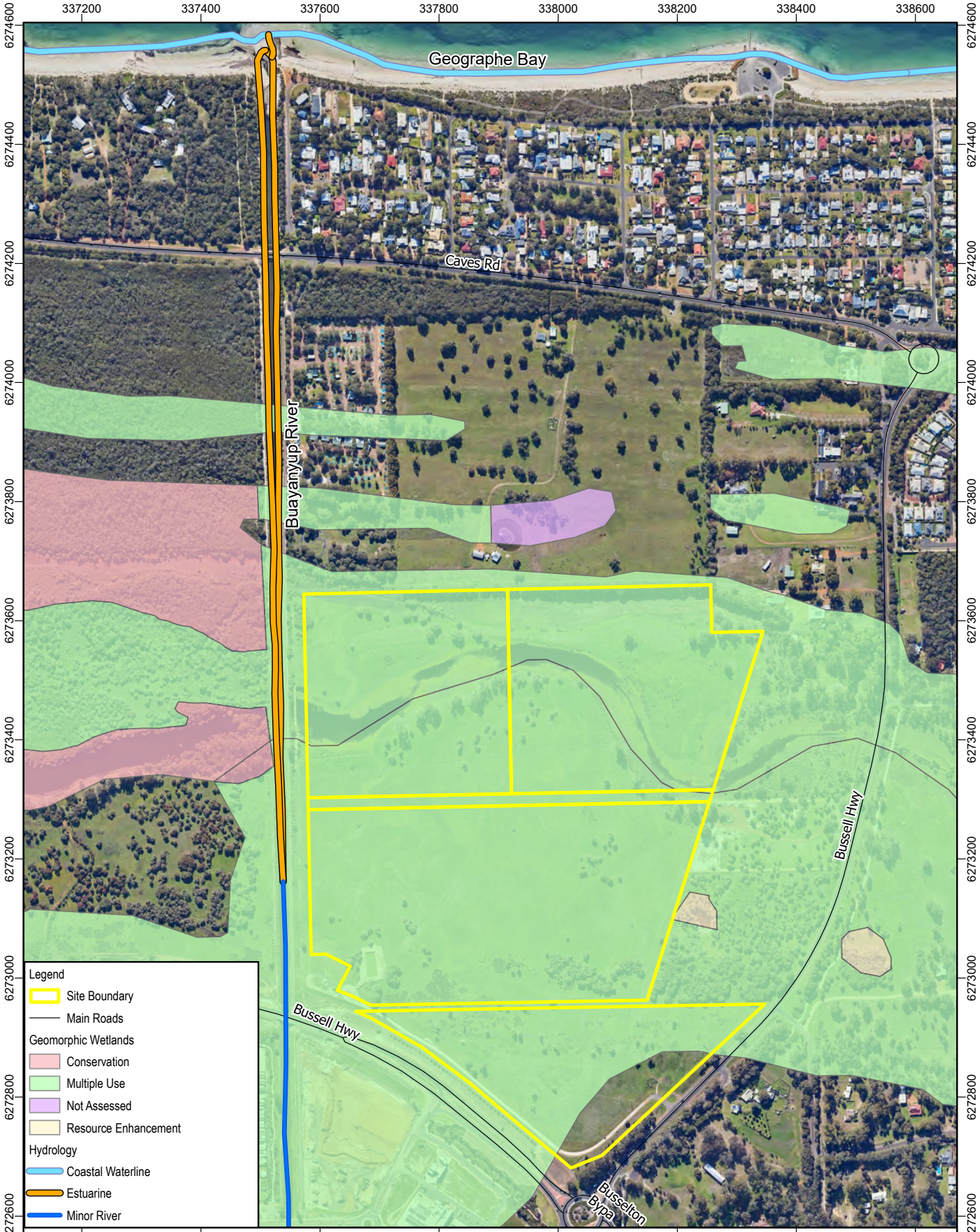

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Vasse North Precinct

Hydrology

FIGURE 4

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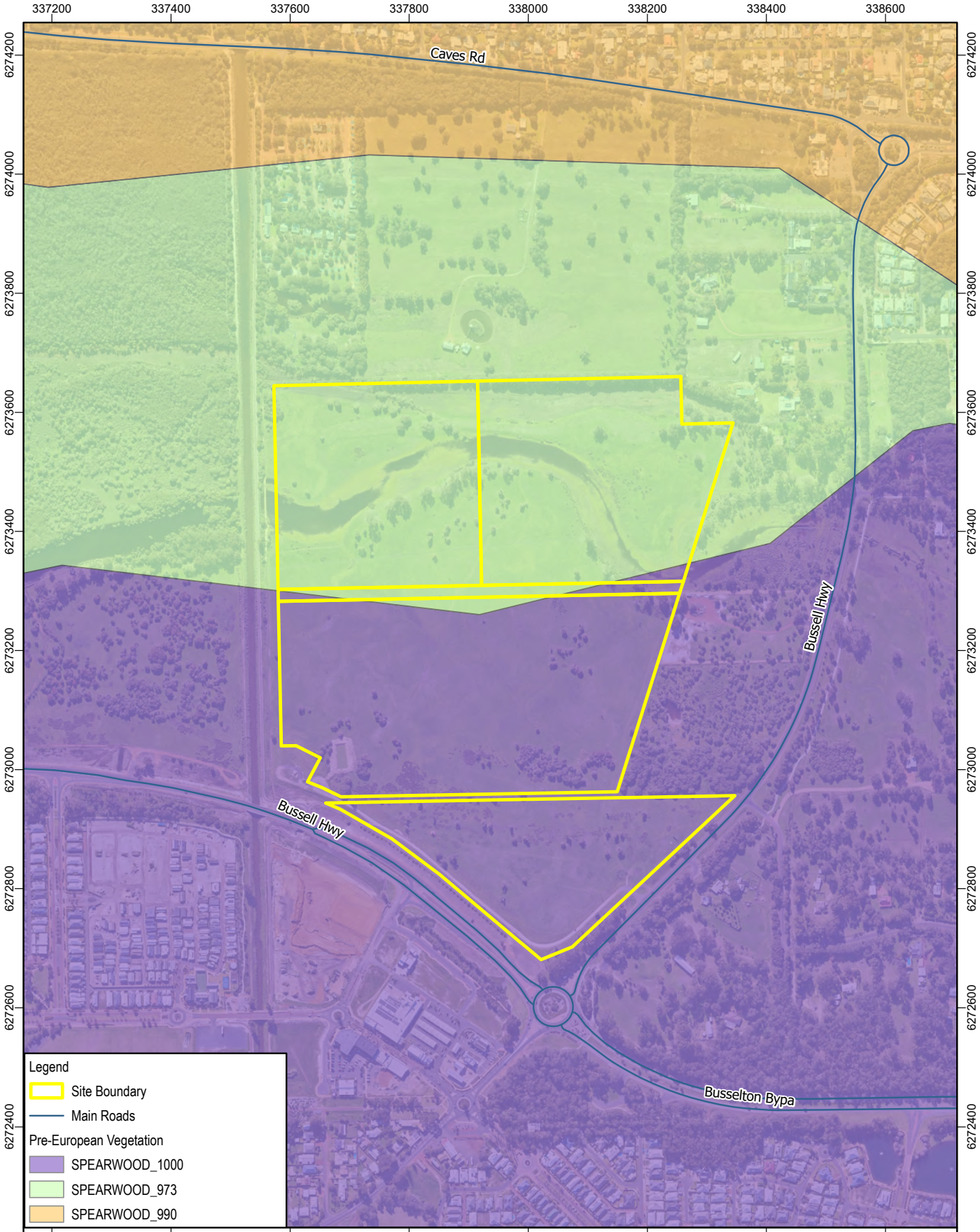
337200
337400
337600
337800
338000
338200
338400
338600
6274200
6274000
6273800
6273600
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6273200
6273000
6272800
6272600
6272400
Caves Rd
Bussell Hwy
Bussell Hwy
Busselton Bypa
Legend
Site Boundary
Main Roads
Pre-European Vegetation
SPEARWOOD_1000
SPEARWOOD_973
SPEARWOOD_990
N
0
125
250
Meters
Service Layer Credits:
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Coordinate System: GDA 1994 MGA Zone 50
Scale: 1:8,000 at A4
Project Number: 4747
Date Drawn: 9/10/2023
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Broad Vegetation Types
FIGURE 5
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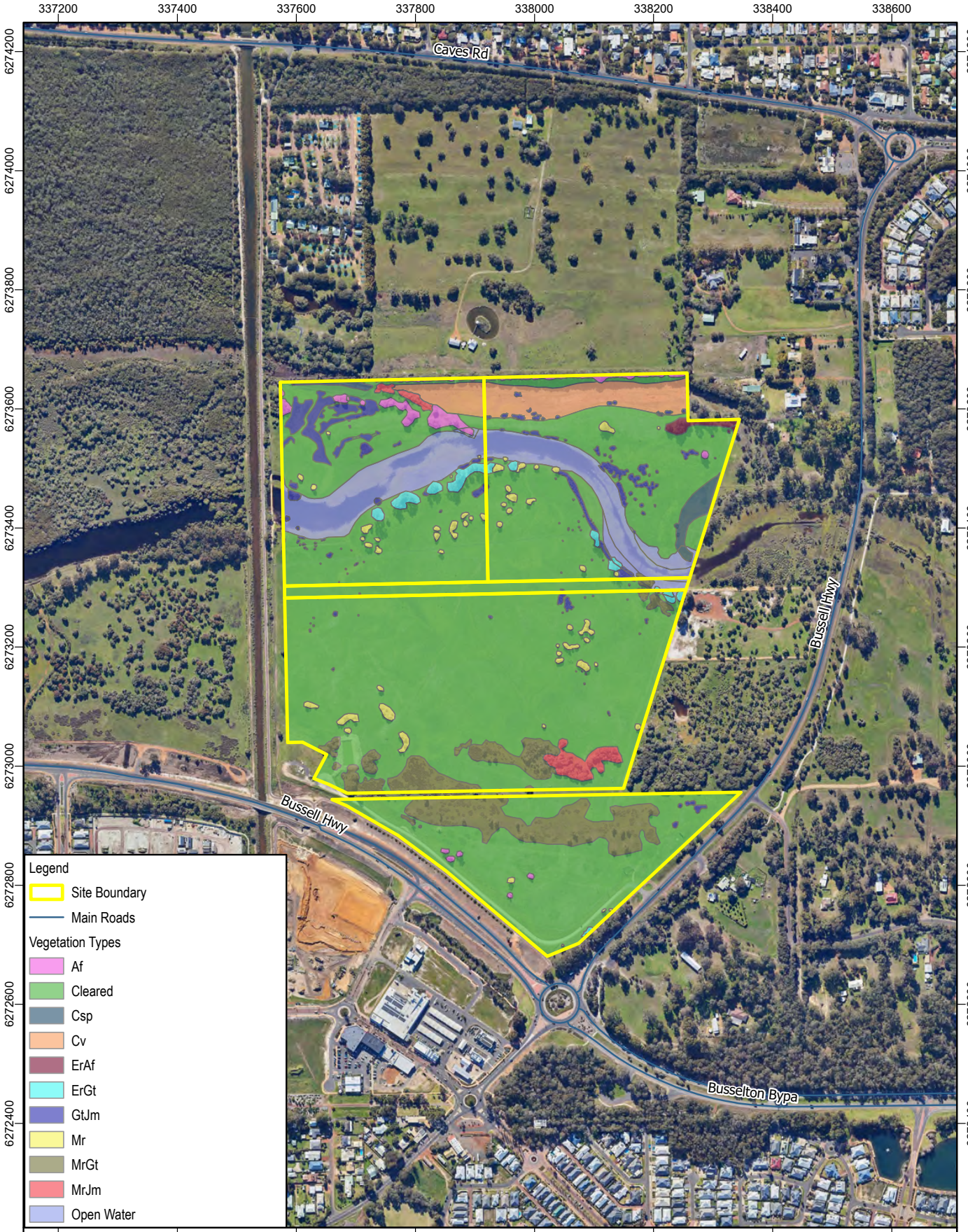

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Vasse North Precinct

Vegetation Types

FIGURE 6

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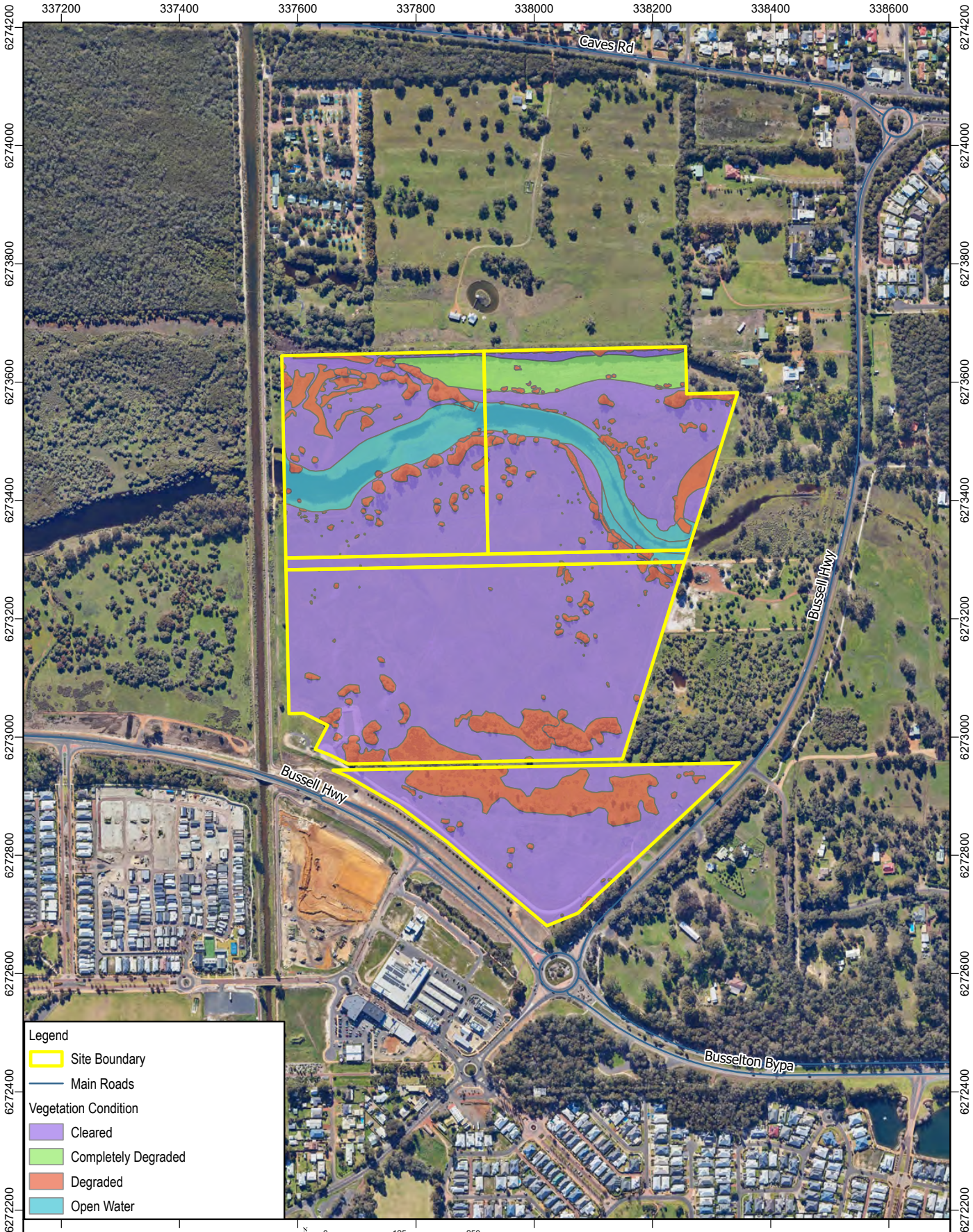

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Vasse North Precinct

Vegetation Condition

FIGURE 7

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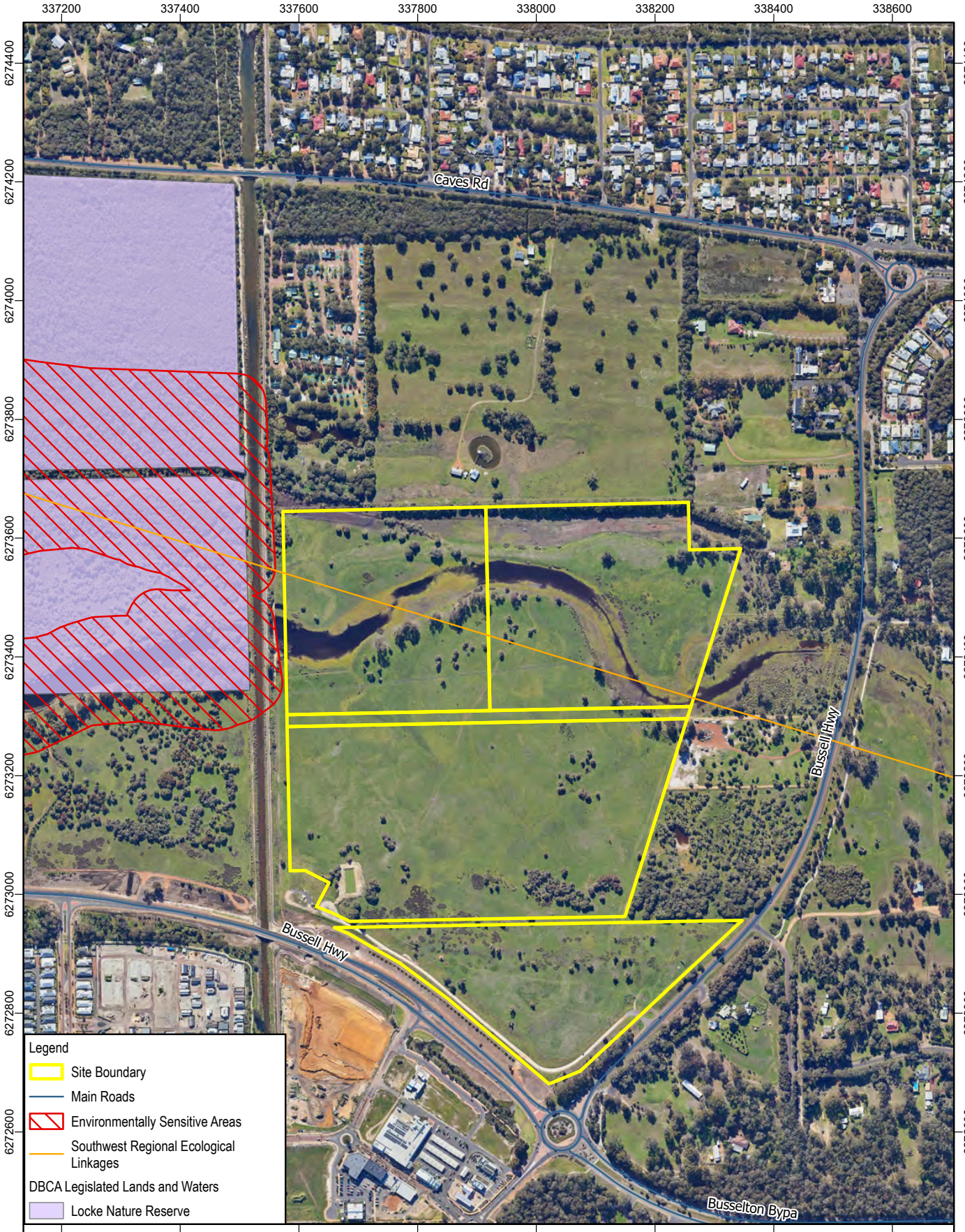

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Vasse North Precinct

Conservation Areas

FIGURE 8

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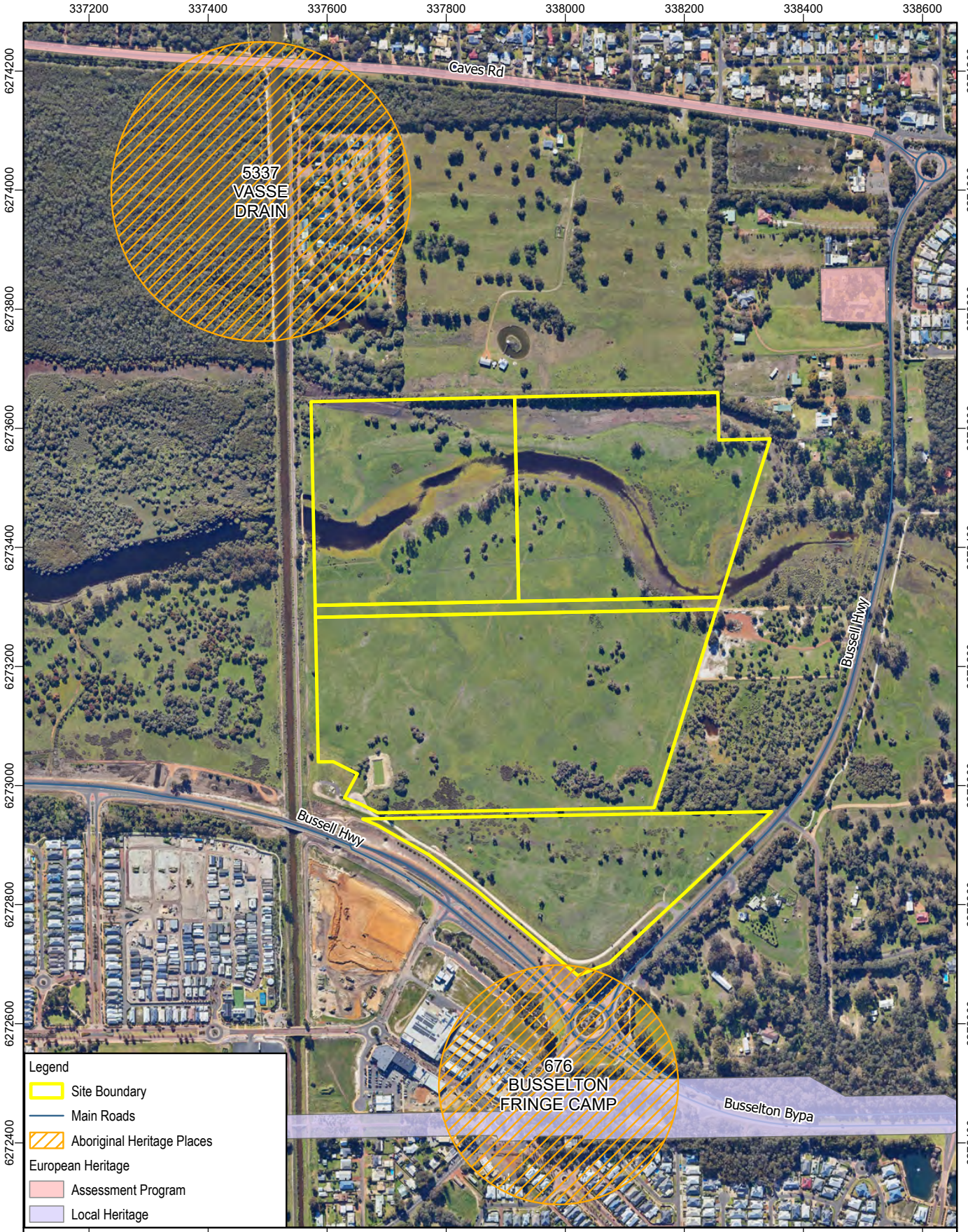

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Vasse North Precinct

Heritage

FIGURE 9

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Appendix A Local Structure Plan

Vasse North Precinct

Environmental Assessment Report

Perron Developments Pty Ltd and Stawell Pty Ltd

SLR Project No.: 675.V64747.00000

23 April 2024

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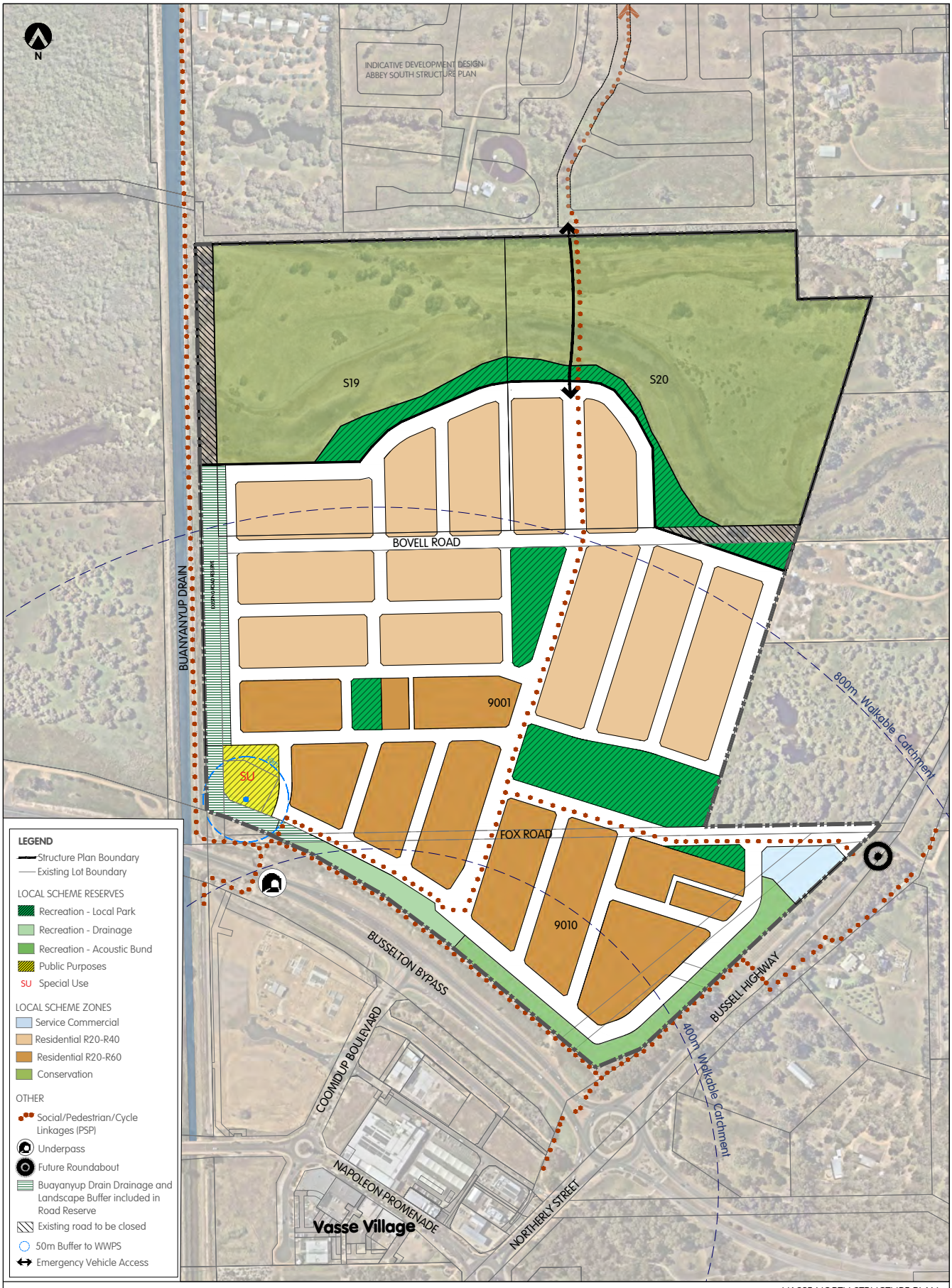

N
INDICATIVE DEVELOPMENT DESIGN
ABBEY SOUTH STRUCTURE PLAN
S19
S20
BOVELL ROAD
BUANYANYUP DRAIN
9001
SU
FOX ROAD
9010
800m Walkable Catchment
BUSSELTON BYPASS
BUSSELL HIGHWAY
COOMDUP BOULEVARD
400m Walkable Catchment
NAPOLEON PROMENADE
NORTHERLY STREET
Vasse Village
LEGEND
Structure Plan Boundary
Existing Lot Boundary
LOCAL SCHEME RESERVES
Recreation - Local Park
Recreation - Drainage
Recreation - Acoustic Bund
Public Purposes
SU Special Use
LOCAL SCHEME ZONES
Service Commercial
Residential R20-R40
Residential R20-R60
Conservation
OTHER
Social/Pedestrian/Cycle Linkages (PSP)
Underpass
Future Roundabout
Buayanyup Drain Drainage and Landscape Buffer included in Road Reserve
Existing road to be closed
50m Buffer to WWPS
Emergency Vehicle Access
CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
NEARMAP
HATCH
SIZE A3 1:4000
0 metres 40 80 120 160 200
VASSE NORTH STRUCTURE PLAN
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse
City of Busselton
G POS AREAS 240520 TG DP
F CONSERVATION AREA 240516 TG DP
E MOD SUBJECT BOUNDARY 240424 TG DP
D DESIGN MODIFICATION 240314 TG DP
C PATHS, MODS LEGEND 240219 TG DP
REV DESCRIPTION YYMMDD DRAWN APPR'D
JOBE CODE PGP VAS
SERVICE DES
DOC.TYPE DWG
DRAW NO. 605
REV. G
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

Appendix B Flora and Vegetation Survey

Vasse North Precint

Environmental Assessment Report

Perron Developments Pty Ltd and Stawell Pty Ltd

SLR Project No.: 675.V64747.00000

23 April 2024

SLR

Our Ref: 5038AA_Rev1

16 March 2022

Perron Developments
C/o Alex Meares
On-Q Projects
PO Box 1402
BUSSELTON WA 6280
Via Email: alex@qprojects.com.au

Dear Alex

Vasse North – Reconnaissance Flora and Vegetation Survey

1 Introduction

360 Environmental Pty Ltd part of SLR (360 Environmental) was commissioned by Perron Developments (Perron) to undertake a reconnaissance flora and vegetation survey of five lots covering 55 ha located north of Bussell Highway and east of Buayanyup Drain, Vasse North, Western Australia (the site) (Figure 1). The purpose of this survey is to provide information on the site's vegetation that will assist in the planning of the site's development.

1.1 Scope of Works

The following scope of work was undertaken:

- Carry out a desktop assessment to determine the environmental values and potential flora, vegetation, or other environmental features that may be present on the site
- A site visit to assess the flora, vegetation and wetland values based on the findings from the desktop assessment
- Provision of a letter report outlining key findings from the survey data collected during the field survey.

10 Bermondsey Street, West Leederville WA 6007 • PO Box 14, West Perth WA 6872
t (+618) 9388 8360 e admin@360environmental.com w 360environmental.com.au abn 50 109 499 041
360 Environmental Pty Ltd
people • planet • professional

2 Background

2.1 Protection of Flora and Vegetation

Western Australian flora and vegetation is protected formally and informally by legislative and non-legislative measures:

Legislative measures:

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- WA Biodiversity Conservation Act 2016 (BC Act)
- WA Environmental Protection Act 1986 (EP Act)
- WA Biosecurity and Agriculture Management Act 2007 (BAM Act).

Non-legislative measures:

- WA Department of Biodiversity Conservation and Attractions (DBCA) Priority lists for fauna, flora, and ecological communities
- Weeds of National Significance (WoNS)
- Recognition of locally significant populations by DBCA.

In addition to these protection mechanisms, the EIA process is supported by various guidance documents published by the Environmental Protection Authority (EPA) and Department of Agriculture, Water, and the Environment (DAWE). The field surveys were completed in accordance with the below Environmental Protection Authority Technical Guidance and approved guidelines:

- Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (Environmental Protection Authority, 2016)
- Matters of National Environmental Significance Significant impact guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999 (Department of the Environment, 2013)
- Approved Conservation Advice for the Tuart Woodlands and Forests of the Swan Coastal Plain Ecological Community (Department of the Environment and Energy, 2019).

3 Methods

3.1 Desktop Assessment

Database searches were undertaken to compile a list of potential flora and identify potential conservation significant flora and ecological communities within or surrounding the Survey Area (Table 1).

Priority Ecological Communities (PEC) and Threatened Ecological Communities (TEC) within the Swan Coastal Plain bioregion were also examined to determine if any corresponded with the Survey Area (Department of Biodiversity Conservation and Attractions, 2018; Department of Agriculture Water and the Environment, 2020; Department of Biodiversity Conservation and Attractions, 2021c). In addition, an EPBC Protected Matters Search (PMST) was undertaken to identify the potential for Matters of National Environmental Significance (MNES) to occur within or surrounding the Survey Area (Department of Agriculture Water and the Environment, 2022a).

Table 1: Database Searches

Database Name	Date Received	Search Target	Buffer around the Survey Area
NatureMap (Department of Biodiversity Conservation and Attractions, 2021b)	21 November 2021	Threatened and Priority Flora and inventory of potential flora	20 km
Protected Matters Search Tool (Department of Agriculture Water and the Environment, 2022a)	4 February 2022	Threatened Flora, and Ecological Communities	

3.1.1 Likelihood of Occurrence

Conservation significant flora taxa identified by the database searches were reviewed to determine a likelihood of occurrence both prior and post field survey. The assessment was completed based on the likelihood of occurrence criteria presented in Table 2. Only taxa recorded within the Survey Area or considered as having a high or medium likelihood of occurrence are discussed in the report. Taxa classified as having a low likelihood of occurrence based on the above criteria are not discussed unless a justification for this classification is required.

Table 2: Likelihood of Occurrence Criteria

Rank	Criteria
Previously Recorded	The taxon has been previously recorded in the Survey Area
High (Likely to occur)	• There are existing records of the taxon near the Survey Area (within 5 km) • The taxon is strongly linked to a specific habitat, which is present in the Survey Area; or • The taxon has more general habitat preferences, and suitable habitat is present.

Rank	Criteria
Medium (May occur)	• There are existing records of the taxon from the locality (within 15 km), however: ○ The taxon is strongly linked to a specific habitat, of which only a small amount is present in the Survey Area; or ○ The taxon has more general habitat preferences, but only some suitable habitat is present. • There is suitable habitat in the Survey Area, but the taxon is recorded infrequently in the locality.
Low (Unlikely to occur)	• The taxon is linked to a specific habitat, which is absent from the Survey Area; or • Suitable habitat is present, however there are no existing records of the taxon from the locality despite reasonable previous search effort in suitable habitat; or • There is suitable habitat in the Survey Area, however the taxon is infrequently recorded in the locality.

3.2 Flora and Vegetation

3.2.1 Field Survey

A reconnaissance flora and vegetation survey was undertaken by Principal Ecologist Scott Walker (Flora License FB62000149) on 23 November 2021.

A total of eight relevés were established within the Survey Area. Relevés comprised unbounded sites of approximately 10 x 10 m, where the dominant flora present at the time of sampling was recorded. Relevé location was recorded using a handheld Garmin GPS unit, and the following was recorded using a Fulcrum mobile data collection device:

- Site code
- Date and personnel
- Landform and soil description
- Relevant site descriptors including, slope, aspect, litter cover, bare ground cover and fire history
- Inventory of dominant vascular flora including the approximate average height and percentage foliar cover for each taxon recorded
- Vegetation description in accordance with the National Vegetation Information System (NVIS), Level 5 'association', whereby the dominant growth form, height, cover, and taxa (three taxa) for the three traditional strata (upper, mid, and ground) are described
- Vegetation condition in accordance with the South West and Interzone Botanical Provinces vegetation condition scale (Environmental Protection Authority, 2016), and evidence of disturbance (for example clearing, rubbish, feral animals, weed incursion and evidence of feral animals and dieback) where present
- Photograph of the vegetation occurring within the site.

At each relevé, photographs were taken for each compass bearing to establish a monitoring point (Table 3, Figure 2, Appendix A). An additional 18 mapping notes were completed to aid vegetation mapping delineation.

Table 3: Locations of Photo Monitoring Points

Photo Monitoring Point	Easting	Northing
Vasse North 1	338167	6272929
Vasse North 2	338185	6273025
Vasse North 3	338247	6273090
Vasse North 4	338148	6273315
Vasse North 5	338293	6273438
Vasse North 6	338286	3273576
Vasse North 7	337583	6273471
Vasse North 8	337720	6272997

The vegetation types were described based on their structure and species composition, as defined by the data collected from the relevés, mapping notes and traverses. Vegetation condition was assessed according to the South West vegetation condition scale (Environmental Protection Authority, 2016).

3.2.2 Taxonomy and Nomenclature

Where field identification of plant taxa was not possible, specimens were collected for identification using resources of the Western Australian Herbarium (WAH). Identification of flora collections was completed by experienced Principal Botanist Narelle Whittington and specialists at the WAH.

The finalised species list was checked against FloraBase (Western Australian Herbarium, 2022) to determine the conservation status and known distribution of each taxon. Introduced species were compared against the current BAM Act Declared Plants list and the WoNS list to determine their control status (Department of Agriculture Water and the Environment, 2022b; Department of Primary Industries and Regional Development, 2022).

4 Desktop Study

4.1 Existing Environment

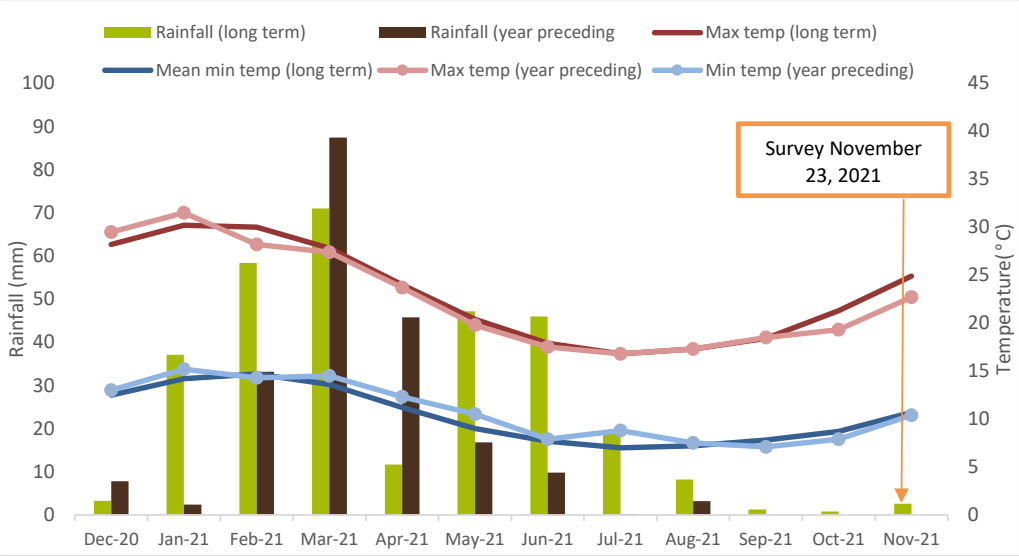
4.1.1 Climate

The closest long-term Bureau of Meteorology weather station with a complete dataset is Busselton Aero (Station 009603), located approximately 7.1 km north-east of the Survey Area.

Climate statistics were calculated using data from the most current climate normal, which is defined as a 30 year interval (Bureau of Meteorology, 2007), where possible. A climate normal is a period long enough to include year-to-year variations while avoiding the influence of longer-term changes in climate (Bureau of Meteorology, 2007).

The long-term mean minimum temperature for Busselton Aero ranges from 7.0˚C (July) to 14.7˚C (February) (1997-2021) and the long-term mean maximum temperature ranges from 16.8˚C (July) to 30.2˚C (January) (Graph 1) (Bureau of Meteorology, 2021).

The Busselton Aero weather station recorded 781.4 mm of rainfall in the 12 months prior to the survey (December 2020 to October 2021), which is 96 mm above the long-term average of 685.4 mm (Bureau of Meteorology, 2021). In the three months prior to the survey (August to October 2021), 247.4 mm of rainfall was recorded, which is 34.5 mm above the long-term average of 212.9 mm for the same time period (Bureau of Meteorology, 2021).



Graph 1: Long term and monthly Total Rainfall, Maximum and Minimum temperatures for Busselton Aero (9603) (Bureau of Meteorology, 2021).

4.1.2 Interim Biogeographic Regionalisation of Australia

The Interim Biogeographic Regionalisation of Australia (IBRA) divides Australia into 89 bioregions based on major biological, geographical, and geological attributes. These bioregions are subdivided into 419 subregions as part of a refinement of the IBRA framework (Department of the Environment and Energy, 2016). The Survey Area occurs within the Swan Coastal Plain bioregion and the Perth (SWA2) subregion.

The Swan Coastal Plain (SWA2) subregion is a low lying coastal plain, mainly covered with woodlands (Mitchell, Williams and Desmond, 2002). It is dominated by Banksia or Tuart on sandy soils, *Casuarina obesa* on outwash plains, and paperbark in swampy areas. In the east, the plain rises to duricrusted Mesozoic sediments dominated by Jarrah woodland. The subregion is represented by heath and/or Tuart woodlands on limestone, Banksia, and Jarrah – Banksia woodlands on Quaternary marine dunes of various ages, Marri on colluvial and alluvials.

4.1.3 Soil Systems

Soil system mapping of Western Australia describes broad soil and landscape characteristics from regional to local scales, ranging from 1:20,000 to 1:250,000 (Department of Primary Industries and Regional Development, 2018). The Survey Area occurs within two soil systems (Figure 3):

- The Vasse System (211Va) is described as poorly drained estuarine flats, of the Swan Coastal Plain with tidal flat soil, saline wet soil, and pale deep sand
- The Spearwood System (211Sp) is described as sand dunes and plains with yellow deep sands, pale deep sands, and yellow/brown shallow sands.

4.1.4 Hydrography

The Survey Area is mapped over three geomorphic wetlands (Department of Biodiversity Conservation and Attractions, 2019):

- A Multiple-Use estuary-peripheral, which overlaps the northern portion of the Survey Area.
- A Multiple-Use palusplain, which is mapped over the southern portion of the Survey Area.
- A Resource Enhancement sumpland, of which the buffer intersects the Survey Area. This feature is located approximately 30 m east of the Survey Area.

A minor, perennial watercourse intersects the northern portion of the Survey Area, which flows in an easterly-westerly direction and connects the Locke Nature Reserve to the west with the Broadwater Nature Reserve to the east (Figure 3).

The closest hydrographic features mapped by the State GIS database (Department of Water and Environmental Regulation, 2018) are:

- The Buayanyup River and associated estuary, which is located approximately 40 m west of the Survey Area
- The Geographe Bay coastal waterline, which is located 900 m north of the Survey Area
- A drain which originates 2.1 km west of the Survey Area and flows in a northerly direction into Geographe Bay.

4.1.5 Broad Vegetation Types

Mapping of pre-European vegetation in Western Australia was completed on a broad scale (1:1,000,000) by Beard (1976). These vegetation types were later refined by Shepherd et al. (2002) resulting in 819 vegetation types.

The Survey Area is situated over two broad vegetation types (Figure 4). The northern portion of the Survey Area is located on Spearwood 1000, which is described as a mosaic of medium Jarrah-Marri forest, low Banksia woodland and low Teatree (*Melaleuca* spp.) forest. The southern portion of the Survey Area is located on Spearwood 973 which is described as low forest of paperbark (*Melaleuca rhaphiophylla*).

Representation of the system associations at a local, regional, and state level is shown in Table 4.

Table 4: Representation at the State, Regional and Local Levels of Broad Vegetation Type Spearwood 973 and 1000 (Government of Western Australia, 2019)

Broad Vegetation Type	Extent			
	Pre-European (ha)	Current (ha)	Remaining (%)	Managed in DBCA Lands (%) *
Representation across Western Australia				
973	5,003.27	1,895.60	37.89	13.20
1000	99,835.86	27,768.84	27.81	18.64
Representation across the Swan Coastal Plain Bioregion				
973	2,510.53	410.22	16.34	42.16
1000	94,175.31	24,869.20	26.41	19.18
Representation across the Perth (SWA2) Subregion				
973	2,510.53	410.22	16.34	42.16
1000	94,175.31	24,869.20	26.41	19.18
Representation across the City of Busselton				
973	2,534.27	415.78	16.41	42.22
1000	12,034.21	4,244.00	35.27	19.40

*As a portion of the current extent

4.1.6 Environmentally Sensitive and Conservation Areas

Environmentally Sensitive Areas (ESAs) are declared by the Department of Water and Environmental Regulation (DWER) to prevent the degradation of important environmental values such as Threatened flora, TECs or significant wetlands.

No ESAs are mapped over the Survey Area. The closest ESA is correlated with a conservation wetland located approximately 7 m west of the Survey Area (Figure 5).

The Survey Area is not identified within a Conservation Area (Department of Biodiversity Conservation and Attractions, 2021a). The nearest conservation area is Locke Nature Reserve which is located approximately 30 m west of the main Survey Area and is managed by the Conservation Commission of WA (Figure 5).

The Survey Area is part of the South West Regional Ecological Linkages Project (SWREL), a partnership initiative between the South West Biodiversity Project and the Department of Environment and Conservation's Terrestrial Ecosystem's Branch (South West Biodiversity Project and Swan Bioplan, 2009). The purpose of the SWREL project is to link protected natural areas with other areas of mapped native vegetation. Priority was given to identifying linkages through those areas having the greatest assumed protection, and to those areas that maximised opportunities to form continuous corridors of native vegetation. One Ecological Linkage Axis Line intersects the Survey Area.

5 Results

5.1 Flora and Vegetation

5.1.1 Database searches

The database searches identified 106 extant conservation significant flora taxa occurring within a 20 km buffer (Appendix B). This included:

- Thirty-two Threatened taxa
- Seven Priority 1 taxa
- Ten Priority 2 taxa
- Thirty-six Priority 3 taxa
- Twenty-one Priority 4 taxa.

The database search identified five Commonwealth TECs and their buffers occurring within 20 km of the Survey Area. Of these, four TECs (part of Clay Pans of the Swan Coastal Plain) and two PECs are listed by the State. (Table 5). Two conservation significant ecological communities have been mapped as occurring within the Survey Area.

Table 5: Conservation Significant Ecological Communities Identified within 20 km of the Survey Area

Community Name	State Listing	Commonwealth Listing	Location in Relation to the Survey Area
Banksia Woodlands of the Swan Coastal Plain ecological community	-	EN	Overlapping the Survey Area
Clay Pans of the Swan Coastal Plain represented by: Herb rich saline shrublands in clay pans (SCP7) Herb rich shrublands in clay pans (SCP8) Dense shrublands on clay flat (SCP9) Shrublands on dry clay flats (SCP10a)	 VU VU VU EN	CR	Within 20 km
Shrublands on southern Swan Coastal Plain ironstones	-	EN	Within 20 km
Subtropical and Temperate Coastal Saltmarsh	P3	VU	Within 20 km
Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community	P3	CR	Overlapping the Survey Area

CR = Critically Endangered, EN = Endangered, VU = Vulnerable, P = Priority

5.1.2 Likelihood of Occurrence

The pre-survey likelihood of occurrence assessment identified that of the 106 conservation significant flora species identified by the desktop assessment:

- None had previously been recorded within the Survey Area
- None were considered to have a high likelihood of occurrence
- Thirty-seven were considered to have a medium likelihood of occurrence
- Sixty-nine were considered to have a low likelihood of occurrence.

Following the survey, the likelihood of occurrence assessment identified that:

- No taxa were considered to have a high likelihood of occurrence
- Five taxa were considered to have a medium likelihood of occurrence
- One hundred and one taxa were considered to have a low likelihood of occurrence.

The likelihood of occurrence assessment is provided in Appendix C.

5.1.3 Flora Composition

A total of 21 taxa from 20 genera across 13 families were recorded, 16 of which were introduced. A full species inventory is provided in Table 6.

Two of the introduced flora taxa, **Gomphocarpus fruticosus* and **Zantedeschia aethiopica*, are listed as Declared Pests under the BAM Act (Department of Primary Industries and Regional Development, 2022). A C3 Management control category has been assigned to **Gomphocarpus fruticosus*, however, no categories have been assigned to **Zantedeschia aethiopica*. None of the introduced flora taxa are listed as WoNS.

Three specimens, **Hypochaeris ?glabra*, **Juncus ?microcephalus*, and **Rumex ?crispus* were tentatively identified to species level due to being sterile with no flowering material present. One additional specimen, Chenopodiaceae sp., could not be identified to genus level as the material was sterile; the genera could not be confirmed as either *Tecticornia* sp. or *Salicornia* sp. by WAH Taxonomist Kelly Shepherd.

Table 6: Vascular Flora Inventory and Introduced Flora Status

Family	Taxa	Status under BAM Act
Apocynaceae	**Gomphocarpus fruticosus*	Declared Pest - s22(2)
Araceae	**Zantedeschia aethiopica*	Declared Pest - s22(2)
Asteraceae	**Arctotheca calendula*	Permitted - s11
	**Cirsium vulgare*	Permitted - s11
	**Cotula coronopifolia*	Permitted - s11
	**Hypochaeris ?glabra*	Permitted - s11
	**Sonchus oleraceus*	Permitted - s11
Chenopodiaceae	Chenopodiaceae sp.	-
Cyperaceae	*Gahnia trifida*	-
Fabaceae	**Lotus angustissimus*	Permitted - s11
	**Trifolium cernuum*	Permitted - s11
Geraniaceae	**Geranium dissectum*	Permitted - s11
Juncaceae	**Juncus ?microcephalus*	Permitted - s11
Myrtaceae	*Agonis flexuosa*	-
	Eucalyptus rudis	-
	Melaleuca rhaphiophylla	-
Poaceae	**Avena barbata*	Permitted - s11
	**Hordeum leporinum*	Permitted - s11
Polygonaceae	**Rumex ?crispus*	Permitted - s11
Ranunculaceae	**Ranunculus muricatus*	Permitted - s11
Solanaceae	**Solanum nigrum*	Permitted - s11

5.1.4 Flora of Conservation Significance

No Threatened flora species pursuant to the EPBC Act and/or gazetted as Threatened pursuant to the *Biodiversity Act 2016* (BC Act) were recorded during the survey. No DBCA listed Priority flora species were found during the survey.

5.1.5 Vegetation Types

Nine vegetation types were described and mapped within the Survey Area (Table 7, Figure 6). The remainder of the Survey Area was either open water or cleared.

Detailed site sheets for each relevé are provided in Appendix D.

Table 7: Vegetation Types Occurring within the Survey Area

Vegetation Type Code	Vegetation Description	Total Area, Proportion of the Survey Area
Af	*Agonis flexuosa* low isolated trees	0.7 ha 1.3%
Csp	Chenopodiaceae sp. low samphire shrubland	0.5 ha 0.8%
Cv	**Cirsium vulgare* mid closed herbland	2.2 ha 4.1%
ErAf	*Eucalyptus rudis* and *Agonis flexuosa* low to mid open forest	0.2 ha 0.3%
ErGt	*Eucalyptus rudis* mid open woodland over *Gahnia trifida* tall open sedgeland	0.5 ha 0.9%
GtJm	*Gahnia trifida* and **Juncus ?microcephalus* mid sedgeland	1.5 ha 2.7%
Mr	*Melaleuca rhaphiophylla* low isolated trees to open woodland	0.7 ha 1.2%
MrGt	*Melaleuca rhaphiophylla* low open woodland to forest over *Gahnia trifida* tall sparse to open sedgeland	3.7 ha 6.8%
MrJm	*Melaleuca rhaphiophylla* low open woodland over **Juncus ?microcephalus* mid sedgeland	0.6 ha 1.0%
Open water		4.5 ha 8.1%
Cleared		40.0 ha 72.7%
	Total	**55.0**

5.1.6 Vegetation Condition

Vegetation condition within the Survey Area ranged from Degraded to Completely Degraded (Figure 7), comprising:

- Degraded (8.3 ha / 15.1%)
- Completely Degraded (2.2 ha / 4.1%).

The remainder of the Survey Area was cleared (40 ha, 72.7%) or open water (4.5 ha, 8.1%).

Evidence of disturbance included grazing, introduced fauna tracks and scats, weeds, vehicle tracks, historical clearing, and the presence of infrastructure.

5.1.7 Floristic Community Type Analysis

Statistical analysis was not undertaken of the vegetation to determine if any TECs or PECs are present. Instead, the vegetation types have been inferred to establish whether the vegetation in the Survey Area has the potential to be of conservation significance.

Five historical quadrats have been established in the vicinity of the Survey Area, located within the Locke Nature Reserve west of the Survey Area. These were identified as three floristic community types (FCT) according to Gibson et al. (1994):

- FCT 16 – Highly saline seasonal wetlands
- FCT 17 – *Melaleuca rhaphiophylla – Gahnia trifida* seasonal wetlands
- FCT 30b – Quindalup *Eucalyptus gomphocephala* and / or *Agonis flexuosa* woodlands, which is listed as Priority 3 by the State but can also potentially form part of the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community which is listed under the EPBC Act as a TEC.

Of the nine vegetation types in the Survey Area, six align with the FCTs identified nearby:

- Vegetation type Csp shows similarities with FCT 16 due to the presence of salt tolerant plants
- Vegetation types Mr, MrGt and MrJm show similarities with FCT 17 based on the presence of key taxa *Melaleuca rhaphiophylla* and/or *Gahnia trifida*
- Vegetation types Af and ErAf show similarities with FCT 30b due to *Agonis flexuosa* being the dominant taxon in the vegetation structure.

5.1.8 Vegetation of Conservation Significance

One of the FCTs identified as occurring in the Survey Area, FCT 30b – Quindalup *E. gomphocephala* and / or *A. flexuosa* woodlands, is listed as Priority 3 by the State (Department of Biodiversity Conservation and Attractions, 2021c).

Community type 30b can also form a component of the Tuart woodlands and forests of the Swan Coastal Plain EPBC listed TEC (Critically Endangered). For this reason, vegetation types Af and ErAf were assessed against the key diagnostic characteristics delineated in Table 8 (Department of the Environment and Energy, 2019). The assessment of the two vegetation types determined that they did not meet all the key diagnostic characteristics, and as such they are not considered to be representative of the Tuart woodlands TEC.

Table 8: Assessment of Key Diagnostic Characteristics of the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests EPBC Listed TEC (Department of the Environment and Energy, 2019)

Key Criteria	Assessment	
	Vegetation Type Af	Vegetation Type ErAf
Occurs in the Swan Coastal Plain bioregion.	Yes	Yes
Primarily occurs on the Spearwood and Quindalup dune systems but can also occur on the Bassendean dunes and Pinjarra Plain. It can occur on the banks of rivers and wetlands.	Yes, patches of this vegetation type are on the Spearwood System in the southern portion of the Survey Area	No, this vegetation type is in the Vasse System
Presence of at least two living established *Eucalyptus gomphocephala* (Tuart) trees in the uppermost canopy later, although they may co-occur with trees of other species.	No, Tuarts trees were not recorded	No, Tuarts trees were not recorded
Most often occurs as a woodland but can occur in other structural forms, for example forest, open forest, woodland, open woodland, and various mallee forms.	No, only isolated trees were recorded	Yes, this vegetation type was represented by an open forest structural form
Other tree species may be present in the canopy or sub-canopy. They commonly include *Agonis flexuosa*, *Banksia grandis*, *Banksia attenuata*, *Eucalyptus marginata*, and less commonly *Corymbia calophylla*, *Banksia menziesii* and *Banksia prionotes*.	Yes, *Agonis flexuosa* is present	Yes, *Agonis flexuosa* is present
An understorey of native plants is typically present, which may include grasses, herbs, and shrubs, although this is often modified by disturbance.	No, an understorey of native species is not present	No, an understorey of native species is not present

Key Criteria	Assessment	
	Vegetation Type Af	Vegetation Type ErAf
Native fauna species are present.	Yes, kangaroos were observed. Additional native fauna species may be present, however recording a comprehensive fauna inventory was not part of the scope of this report.	Yes, kangaroos were observed. Additional native fauna species may be present, however recording a comprehensive fauna inventory was not part of the scope of this report.

6 Discussion

6.1 Flora and Vegetation

6.1.1 Survey Adequacy

The flora and vegetation survey effort was completed in accordance with the EPA Technical Guidance (EPA, 2016) and considered appropriate for a reconnaissance flora and vegetation survey on the Swan Coastal Plain.

The inventory of vascular flora was compiled using relevé data and mapping notes. The entire Survey Area was not systematically searched, and therefore additional flora taxa, and records of conservation significant flora may be recorded with additional survey effort.

6.1.2 Flora Composition

The suite of taxa recorded during the survey is considered below average for the subregion for the timing of the survey (Spring). This can be attributed largely to disturbances, such as introduced flora infestations (particularly Arum Lily, **Zantedeschia aethiopica*), historical clearing, and cattle and rabbit grazing.

6.1.3 Flora of Conservation Significance

No Threatened flora species pursuant to the EPBC Act 1999 and/or gazetted as Threatened Flora pursuant to the BC Act 2016 were recorded within the Survey Area.

No Priority flora identified by the desktop assessment were recorded within the Survey Area.

6.1.4 Likelihood of Occurrence

The database searches identified 106 Threatened and Priority Flora species as having potential to occur within the Survey Area, based on NatureMap and PMST search results. No conservation significant taxa had a high likelihood of occurrence.

Five taxa had a medium likelihood of occurrence due to the presence of habitat and records within 15 km:

- *Caladenia busselliana* (T, EN) is a tuberous perennial herb to 0.3 m high that flowers between September and October. This taxon grows on sandy loam in winter-wet swamps (Western Australian Herbarium, 2022). The WAH has four records of the taxon, which are distributed in the Busselton and Capel Local Government Areas, with the nearest record being 14.4 km west of the Survey Area (ALA, 2022). As the survey was undertaken outside of the flowering period for *Caladenia busselliana* (T, EN), this taxon may have been dormant and not recorded. It is possible that this taxon would occur in the loamy banks of the minor watercourse that intersects the Survey Area.
- *Amperea micrantha* (P2) is a low, spreading, bushy perennial, herb to 0.3 m high that flowers between October and November. This taxon grows in sandy soils (Western Australian Herbarium, 2022) The WAH has 15 records of the taxon, which are distributed across four IBRA regions. The nearest record of this taxon is 5.7 km southeast of the Survey Area (ALA, 2022). The survey was undertaken outside of the flowering period for *Amperea micrantha* (P2), therefore this taxon may have been dormant and not recorded. It is possible that this taxon would occur in the Survey Area in all vegetation types.
- *Cardamine paucijuga* (P2) is a slender erect annual herb to 0.4 m high that flowers between September and October. This taxon grows in moist to dry habitats (Western Australian Herbarium, 2022). The WAH has 10 records of this taxon, which are distributed across three IBRA regions. The nearest record is located 14.1 km east of the Survey Area (ALA, 2022). The survey was undertaken outside of the flowering period for *Cardamine paucijuga* (P2), therefore this taxon may have been dormant and not recorded. It is possible that this taxon would occur in in the Survey Area in all vegetation types.
- *Ornduffia submersa* (P4) is an aquatic herb with white to yellow flowers that grows to 0.3 m high and 0.2 m wide (Western Australian Herbarium, 2022). This taxon flowers between September and October. The WAH has 61 records of this taxon, which are distributed across five IBRA regions. The nearest record of this taxon is 5.6 km southeast of the Survey Area (ALA, 2022). The survey was undertaken outside of the flowering period for *Ornduffia submersa* (P4), therefore this taxon may have been dormant and not recorded. It is possible that this taxon would occur along the banks of the minor watercourse that intersects the Survey Area.
- *Stylidium longitubum* (P4) is an erect, annual ephemeral herb to 0.12 m high that flowers between October and December. This taxon grows in sandy clay and clay soils in seasonal wetlands (Western Australian Herbarium, 2022). The WAH has 47 records of this taxon, which are distributed across three IBRA regions. The nearest record of this taxon is 14.2 km east of the Survey Area (ALA, 2022). The survey was undertaken within

the flowering period for *Stylidium longitubum* (P4), however due to its cryptic nature, individuals of this taxon may still occur. *Stylidium longitubum* (P4) may occur in the Survey Area in all vegetation types.

The remaining 101 taxa were considered to have a low likelihood of occurring due to no habitat within the Survey Area, and/or very distant records.

6.1.5 Introduced Flora

Sixteen introduced flora taxa were recorded within the Survey Area, of which two are listed as declared pest under the BAM Act, **Gomphocarpus fruticosus* and **Zantedeschia aethiopica* (Department of Primary Industries and Regional Development, 2022).

Narrowleaf Cottonbush, **Gomphocarpus fruticosus*, is an erect perennial herb or shrub to 1.5 m high that flowers between February and July. This taxon is associated with disturbed sites (Western Australian Herbarium, 2022). **Gomphocarpus fruticosus* was recorded in the north-eastern portion of the Survey Area, in association with vegetation type Cv (Plate 1).

Arum lily, **Zantedeschia aethiopica*, is a rhizomatous perennial herb to 1 m high that flowers between July and November. This taxon grows in loam and sandy in swamps and rarely in uplands (Western Australian Herbarium, 2022). **Zantedeschia aethiopica* was recorded throughout the Survey Area in all vegetation types excluding Csp and ErGt (Plate 2).

Plate 1: **Gomphocarpus fruticosus* plant (left) and flowers (right) – (Source: 360 Environmental)

Plate 2: **Zantedeschia aethiopica* – (Source: 360 Environmental)

6.1.6 Vegetation Types

Mapping reliability ranged from very high, in areas where relevés and mapping notes were completed within vegetation, to moderate in areas that were not traversed.

Vegetation types Cv, ErGt and GtJm did not show affinities with FCTs previously identified in the vicinity of the Survey Area. This is attributed the Degraded and Completely Degraded condition of the site.

The remaining six vegetation types showed similarities to three FCTs identified in the vicinity of the Survey Area and are discussed below.

6.1.6.1 FCT 16

FCT 16 – Highly saline seasonal wetlands includes saline estuarine sites, and is characterised by the presence of Tamala limestone (Gibson et al., 1994). Associated species include *Atriplex cinerea*, **Atriplex prostrata*, *Salicornia quinqueflora*, *Samolus repens* and *Sporobolus virginicus*. This FCT is not considered to be of conservation significance.

Vegetation type Csp shows similarities with FCT 16 due to the presence of a saline environment connected to an estuary located west of the Survey Area. This vegetation type was characterised by a Chenopodiaceae sp. that could not be identified to genus level; this specimen could represent a *Salicornia* species, which is an indicator species of FCT 16.

6.1.6.2 FCT 17

FCT 17 is dominated by *Melaleuca rhaphiophylla* with *Gahnia trifida* as the dominant or subdominant in the understorey. Associated species include *Lobelia anceps*, *Machaerina juncea*, *Lepidosperma longitudinale* and **Sonchus oleraceus*. This FCT is not considered to be of conservation significance.

Three of the vegetation types identified from the survey, Mr, MrGt, and MrJm are considered to have similarities to FCT 17 – *Melaleuca rhaphiophylla – Gahnia trifida* seasonal wetlands based on the presence of one or both key typical species (*Melaleuca rhaphiophylla* and *Gahnia trifida*).

6.1.6.3 FCT 30b

Floristic community type 30 is represented by forests and woodlands of the Quindalup system. The subgroup 30b is dominated by either Tuart (*Eucalyptus gomphocephala*) or by *Agonis flexuosa*, and is distinguished by similar FCTs because of *Hibbertia cuneiformis*, *Geranium retrorsum* and *Dichondra repens*. This FCT is considered to be of conservation significance and is discussed in Section 6.1.7.

Two vegetation types, Af and ErAf, show similarities to FCT 30b – Quindalup *E. gomphocephala* and / or *A. flexuosa* woodlands due to the presence of the key typical tree species, *Agonis flexuosa*, together with other key common species (**Sonchus oleraceus* and **Zantedeschia aethiopica*).

6.1.7 Vegetation of Conservation Significance

The PMST search identified two conservation significant ecological communities as potentially occurring within the Survey Area, the Banksia Woodlands of the Swan Coastal Plain ecological community, and the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community.

No *Banksia* taxa were recorded; therefore, the Banksia Woodlands of the Swan Coastal Plain ecological community is not present within the Survey Area.

Vegetation types Af and ErAf have been determined to have an affiliation with FCT 30b – Quindalup *E. gomphocephala* and / or *A. flexuosa* woodlands, which is listed as Priority 3 by the State. This ecological community can also potentially form part of the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain, which is listed under the EPBC Act as Critically Endangered. Vegetation types Af and ErAf are not considered to be representative of the Tuart woodlands TEC due to the absence of Tuart trees and additional key criteria as delineated in Section 5.1.8.

Although vegetation type Af was characterised by the key typical species *Agonis flexuosa*, the vegetation type was identified by isolated trees. For this reason, Af is not considered to be representative of the Priority 3 community Quindalup *Eucalyptus gomphocephala* and / or *Agonis flexuosa* woodlands.

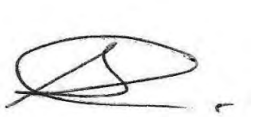
The vegetation structure of ErAf was an open forest of *Eucalyptus rudis* and *Agonis flexuosa*, however the understorey was cleared, and no native species were present. The absence of a native understorey and the Degraded condition indicated that this patch of vegetation is also not considered representative of the PEC.

7 Conclusion

- No Threatened flora species pursuant to the EPBC Act 1999 and/or gazetted as Threatened pursuant to the BC Act 2016 were recorded during the survey
- No DBCA listed Priority flora were recorded within the Survey Area
- Sixteen introduced flora taxa were recorded, of which two were of environmental significance, *Gomphocarpus fruticosus and *Zantedeschia aethiopica, which are listed as Declared Pests under the BAM Act
- A total of nine vegetation types were recorded and mapped within the Survey Area, none of which were considered representative of TECs or PECs
- Vegetation condition ranged from Degraded to Completely Degraded, with most of the Survey Area being Cleared.

We trust this meets your requirements. Should you have any questions or require further action please do not hesitate to contact Bridget Duncan or the undersigned on (08) 9388 8360. We look forward to hearing from you.

For and on behalf of 360 Environmental Pty Ltd part of SLR



Scott Walker – Ecology Group Leader

Enc:
Figure 1: Survey Area
Figure 2: Photo Monitoring Points
Figure 3: Soil Systems and Hydrography
Figure 4: Broad Vegetation Types
Figure 5: Environmentally Sensitive and Conservation Areas
Figure 6: Vegetation Types
Figure 7: Vegetation Condition

Appendix A: Photo Monitoring Points
Appendix B: Database Searches
Appendix C: Flora Likelihood Assessment
Appendix D: Flora Site Sheets

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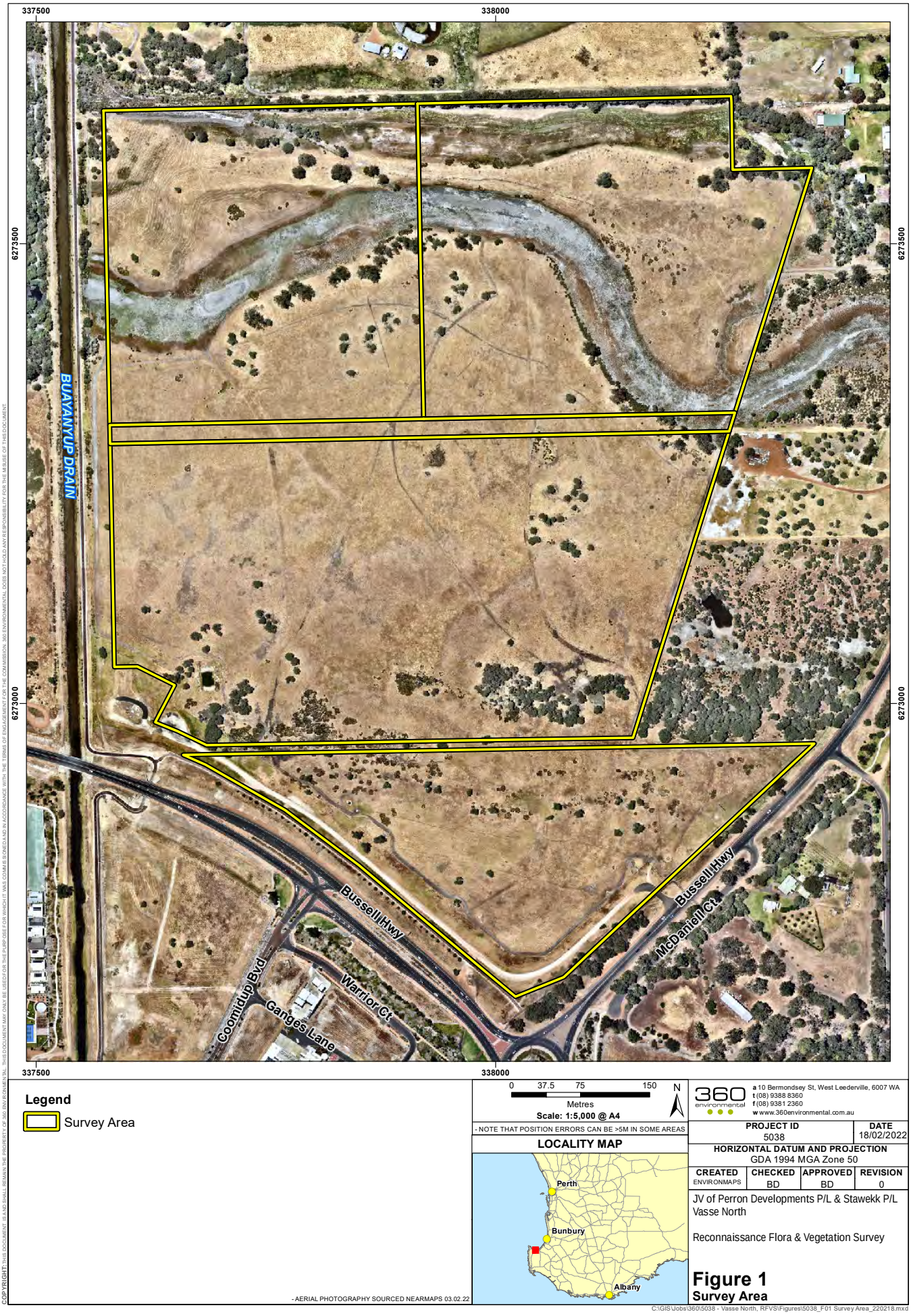
Figures



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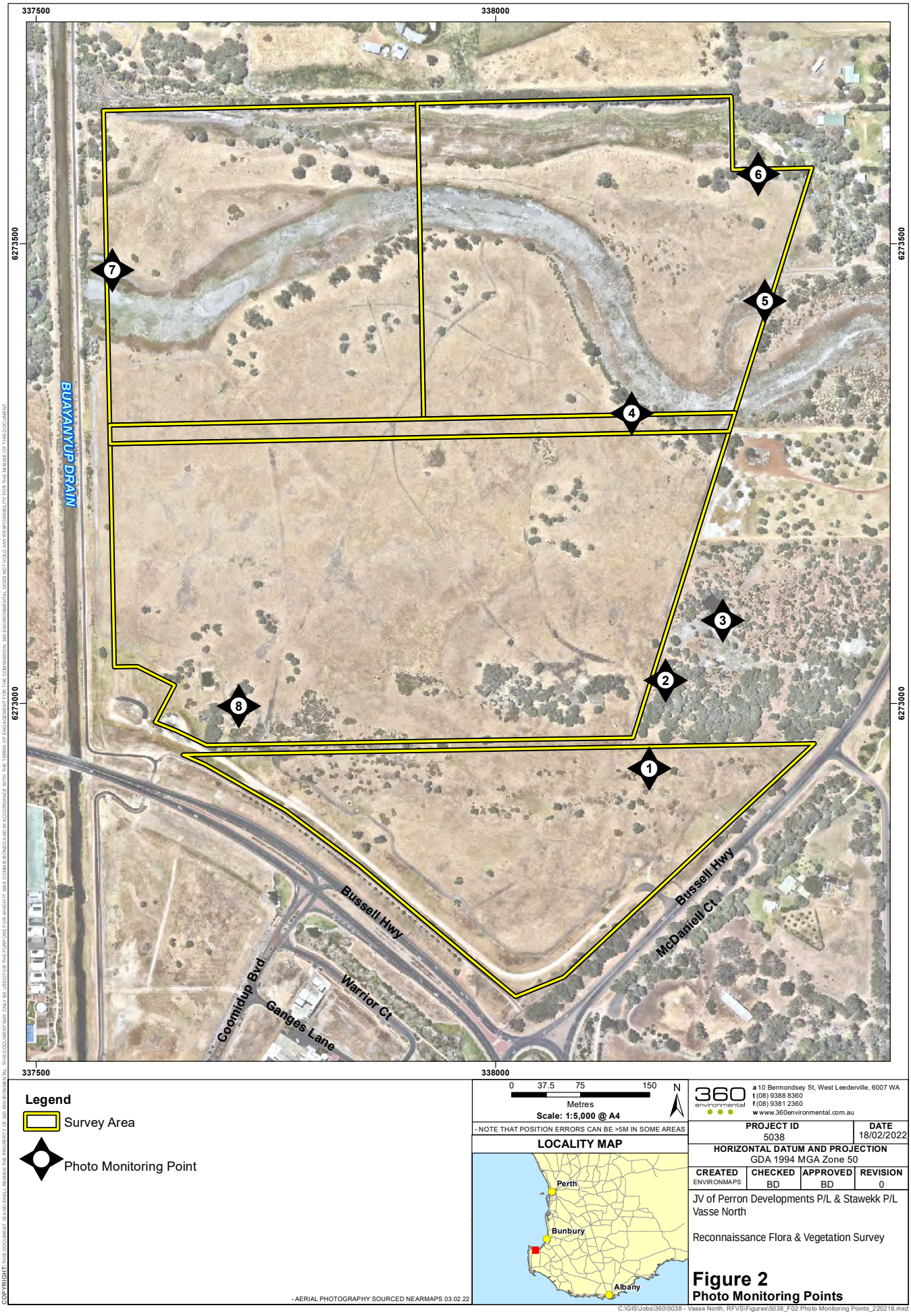

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ENVIRONMAPS	BD	BD	0

JV of Perron Developments P/L & Stawekk P/L
Vasse North

Reconnaissance Flora & Vegetation Survey

Figure 2
Photo Monitoring Points

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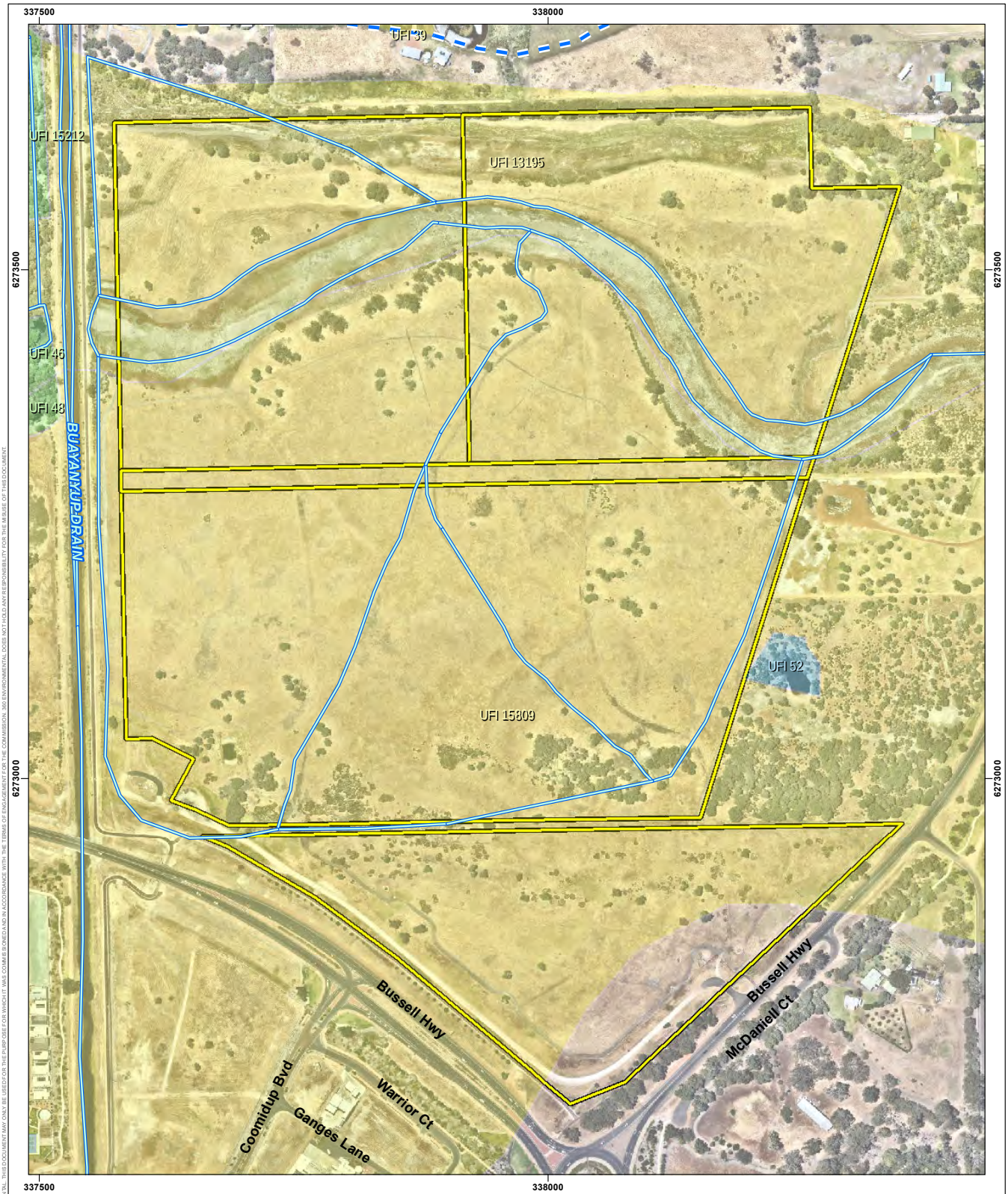

Legend

- Survey Area
- Area Subject to Inundation
- Drain - minor

Wetlands

- Conservation
- Resource Enhancement
- Multiple Use

- AERIAL PHOTOGRAPHY SOURCED NEARMAPS 03.02.22

0 37.5 75 150 Metres

Scale: 1:5,000 @ A4

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP

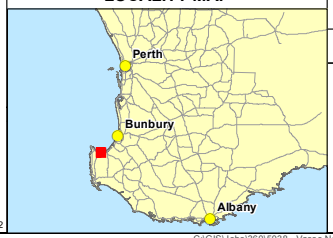

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Figure 3
Soil Systems and Hydrography

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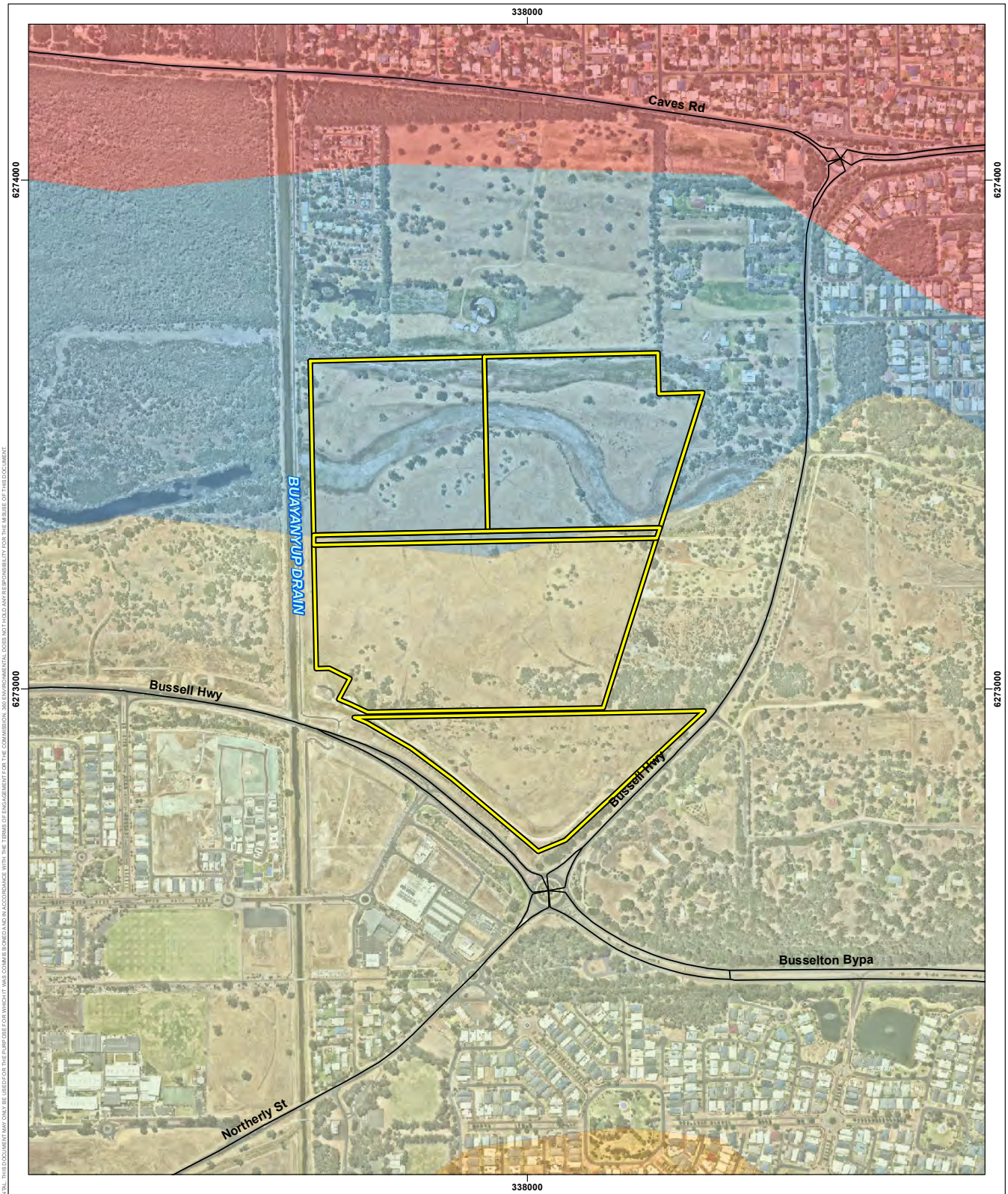


Legend

- Survey

Vegetation

- SPEARWOOD_990 - Low forest
- SPEARWOOD_973 - Low forest
- SPEARWOOD_1000 - Woodland / Low woodland / Low forest or Woodland
- PINJARRA_1136 - Woodland southwest

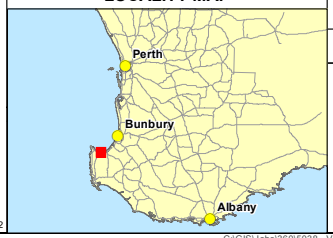
- AERIAL PHOTOGRAPHY SOURCED NEARMAPS 03.02.22

0 75 150 300 Metres

Scale: 1:10,000 @ A4

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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ENVIRONMAPS	BD	BD	0

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Reconnaissance Flora & Vegetation Survey

Figure 4
Broad Vegetation Types

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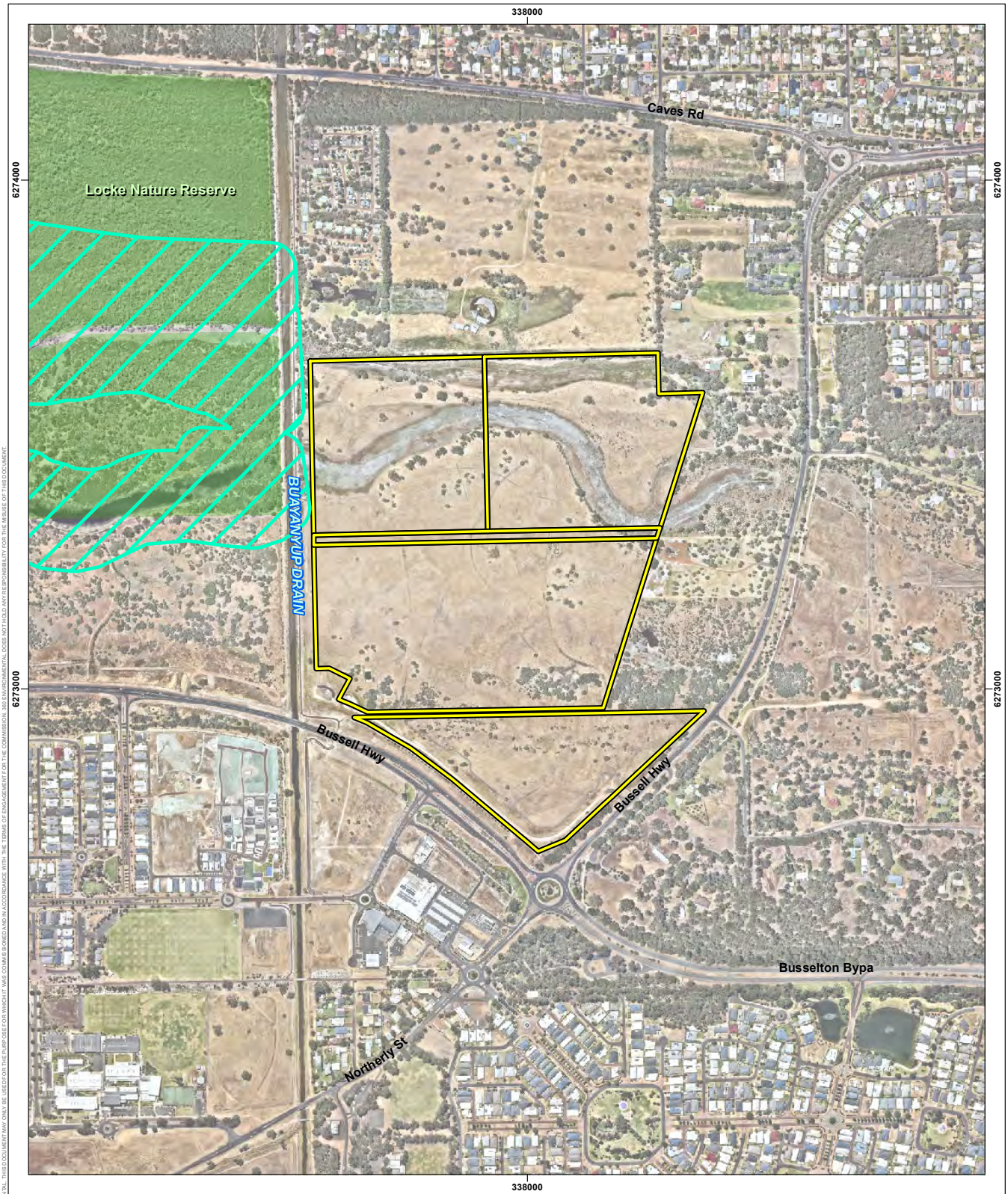


Legend

- Survey Area
- Locke Nature Reserve
- Environmentally Sensitive Area

- AERIAL PHOTOGRAPHY SOURCED NEARMAPS 03.02.22

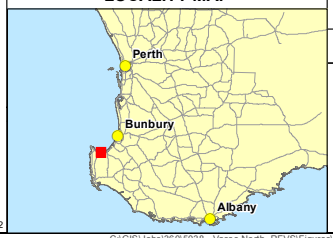
0 75 150 300 Metres

Scale: 1:10,000 @ A4

N

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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ENVIRONMAPS	BD	BD	0

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Reconnaissance Flora & Vegetation Survey

Figure 5
Environmentally Sensitive and Conservation Areas

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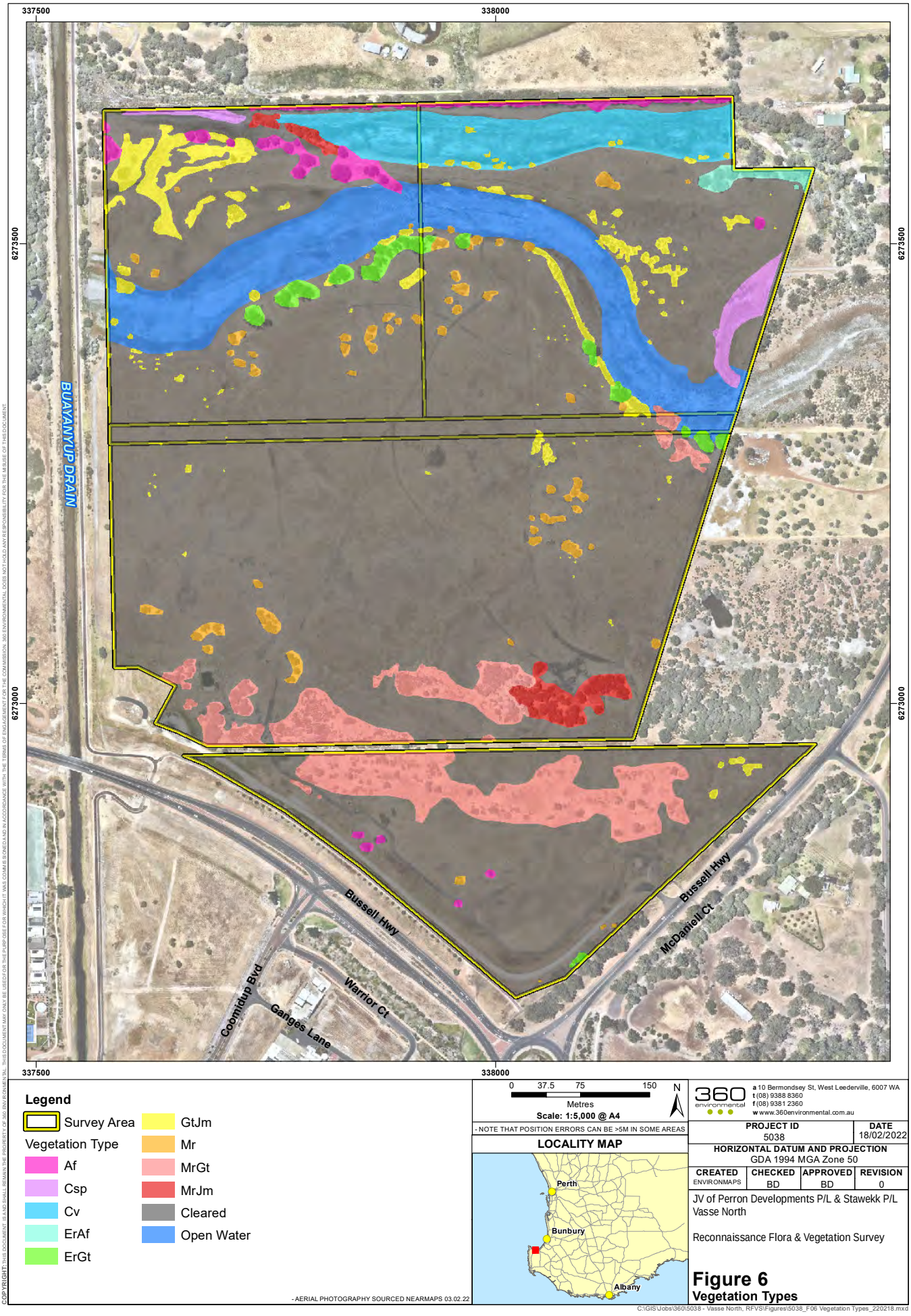

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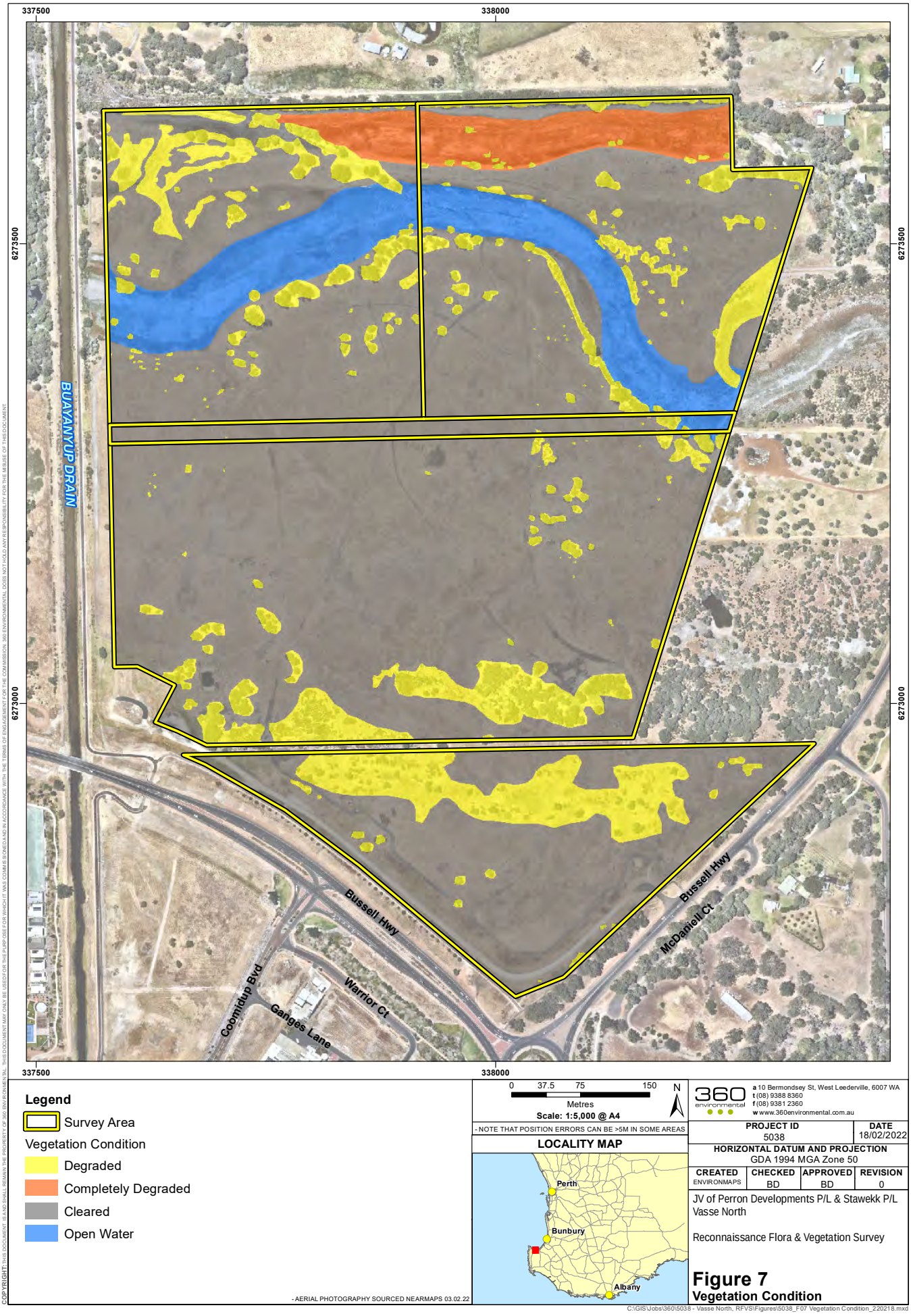
337500
338000
6273500
6273000
BUAYANYUP DRAIN
Bussell Hwy
Coomidup Blvd
Warrior Ct
Ganges Lane
McDaniell Ct
Legend
Survey Area
Vegetation Condition
Degraded
Completely Degraded
Cleared
Open Water
- AERIAL PHOTOGRAPHY SOURCED NEARMAPS 03.02.22
0 37.5 75 150
Metres
Scale: 1:5,000 @ A4
N
- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
LOCALITY MAP
Perth
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Albany
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APPROVED BD
REVISION 0
JV of Perron Developments P/L & Stawekk P/L
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Figure 7
Vegetation Condition
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Attachments

Appendix A
Photo Monitoring Points

Appendix 1: Photo Monitoring Points

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 1	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 2	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 3	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 4	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 5	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 6	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 7	North	
	West	
	South	
	East	

Photo Monitoring Point	Compass Bearing	Photo
Vasse North 8	North	
	West	
	South	
	East	

Appendix B:
Database Searches

NatureMap
Mapping Western Australia's biodiversity

NatureMap Species Report

Created By Guest user on 21/11/2021

Current Names Only Yes
Core Datasets Only Yes
Method 'By Circle'
Centre 115° 15' 00'' E,33° 40' 12'' S
Buffer 20km
Group By Kingdom

Kingdom	Species	Records
Animalia	588	32997
Bacteria	1	1
Chromista	16	31
Fungi	51	151
Plantae	1572	7056
TOTAL	**2228**	**40236**

	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
Animalia					
1.		*? ?*			
2.		*Acanthaluteres brownii*			
3.		*Acanthaluteres spilomelanurus*			
4.		*Acanthaluteres vittiger*			
5.		*Acanthistius serratus*			
6.	24260	*Acanthiza apicalis (Broad-tailed Thornbill, Inland Thornbill)*			
7.	24261	*Acanthiza chrysorrhoa (Yellow-rumped Thornbill)*			
8.	24262	*Acanthiza inornata (Western Thornbill)*			
9.	24560	*Acanthorhynchus superciliosus (Western Spinebill)*			
10.		*Acariformes sp.*			
11.	25535	*Accipiter cirrocephalus (Collared Sparrowhawk)*			
12.	24281	*Accipiter cirrocephalus subsp. cirrocephalus (Collared Sparrowhawk)*			
13.	25536	*Accipiter fasciatus (Brown Goshawk)*			
14.	42368	*Acritoscincus trilineatus (Western Three-lined Skink)*			
15.	25755	*Acrocephalus australis (Australian Reed Warbler)*			
16.	41323	*Actitis hypoleucos (Common Sandpiper)*		IA	
17.	25544	*Aegotheles cristatus (Australian Owlet-nightjar)*			
18.		*Aeshnidae sp.*			
19.		*Alectis ciliaris*			
20.		*Allenichthys glauerti*			
21.		*Amniataba caudavittata*			
22.		*Amphisopodidae sp.*			
23.		*Aname mainae*			
24.		*Aname tepperi*			
25.	24310	*Anas castanea (Chestnut Teal)*			
26.	24312	*Anas gracilis (Grey Teal)*			
27.	24313	*Anas platyrhynchos (Mallard)*			
28.		*Anas platyrhynchos subsp. domesticus*			
29.	24315	*Anas rhynchotis (Australasian Shoveler)*			
30.	24316	*Anas superciliosa (Pacific Black Duck)*			
31.		*Ancylidae sp.*			
32.	47414	*Anhinga novaehollandiae (Australasian Darter)*			
33.	44628	*Anilios ammodytes*			
34.		*Anoplocapros lenticularis*			
35.		*Anoplocapros robustus*			
36.	24505	*Anous stolidus subsp. pileatus (Common Noddy)*		IA	
37.	24506	*Anous tenuirostris subsp. melanops (Australian Lesser Noddy)*		T	
38.	24088	*Antechinus flavipes subsp. leucogaster (Yellow-footed Antechinus, Mardo)*			
39.	24561	*Anthochaera carunculata (Red Wattlebird)*			
40.	24562	*Anthochaera lunulata (Western Little Wattlebird)*			
41.	25670	*Anthus australis (Australian Pipit)*			
42.		*Aplodactylus westralis*			

NatureMap
Mapping Western Australia's biodiversity

	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
43.		*Apogon rueppellii*			
44.	24990	*Aprasia pulchella (Granite Worm-lizard)*			
45.	24991	*Aprasia repens (Sand-plain Worm-lizard)*			
46.	24285	*Aquila audax (Wedge-tailed Eagle)*			
47.		*Aracana aurita*			
48.		*Aracana sp.*			Y
49.		*Arachnura higginsi*			
50.		*Araneus cyphoxis*			
51.		*Araneus eburneiventris*			
52.		*Araneus recherchensis*			
53.		*Araneus senicaudatus*			
54.	24208	*Arctocephalus forsteri (New Zealand Fur Seal, long-nosed fur-seal)*		S	
55.	25558	*Ardea ibis (Cattle Egret)*			
56.	25559	*Ardea intermedia (Intermediate Egret)*			
57.	41324	*Ardea modesta (great egret, white egret)*			
58.	24340	*Ardea novaehollandiae (White-faced Heron)*			
59.	24341	*Ardea pacifica (White-necked Heron)*			
60.	41326	*Ardenna carneipes (Flesh-footed Shearwater, Fleshy-footed Shearwater)*		T	
61.		*Argiope protensa*			
62.		*Argiope trifasciata*			
63.		*Arkys walckenaeri*			
64.	25566	*Artamus cinereus (Black-faced Woodswallow)*			
65.	24353	*Artamus cyanopterus (Dusky Woodswallow)*			
66.		*Artoriopsis expolita*			
67.		*Aseraggodes haackeanus*			
68.		*Aseraggodes sp.*			
69.		*Atherinason? sp.*			Y
70.		*Atherinosoma presbyteroides*			
71.		*Austracantha minax*			
72.		*Austrolabrus maculatus*			
73.	47713	*Austronomus australis (White-striped Free-tailed Bat)*			
74.	24318	*Aythya australis (Hardhead)*			
75.		*Backobourkia brounii*			
76.		*Baetidae sp.*			
77.	24045	*Balaenoptera bonaerensis (Antarctic Minke Whale)*			
78.	24046	*Balaenoptera borealis (Sei Whale)*		T	
79.	25450	*Balaenoptera musculus (Blue Whale)*		T	
80.	24048	*Balaenoptera musculus subsp. brevicauda (Pygmy Blue Whale)*		T	
81.	24049	*Balaenoptera musculus subsp. intermedia (Antarctic Blue Whale)*		T	
82.		*Barnardius zonarius*			
83.	24319	*Biziura lobata (Musk Duck)*			
84.		*Bodianus frenchii*			
85.		*Bodianus vulpinus*			
86.	24251	*Bos taurus (European Cattle)*	Y		
87.	24345	*Botaurus poiciloptilus (Australasian Bittern)*		T	
88.	34056	*Bothriembryon irvineanus (Irvine's bothriembryontid land snail (Cape Naturaliste))*		P2	Y
89.		*Brachaluteres jacksonianus*			
90.		*Brama brama*			
91.	25714	*Cacatua pastinator (Western Long-billed Corella)*			
92.	24724	*Cacatua pastinator subsp. pastinator (Muir's Corella, Muir's Corella (Western Corella SW WA))*		S	
93.	25715	*Cacatua roseicapilla (Galah)*			
94.	25716	*Cacatua sanguinea (Little Corella)*			
95.	25598	*Cacomantis flabelliformis (Fan-tailed Cuckoo)*			
96.	42307	*Cacomantis pallidus (Pallid Cuckoo)*			
97.		*Caenidae sp.*			
98.	24779	*Calidris acuminata (Sharp-tailed Sandpiper)*		IA	
99.	24780	*Calidris alba (Sanderling)*		IA	
100.	24784	*Calidris ferruginea (Curlew Sandpiper)*		T	
101.	24786	*Calidris melanotos (Pectoral Sandpiper)*		IA	
102.	24788	*Calidris ruficollis (Red-necked Stint)*		IA	
103.	24789	*Calidris subminuta (Long-toed Stint)*		IA	
104.	24790	*Calidris tenuirostris (Great Knot)*		T	
105.		*Callogobius depressus*			
106.		*Callogobius mucosus*			
107.	25717	*Calyptorhynchus banksii (Red-tailed Black-Cockatoo)*			
108.	24731	*Calyptorhynchus banksii subsp. naso (Forest Red-tailed Black Cockatoo)*		T	
109.	24733	*Calyptorhynchus baudinii (Baudin's Cockatoo, White-tailed Long-billed Black Cockatoo)*		T	
110.	24734	*Calyptorhynchus latirostris (Carnaby's Cockatoo, White-tailed Short-billed Black*			

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		Cockatoo)		T	
111.	48400	*Calyptorhynchus sp. (white-tailed black cockatoo)*		T	
112.	24072	*Caperea marginata (Pygmy Right Whale)*			
113.		*Caprichthys gymnura*			
114.		*Carcharhinus brevipinna*			
115.	34031	*Carcharodon carcharias (Great White Shark)*		T	
116.	25335	*Caretta caretta (Loggerhead Turtle)*		T	
117.		*Ceratopogonidae sp.*			
118.	24086	*Cercartetus concinnus (Western Pygmy-possum, Mundarda)*			
119.		*Cercophonius sulcatus*			
120.		*Cetorhinus maximus*			
121.		*Chaetodermis penicilligera*			
122.	24186	*Chalinolobus gouldii (Gould's Wattled Bat)*			
123.	24187	*Chalinolobus morio (Chocolate Wattled Bat)*			
124.	25575	*Charadrius leschenaultii (Greater Sand Plover)*		T	
125.	25576	*Charadrius mongolus (Lesser Sand Plover)*		T	
126.	24377	*Charadrius ruficapillus (Red-capped Plover)*			
127.		*Cheilodactylus gibbosus*			
128.		*Chelidonichthys kumu*			
129.		*Chelmonops curiosus*			
130.	43380	*Chelodina colliei (South-western Snake-necked Turtle)*			
131.	25336	*Chelonia mydas (Green Turtle)*		T	
132.	24321	*Chenonetta jubata (Australian Wood Duck, Wood Duck)*			
133.	47909	*Cheramoeca leucosterna (White-backed Swallow)*			
134.	33939	*Cherax cainii (Marron)*			
135.		*Cherax destructor*			
136.		*Cherax quinquecarinatus*			
137.		*Chironominae sp.*			
138.	24980	*Christinus marmoratus (Marbled Gecko)*			
139.		*Chroicocephalus novaehollandiae*			
140.		*Chromis klunzingeri*			
141.	25601	*Chrysococcyx lucidus (Shining Bronze Cuckoo)*			
142.	24432	*Chrysococcyx lucidus subsp. plagosus (Shining Bronze Cuckoo)*			
143.	24288	*Circus approximans (Swamp Harrier)*			
144.		*Cirrhimuraena calamus*			
145.	24774	*Cladorhynchus leucocephalus (Banded Stilt)*			
146.		*Cleidopus gloriamaris*			
147.		*Cnidoglanis macrocephalus*			
148.		*Cochleoceps spatula*			
149.		*Cochleoceps viridis*			
150.		*Coenagrionidae sp.*			
151.	25675	*Colluricincla harmonica (Grey Shrike-thrush)*			
152.	24399	*Columba livia (Domestic Pigeon)*	Y		
153.		*Conger sp.*			
154.		*Contusus brevicaudus*			
155.	25568	*Coracina novaehollandiae (Black-faced Cuckoo-shrike)*			
156.		*Corduliidae sp.*			
157.		*Corixidae sp.*			
158.		*Cormocephalus aurantiipes*			
159.	25592	*Corvus coronoides (Australian Raven)*			
160.	24671	*Coturnix pectoralis (Stubble Quail)*			
161.	24420	*Cracticus nigrogularis (Pied Butcherbird)*			
162.	25595	*Cracticus tibicen (Australian Magpie)*			
163.	24423	*Cracticus tibicen subsp. tibicen (Black-backed Magpie)*			
164.	25596	*Cracticus torquatus (Grey Butcherbird)*			
165.	24424	*Cracticus torquatus subsp. torquatus (Grey Butcherbird)*			
166.	25398	*Crinia georgiana (Quacking Frog)*			
167.	25399	*Crinia glauerti (Clicking Frog)*			
168.	25400	*Crinia insignifera (Squelching Froglet)*			
169.	25401	*Crinia pseudinsignifera (Bleating Froglet)*			
170.		*Cristiceps aurantiacus*			
171.		*Cristiceps australis*			
172.	30893	*Cryptoblepharus buchananii*			
173.	25031	*Ctenotus catenifer*			
174.	25047	*Ctenotus impar*			
175.	25049	*Ctenotus labillardieri*			
176.	41641	*Ctenotus ora (Coastal Plains Skink)*		P3	
177.		*Culicidae sp.*			
178.	25090	*Cyclodomorphus melanops subsp. melanops (Slender Blue-tongue)*			
179.	24322	*Cygnus atratus (Black Swan)*			

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180.		*Cyrtophora parnasia*			
181.		*Cytostethum tasmaniense*			Y
182.	25547	*Dacelo leachii (Blue-winged Kookaburra)*			
183.	30901	*Dacelo novaeguineae (Laughing Kookaburra)*	Y		
184.	30902	*Dacelo novaeguineae subsp. novaeguineae (Laughing Kookaburra)*	Y		
185.	25673	*Daphoenositta chrysoptera (Varied Sittella)*			
186.	24687	*Daption capense (Cape Petrel)*			
187.	24092	*Dasyurus geoffroii (Chuditch, Western Quoll)*		T	
188.	24995	*Delma australis*			
189.	24052	*Delphinus delphis (Common Dolphin)*			
190.	25346	*Dermochelys coriacea (Leatherback Turtle)*		T	
191.	25607	*Dicaeum hirundinaceum (Mistletoebird)*			
192.		*Dinolestes lewini*			
193.		*Diodon nicthemerus*			
194.	25618	*Diomedea exulans (Wandering Albatross)*		T	
195.	30836	*Diomedea exulans subsp. exulans (Snowy Albatross)*		T	
196.	24939	*Diplodactylus polyophthalmus*			
197.		*Dotalabrus aurantiacus*			
198.	24470	*Dromaius novaehollandiae (Emu)*			
199.		*Dytiscidae sp.*			
200.		*Echeneis naucrates*			
201.	25251	*Echiopsis curta (Bardick)*			
202.		*Edelia vittata*			
203.	25096	*Egernia kingii (King's Skink)*			
204.	25100	*Egernia napoleonis*			
205.		*Egretta garzetta*			
206.		*Egretta novaehollandiae*			
207.		*Elanus axillaris*			
208.	24290	*Elanus caeruleus subsp. axillaris (Australian Black-shouldered Kite)*			
209.	25250	*Elapognathus coronatus (Crowned Snake)*			
210.	25290	*Elapognathus minor (Short-nosed Snake)*		P2	
211.		*Elops hawaiensis*			
212.	47937	*Elseyornis melanops (Black-fronted Dotterel)*			
213.		*Empididae sp.*			
214.	33945	*Engaewa pseudoreducta (Margaret River Burrowing Crayfish)*		T	
215.	33946	*Engaewa reducta (Dunsborough Burrowing Crayfish)*		T	
216.		*Enoplosus armatus*			
217.		*Eolophus roseicapillus*			
218.	24651	*Eopsaltria australis subsp. griseogularis (Western Yellow Robin)*			
219.	24652	*Eopsaltria georgiana (White-breasted Robin)*			
220.		*Epinephelides armatus*			
221.	24567	*Epthianura albifrons (White-fronted Chat)*			
222.		*Eriophora biapicata*			
223.		*Eriophora pustulosa*			
224.	24379	*Erythrogonys cinctus (Red-kneed Dotterel)*			
225.	24043	*Eubalaena australis (Southern Right Whale)*		T	
226.	24818	*Eudyptula minor subsp. novaehollandiae (Little Penguin)*			
227.	24368	*Eurostopodus argus (Spotted Nightjar)*			
228.		*Eviota bimaculata*			
229.	25621	*Falco berigora (Brown Falcon)*			
230.	25622	*Falco cenchroides (Australian Kestrel, Nankeen Kestrel)*			
231.	24472	*Falco cenchroides subsp. cenchroides (Australian Kestrel, Nankeen Kestrel)*			
232.	25623	*Falco longipennis (Australian Hobby)*			
233.	24474	*Falco longipennis subsp. longipennis (Australian Hobby)*			
234.	25624	*Falco peregrinus (Peregrine Falcon)*		S	
235.	24189	*Falsistrellus mackenziei (Western False Pipistrelle, Western Falsistrelle)*		P4	
236.	24041	*Felis catus (Cat)*	Y		
237.		*Filicampus tigris*			
238.	25727	*Fulica atra (Eurasian Coot)*			
239.	24688	*Fulmarus glacialoides (Southern Fulmar)*			
240.	34028	*Galaxias occidentalis (Western Minnow)*			
241.	34026	*Galaxiella munda (mud minnow, western dwarf galaxias)*		T	
242.	25729	*Gallinula tenebrosa (Dusky Moorhen)*			
243.	25730	*Gallirallus philippensis (Buff-banded Rail)*			
244.	24765	*Gallirallus philippensis subsp. mellori (Buff-banded Rail)*			
245.	42314	*Gavicalis virescens (Singing Honeyeater)*			
246.		*Genypterus blacodes*			
247.		*Genypterus tigerinus*			
248.	25530	*Gerygone fusca (Western Gerygone)*			
249.	24055	*Globicephala melas (Long-finned Pilot Whale)*			

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250.		*Gnathanodon speciosus*			
251.		*Gnathophis longicaudatus*			
252.		*Gonorynchus greyi*			
253.	24443	*Grallina cyanoleuca (Magpie-lark)*			
254.	24056	*Grampus griseus (Risso's Dolphin)*			
255.		*Gripopterygidae sp.*			
256.		*Gymnapistes marmoratus*			
257.		*Gymnothorax prasinus*			
258.		*Gyrinidae sp.*			
259.	25627	*Haematopus fuliginosus (Sooty Oystercatcher)*			
260.	24487	*Haematopus longirostris (Pied Oystercatcher)*			
261.		*Haletta semifasciata*			
262.	24293	*Haliaeetus leucogaster (White-bellied Sea-Eagle)*			
263.	24295	*Haliastur sphenurus (Whistling Kite)*			
264.		*Halichoeres brownfieldi*			
265.	24296	*Hamirostra isura (Square-tailed Kite)*			
266.		*Helcogramma decurrens*			
267.	25410	*Heleioporus eyrei (Moaning Frog)*			
268.	25411	*Heleioporus inornatus (Whooping Frog)*			
269.	25412	*Heleioporus psammophilus (Sand Frog)*			
270.	34115	*Helicarion castanea (a helicarionid land snail)*		X	
271.		*Hemicorduliidae sp.*			
272.	25475	*Hemiergis peronii*			
273.	25117	*Hemiergis peronii subsp. peronii*			
274.	25118	*Hemiergis peronii subsp. tridactyla*			
275.	25119	*Hemiergis quadrilineata*			
276.		*Heteroclinus adelaidae*			
277.		*Heteroclinus sp.*			
278.		*Heterodontus portusjacksoni*			
279.		*Heurodes turritus*			
280.	47965	*Hieraaetus morphnoides (Little Eagle)*			
281.	25734	*Himantopus himantopus (Black-winged Stilt)*			
282.	24775	*Himantopus himantopus subsp. leucocephalus (Black-winged Stilt)*			
283.	24491	*Hirundo neoxena (Welcome Swallow)*			
284.		*Histiogamphelus cristatus*			
285.		*Histiophryne cryptacanthus*			
286.		*Hydraenidae sp.*			
287.		*Hydrometridae sp.*			
288.	24215	*Hydromys chrysogaster (Water-rat, Rakali)*		P4	
289.		*Hydrophilidae sp.*			
290.	25366	*Hydrophis elegans (Elegant Seasnake, Bar-bellied Seasnake)*			
291.	42410	*Hydrophis ornatus (Ornate Reef Seasnake, Sea Snake)*			
292.	43384	*Hydrophis platurus (Yellow-bellied Seasnake)*			
293.	48587	*Hydroprogne caspia (Caspian Tern)*		IA	
294.		*Hydroptilidae sp.*			
295.		*Hypnos monopterygium*			
296.		*Hypoplectrodes annulata*			
297.		*Hypoplectrodes nigroruber*			
298.		*Hypoplectrodes wilsoni*			
299.		*Hyriidae sp.*			
300.		*Ichthyscopus barbatus*			
301.	48588	*Isoodon fusciventer (Quenda, southwestern brown bandicoot)*		P4	
302.		*Isopeda leishmanni*			
303.		*Lactoria cornuta*			
304.		*Lagocephalus sceleratus*			
305.		*Lampona cylindrata*			
306.	25637	*Larus novaehollandiae (Silver Gull)*			
307.	25638	*Larus pacificus (Pacific Gull)*			
308.		*Latrodectus hasseltii*			
309.	24557	*Leipoa ocellata (Malleefowl)*		T	
310.	47983	*Lepidogalaxias salamandroides (Salamanderfish)*		T	
311.		*Lepidotrigla papilio*			
312.		*Leptoceridae sp.*			
313.		*Leptophlebiidae sp.*			
314.	25131	*Lerista distinguenda*			
315.	25133	*Lerista elegans*			
316.	25147	*Lerista lineata (Perth Slider, Lined Skink)*		P3	
317.		*Lestidae sp.*			
318.		*Leviprora inops*			
319.		*Libellulidae sp.*			

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320.	25661	*Lichmera indistincta (Brown Honeyeater)*			
321.	25415	*Limnodynastes dorsalis (Western Banjo Frog)*			
322.	30932	*Limosa lapponica (Bar-tailed Godwit)*		IA	
323.	25741	*Limosa limosa (Black-tailed Godwit)*		IA	
324.	25378	*Litoria adelaidensis (Slender Tree Frog)*			
325.	25388	*Litoria moorei (Motorbike Frog)*			
326.		*Lophoictinia isura*			
327.		*Lotella rhacinus*			
328.	24690	*Macronectes giganteus (Southern Giant Petrel)*		IA	
329.	24132	*Macropus fuliginosus (Western Grey Kangaroo)*			
330.	24168	*Macrotis lagotis (Bilby, Dalgyte, Ninu)*		T	
331.	24326	*Malacorhynchus membranaceus (Pink-eared Duck)*			
332.	25650	*Malurus elegans (Red-winged Fairy-wren)*			
333.	25654	*Malurus splendens (Splendid Fairy-wren)*			
334.	24552	*Malurus splendens subsp. splendens (Splendid Fairy-wren)*			
335.		*Maxillicosta scabriceps*			
336.	25758	*Megalurus gramineus (Little Grassbird)*			
337.		*Megapodagrionidae sp.*			
338.	24051	*Megaptera novaeangliae (Humpback Whale)*		S	
339.	25663	*Melithreptus brevirostris (Brown-headed Honeyeater)*			
340.	24587	*Melithreptus chloropsis (Western White-naped Honeyeater)*			
341.	25184	*Menetia greyii*			
342.	24598	*Merops ornatus (Rainbow Bee-eater)*			
343.	24078	*Mesoplodon grayi (Gray's Beaked Whale)*			
344.	25419	*Metacrinia nichollsi (Forest Toadlet)*			
345.		*Meuschenia flavolineata*			
346.		*Meuschenia freycineti*			
347.		*Meuschenia galii*			
348.		*Meuschenia hippocrepis*			
349.		*Microcarbo melanoleucos*			
350.	25542	*Milvus migrans (Black Kite)*			
351.		*Missulena granulosa*			
352.		*Missulena hoggi*			
353.		*Missulena occatoria*			
354.		*Mituliodon tarantulinus*			
355.	25191	*Morethia lineoocellata*			
356.	25192	*Morethia obscura*			
357.	48008	*Morus serrator (Australasian Gannet)*			
358.		*Muraenichthys tasmaniensis subsp. smithi*			
359.	24223	*Mus musculus (House Mouse)*	Y		
360.	25610	*Myiagra inquieta (Restless Flycatcher)*			
361.	25420	*Myobatrachus gouldii (Turtle Frog)*			
362.		*Nannoperca vittata*			
363.		*Nelusetta ayraudi*			
364.	25425	*Neobatrachus kunapalari (Kunapalari Frog)*			
365.		*Neoniphargidae sp.*			
366.		*Neoodax sp.*			
367.	24738	*Neophema elegans (Elegant Parrot)*			
368.	24739	*Neophema petrophila (Rock Parrot)*			
369.	24210	*Neophoca cinerea (Australian Sea-lion)*		T	
370.		*Nephila edulis*			
371.		*Nesogobius sp.*			
372.	25747	*Ninox connivens (Barking Owl)*			
373.	48022	*Notamacropus irma (Western Brush Wallaby)*		P4	
374.	25252	*Notechis scutatus (Tiger Snake)*			
375.		*Notolabrus parilus*			
376.		*Notonectidae sp.*			
377.	24798	*Numenius madagascariensis (Eastern Curlew)*		T	
378.	25564	*Nycticorax caledonicus (Rufous Night Heron)*			
379.	24194	*Nyctophilus geoffroyi (Lesser Long-eared Bat)*			
380.	24195	*Nyctophilus gouldi (Gould's Long-eared Bat)*			
381.	24497	*Oceanites oceanicus (Wilson's Storm-petrel)*		IA	
382.	24407	*Ocyphaps lophotes (Crested Pigeon)*			
383.		*Odax acroptilus*			
384.		*Oecobius navus*			
385.		*Oligochaeta sp.*			
386.		*Omegophora cyanopunctata*			
387.	41347	*Onychoprion anaethetus (Bridled Tern)*		IA	
388.		*Ophichthus melanochir*			
389.		*Ophisurus serpens*			

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390.		*Ophthalmolepis lineolatus*			
391.		*Orthocladiinae sp.*			
392.	24085	*Oryctolagus cuniculus (Rabbit)*	Y		
393.		*Othos dentex*			
394.		*Oxidus gracilis*			
395.	24328	*Oxyura australis (Blue-billed Duck)*		P4	
396.	25680	*Pachycephala rufiventris (Rufous Whistler)*			
397.	24624	*Pachycephala rufiventris subsp. rufiventris (Rufous Whistler)*			
398.		*Pachycephala sp.*			Y
399.	24692	*Pachyptila belcheri (Slender-billed Prion)*			
400.	24693	*Pachyptila desolata (Antarctic Prion)*			
401.	25707	*Pachyptila salvini (Salvin's Prion)*			
402.	24695	*Pachyptila salvini subsp. macgillivrayi (Salvin's Prion)*			Y
403.	24696	*Pachyptila turtur (Fairy Prion)*			
404.	24697	*Pachyptila vittata (Broad-billed Prion)*			
405.	33989	*Pachysaga strobila (Vasse Pachysaga (Busselton-Donnybrook), cricket)*		P1	
406.		*Pagrus auratus*			
407.		*Palaemonidae sp.*			
408.	48591	*Pandion cristatus (Osprey, Eastern Osprey)*		IA	
409.		*Parablennius postoculomaculatus*			
410.		*Parablennius sp.*			
411.		*Parapercis haackei*			
412.		*Paraplesiops meleagris*			
413.		*Parascyllium variolatum*			
414.		*Parastacidae sp.*			
415.	25255	*Parasuta nigriceps*			
416.	25681	*Pardalotus punctatus (Spotted Pardalote)*			
417.	25682	*Pardalotus striatus (Striated Pardalote)*			
418.	24630	*Pardalotus striatus subsp. westraliensis (Striated Pardalote)*			
419.		*Paristiopterus labiosus*			
420.		*Parma victoriae*			
421.		*Pegasus lancifer*			
422.	24648	*Pelecanus conspicillatus (Australian Pelican)*			
423.		*Perthiidae sp.*			
424.	48060	*Petrochelidon ariel (Fairy Martin)*			
425.	48061	*Petrochelidon nigricans (Tree Martin)*			
426.	48066	*Petroica boodang (Scarlet Robin)*			
427.	24663	*Phaethon rubricauda (Red-tailed Tropicbird)*		P4	
428.	25697	*Phalacrocorax carbo (Great Cormorant)*			
429.	24667	*Phalacrocorax sulcirostris (Little Black Cormorant)*			
430.	25699	*Phalacrocorax varius (Pied Cormorant)*			
431.	24668	*Phalacrocorax varius subsp. hypoleucos (Pied Cormorant)*			
432.	24409	*Phaps chalcoptera (Common Bronzewing)*			
433.	25587	*Phaps elegans (Brush Bronzewing)*			
434.	48070	*Phascogale tapoatafa subsp. wambenger (South-western Brush-tailed Phascogale, Wambenger)*		S	
435.	24462	*Phoebetria fusca (Sooty Albatross)*		T	
436.	24463	*Phoebetria palpebrata (Light-mantled Albatross)*		P4	
437.	48071	*Phylidonyris niger (White-cheeked Honeyeater)*			
438.	24596	*Phylidonyris novaehollandiae (New Holland Honeyeater)*			
439.		*Phyllophryne scortea*			
440.		*Phyllopteryx taeniolatus*			
441.	24073	*Physeter macrocephalus (Sperm Whale)*		T	
442.		*Physidae sp.*			
443.		*Planorbidae sp.*			
444.	24841	*Platalea flavipes (Yellow-billed Spoonbill)*			
445.	24842	*Platalea regia (Royal Spoonbill)*			
446.		*Platycephalus chauliodous*			
447.		*Platycephalus speculator*			
448.	25720	*Platycercus icterotis (Western Rosella)*			
449.	24745	*Platycercus icterotis subsp. icterotis (Western Rosella)*			
450.	24747	*Platycercus spurius (Red-capped Parrot)*			
451.	25721	*Platycercus zonarius (Australian Ringneck, Ring-necked Parrot)*			
452.	24750	*Platycercus zonarius subsp. semitorquatus (Twenty-eight Parrot)*			
453.	24843	*Plegadis falcinellus (Glossy Ibis)*		IA	
454.	24382	*Pluvialis fulva (Pacific Golden Plover)*		IA	
455.	24383	*Pluvialis squatarola (Grey Plover)*		IA	
456.	25703	*Podargus strigoides (Tawny Frogmouth)*			
457.	24679	*Podargus strigoides subsp. brachypterus (Tawny Frogmouth)*			
458.	25704	*Podiceps cristatus (Great Crested Grebe)*			

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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
459.	25510	*Pogona minor (Dwarf Bearded Dragon)*			
460.	24681	*Poliocephalus poliocephalus (Hoary-headed Grebe)*			
461.		*Polyspina piosae*			
462.	25722	*Polytelis anthopeplus (Regent Parrot)*			
463.	30854	*Polytelis anthopeplus subsp. westralis (Regent Parrot)*			
464.	25731	*Porphyrio porphyrio (Purple Swamphen)*			
465.	24769	*Porzana fluminea (Australian Spotted Crake)*			
466.	25732	*Porzana pusilla (Baillon's Crake)*			
467.	24770	*Porzana pusilla subsp. palustris (Baillon's Crake)*			
468.	24771	*Porzana tabuensis (Spotless Crake)*			
469.		*Posidonichthys hutchinsi*			
470.		*Pristiophorus cirratus*			
471.		*Pristiophorus nudipinnis*			
472.	24166	*Pseudocheirus occidentalis (Western Ringtail Possum, ngwayir)*		T	
473.		*Pseudolabrus biserialis*			
474.		*Pseudolabrus sp.*			
475.	24240	*Pseudomys occidentalis (Western Mouse)*		P4	
476.	25511	*Pseudonaja affinis (Dugite)*			
477.	25259	*Pseudonaja affinis subsp. affinis (Dugite)*			
478.	25433	*Pseudophryne guentheri (Crawling Toadlet)*			
479.	24063	*Pseudorca crassidens (False Killer Whale)*			
480.	24703	*Pterodroma lessonii (White-headed Petrel)*			
481.	25710	*Pterodroma macroptera (Great-winged Petrel)*			
482.	24706	*Pterodroma macroptera subsp. gouldi (Great-winged Petrel)*			
483.		*Pterodroma macroptera subsp. macoptera*			
484.		*Pterygotrigla polyommata*			
485.		*Pterygotrigla sp.*			
486.		*Purpureicephalus spurius*			
487.	25008	*Pygopus lepidopodus (Common Scaly Foot)*			
488.		*Pyralidae sp.*			
489.		*Rachycentron canadum*			
490.		*Ranzania laevis*			
491.	24243	*Rattus fuscipes (Western Bush Rat)*			
492.	24245	*Rattus rattus (Black Rat)*	Y		
493.		*Raveniella peckorum*			
494.	24776	*Recurvirostra novaehollandiae (Red-necked Avocet)*			
495.		*Regalecus glesne*			
496.	30818	*Rhinoplocephalus bicolor (Square-nosed Snake)*			
497.	48096	*Rhipidura albiscapa (Grey Fantail)*			
498.	25614	*Rhipidura leucophrys (Willie Wagtail)*			
499.		*Richardsonianidae sp.*			
500.		*Sarda orientalis*			
501.		*Saurida grandisquamis*			
502.		*Scirtidae sp.*			
503.		*Scobinichthys granulatus*			
504.	25534	*Sericornis frontalis (White-browed Scrubwren)*			
505.	24279	*Sericornis frontalis subsp. maculatus (White-browed Scrubwren)*			
506.	24145	*Setonix brachyurus (Quokka)*		T	
507.		*Sillaginodes punctata*			
508.		*Sillago bassensis*			
509.		*Simuliidae sp.*			
510.		*Siphamia cephalotes*			
511.		*Siphonognathus argyrophanes*			
512.		*Siphonognathus radiatus*			
513.	30948	*Smicrornis brevirostris (Weebill)*			
514.	24111	*Sminthopsis gilberti (Gilbert's Dunnart)*			
515.		*Squatina australis*			
516.	24645	*Stagonopleura oculata (Red-eared Firetail)*			
517.		*Staphylinidae sp.*			
518.	48113	*Stenella coeruleoalba (Striped Dophin)*			
519.	48116	*Stercorarius antarcticus (Brown Skua)*		P4	
520.	24536	*Sterna vittata (Antarctic Tern)*			Y
521.	48594	*Sternula nereis (Fairy Tern)*			
522.	24329	*Stictonetta naevosa (Freckled Duck)*			
523.		*Stigmatopora argus*			
524.	25655	*Stipiturus malachurus (Southern Emu-wren)*			
525.	24554	*Stipiturus malachurus subsp. westernensis (Southern Emu-wren)*			
526.	25597	*Strepera versicolor (Grey Currawong)*			
527.	25589	*Streptopelia chinensis (Spotted Turtle-Dove)*	Y		
528.	25590	*Streptopelia senegalensis (Laughing Turtle-Dove)*	Y		

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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
529.		*Strongylura leiura*			
530.		*Styloniscidae sp.*			
531.		*Synsphyronus magnus*			
532.		*Synthemistidae sp.*			
533.	25705	*Tachybaptus novaehollandiae (Australasian Grebe, Black-throated Grebe)*			
534.	24207	*Tachyglossus aculeatus (Short-beaked Echidna)*			
535.	24331	*Tadorna tadornoides (Australian Shelduck, Mountain Duck)*			
536.		*Tanypodinae sp.*			
537.	24167	*Tarsipes rostratus (Honey Possum, Noolbenger)*			
538.		*Tasmanicosa leuckartii*			
539.		*Telephlebiidae sp.*			
540.		*Temnocephalidea sp.*			
541.		*Tetrapturus audax*			Y
542.	34134	*Thalassarche carteri (Indian Yellow-nosed Albatross)*		T	
543.	44607	*Thalassarche melanophris (Black-browed Albatross)*		T	
544.	48597	*Thalasseus bergii (Crested Tern)*		IA	
545.	48135	*Thinornis rubricollis (Hooded Plover, Hooded Dotterel)*		P4	
546.	24845	*Threskiornis spinicollis (Straw-necked Ibis)*			
547.		*Thunnus alalunga*			
548.		*Thunnus maccoyii*			
549.	25519	*Tiliqua rugosa*			
550.	25207	*Tiliqua rugosa subsp. rugosa*			
551.	25520	*Tiliqua scincoides (Eastern Blue-tongue)*			
552.		*Tipulidae sp.*			
553.	25549	*Todiramphus sanctus (Sacred Kingfisher)*			
554.		*Torquigener vicinus*			
555.		*Trachichthys australis*			
556.		*Trachinops brauni*			
557.		*Trachinops noarlungae*			
558.	48141	*Tribonyx ventralis (Black-tailed Native-hen)*			
559.	25723	*Trichoglossus haematodus (Rainbow Lorikeet)*			
560.	25521	*Trichosurus vulpecula (Common Brushtail Possum)*			
561.	24158	*Trichosurus vulpecula subsp. vulpecula (Common Brushtail Possum)*			
562.	24806	*Tringa glareola (Wood Sandpiper)*		IA	
563.	24808	*Tringa nebularia (Common Greenshank, greenshank)*		IA	
564.	24809	*Tringa stagnatilis (Marsh Sandpiper, little greenshank)*		IA	
565.		*Trygonoptera ovalis*			
566.	48147	*Turnix varius (Painted Button-quail)*			
567.	30954	*Tursiops aduncus (Indo-Pacific Bottlenose Dolphin)*			
568.	24069	*Tursiops truncatus (Bottlenose Dolphin)*			
569.	24852	*Tyto alba subsp. delicatula (Barn Owl)*			
570.	24855	*Tyto novaehollandiae subsp. novaehollandiae (Masked Owl (southwest))*		P3	
571.		*Urodacus novaehollandiae*			
572.		*Vanacampus phillipi*			
573.		*Vanacampus poecilolaemus*			
574.	25577	*Vanellus miles (Masked Lapwing)*			
575.	24386	*Vanellus tricolor (Banded Lapwing)*			
576.	25225	*Varanus rosenbergi (Heath Monitor)*			
577.		*Veliidae sp.*			
578.		*Venator immansueta*			
579.		*Venatrix pullastra*			
580.	24206	*Vespadelus regulus (Southern Forest Bat)*			
581.		*Vincentia badia*			
582.		*Vincentia punctata*			
583.		*Vincentia sp.*			
584.	24040	*Vulpes vulpes (Red Fox)*	Y		
585.	34113	*Westralunio carteri (Carter's Freshwater Mussel)*		T	
586.	41351	*Xenus cinereus (Terek Sandpiper)*		IA	
587.		*Zephyrichthys barryi*			
588.	25765	*Zosterops lateralis (Grey-breasted White-eye, Silvereye)*			
Bacteria					
589.	27338	*Trichodesmium erythraeum*			
Chromista					
590.	26586	*Caulocystis uvifera*			
591.	26662	*Cladostephus spongiosus*			
592.	26718	*Cystophora expansa*			
593.	26722	*Cystophora monilifera*			
594.	26776	*Dictyota dichotoma*			
595.	26778	*Dictyota furcellata*			

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596.	35216	*Dictyota paniculata*			
597.	26946	*Hormophysa cuneiformis*			
598.	27043	*Lobophora variegata*			
599.	27164	*Polycerea zostericola*			
600.	27239	*Sargassum fallax*			
601.	27249	*Sargassum linearifolium*			
602.	27260	*Sargassum tristichum*			
603.	27264	*Scaberia agardhii*			
604.	42785	*Sirophysalis trinodis*			
605.	27373	*Zonaria turneriana*			
Fungi					
606.	44755	*Amanita walpolei*		P2	
607.	42108	*Austroparmelina labrosa*			
608.		*Boletus sp.*			
609.	41654	*Caloplaca dahlii*			
610.	27628	*Caloplaca erythrosticta*			
611.	41653	*Caloplaca kaernefeltii*			
612.		*Caloplaca sp.*			
613.	27643	*Candelariella vitellina*			
614.	27644	*Candelariella xanthostigma*			
615.	43884	*Carbonicola foveata*			
616.	27662	*Chrysothrix candelaris*			
617.	27663	*Cladia aggregata*			
618.	27671	*Cladonia angustata*			
619.	27673	*Cladonia capitellata*			
620.	28210	*Cladonia humilis var. humilis*			
621.	27684	*Cladonia krempelhuberi*			
622.	27692	*Cladonia rigida*			
623.		*Claviceps purpurea*			
624.	27706	*Collema leucocarpum*			
625.	27707	*Collema subconveniens*			
626.	27782	*Hypocenomyce scalaris*			
627.	45302	*Jackelixia streimannii*			
628.	38804	*Lactarius eucalypti*			
629.		*Lecidea sp.*			
630.	27840	*Leptogium menziesii*			
631.	47235	*Mesophellia labyrinthina*			
632.	45807	*Moreaua rodwayi*			
633.	44868	*Notoparmelia erumpens*			
634.	27892	*Pannoparmelia wilsonii*			
635.	27923	*Parmotrema cooperi*			
636.		*Phlebia subceracea*			
637.		*Pholiota communis*			
638.	27972	*Physcia jackii*			
639.	27973	*Physcia nubila*			
640.		*Phytophthora cinnamomi*			
641.		*Pisolithus sp.*			
642.	38824	*Pleurotus australis*			
643.		*Poronia erici*			
644.	28223	*Ramalina celastri subsp. ovalis*			
645.	28224	*Ramalina inflata subsp. australis*			
646.	28037	*Ramboldia stuartii*			
647.	28050	*Rinodina conradii*			
648.	28065	*Teloschistes chrysophthalmus*			
649.	28068	*Tephromela atra*			
650.	28070	*Thysanothecium hookeri*			
651.	45845	*Tilletia viennotii*			
652.	28086	*Usnea dasaea*			
653.	28227	*Usnea scabrida subsp. scabrida*			
654.	45896	*Ustilago bromivora*			
655.		*Xanthoparmelia sp.*			
656.	28194	*Xanthoria parietina*			
Plantae					
657.	3207	*Acacia alata (Winged Wattle)*			
658.	15429	*Acacia alata var. alata*			
659.	14048	*Acacia ancistrophylla var. perarcuata*		P3	
660.	15466	*Acacia applanata*			
661.	3247	*Acacia browniana*			
662.	11731	*Acacia browniana var. browniana*			

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663.	3262	*Acacia cochlearis (Rigid Wattle)*			
664.	3282	*Acacia cyclops (Coastal Wattle)*			
665.	17858	*Acacia dealbata*	Y		
666.	16975	*Acacia decurrens*	Y		
667.	3307	*Acacia divergens*			
668.	11661	*Acacia drummondii subsp. drummondii*			
669.	3331	*Acacia extensa (Wiry Wattle)*			
670.	3339	*Acacia flagelliformis*		P4	
671.	3374	*Acacia huegelii*			
672.	3383	*Acacia incurva*			
673.	3386	*Acacia inops*		P3	
674.	3410	*Acacia lateriticola*			
675.	14930	*Acacia lateriticola var. Glabrous variant (B.R.Maslin 6765)*		P3	
676.	3424	*Acacia littorea*			
677.	3448	*Acacia mooreana*			
678.	3453	*Acacia myrtifolia*			
679.	3454	*Acacia nervosa (Rib Wattle)*			
680.	3464	*Acacia obovata*			
681.	3496	*Acacia preissiana*			
682.	3502	*Acacia pulchella (Prickly Moses)*			
683.	15481	*Acacia pulchella var. glaberrima*			
684.	15482	*Acacia pulchella var. goadbyi*			
685.	15483	*Acacia pulchella var. pulchella*			
686.	3504	*Acacia pycnantha (Golden Wattle)*	Y		
687.	3525	*Acacia rostellifera (Summer-scented Wattle)*			
688.	3527	*Acacia saligna (Orange Wattle, Kudjong)*			
689.	30033	*Acacia saligna subsp. lindleyi*			
690.	30032	*Acacia saligna subsp. saligna*			
691.	30036	*Acacia saligna subsp. stolonifera*			
692.	3537	*Acacia semitrullata*		P4	
693.	3557	*Acacia stenoptera (Narrow Winged Wattle)*			
694.	3576	*Acacia tetragonocarpa*			
695.	3588	*Acacia uliginosa*			
696.	3591	*Acacia urophylla*			
697.	15715	*Acacia varia var. parviflora*			
698.	15487	*Acacia varia var. varia*			
699.	3602	*Acacia willdenowiana (Grass Wattle)*			
700.	1208	*Acanthocarpus preissii*			
701.	40761	*Acer negundo*	Y		
702.	5315	*Actinodium cunninghamii (Albany Daisy)*			
703.	6203	*Actinotus glomeratus*			
704.	12958	*Actinotus laxus*			
705.	19258	*Actinotus whicheranus*		P2	
706.	14970	*Adenanthos barbiger*			
707.	1790	*Adenanthos meisneri*			
708.	1791	*Adenanthos obovatus (Basket Flower)*			
709.	28281	*Adenanthos sp. Whicher Range (G.J. Keighery 9736)*			
710.	25	*Adiantum aethiopicum (Common Maidenhair)*			
711.	4582	*Adriana quadripartita (Bitter Bush)*			
712.	5316	*Agonis flexuosa (Peppermint, Wonil)*			
713.	17202	*Agonis flexuosa var. flexuosa*			
714.	177	*Agrostis capillaris*	Y		
715.	23474	*Agrostocrinum hirsutum*			
716.	1261	*Agrostocrinum scabrum (Blue Grass Lily)*			
717.	23501	*Agrostocrinum scabrum subsp. scabrum*			
718.	184	*Aira caryophyllea (Silvery Hairgrass)*	Y		
719.	185	*Aira cupaniana (Silvery Hairgrass)*	Y		
720.	187	*Aira praecox (Early Hairgrass)*	Y		
721.	43820	*Albuca flaccida*	Y		
722.	1374	*Allium ampeloprasum*	Y		
723.	1378	*Allium triquetrum (Three-cornered Garlic)*	Y		
724.	1728	*Allocasuarina fraseriana (Sheoak, Kondil)*			
725.	1732	*Allocasuarina humilis (Dwarf Sheoak)*			
726.	1739	*Allocasuarina thuyoides (Horned Sheoak)*			
727.	190	*Alopecurus myosuroides (Slender Foxtail)*	Y		
728.	2648	*Alternanthera denticulata (Lesser Joyweed)*			
729.	4906	*Alyogyne huegelii (Lilac Hibiscus)*			
730.	6565	*Alyxia buxifolia (Dysentery Bush)*			
731.	2655	*Amaranthus albus (Tumbleweed)*	Y		
732.	7820	*Ambrosia artemisiifolia (Annual Ragweed, Bitterweed, Hay-feverweed, Hog-weed)*	Y		

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733.	7821	*Ambrosia psilostachya (Perennial Ragweed)*	Y		
734.	192	*Ammophila arenaria (Marram Grass)*	Y		
735.	35159	*Ammophila arenaria subsp. arenaria*	Y		
736.	4585	*Amperea ericoides*			
737.	4586	*Amperea micrantha*		P2	
738.	13101	*Amperea simulans*			
739.	126	*Amphibolis antarctica (Sea Nymph)*			
740.	127	*Amphibolis griffithii*			
741.	13380	*Amphibromus nervosus*			
742.	194	*Amphipogon amphipogonoides*			
743.	197	*Amphipogon debilis*			
744.	198	*Amphipogon laguroides*			
745.	200	*Amphipogon turbinatus*			
746.	2380	*Amyema miquelii (Stalked Mistletoe)*			
747.	1058	*Anarthria gracilis*			
748.	1060	*Anarthria laevis*			
749.	1062	*Anarthria prolifera*			
750.	1063	*Anarthria scabra*			
751.	6300	*Andersonia aristata (Rice Flower)*			
752.	6303	*Andersonia barbata*		P2	
753.	6306	*Andersonia caerulea (Foxtails)*			
754.	18102	*Andersonia ferricola*		P1	
755.	6311	*Andersonia heterophylla*			
756.	6312	*Andersonia involucrata*			
757.	6317	*Andersonia micrantha*			
758.	41767	*Andersonia sp. Echidna (A.R. Annels ARA 5500)*		P2	
759.	41736	*Andersonia sp. Fallax (K.L. Lemson KLL 62)*			
760.		*Angianthus aff. drummondii "sth small grey" scps (BJK&NG 013)*			
761.	7829	*Angianthus drummondii*		P3	
762.	7833	*Angianthus preissianus*			
763.	1407	*Anigozanthos flavidus (Tall Kangaroo Paw)*			
764.	1411	*Anigozanthos manglesii (Mangles Kangaroo Paw, Kurulbrang)*			
765.	11261	*Anigozanthos manglesii subsp. manglesii*			
766.	1416	*Anigozanthos viridis (Green Kangaroo Paw, Kurulbardang)*			
767.	11566	*Anigozanthos viridis subsp. viridis*			
768.	6949	*Anthocercis littorea (Yellow Tailflower)*			
769.	12724	*Anthotium junciforme*			
770.	202	*Anthoxanthum odoratum (Sweet Vernal Grass)*	Y		
771.	3686	*Aotus cordifolia*			
772.	3688	*Aotus gracillima*			
773.	1116	*Aphelia brizula*			
774.	1117	*Aphelia cyperoides*			
775.	1118	*Aphelia drummondii*			
776.	1119	*Aphelia nutans*			
777.	6210	*Apium annuum*			
778.	12040	*Apium prostratum subsp. prostratum var. prostratum (Sea Celery)*			
779.	141	*Aponogeton hexatepalus (Stalked Water Ribbons)*		P4	
780.	7838	*Arctotheca calendula (Cape Weed, African Marigold)*	Y		
781.	46393	*Arctotheca calendula x populifolia*	Y		
782.	28288	*Artemisia arborescens (Silver Wormwood)*	Y		
783.	6580	*Asclepias curassavica (Redhead Cottonbush)*	Y		
784.	1201	*Asparagus officinalis (Asparagus)*	Y		
785.	1364	*Asphodelus fistulosus (Onion Weed)*	Y		
786.	61	*Asplenium aethiopicum (Forked Spleenwort)*			
787.		*Astartea aff. fascicularis sthcst*			
788.	20249	*Astartea leptophylla (River-bank Astartea)*			
789.	45213	*Astartea pulchella*			
790.	42801	*Astartea zephyra*			
791.		*Asterella drummondii*			
792.	7851	*Asteridea pulverulenta (Common Bristle Daisy)*			
793.	6323	*Astroloma ciliatum (Candle Cranberry)*			
794.	6325	*Astroloma drummondii*			
795.	6334	*Astroloma pallidum (Kick Bush)*			
796.	2452	*Atriplex cinerea (Grey Saltbush)*			
797.	2462	*Atriplex hypoleuca*			
798.	2463	*Atriplex isatidea (Coast Saltbush)*			
799.	11525	*Atriplex paludosa subsp. baudinii*			
800.	2471	*Atriplex prostrata (Hastate Orache)*	Y		
801.	17233	*Austrostipa campylachne*			
802.	17234	*Austrostipa compressa*			

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803.	17240	*Austrostipa flavescens*			
804.	17245	*Austrostipa mollis*			
805.	17253	*Austrostipa semibarbata*			
806.	37421	*Austrostipa sp. Marchagee (B.R. Maslin 1407)*			
807.	17257	*Austrostipa variabilis*			
808.	231	*Avellinia michelii*	Y		
809.	233	*Avena barbata (Bearded Oat)*	Y		
810.	20013	*Axonopus fissifolius*	Y		
811.	18279	*Babiana angustifolia*	Y		
812.	18280	*Babiana nana*	Y		
813.	36441	*Babingtonia camphorosmae (Camphor Myrtle)*			
814.	32683	*Banksia armata var. ignicida*			
815.	1800	*Banksia attenuata (Slender Banksia, Piara)*			
816.	32676	*Banksia biterax*			
817.	32576	*Banksia dallanneyi (Couch Honeypot)*			
818.	32577	*Banksia dallanneyi subsp. dallanneyi var. mellicula*			
819.	32616	*Banksia dallanneyi subsp. sylvestris*			
820.	1819	*Banksia grandis (Bull Banksia, Pulgarla)*			
821.	1822	*Banksia ilicifolia (Holly-leaved Banksia)*			
822.	1830	*Banksia littoralis (Swamp Banksia, Pungura)*			
823.	17107	*Banksia meisneri subsp. ascendens (Scott River Banksia)*		P4	
824.	32211	*Banksia mimica (Summer Honeypot)*		T	
825.	32202	*Banksia nivea (Honeypot Dryandra, Pudjarn)*			
826.	32204	*Banksia nivea subsp. uliginosa*		T	
827.		*Banksia sp.*			
828.	12111	*Banksia sphaerocarpa var. sphaerocarpa (Fox Banksia)*			
829.	32044	*Banksia squarrosa (Pingle)*			
830.	32046	*Banksia squarrosa subsp. argillacea*		T	
831.	740	*Baumea arthrophylla*			
832.	743	*Baumea juncea (Bare Twigrush)*			
833.	745	*Baumea preissii*			
834.	747	*Baumea rubiginosa*			
835.	748	*Baumea vaginalis (Sheath Twigrush)*			
836.	1212	*Baxteria australis*			
837.	5392	*Beaufortia sparsa (Swamp Bottlebrush)*			
838.	7046	*Bellardia trixago (Bellardia)*	Y		
839.	48868	*Bellardia viscosa*	Y		
840.	4601	*Beyeria viscosa (Pinkwood)*			
841.	3157	*Billardiera floribunda (White-flowered Billardiera)*			
842.	25798	*Billardiera fusiformis (Australian Bluebell)*			
843.	3159	*Billardiera laxiflora*			
844.	3165	*Billardiera variifolia*			
845.	20026	*Blennospora doliiformis*		P3	
846.	749	*Bolboschoenus caldwellii (Marsh Club-rush)*			
847.	4403	*Boronia alata (Winged Boronia)*			
848.	4406	*Boronia busselliana*			
849.	11612	*Boronia capitata subsp. gracilis*		P3	
850.	4413	*Boronia crenulata (Aniseed Boronia)*			
851.	17653	*Boronia crenulata subsp. pubescens*			
852.	4415	*Boronia defoliata*			
853.	4417	*Boronia dichotoma*			
854.	4420	*Boronia fastigiata (Bushy Boronia)*			
855.	4422	*Boronia gracilipes (Karri Boronia)*			
856.	4423	*Boronia heterophylla (Kalgan Boronia)*			
857.	17665	*Boronia purdieana subsp. purdieana*			
858.	11381	*Boronia ramosa subsp. anethifolia*			
859.	4441	*Boronia spathulata (Boronia)*			
860.	4442	*Boronia stricta*			
861.	20392	*Boronia tenuior*			
862.	4444	*Boronia tenuis (Blue Boronia)*		P4	
863.	17804	*Boronia tetragona*		P3	
864.	1272	*Borya scirpoidea*			
865.	3704	*Bossiaea aquifolium (Water Bush, Nedik)*			
866.	14396	*Bossiaea aquifolium subsp. aquifolium*			
867.	3710	*Bossiaea eriocarpa (Common Brown Pea)*			
868.	3713	*Bossiaea linophylla*			
869.	3714	*Bossiaea ornata (Broad Leaved Brown Pea)*			
870.	14291	*Bossiaea praetermissa*			
871.	3717	*Bossiaea pulchella*			
872.	3718	*Bossiaea rufa*			

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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
873.	7867	*Brachyscome bellidioides*			
874.	7878	*Brachyscome iberidifolia*			
875.	7883	*Brachyscome pusilla*			
876.	3000	*Brassica tournefortii (Mediterranean Turnip)*	Y		
877.	244	*Briza maxima (Blowfly Grass)*	Y		
878.	245	*Briza minor (Shivery Grass)*	Y		
879.	249	*Bromus diandrus (Great Brome)*	Y		
880.	250	*Bromus hordeaceus (Soft Brome)*	Y		
881.	6675	*Buglossoides arvensis (Corn Gromwell)*	Y		
882.	1366	*Bulbine semibarbata (Leek Lily)*			
883.	12770	*Burchardia congesta*			
884.	1385	*Burchardia multiflora (Dwarf Burchardia)*			
885.	1276	*Caesia micrantha (Pale Grass Lily)*			
886.	1277	*Caesia occidentalis*			
887.	3002	*Cakile maritima (Sea Rocket)*	Y		
888.	13853	*Caladenia arrecta*			
889.	15332	*Caladenia attingens subsp. attingens*			
890.	18035	*Caladenia bicalliata subsp. bicalliata*			
891.	15335	*Caladenia brownii*			
892.	13615	*Caladenia busselliana*		T	
893.	13616	*Caladenia caesarea subsp. maritima*		T	
894.	15579	*Caladenia chapmanii*			
895.	1586	*Caladenia discoidea (Dancing Orchid)*			
896.	13619	*Caladenia excelsa*		T	
897.	1590	*Caladenia ferruginea (Rusty Spider Orchid)*			
898.	1592	*Caladenia flava (Cowslip Orchid)*			
899.	15348	*Caladenia flava subsp. flava*			
900.	15351	*Caladenia gardneri*			
901.	15352	*Caladenia georgei*			
902.	15354	*Caladenia hirta subsp. hirta*			
903.	1596	*Caladenia huegelii (Grand Spider Orchid)*		T	
904.	1597	*Caladenia infundibularis*			
905.	1599	*Caladenia latifolia (Pink Fairy Orchid)*			
906.	13859	*Caladenia longicauda subsp. clivicola*			
907.	1603	*Caladenia longiclavata (Clubbed Spider Orchid)*			
908.	1604	*Caladenia macrostylis (Leaping Spider Orchid)*			
909.	1605	*Caladenia marginata (White Fairy Orchid)*			
910.	15372	*Caladenia nana subsp. unita*			
911.	15503	*Caladenia paludosa*			
912.	18026	*Caladenia pendens subsp. pendens*			
913.	1610	*Caladenia plicata (Crab-lipped Spider Orchid)*			
914.	15376	*Caladenia polychroma*			
915.	18038	*Caladenia procera*		T	
916.	10830	*Caladenia rhomboidiformis*			
917.	18040	*Caladenia thinicola*			
918.	13622	*Caladenia viridescens*		T	
919.	2846	*Calandrinia calyptrata (Pink Purslane)*			
920.	2854	*Calandrinia granulifera (Pygmy Purslane)*			
921.	2856	*Calandrinia liniflora (Parakeelya)*			
922.	45758	*Calectasia demarzii (Demarz's Tinsel Lily)*			
923.	19309	*Calectasia narragara*			
924.	10861	*Callistachys lanceolata (Wonnich)*			
925.	5394	*Callistemon glaucus*			
926.	4717	*Callitriche stagnalis (Common Starwort)*	Y		
927.	36520	*Callitris acuminata (Dwarf Cypress)*			
928.	96	*Callitris preissii (Rottnest Island Pine, Maro)*			
929.	5410	*Calothamnus graniticus*			
930.	11273	*Calothamnus graniticus subsp. graniticus*		P4	
931.	5415	*Calothamnus lateralis*			
932.	35799	*Calothamnus lateralis var. crassus*		P3	
933.	35797	*Calothamnus lateralis var. lateralis*			
934.	35801	*Calothamnus montanus*			
935.	35163	*Calothamnus planifolius var. pallidifolius*			
936.	5426	*Calothamnus quadrifidus (One-sided Bottlebrush, Kwowdjard)*			
937.	35796	*Calothamnus quadrifidus subsp. teretifolius*		P4	
938.	5429	*Calothamnus sanguineus (Silky-leaved Blood flower, Pindak)*			
939.	16493	*Calycopeplus oligandrus*			
940.	43142	*Calystegia sepium subsp. roseata*		P2	Y
941.	5458	*Calytrix flavescens (Summer Starflower)*			
942.	5465	*Calytrix leschenaultii*			

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943.	5482	*Calytrix tenuiramea*			
944.	32461	*Campylopus bicolor var. bicolor*			
945.	3004	*Capsella bursa-pastoris (Shepherd's Purse)*	Y		
946.	3005	*Cardamine hirsuta (Common Bittercress)*	Y		
947.	3006	*Cardamine paucijuga*		P2	
948.	7909	*Carduus pycnocephalus (Slender Thistle)*	Y		
949.	754	*Carex divisa (Divided Sedge)*	Y		
950.	43241	*Carex thecata*			
951.	2798	*Carpobrotus virescens (Coastal Pigface, Kolboko, Bain)*			
952.	2951	*Cassytha flava (Dodder Laurel)*			
953.	2952	*Cassytha glabella (Tangled Dodder Laurel)*			
954.	2954	*Cassytha micrantha*			
955.	2956	*Cassytha pomiformis (Dodder Laurel)*			
956.	2957	*Cassytha racemosa (Dodder Laurel)*			
957.	11242	*Cassytha racemosa forma pilosa*			
958.	11799	*Cassytha racemosa forma racemosa*			
959.	13685	*Catapodium rigidum (Rigid Fescue)*	Y		
960.	26555	*Caulerpa brownii*			
961.	760	*Caustis dioica*			
962.	13766	*Caustis sp. Boyanup (G.S. McCutcheon 1706)*		P3	
963.	41564	*Cenchrus clandestinus (Kikuyu Grass)*	Y		
964.	41567	*Cenchrus macrourus (African Feather Grass)*	Y		
965.	41563	*Cenchrus purpureus (Elephant Grass)*	Y		
966.	7916	*Centaurea melitensis (Maltese Cockspur, Malta Thistle)*	Y		
967.	6539	*Centaurium erythraea (Common Centaury)*	Y		
968.	6214	*Centella asiatica*			
969.	7918	*Centipeda cunninghamii (Common Sneezewood, Gukwonderuk, Old Man Weed)*			
970.	7366	*Centranthus macrosiphon*	Y		
971.	35322	*Centranthus ruber subsp. ruber*	Y		
972.	1120	*Centrolepis alepyroides*			
973.	1121	*Centrolepis aristata (Pointed Centrolepis)*			
974.	1125	*Centrolepis drummondiana*			
975.	1129	*Centrolepis glabra (Smooth Centrolepis)*			
976.	1132	*Centrolepis mutica*			
977.	1133	*Centrolepis pilosa*			
978.	1134	*Centrolepis polygyna (Wiry Centrolepis)*			
979.	2889	*Cerastium glomeratum (Mouse Ear Chickweed)*	Y		
980.	13120	*Cerastium vulgare*	Y		Y
981.	17685	*Chaetanthus aristatus*			
982.	1065	*Chaetanthus leptocarpoides*			
983.	17687	*Chaetanthus tenellus*			
984.	1280	*Chamaescilla corymbosa (Blue Squill)*			
985.	11299	*Chamaescilla corymbosa var. corymbosa*			
986.	8788	*Chamaescilla versicolor*			
987.	43980	*Chamelaucium sp. S coastal plain (R.D.Royce 4872)*		T	
988.	35657	*Chamelaucium sp. Yoongarillup (G.J. Keighery 3635)*		P4	
989.	1513	*Chasmanthe floribunda (African Cornflag)*	Y		
990.	31	*Cheilanthes austrotenuifolia*			
991.	28290	*Cheiranthera parviflora*			
992.	2490	*Chenopodium glaucum (Glaucous Goosefoot)*	Y		
993.	2491	*Chenopodium macrospermum*	Y		
994.	2494	*Chenopodium murale (Nettle-leaf Goosefoot)*	Y		
995.	267	*Chloris gayana (Rhodes Grass)*	Y		
996.	17688	*Chordifex amblycoleus*			
997.	17686	*Chordifex gracilior*		P3	
998.	17828	*Chordifex isomorphus*			
999.	17689	*Chordifex laxus*			
1000.	762	*Chorizandra cymbaria (Heron Bristle Rush)*			
1001.	763	*Chorizandra enodis (Black Bristlerush)*			
1002.	3751	*Chorizema aciculare (Needle-leaved Chorizema)*			
1003.	13112	*Chorizema aciculare subsp. aciculare*			
1004.	13111	*Chorizema aciculare subsp. laxum*			
1005.	13113	*Chorizema carinatum*		P3	
1006.	8971	*Chorizema cordatum*			
1007.	3754	*Chorizema diversifolium*			
1008.	3757	*Chorizema glycinifolium*			
1009.	12765	*Chorizema nanum*			
1010.	3760	*Chorizema reticulatum (Showy Flame Pea)*			
1011.	3761	*Chorizema rhombeum*			
1012.	14586	*Chorizema spathulatum*			

NatureMap is a collaborative project of the Department of Biodiversity, Conservation and Attractions and the Western Australian Museum.

Department of Biodiversity, Conservation and Attractions

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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
1013.	11900	*Chrysanthemoides monilifera subsp. monilifera*	Y		
1014.	6543	*Cicendia filiformis (Slender Cicendia)*	Y		
1015.	7935	*Cichorium intybus (Chicory)*	Y		
1016.	7937	*Cirsium vulgare (Spear Thistle, Scotch Thistle)*	Y		
1017.	26663	*Cladurus elatus*			
1018.	10804	*Clematis linearifolia*			
1019.	26677	*Codium mamillosum*			
1020.	26683	*Codium spongiosum*			
1021.	4550	*Comesperma calymega (Blue-spike Milkwort)*			
1022.	4551	*Comesperma ciliatum*			
1023.	4552	*Comesperma confertum*			
1024.	4557	*Comesperma nudiusculum*			
1025.	4564	*Comesperma virgatum (Milkwort)*			
1026.	4566	*Comesperma volubile (Love Creeper)*			
1027.	31595	*Commelina benghalensis*	Y		
1028.	48634	*Commersonia corniculata*			
1029.	40863	*Commersonia corylifolia (Hazel-leaved Rulingia)*			
1030.	15607	*Conospermum acerosum subsp. acerosum*			
1031.	1862	*Conospermum caeruleum (Blue Brother)*			
1032.	16875	*Conospermum caeruleum subsp. debile*			
1033.	15609	*Conospermum caeruleum subsp. marginatum*			
1034.	16878	*Conospermum caeruleum subsp. spathulatum*			
1035.	1863	*Conospermum capitatum*			
1036.	16853	*Conospermum capitatum subsp. glabratum*			
1037.	1872	*Conospermum flexuosum (Tangled Smokebush)*			
1038.	16850	*Conospermum flexuosum subsp. laevigatum*			
1039.	16847	*Conospermum paniculatum*			
1040.	1883	*Conospermum teretifolium (Spider Smokebush)*			
1041.	6348	*Conostephium pendulum (Pearl Flower)*			
1042.	1418	*Conostylis aculeata (Prickly Conostylis)*			
1043.	11826	*Conostylis aculeata subsp. aculeata*			
1044.	12118	*Conostylis aculeata subsp. gracilis*			
1045.	12109	*Conostylis aculeata subsp. preissii*			
1046.	1438	*Conostylis laxiflora*			
1047.	1453	*Conostylis serrulata*			
1048.	1454	*Conostylis setigera (Bristly Cottonhead)*			
1049.	11597	*Conostylis setigera subsp. setigera*			
1050.	7941	*Conyza parva*	Y		
1051.	20074	*Conyza sumatrensis*	Y		
1052.	29283	*Coprosma repens*	Y		
1053.	2891	*Corrigiola litoralis (Strapwort)*	Y		
1054.	48259	*Cortaderia selloana subsp. selloana*	Y		
1055.	1624	*Corybas despectans*			
1056.	12945	*Corybas recurvus*			
1057.	17104	*Corymbia calophylla (Marri)*			
1058.	17105	*Corymbia haematoxylon (Mountain Marri)*			
1059.	6352	*Cosmelia rubra (Spindle Heath)*			
1060.	7943	*Cotula australis (Common Cotula)*			
1061.	7945	*Cotula coronopifolia (Waterbuttons)*	Y		
1062.	7946	*Cotula cotuloides (Smooth Cotula)*			
1063.	7947	*Cotula turbinata (Funnel Weed)*	Y		
1064.	13354	*Craspedia variabilis*			
1065.	11221	*Crassula alata var. alata*	Y		
1066.	17701	*Crassula closiana*			
1067.	3137	*Crassula colorata (Dense Stonecrop)*			
1068.	11709	*Crassula colorata var. acuminata*			
1069.	11563	*Crassula colorata var. colorata*			
1070.	11349	*Crassula decumbens var. decumbens*			
1071.	3140	*Crassula glomerata*	Y		
1072.	3142	*Crassula natans*	Y		
1073.	15706	*Crassula natans var. minus*	Y		
1074.	11345	*Crassula thunbergiana subsp. thunbergiana*	Y		
1075.	11306	*Crowea angustifolia var. angustifolia*			
1076.	4792	*Cryptandra arbutiflora (Waxy Cryptandra)*			
1077.	13484	*Cryptandra arbutiflora var. tubulosa*			
1078.	4809	*Cryptandra pungens*			
1079.	1627	*Cryptostylis ovata (Slipper Orchid)*			
1080.	26712	*Curdiea obesa*			
1081.	6663	*Cuscuta epithymum (Lesser Dodder, Greater Dodder)*	Y		
1082.	15114	*Cyanicula gemmata*			

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1083.	15404	*Cyanicula sericea*			
1084.	768	*Cyathochaeta avenacea*			
1085.	769	*Cyathochaeta clandestina*			
1086.	17618	*Cyathochaeta equitans*			
1087.	16245	*Cyathochaeta teretifolia*		P3	
1088.	7053	*Cymbalaria muralis (Ivyleaf Toadflax)*	Y		
1089.	19893	*Cynara cardunculus subsp. flavescens (Artichoke Thistle, Wild Artichoke, Cardoon)*	Y		
1090.	283	*Cynodon dactylon (Couch)*	Y		
1091.	783	*Cyperus congestus (Dense Flat-sedge)*	Y		
1092.	792	*Cyperus eragrostis (Umbrella Sedge)*	Y		
1093.	815	*Cyperus tenellus (Tiny Flatsedge)*	Y		
1094.	10916	*Cyrtostylis huegelii*			
1095.	17692	*Cytogonidium leptocarpoides*			
1096.	287	*Dactylis glomerata (Cocksfoot)*	Y		
1097.	7420	*Dampiera alata (Winged-stem Dampiera)*			
1098.	7428	*Dampiera coronata (Wedge-leaved Dampiera)*			
1099.	7444	*Dampiera hederacea (Karri Dampiera)*			
1100.	7452	*Dampiera leptoclada (Slender-shooted Dampiera)*			
1101.	7454	*Dampiera linearis (Common Dampiera)*			
1102.	7462	*Dampiera pedunculata*			
1103.	7484	*Dampiera trigona (Angled-stem Dampiera)*			
1104.	5508	*Darwinia citriodora (Lemon-scented Darwinia)*			
1105.	5519	*Darwinia oederoides*			
1106.	5533	*Darwinia vestita (Pom-pom Darwinia)*			
1107.	1218	*Dasypogon bromeliifolius (Pineapple Bush)*			
1108.	1219	*Dasypogon hookeri (Pineapple Bush)*			
1109.	6960	*Datura ferox (Fierce Thornapple)*	Y		
1110.	6965	*Datura wrightii (Hairy Thornapple)*	Y		
1111.	6218	*Daucus glochidiatus (Australian Carrot)*			
1112.	3793	*Daviesia angulata*			
1113.	15656	*Daviesia brachyphylla*			
1114.	3799	*Daviesia cordata (Bookleaf)*			
1115.	3805	*Daviesia decurrens (Prickly Bitter-pea)*			
1116.	19747	*Daviesia decurrens subsp. decurrens*			
1117.	19746	*Daviesia decurrens subsp. hamata*			
1118.	18560	*Daviesia divaricata subsp. divaricata*			
1119.	3808	*Daviesia elongata*		T	
1120.	3811	*Daviesia flexuosa*			
1121.	3815	*Daviesia horrida (Prickly Bitter-pea)*			
1122.	3816	*Daviesia incrassata*			
1123.	3817	*Daviesia inflata*			
1124.	3819	*Daviesia longifolia*			
1125.	3832	*Daviesia physodes*			
1126.	3835	*Daviesia preissii*			
1127.	3839	*Daviesia rhombifolia*			
1128.	15831	*Desmocladus castaneus*			
1129.	17691	*Desmocladus fasciculatus*			
1130.	46362	*Desmocladus lateriflorus*			
1131.	299	*Deyeuxia quadriseta (Reed Bentgrass)*			
1132.	16326	*Dianella brevicaulis*			
1133.	7487	*Diaspasis filifolia (Thread-leaved Diaspasis)*			
1134.	306	*Dichelachne crinita (Longhair Plumegrass)*			
1135.	6616	*Dichondra repens (Kidney Weed)*			
1136.	1287	*Dichopogon capillipes*			
1137.	1289	*Dichopogon preissii*			
1138.	26770	*Dictyosphaeria sericea*			
1139.	32346	*Didymodon torquatus*			
1140.	311	*Digitaria ciliaris (Summer Grass)*	Y		
1141.	20367	*Dillwynia laxiflora*			
1142.	3866	*Dillwynia uncinata (Silky Parrot Pea)*			
1143.	4454	*Diplolaena dampieri (Southern Diplolaena)*			
1144.	3011	*Diplotaxis muralis (Wall Rocket)*	Y		
1145.	3867	*Dipogon lignosus (Dolichos Pea)*	Y		
1146.	19649	*Disa bracteata*	Y		
1147.	7054	*Dischisma arenarium*	Y		
1148.	7961	*Dittrichia graveolens (Stinkwort)*	Y		
1149.	11049	*Diuris corymbosa*			
1150.	48254	*Diuris cruenta*			
1151.	44140	*Diuris jonesii*			
1152.	1633	*Diuris laevis (Nannygoat Orchid)*			

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1153.	1634	*Diuris laxiflora (Bee Orchid)*			
1154.	1635	*Diuris longifolia (Common Donkey Orchid)*			
1155.	15436	*Diuris porrifolia*			
1156.	4757	*Dodonaea ceratocarpa*			
1157.	4782	*Dodonaea viscosa (Sticky Hopbush)*			
1158.	17338	*Dodonaea viscosa subsp. viscosa*	Y		
1159.	1639	*Drakaea elastica (Glossy-leaved Hammer Orchid)*		T	
1160.	1640	*Drakaea glyptodon (King-in-his-carriage)*			
1161.	11156	*Drakaea livida*			
1162.	13635	*Drakaea micrantha*		T	
1163.	3090	*Drosera barbigera*			
1164.	48751	*Drosera drummondii*			
1165.	13200	*Drosera enodes*			
1166.	3095	*Drosera erythrorhiza (Red Ink Sundew)*			
1167.	48747	*Drosera geniculata*			
1168.	3097	*Drosera gigantea (Giant Sundew)*			
1169.	3098	*Drosera glanduligera (Pimpernel Sundew)*			
1170.	3102	*Drosera huegelii (Bold Sundew)*			
1171.	48769	*Drosera indumenta*			
1172.	19256	*Drosera intricata*			
1173.	3106	*Drosera macrantha (Bridal Rainbow)*			
1174.	3108	*Drosera marchantii*			
1175.	3109	*Drosera menziesii (Pink Rainbow)*			
1176.	3112	*Drosera myriantha (Star Rainbow)*			
1177.	3113	*Drosera neesii (Jewel Rainbow)*			
1178.	3118	*Drosera pallida (Pale Rainbow)*			
1179.	3124	*Drosera pulchella (Pretty Sundew)*			
1180.	8911	*Drosera rosulata*			
1181.	49090	*Drosera sp. Branched styles (S.C. Coffey 193)*			
1182.	13385	*Drosera stelliflora*			
1183.	3131	*Drosera stolonifera (Leafy Sundew)*			
1184.	8914	*Drosera sulphurea (Sulphur-flowered Sundew)*			
1185.	33500	*Dysphania ambrosioides (Mexican Tea)*	Y		
1186.	33517	*Dysphania multifida (Scented Goosefoot)*	Y		
1187.	33480	*Dysphania pumilio (Clammy Goosefoot)*			
1188.	338	*Echinochloa telmatophila (Swamp Barnyard Grass)*	Y		
1189.	6681	*Echium plantagineum (Paterson's Curse)*	Y		
1190.	347	*Ehrharta calycina (Perennial Veldt Grass)*	Y		
1191.	35456	*Ehrharta erecta var. erecta*	Y		
1192.	349	*Ehrharta longiflora (Annual Veldt Grass)*	Y		
1193.	351	*Ehrharta villosa (Pyp Grass)*	Y		
1194.	352	*Eleusine coracan (Indian Millet)*	Y		
1195.	1643	*Elythranthera brunonis (Purple Enamel Orchid)*			
1196.	1644	*Elythranthera emarginata (Pink Enamel Orchid)*			
1197.	1067	*Empodisma gracillimum*			
1198.	2511	*Enchylaena tomentosa (Barrier Saltbush)*			
1199.	1645	*Epiblema grandiflorum (Babe-in-a-cradle)*			
1200.	6131	*Epilobium billardiereanum (Glabrous Willow Herb)*			
1201.	11992	*Epilobium billardiereanum subsp. intermedium*			
1202.	6133	*Epilobium hirtigerum (Hairy Willow Herb)*			
1203.	373	*Eragrostis brownii (Brown's Lovegrass)*			
1204.	374	*Eragrostis cilianensis (Stinkgrass)*	Y		
1205.	376	*Eragrostis curvula (African Lovegrass)*	Y		
1206.	379	*Eragrostis elongata (Clustered Lovegrass)*			
1207.	1646	*Eriochilus dilatatus (White Bunny Orchid)*			
1208.	15411	*Eriochilus dilatatus subsp. magnus*			
1209.	15412	*Eriochilus dilatatus subsp. multiflorus*			
1210.	15414	*Eriochilus helonomos*			
1211.	15415	*Eriochilus scaber subsp. scaber*			
1212.	4332	*Erodium botrys (Long Storksbill)*	Y		
1213.	4333	*Erodium cicutarium (Common Storksbill)*	Y		
1214.	4336	*Erodium moschatum (Musky Crowfoot)*	Y		
1215.	6219	*Eryngium pinnatifidum (Blue Devils)*			
1216.	41810	*Eryngium sp. Subdecumbens (G.J. Keighery 5390)*		P3	
1217.	5605	*Eucalyptus cornuta (Yate, Yeid)*			
1218.	5615	*Eucalyptus decipiens (Limestone Marlock, Moit)*			
1219.	5625	*Eucalyptus diversicolor (Karri)*			
1220.	5659	*Eucalyptus gomphocephala (Tuart, Duart)*			
1221.	5708	*Eucalyptus marginata (Jarrah, Djara)*			
1222.	13547	*Eucalyptus marginata subsp. marginata (Jarrah)*			

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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
1223.	5709	*Eucalyptus megacarpa (Bullich, Pulidj)*			
1224.	5739	*Eucalyptus patens (Swan River Blackbutt, Dwuda)*			
1225.	5763	*Eucalyptus rudis (Flooded Gum, Kulurda)*			
1226.	13512	*Eucalyptus rudis subsp. cratyantha*		P4	
1227.	19629	*Eucalyptus virginea*		P4	
1228.	13024	*Eucalyptus x phylacis*		T	
1229.	3872	*Euchilopsis linearis (Swamp Pea)*			
1230.	4636	*Euphorbia paralias (Sea Spurge)*	Y		
1231.	4638	*Euphorbia peplus (Petty Spurge)*	Y		
1232.	4648	*Euphorbia terracina (Geraldton Carnation Weed)*	Y		
1233.	3876	*Eutaxia epacridoides*			
1234.	20214	*Eutaxia myrtifolia*			
1235.	3880	*Eutaxia virgata*			
1236.	834	*Evandra aristata*			
1237.	10907	*Exocarpos odoratus (Scented Ballart)*			
1238.	10765	*Exocarpos sparteus (Broom Ballart, Djuk)*			
1239.	1515	*Ferraria crispa (Black Flag)*	Y		
1240.	11445	*Ferraria crispa subsp. crispa*	Y		
1241.	1747	*Ficus carica (Common Fig)*	Y		
1242.	1945	*Franklandia triaristata (Lanoline Bush)*		P4	
1243.	2969	*Fumaria capreolata (Whiteflower Fumitory)*	Y		
1244.	2971	*Fumaria muralis (Wall Fumitory)*	Y		
1245.	902	*Gahnia decomposita*			
1246.	17744	*Gahnia sclerioides*		P4	
1247.	907	*Gahnia trifida (Coast Saw-sedge)*			
1248.	7976	*Galinsoga parviflora (Potato Weed)*	Y		
1249.	17348	*Galium aparine (Goosegrass)*	Y		
1250.	7323	*Galium murale (Small Goosegrass)*	Y		
1251.	25797	*Galium spurium*	Y		
1252.	20247	*Gamochaeta calviceps*	Y		
1253.	20346	*Gamochaeta coarctata*	Y		
1254.	44440	*Gastrolobium argyrotrichum*		T	Y
1255.	3891	*Gastrolobium bilobum (Heart Leaf Poison)*			
1256.	20475	*Gastrolobium capitatum*			
1257.	20505	*Gastrolobium celsianum*			
1258.	20473	*Gastrolobium ebracteolatum*			
1259.	20511	*Gastrolobium minus*			
1260.	20510	*Gastrolobium modestum*		T	
1261.	20509	*Gastrolobium papilio*		T	
1262.	20512	*Gastrolobium praemorsum*			
1263.	30453	*Gastrolobium sp. Yoongarillup (S.Dilkes s.n. 1/9/1969)*		P1	
1264.	3924	*Gastrolobium spinosum (Prickly Poison)*			
1265.	16311	*Gazania linearis*	Y		
1266.	18143	*Genista monspessulana*	Y		
1267.	4337	*Geranium dissectum (Cutleaf Cranesbill)*	Y		
1268.	4339	*Geranium molle (Dove's Foot Cranesbill)*	Y		
1269.	4340	*Geranium retrorsum*			
1270.	1518	*Gladiolus angustus (Long Tubed Painted Lady)*	Y		
1271.	1523	*Gladiolus tristis (Largeflower Gladiolus)*	Y		
1272.	1524	*Gladiolus undulatus (Wild Gladiolus)*	Y		
1273.	3663	*Gleditsia triacanthos (Honey Locust)*	Y		
1274.	6143	*Glischrocaryon aureum (Common Popflower)*			
1275.	17043	*Glyceria declinata*	Y		
1276.	7985	*Gnaphalium polycaulon (Indian Cudweed)*	Y		
1277.	8002	*Gnephosis tenuissima*			
1278.		*Gnephosis tenuissima - drummondii complex*			
1279.	6587	*Gomphocarpus fruticosus (Narrowleaf Cottonbush)*	Y		
1280.	3945	*Gompholobium aristatum*			
1281.	3948	*Gompholobium capitatum*			
1282.	10909	*Gompholobium confertum*			
1283.	19216	*Gompholobium cyaninum*			
1284.	3950	*Gompholobium knightianum*			
1285.	3951	*Gompholobium marginatum*			
1286.	3953	*Gompholobium ovatum*			
1287.	3954	*Gompholobium polymorphum*			
1288.	3955	*Gompholobium preissii*			
1289.	11083	*Gompholobium scabrum*			
1290.	3957	*Gompholobium tomentosum (Hairy Yellow Pea)*			
1291.	11115	*Gompholobium villosum*			
1292.	6146	*Gonocarpus benthamii*			

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1293.	16746	*Gonocarpus benthamii subsp. benthamii*			
1294.	6162	*Gonocarpus pusillus*		P4	
1295.	8614	*Goodenia claytoniacea*			
1296.	29362	*Goodenia coerulea*			
1297.	7505	*Goodenia eatoniana*			
1298.	7517	*Goodenia incana (Hoary Goodenia)*			
1299.	7523	*Goodenia leptoclada (Thin-stemmed Goodenia)*			
1300.	12551	*Goodenia micrantha*			
1301.	7538	*Goodenia pulchella*			
1302.	14282	*Gratiola pubescens*			
1303.	1967	*Grevillea brachystylis (Short-styled Grevillea)*			
1304.	14011	*Grevillea brachystylis subsp. brachystylis*		P3	
1305.	19414	*Grevillea brachystylis subsp. grandis*		T	Y
1306.	12219	*Grevillea bronwenae*		P3	
1307.	1992	*Grevillea diversifolia (Variable-leaved Grevillea)*			
1308.	14526	*Grevillea elongata*		T	
1309.	2029	*Grevillea leptobotrys*			
1310.	2037	*Grevillea manglesioides*			
1311.	18436	*Grevillea manglesioides subsp. ferricola*		P3	
1312.	13427	*Grevillea manglesioides subsp. manglesioides*			
1313.	19494	*Grevillea manglesioides subsp. metaxa*			
1314.	15990	*Grevillea pulchella subsp. ascendens*			
1315.	2080	*Grevillea quercifolia (Oak-leaf Grevillea)*			
1316.	2112	*Grevillea trifida*			
1317.	12824	*Grevillea vestita subsp. vestita*			
1318.	908	*Gymnoschoenus anceps*			
1319.	1468	*Haemodorum laxum*			
1320.	1474	*Haemodorum sparsiflorum*			
1321.	1475	*Haemodorum spicatum (Mardja)*			
1322.	438	*Hainardia cylindrica (Common Barbgrass)*	Y		
1323.	2128	*Hakea amplexicaulis (Prickly Hakea)*			
1324.	2137	*Hakea ceratophylla (Horned Leaf Hakea)*			
1325.	2152	*Hakea cyclocarpa (Ramshorn)*			
1326.	2170	*Hakea lasianthoides*			
1327.	2174	*Hakea linearis*			
1328.	2175	*Hakea lissocarpha (Honey Bush)*			
1329.	2179	*Hakea marginata*			
1330.	2190	*Hakea oldfieldii*		P3	
1331.	2191	*Hakea oleifolia (Dungyn)*			
1332.	2194	*Hakea petiolaris (Sea Urchin Hakea)*			
1333.	2203	*Hakea ruscifolia (Candle Hakea)*			
1334.	2206	*Hakea stenocarpa (Narrow-fruited Hakea)*			
1335.	2212	*Hakea sulcata (Furrowed Hakea)*			
1336.	2214	*Hakea trifurcata (Two-leaf Hakea)*			
1337.	2216	*Hakea varia (Variable-leaved Hakea)*			
1338.	6171	*Haloragis digyna*			
1339.	3961	*Hardenbergia comptoniana (Native Wisteria)*			
1340.	3016	*Heliophila pusilla*	Y		
1341.	6710	*Heliotropium europaeum (Common Heliotrope)*	Y		
1342.	439	*Hemarthria uncinata (Matgrass)*			
1343.	16933	*Hemiandra glabra*			
1344.	6837	*Hemiandra leiantha*			
1345.	6839	*Hemiandra pungens (Snakebush)*			
1346.	6855	*Hemigenia humilis*			
1347.	6856	*Hemigenia incana (Silky Hemigenia)*			
1348.	6865	*Hemigenia podalyrina*			
1349.	6866	*Hemigenia pritzelii*			
1350.	6867	*Hemigenia ramosissima*		T	
1351.	6871	*Hemigenia sericea (Silky Hemigenia)*			
1352.	41020	*Hemiphora bartlingii (Woolly Dragon)*			
1353.	26929	*Heterosiphonia callithamnium*			
1354.	5108	*Hibbertia acerosa (Needle Leaved Guinea Flower)*			
1355.	5109	*Hibbertia amplexicaulis*			
1356.	5112	*Hibbertia aurea*			
1357.	5117	*Hibbertia cuneiformis (Cutleaf Hibbertia)*			
1358.	5118	*Hibbertia cunninghamii*			
1359.	20051	*Hibbertia diamesogenos*			
1360.	5125	*Hibbertia ferruginea*			
1361.	5129	*Hibbertia glomerata*			
1362.	19777	*Hibbertia glomerata subsp. glomerata*			

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1363.	5132	*Hibbertia grossulariifolia*			
1364.	5135	*Hibbertia hypericoides (Yellow Buttercups)*			
1365.	45534	*Hibbertia hypericoides subsp. hypericoides*			
1366.	19687	*Hibbertia notibractea*			
1367.	5154	*Hibbertia perfoliata*			
1368.	5155	*Hibbertia pilosa (Hairy Guinea Flower)*			
1369.	5161	*Hibbertia quadricolor*			
1370.	5162	*Hibbertia racemosa (Stalked Guinea Flower)*			
1371.	5169	*Hibbertia serrata (Serrate Leaved Guinea Flower)*			
1372.	11481	*Hibbertia spicata subsp. spicata*			
1373.	5172	*Hibbertia stellaris (Orange Stars)*			
1374.	5173	*Hibbertia subvaginata*			
1375.	19688	*Hibbertia trichocalyx*			
1376.	5176	*Hibbertia vaginata*			
1377.	13758	*Histiopteris incisa*			
1378.	1294	*Hodgsoniola junciformis*			
1379.	444	*Holcus lanatus (Yorkshire Fog)*	Y		
1380.	445	*Holcus setiger (Annual Fog)*	Y		
1381.	6222	*Homalosciadium homalocarpum*			
1382.	5816	*Homalospermum firmum*			
1383.	8476	*Hordeum hystrix (Mediterranean Region Barley Grass)*	Y		
1384.	449	*Hordeum leporinum (Barley Grass)*	Y		
1385.	450	*Hordeum marinum*	Y		
1386.	3964	*Hovea chorizemifolia (Holly-leaved Hovea)*			
1387.	3965	*Hovea elliptica (Tree Hovea)*			
1388.	3966	*Hovea pungens (Devil's Pins, Puyenak)*			
1389.	3967	*Hovea stricta*			
1390.	3968	*Hovea trisperma (Common Hovea)*			
1391.	12907	*Hovea trisperma var. grandiflora*			
1392.	12859	*Hovea trisperma var. trisperma*			
1393.	12741	*Hyalosperma cotula*			
1394.	12717	*Hyalosperma pusillum*			
1395.	12737	*Hyalosperma simplex*			
1396.	16758	*Hyalosperma simplex subsp. graniticola*			
1397.	16759	*Hyalosperma simplex subsp. simplex*			
1398.	5216	*Hybanthus calycinus (Wild Violet)*			
1399.	5218	*Hybanthus debilissimus*			
1400.	5221	*Hybanthus floribundus*			
1401.	6223	*Hydrocotyle alata*			
1402.	6224	*Hydrocotyle blepharocarpa*			
1403.	6226	*Hydrocotyle callicarpa (Small Pennywort)*			
1404.	6229	*Hydrocotyle diantha*			
1405.	6232	*Hydrocotyle hispidula*			
1406.	6240	*Hydrocotyle scutellifera*			
1407.	6241	*Hydrocotyle tetragonocarpa*			
1408.	452	*Hyparrhenia hirta (Tambookie Grass)*	Y		
1409.	5181	*Hypericum japonicum (Matted St John's Wort)*			
1410.	5817	*Hypocalymma angustifolium (White Myrtle, Kudjid)*			
1411.	35070	*Hypocalymma angustifolium subsp. Swan Coastal Plain (G.J. Keighery 16777)*			
1412.	5818	*Hypocalymma cordifolium*			
1413.	5819	*Hypocalymma ericifolium*			
1414.	5825	*Hypocalymma robustum (Swan River Myrtle)*			
1415.	8086	*Hypochaeris glabra (Smooth Catsear)*	Y		
1416.	9352	*Hypochaeris radicata (Flat Weed, Cats-ear)*	Y		
1417.	16835	*Hypolaena caespitosa*			
1418.	1070	*Hypolaena exsulca*			
1419.	1071	*Hypolaena fastigiata*			
1420.	19918	*Hypolaena grandiuscula*			
1421.	17841	*Hypolaena pubescens*			
1422.	16836	*Hypolaena viridis*			
1423.	17407	*Illecebrum verticillatum*	Y		
1424.	910	*Isolepis cernua (Nodding Club-rush)*			
1425.	20199	*Isolepis cernua var. cernua*			
1426.	20200	*Isolepis cernua var. setiformis*			
1427.	912	*Isolepis cyperoides*			
1428.	917	*Isolepis marginata (Coarse Club-rush)*			
1429.	919	*Isolepis oldfieldiana*			
1430.	921	*Isolepis producta*			
1431.	10831	*Isolepis prolifera (Budding Club-rush)*	Y		
1432.	2223	*Isopogon axillaris*			

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1433.	2230	*Isopogon formosus (Rose Coneflower)*			
1434.	16522	*Isopogon formosus subsp. dasylepis*		P3	
1435.	2237	*Isopogon sphaerocephalus (Drumstick Isopogon)*			
1436.	7396	*Isotoma hypocrateriformis (Woodbridge Poison)*			
1437.	7399	*Isotoma scapigera (Long-scaped Isotome)*			
1438.	3992	*Isotropis cuneifolia (Granny Bonnets)*			
1439.	19700	*Isotropis cuneifolia subsp. cuneifolia*			
1440.	1532	*Ixia maculata (Yellow Ixia)*	Y		
1441.	1533	*Ixia paniculata*	Y		
1442.	1534	*Ixia polystachya (Variable Ixia)*	Y		
1443.	8092	*Ixiolaena viscosa (Sticky Ixiolaena)*			
1444.	4012	*Jacksonia furcellata (Grey Stinkwood)*			
1445.	20462	*Jacksonia gracillima*		P3	
1446.	4017	*Jacksonia horrida*			
1447.	4018	*Jacksonia lehmannii*			
1448.	4029	*Jacksonia sternbergiana (Stinkwood, Kapur)*			
1449.	26984	*Jania affinis*			
1450.	1295	*Johnsonia acaulis*			
1451.	1296	*Johnsonia inconspicua*		P3	
1452.	1297	*Johnsonia lupulina (Hooded Lily)*			
1453.	1175	*Juncus acutus (Spiny Rush)*	Y		
1454.	1178	*Juncus bufonius (Toad Rush)*	Y		
1455.	1179	*Juncus caespiticius (Grassy Rush)*			
1456.	1180	*Juncus capitatus (Capitate Rush)*	Y		
1457.	1184	*Juncus holoschoenus (Jointleaf Rush)*			
1458.	1185	*Juncus kraussii (Sea Rush)*			
1459.	1186	*Juncus microcephalus*	Y		
1460.	1188	*Juncus pallidus (Pale Rush)*			
1461.	1189	*Juncus pauciflorus (Loose Flower Rush)*			
1462.	1195	*Juncus subsecundus (Finger Rush)*			
1463.	4036	*Kennedia carinata*			
1464.	4037	*Kennedia coccinea (Coral Vine)*			
1465.	4044	*Kennedia prostrata (Scarlet Runner)*			
1466.	1221	*Kingia australis (Kingia, Pulonok)*			
1467.	15674	*Kunzea ciliata*			
1468.	5832	*Kunzea ericifolia (Spearwood, Pondil)*			
1469.	15498	*Kunzea glabrescens (Spearwood)*			
1470.	5835	*Kunzea micrantha*			
1471.	17461	*Kunzea micrantha subsp. micrantha*			
1472.	5841	*Kunzea recurva*			
1473.	14776	*Kunzea rostrata*			
1474.	3669	*Labichea punctata (Lance-leaved Cassia)*			
1475.	20019	*Lachnagrostis filiformis*			
1476.	19955	*Lachnagrostis plebeia*			
1477.	18585	*Lagenophora huegelii*			
1478.	467	*Lagurus ovatus (Hare's Tail Grass)*	Y		
1479.	17734	*Lambertia echinata subsp. occidentalis*		T	
1480.	2249	*Lambertia multiflora (Many-flowered Honeysuckle)*			
1481.	14083	*Lambertia multiflora var. darlingensis*			
1482.	19186	*Lambertia orbifolia subsp. Scott River Plains (L.W. Sage 684)*		T	
1483.	2252	*Lambertia rariflora (Green Honeysuckle)*			
1484.	16879	*Lambertia rariflora subsp. rariflora*		P4	
1485.	2811	*Lampranthus glaucus*	Y		
1486.	45084	*Lasiopetalum laxiflorum*		P3	
1487.	5038	*Lasiopetalum membranaceum*		P3	
1488.	48345	*Lasiopetalum occidentale*			
1489.	4052	*Latrobea tenella*			
1490.	26998	*Laurencia brongniartii*			
1491.	26999	*Laurencia clavata*			
1492.	27001	*Laurencia filiformis*			
1493.	38323	*Lavandula stoechas subsp. stoechas*	Y		
1494.	1302	*Laxmannia jamesii (James' Paperlily)*			
1495.	1304	*Laxmannia minor*			
1496.	11464	*Laxmannia sessiliflora subsp. australis*			
1497.	7568	*Lechenaultia biloba (Blue Leschenaultia)*			
1498.	7572	*Lechenaultia expansa*			
1499.	7574	*Lechenaultia floribunda (Free-flowering Leschenaultia)*			
1500.	1051	*Lemna disperma (Duckweed)*			
1501.	6880	*Leonotis leonurus (Lion's Ear)*	Y		
1502.	44490	*Leontodon rhagadioloides*	Y		

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1503.	8099	*Leontodon saxatilis (Hairy Hawkbit)*	Y		
1504.	19989	*Lepidium didymum*	Y		
1505.	925	*Lepidosperma angustatum*			
1506.	42742	*Lepidosperma calcicola*			
1507.	929	*Lepidosperma carphoides (Black Rapier Sedge)*			
1508.	932	*Lepidosperma effusum (Spreading Sword-sedge)*			
1509.	933	*Lepidosperma gladiatum (Coast Sword-sedge, Kerbin)*			
1510.	936	*Lepidosperma leptostachyum*			
1511.	14642	*Lepidosperma obtusum*			
1512.	938	*Lepidosperma persecans*			
1513.	940	*Lepidosperma pubisquameum*			
1514.		*Lepidosperma sp.*			
1515.	20398	*Lepidosperma sp. Blackwood (R. Davis 7696)*			
1516.	29141	*Lepidosperma sp. Gosnells (A. Markey 1145)*			
1517.	29150	*Lepidosperma sp. Margaret River (B.J. Lepschi 1841)*			
1518.	945	*Lepidosperma squamatum*			
1519.	946	*Lepidosperma striatum*			
1520.	948	*Lepidosperma tetraquetrum*			
1521.	949	*Lepidosperma tuberculatum*			
1522.	1653	*Leporella fimbriata (Hare Orchid)*			
1523.	1078	*Leptocarpus coangustatus*			
1524.	46375	*Leptocarpus decipiens*			
1525.	46376	*Leptocarpus denmarkicus*			
1526.	46382	*Leptocarpus roycei*			
1527.	1080	*Leptocarpus scariosus*			
1528.	46377	*Leptocarpus scoparius*			
1529.	1082	*Leptocarpus tenax (Slender Twine Rush)*			
1530.	46379	*Leptocarpus thysananthus*			
1531.	46374	*Leptocarpus trisepalus*			
1532.	2342	*Leptomeria cunninghamii*			
1533.	2344	*Leptomeria empetriformis*			
1534.	2345	*Leptomeria ericoides*			
1535.	17702	*Leptomeria furtiva*		P2	
1536.	2350	*Leptomeria pauciflora (Sparse-flowered Currant Bush)*			
1537.	2353	*Leptomeria scrobiculata*			
1538.	2355	*Leptomeria squarrulosa*			
1539.	1084	*Lepyrodia drummondiana*			
1540.	17954	*Lepyrodia extensa*		P2	
1541.	1086	*Lepyrodia heleocharoides*		P3	
1542.	1088	*Lepyrodia macra (Large Scale Rush)*			
1543.	1090	*Lepyrodia muirii*			
1544.	17552	*Lepyrodia porterae*			
1545.	19821	*Lessertia frutescens*	Y		
1546.	28292	*Leucanthemum x superbum (Shasta Daisy)*	Y		
1547.	6360	*Leucopogon australis (Spiked Beard-heath)*			
1548.	6367	*Leucopogon capitellatus*			
1549.	6374	*Leucopogon conostephioides*			
1550.	6375	*Leucopogon cordatus*			
1551.	6396	*Leucopogon glabellus*			
1552.	6400	*Leucopogon gracillimus*			
1553.	6402	*Leucopogon hirsutus*			
1554.	41260	*Leucopogon microcarpus*			
1555.	6416	*Leucopogon nutans (Drooping Leucopogon)*			
1556.	6425	*Leucopogon oxycedrus*			
1557.	6427	*Leucopogon parviflorus (Coast Beard-heath)*			
1558.	6428	*Leucopogon pendulus*			
1559.	6436	*Leucopogon propinquus*			
1560.	6439	*Leucopogon pulchellus (Beard-heath)*			
1561.	29492	*Leucopogon sp. Busselton (D. Cooper 243)*		P2	
1562.	19662	*Leucopogon sp. Margaret River (J. Scott 207)*			
1563.	6451	*Leucopogon tenuis*			
1564.	6454	*Leucopogon verticillatus (Tassel Flower)*			
1565.	7676	*Levenhookia pusilla (Midget Stylewort)*			
1566.	49103	*Levenhookia sp. Whicher Range (J.A. Wege 2090)*			
1567.	7677	*Levenhookia stipitata (Common Stylewort)*			
1568.	6489	*Limonium sinuatum (Perennial Sea Lavender)*	Y		
1569.	7075	*Linaria maroccana*	Y		
1570.	59	*Lindsaea linearis (Screw Fern)*			
1571.	4364	*Linum usitatissimum (Flax)*	Y		
1572.	36160	*Liparophyllum capitatum*			

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1573.	36178	*Liparophyllum lasiospermum*			
1574.	36180	*Liparophyllum latifolium*			
1575.	9289	*Lobelia anceps (Angled Lobelia)*			
1576.	7402	*Lobelia gibbosa (Tall Lobelia)*			
1577.	7405	*Lobelia rarifolia*			
1578.	7406	*Lobelia rhombifolia (Tufted Lobelia)*			
1579.	7407	*Lobelia rhytidosperma (Wrinkled-seeded Lobelia)*			
1580.	7408	*Lobelia tenuior (Slender Lobelia)*			
1581.	3048	*Lobularia maritima (Sweet Alyssum)*	Y		
1582.	6515	*Logania vaginalis (White Spray)*			
1583.	9356	*Logfia gallica*	Y		
1584.	8682	*Lolium loliaceum (Stiff Ryegrass)*	Y		
1585.	476	*Lolium perenne (Perennial Ryegrass)*	Y		
1586.	478	*Lolium rigidum (Wimmera Ryegrass)*	Y		
1587.	11766	*Lolium temulentum forma arvense*	Y		
1588.	1222	*Lomandra brittanii*			
1589.	1223	*Lomandra caespitosa (Tufted Mat Rush)*			
1590.	1228	*Lomandra hermaphrodita*			
1591.	1229	*Lomandra integra*			
1592.	1232	*Lomandra micrantha (Small-flower Mat-rush)*			
1593.	14542	*Lomandra micrantha subsp. micrantha*			
1594.	1234	*Lomandra nigricans*			
1595.	1236	*Lomandra odora (Tiered Matrush)*			
1596.	1238	*Lomandra pauciflora*			
1597.	1239	*Lomandra preissii*			
1598.	1240	*Lomandra purpurea (Purple Mat Rush)*			
1599.	1243	*Lomandra sericea (Silky Mat Rush)*			
1600.	1244	*Lomandra sonderi*			
1601.		*Lomandra sp.*			
1602.	1246	*Lomandra suaveolens*			
1603.	4059	*Lotus angustissimus (Narrowleaf Trefoil)*	Y		
1604.	8564	*Lotus subbiflorus*	Y		
1605.	4063	*Lotus uliginosus (Greater Lotus)*	Y		
1606.	1092	*Loxocarya cinerea*			
1607.	13779	*Loxocarya magna*		P3	
1608.	37320	*Loxocarya striata subsp. implexa*		P1	
1609.	1198	*Luzula meridionalis (Field Woodrush)*			
1610.	1097	*Lyginia barbata*			
1611.	18049	*Lyginia imberbis*			
1612.	1656	*Lyperanthus serratus (Rattle Beak Orchid)*			
1613.	6456	*Lysinema ciliatum (Curry Flower)*			
1614.	34736	*Lysinema pentapetalum*			
1615.	5281	*Lythrum hyssopifolia (Lesser Loosestrife)*	Y		
1616.	85	*Macrozamia riedlei (Zamia, Djiridji)*			
1617.	4961	*Malva parviflora (Marshmallow)*	Y		
1618.	31351	*Malva preissiana*			
1619.	36522	*Malva pseudolavatera*	Y		
1620.	17630	*Marianthus tenuis*			
1621.		*Marsilea sp.*			
1622.	27055	*Martensia australis*			
1623.	4072	*Medicago arabica (Spotted Medic)*	Y		
1624.	4073	*Medicago intertexta (Calvary Medic)*	Y		
1625.	4079	*Medicago polymorpha (Burr Medic)*	Y		
1626.	4081	*Medicago scutellata (Snail Medic)*	Y		
1627.	4083	*Medicago truncatula (Barrel Medic)*	Y		
1628.	34676	*Meionectes brownii (Swamp Raspwort)*			
1629.	33638	*Meionectes tenuifolia*		P3	
1630.	5900	*Melaleuca cuticularis (Saltwater Paperbark)*			
1631.	5902	*Melaleuca densa*			
1632.	13271	*Melaleuca huegelii subsp. huegelii*			
1633.	5921	*Melaleuca incana (Grey Honeymyrtle)*			
1634.	13273	*Melaleuca incana subsp. incana*			
1635.	5922	*Melaleuca lanceolata (Rottnest Teatree, Moonah)*			
1636.	5926	*Melaleuca lateritia (Robin Redbreast Bush)*			
1637.	20297	*Melaleuca osullivanii*			
1638.	18394	*Melaleuca parviceps*			
1639.	5946	*Melaleuca pauciflora*			
1640.	5952	*Melaleuca preissiana (Moonah)*			
1641.	5959	*Melaleuca rhaphiophylla (Swamp Paperbark)*			
1642.	18598	*Melaleuca systena*			

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1643.	5980	*Melaleuca thymoides*			
1644.	5983	*Melaleuca trichophylla*			
1645.	5984	*Melaleuca uncinata (Broom Bush, Kwidjard)*			
1646.	5987	*Melaleuca viminea (Mohan)*			
1647.	13280	*Melaleuca viminea subsp. viminea*			
1648.	17682	*Melanostachya ustulata*			
1649.	4785	*Melianthus major*	Y		
1650.	4085	*Melilotus indicus*	Y		
1651.	6883	*Mentha pulegium (Pennyroyal)*	Y		
1652.	6885	*Mentha suaveolens (Apple Mint)*	Y		
1653.	15994	*Mentha x piperita var. citrata*	Y		
1654.	953	*Mesomelaena graciliceps*			
1655.	11473	*Mesomelaena stygia subsp. stygia*			
1656.	957	*Mesomelaena tetragona (Semaphore Sedge)*			
1657.	485	*Microlaena stipoides (Weeping Grass)*			
1658.	1657	*Microtis alba (White Mignonette Orchid)*			
1659.	1658	*Microtis atrata (Swamp Mignonette Orchid)*			
1660.	10954	*Microtis media (Tall Mignonette Orchid)*			
1661.	12761	*Microtis media subsp. densiflora*			
1662.	15419	*Microtis media subsp. media*			
1663.	1660	*Microtis orbicularis (Dark Mignonette Orchid)*			
1664.	8105	*Millotia myosotidifolia*			
1665.	8106	*Millotia tenuifolia (Soft Millotia)*			
1666.	16693	*Minuartia mediterranea*	Y		
1667.	4090	*Mirbelia dilatata (Holly-leaved Mirbelia)*			
1668.	2894	*Moenchia erecta (Erect Chickweed)*	Y		
1669.	6906	*Moluccella laevis (Molucca Balm)*	Y		
1670.	7410	*Monopsis debilis*	Y		
1671.	37440	*Monopsis debilis var. depressa*	Y		
1672.	4666	*Monotaxis occidentalis*			
1673.	19179	*Moraea flaccida (One-leaf Cape Tulip)*	Y		
1674.	19177	*Moraea setifolia*	Y		
1675.	2412	*Muehlenbeckia adpressa (Climbing Lignum)*			
1676.	7289	*Myoporum caprarioides (Slender Myoporum)*			
1677.	7291	*Myoporum insulare (Blueberry Tree, boobialla)*			
1678.	7292	*Myoporum oppositifolium (Twin-leaf Myoporum)*			
1679.	8117	*Myriocephalus helichrysoides*			
1680.	14187	*Myriocephalus occidentalis*			
1681.	6185	*Myriophyllum aquaticum (Brazilian Water Milfoil)*	Y		
1682.	6193	*Myriophyllum echinatum*		P3	
1683.	6198	*Myriophyllum salsugineum*			
1684.	6464	*Needhamiella pumilio*			
1685.	492	*Neurachne alopecuroidea (Foxtail Mulga Grass)*			
1686.	6970	*Nicandra physalodes (Apple of Peru)*	Y		
1687.	2401	*Nuytsia floribunda (Christmas Tree, Mudja)*			
1688.	2922	*Nymphaea mexicana (Yellow Waterlily)*	Y		
1689.	6137	*Oenothera affinis (Longflower Evening Primrose)*	Y		
1690.	16390	*Oenothera drummondii subsp. drummondii*	Y		
1691.	6139	*Oenothera glazioviana (Evening Primrose)*	Y		
1692.	35416	*Oenothera lindheimeri*	Y		
1693.	6142	*Oenothera stricta (Common Evening Primrose)*	Y		
1694.	2365	*Olax benthamiana*			
1695.	11937	*Olea europaea subsp. europaea*	Y		
1696.	8127	*Olearia axillaris (Coastal Daisybush)*			
1697.	8131	*Olearia ciliata (Fringed Daisy Bush)*			
1698.	8143	*Olearia paucidentata (Autumn Scrub Daisy)*			
1699.	8150	*Olearia strigosa (Bristly Daisy Bush)*			
1700.	18254	*Opercularia apiciflora*			
1701.	7346	*Opercularia echinocephala (Bristly Headed Stink Weed)*			
1702.	7348	*Opercularia hispidula (Hispid Stinkweed)*			
1703.	18255	*Opercularia vaginata (Dog Weed)*			
1704.	7354	*Opercularia volubilis (Twining Stinkweed)*			
1705.	46204	*Opuntia dejecta*	Y		
1706.	29275	*Opuntia engelmannii*	Y		
1707.	46255	*Orianthera campanulata*			
1708.	46316	*Orianthera serpyllifolia subsp. angustifolia*			
1709.	46315	*Orianthera serpyllifolia subsp. serpyllifolia*			
1710.	36181	*Ornduffia parnassifolia*			
1711.	36200	*Ornduffia submersa*		P4	
1712.	1372	*Ornithogalum arabicum (Lesser Cape Lily)*	Y		

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1713.	4113	*Ornithopus compressus (Yellow Serradella)*	Y		
1714.	4114	*Ornithopus pinnatus (Slender Serradella)*	Y		
1715.	7122	*Orobanche minor (Lesser Broomrape)*	Y		
1716.	1537	*Orthrosanthus laxus (Morning Iris)*			
1717.	1540	*Orthrosanthus polystachyus (Many Spike Orthrosanthus)*			
1718.	27107	*Osmundaria prolifera*			
1719.	168	*Ottelia ovalifolia (Swamp Lily)*			
1720.	17212	*Oxalis depressa*	Y		Y
1721.	4352	*Oxalis glabra*	Y		
1722.	4354	*Oxalis incarnata*	Y		
1723.	4355	*Oxalis perennans*			
1724.	4356	*Oxalis pes-caprae (Soursob)*	Y		
1725.	4358	*Oxalis purpurea (Largeflower Wood Sorrel)*	Y		
1726.	29834	*Ozothamnus diosmifolius*	Y		
1727.	2966	*Papaver somniferum (Opium Poppy)*	Y		
1728.	1667	*Paracaleana nigrita (Flying Duck Orchid)*			
1729.	516	*Parapholis incurva (Coast Barbgrass)*	Y		
1730.	3618	*Paraserianthes lophantha (Albizia)*			
1731.	7089	*Parentucellia latifolia (Common Bartsia)*	Y		
1732.	1762	*Parietaria debilis (Pellitory)*			
1733.	528	*Paspalum distichum (Water Couch)*	Y		
1734.	533	*Paspalum vaginatum (Salt Water Couch)*			
1735.	1542	*Patersonia babianoides*			
1736.	1546	*Patersonia juncea (Rush Leaved Patersonia)*			
1737.	1549	*Patersonia maxwellii*			
1738.	1550	*Patersonia occidentalis (Purple Flag, Koma)*			
1739.	30471	*Patersonia occidentalis var. angustifolia*			
1740.	30472	*Patersonia occidentalis var. occidentalis*			
1741.	1551	*Patersonia pygmaea (Pygmy Patersonia)*			
1742.	14432	*Patersonia umbrosa var. umbrosa*			
1743.	11550	*Patersonia umbrosa var. xanthina (Yellow Flags)*			
1744.	43762	*Pauridia occidentalis var. quadriloba*			
1745.	4343	*Pelargonium capitatum (Rose Pelargonium)*	Y		
1746.	4346	*Pelargonium littorale*			
1747.	11139	*Pelargonium x domesticum*	Y		
1748.	6245	*Pentapeltis peltigera*			
1749.	6006	*Pericalymma ellipticum (Swamp Teatree)*			
1750.	16477	*Pericalymma ellipticum var. ellipticum*			
1751.	16478	*Pericalymma ellipticum var. floridum*			
1752.	13911	*Persicaria decipiens*			
1753.	14934	*Persicaria orientalis*	Y		
1754.	11052	*Persicaria prostrata*			
1755.	2262	*Persoonia elliptica (Spreading Snottygobble)*			
1756.	2264	*Persoonia graminea*			
1757.	2267	*Persoonia longifolia (Snottygobble)*			
1758.	2273	*Persoonia saccata (Snottygobble)*			
1759.	2293	*Petrophile diversifolia*			
1760.	20391	*Petrophile juncifolia*			
1761.	2299	*Petrophile linearis (Pixie Mops)*			
1762.	2309	*Petrophile serruriae*			
1763.	2311	*Petrophile squamata*			
1764.	17765	*Petrophile squamata subsp. squamata*			
1765.	2312	*Petrophile striata*			
1766.	19825	*Petrorhagia dubia*	Y		
1767.	19681	*Phalaris arundinacea var. picta*	Y		Y
1768.	551	*Phalaris minor (Lesser Canary Grass)*	Y		
1769.	552	*Phalaris paradoxa (Paradoxa Grass)*	Y		
1770.	18532	*Philotheca nodiflora subsp. lasiocalyx*			
1771.	18529	*Philotheca spicata (Pepper and Salt)*			
1772.	1172	*Philydrella drummondii*			
1773.	1173	*Philydrella pygmaea (Butterfly Flowers)*			
1774.	1478	*Phlebocarya ciliata*			
1775.	1479	*Phlebocarya filifolia*			
1776.	16825	*Phyllangium divergens*			
1777.	16177	*Phyllangium paradoxum*			
1778.	4675	*Phyllanthus calycinus (False Boronia)*			
1779.	17794	*Phyllanthus tenellus*	Y		
1780.	4	*Phylloglossum drummondii (Pigmy Clubmoss)*			
1781.	6983	*Physalis peruviana (Cape Gooseberry)*	Y		
1782.	2408	*Pilostyles hamiltonii*			

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1783.	5231	*Pimelea angustifolia (Narrow-leaved Pimelea)*			
1784.	5232	*Pimelea argentea (Silvery Leaved Pimelea)*			
1785.	12077	*Pimelea ciliata subsp. longituba*		P3	
1786.	5243	*Pimelea ferruginea*			
1787.	5249	*Pimelea hispida (Bristly Pimelea)*			
1788.	5251	*Pimelea imbricata*			
1789.	11533	*Pimelea imbricata var. imbricata*			
1790.	11404	*Pimelea imbricata var. major*			
1791.	11402	*Pimelea imbricata var. piligera*			
1792.	5252	*Pimelea lanata*			
1793.	11182	*Pimelea lehmanniana subsp. nervosa*			
1794.	5255	*Pimelea longiflora*			
1795.	5259	*Pimelea preissii*			
1796.	5261	*Pimelea rosea (Rose Banjine)*			
1797.	18117	*Pimelea rosea subsp. rosea*			
1798.	5264	*Pimelea spectabilis (Bunjong)*			
1799.	12041	*Pimelea suaveolens subsp. suaveolens*			
1800.	5269	*Pimelea sylvestris*			
1801.	42281	*Pithocarpa cordata*			
1802.	8163	*Pithocarpa corymbulosa (Corymbose Pithocarpa)*		P3	
1803.	8165	*Pithocarpa pulchella (Beautiful Pithocarpa)*			
1804.	18352	*Pithocarpa pulchella var. melanostigma*			
1805.	18353	*Pithocarpa pulchella var. pulchella*			
1806.	7299	*Plantago debilis*			
1807.	7303	*Plantago lanceolata (Ribwort Plantain)*	Y		
1808.	6249	*Platysace compressa (Tapeworm Plant)*			
1809.	6253	*Platysace filiformis*			
1810.	11160	*Platysace haplosciadia*			
1811.	6259	*Platysace tenuissima*			
1812.	4524	*Platytheca galioides*			
1813.	571	*Poa annua (Winter Grass)*	Y		
1814.	577	*Poa poiformis (Coastal Poa)*			
1815.	578	*Poa porphyroclados*			
1816.	579	*Poa pratensis (Kentucky Bluegrass)*	Y		
1817.	17016	*Podalyria sericea*	Y		
1818.	86	*Podocarpus drouynianus (Wild Plum, Kula)*			
1819.	8175	*Podolepis gracilis (Slender Podolepis)*			
1820.	8177	*Podolepis lessonii*			
1821.	8182	*Podotheca angustifolia (Sticky Longheads)*			
1822.	8188	*Pogonolepis stricta*			
1823.	27162	*Pollexfenia pedicellata*			
1824.	2905	*Polycarpon tetraphyllum (Fourleaf Allseed)*	Y		
1825.	8395	*Polygala myrtifolia (Myrtleleaf Milkwort)*	Y		
1826.	2416	*Polygonum arenastrum (Sand Wireweed)*	Y		
1827.	582	*Polypogon monspeliensis (Annual Beardgrass)*	Y		
1828.	583	*Polypogon tenellus*			
1829.	4690	*Poranthera huegelii*			
1830.	4691	*Poranthera microphylla (Small Poranthera)*			
1831.	123	*Posidonia australis (Fibreball Weed)*			
1832.	105	*Posidonia coriacea*			
1833.	125	*Posidonia sinuosa*			
1834.	110	*Potamogeton drummondii*			
1835.	111	*Potamogeton ochreatus (Blunt Pondweed)*			
1836.	15424	*Praecoxanthus aphyllus*			
1837.	1668	*Prasophyllum brownii*			
1838.	1670	*Prasophyllum drummondii (Swamp Leek Orchid)*			
1839.	1671	*Prasophyllum elatum (Tall Leek Orchid)*			
1840.	1672	*Prasophyllum fimbria (Fringed Leek Orchid)*			
1841.	1676	*Prasophyllum hians (Yawning Leek Orchid)*			
1842.	1680	*Prasophyllum parvifolium (Autumn Leek Orchid)*			
1843.	1681	*Prasophyllum regium (King Leek Orchid)*			
1844.	44084	*Prasophyllum sp. early (G. Brockman GBB 1626)*			
1845.	1683	*Prasophyllum triangulare (Dark Leek Orchid)*			
1846.	27190	*Protokuetzingia australasica*			
1847.	8189	*Pseudognaphalium luteoalbum (Jersey Cudweed)*			
1848.	57	*Pteridium esculentum (Bracken)*			
1849.	41651	*Pteridium esculentum subsp. esculentum*			
1850.	15426	*Pterostylis aspera*			
1851.	1686	*Pterostylis barbata (Bird Orchid)*			
1852.	17267	*Pterostylis brevisepala*			

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1853.	44527	*Pterostylis erubescens*			
1854.	44526	*Pterostylis karri*			
1855.	11118	*Pterostylis pyramidalis (Snail Orchid)*			
1856.	1693	*Pterostylis recurva (Jug Orchid)*			
1857.	1694	*Pterostylis rogersii (Curled-tongue Shell Orchid)*			
1858.	48683	*Pterostylis serotina*			
1859.	48671	*Pterostylis sigmoidea*			
1860.		*Pterostylis sp.*			
1861.	18655	*Pterostylis sp. crinkled leaf (G.J. Keighery 13426)*			
1862.	18645	*Pterostylis sp. limestone (B.J. Keighery & G.J. Keighery 65)*			
1863.	1698	*Pterostylis vittata (Banded Greenhood)*			
1864.	2718	*Ptilotus drummondii (Narrowleaf Mulla Mulla)*			
1865.	11260	*Ptilotus drummondii var. drummondii (Pussytail)*			
1866.	2742	*Ptilotus manglesii (Pom Poms, Mulamula)*			
1867.	15856	*Ptilotus sericostachyus subsp. sericostachyus*			
1868.	31673	*Puccinellia vassica*		P1	
1869.	20195	*Pultenaea brachytropis*			
1870.	4172	*Pultenaea ericifolia*			
1871.	4179	*Pultenaea pinifolia*		P3	
1872.	4180	*Pultenaea radiata*			
1873.	4181	*Pultenaea reticulata*			
1874.	23459	*Pultenaea sp. southern (L.A. Orthia 39)*			
1875.	4187	*Pultenaea verruculosa*			
1876.	8195	*Quinetia urvillei*			
1877.	2932	*Ranunculus colonorum (Common Buttercup)*			
1878.	2933	*Ranunculus muricatus (Sharp Buttercup)*	Y		
1879.	2935	*Ranunculus pumilio (Smallflower Buttercup)*			
1880.	3061	*Raphanus raphanistrum (Wild Radish)*	Y		
1881.	6012	*Regelia ciliata*			
1882.	19183	*Retama raetam*	Y		
1883.	18547	*Rhadinothamnus anceps*			
1884.	2578	*Rhagodia baccata (Berry Saltbush)*			
1885.	11341	*Rhagodia baccata subsp. baccata*			
1886.	13300	*Rhodanthe citrina*			
1887.	13683	*Ricinocarpos cyanescens*			
1888.	4695	*Ricinocarpos glaucus*			
1889.	19942	*Ricinocarpos undulatus*			
1890.	14485	*Romulea flava var. minor*	Y		
1891.	1556	*Romulea rosea (Guildford Grass)*	Y		
1892.	11544	*Romulea rosea var. australis (Guildford Grass)*	Y		
1893.	10970	*Rostraria cristata*	Y		
1894.	44608	*Rosulabryum billarderii*			
1895.	2429	*Rumex acetosella (Sorrel)*	Y		
1896.	2430	*Rumex brownii (Swamp Dock)*	Y		
1897.	2431	*Rumex bucephalophorus*	Y		
1898.	2432	*Rumex conglomeratus (Clustered Dock)*	Y		
1899.	2433	*Rumex crispus (Curled Dock)*	Y		
1900.	11541	*Rumex dumosus var. dumosus*			
1901.	46434	*Rumex hypogaeus*	Y		
1902.	2440	*Rumex pulcher (Fiddle Dock)*	Y		
1903.	40431	*Rytidosperma acerosum*			
1904.	40425	*Rytidosperma caespitosum*			
1905.	40430	*Rytidosperma pilosum*			
1906.	40427	*Rytidosperma setaceum*			
1907.	48430	*Salicornia quinqueflora*			
1908.	48431	*Salicornia quinqueflora subsp. quinqueflora (Beaded Glasswort)*			
1909.	6483	*Samolus junceus*			
1910.	6484	*Samolus repens (Creeping Brookweed)*			
1911.	29911	*Samolus sp. Clay Flats (G.J. & B.J. Keighery 718)*			
1912.	2356	*Santalum acuminatum (Quandong, Warnga)*			
1913.	7602	*Scaevola calliptera*			
1914.	7606	*Scaevola crassifolia (Thick-leaved Fan-flower)*			
1915.	7613	*Scaevola glandulifera (Viscid Hand-flower)*			
1916.	7614	*Scaevola globulifera*			
1917.	7619	*Scaevola lanceolata (Long-leaved Scaevola)*			
1918.	7624	*Scaevola microphylla (Small-leaved Scaevola)*			
1919.	7626	*Scaevola nitida (Shining Fanflower)*			
1920.	7634	*Scaevola phlebopetala (Velvet Fanflower)*			
1921.	7646	*Scaevola striata (Royal Robe)*			
1922.	41660	*Schenkia australis*			

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1923.	6263	*Schoenolaena juncea*			
1924.	48356	*Schoenoplectus tabernaemontani*			
1925.	973	*Schoenus asperocarpus (Poison Sedge)*			
1926.	974	*Schoenus benthamii*		P3	
1927.	975	*Schoenus bifidus*			
1928.	978	*Schoenus brevisetis*			
1929.	979	*Schoenus caespititius*			
1930.	982	*Schoenus clandestinus*			
1931.	984	*Schoenus curvifolius*			
1932.	985	*Schoenus discifer*			
1933.	986	*Schoenus efoliatus*			
1934.	987	*Schoenus elegans*			
1935.	992	*Schoenus grandiflorus (Large Flowered Bogrush)*			
1936.	994	*Schoenus humilis*			
1937.	996	*Schoenus laevigatus*			
1938.	8312	*Schoenus maschalinus*			
1939.	1002	*Schoenus nanus (Tiny Bog Rush)*			
1940.	1003	*Schoenus natans (Floating Bog-rush)*		P4	
1941.	1005	*Schoenus obtusifolius*			
1942.	1006	*Schoenus odontocarpus*			
1943.	1008	*Schoenus pennisetis*		P3	
1944.	17614	*Schoenus plumosus*			
1945.	1011	*Schoenus rigens*			
1946.	1013	*Schoenus sculptus (Gimlet Bog-rush)*			
1947.	16258	*Schoenus sp. Jindong (R.D. Royce 2485)*		P1	
1948.	44487	*Schoenus sp. Little black fruit (A.C. Beauglehole ACB 12538)*			
1949.	1016	*Schoenus subbarbatus (Bearded Bog-rush)*			
1950.	1017	*Schoenus subbulbosus*			
1951.	1019	*Schoenus subflavus (Yellow Bog-rush)*			
1952.	16251	*Schoenus subflavus subsp. long leaves (K.L. Wilson 2865)*			
1953.	1020	*Schoenus sublateralis*			
1954.	1021	*Schoenus sublaxus*			
1955.	1023	*Schoenus tenellus*			
1956.	1026	*Schoenus unispiculatus*			
1957.	6	*Selaginella gracillima (Tiny Clubmoss)*			
1958.	32433	*Sematophyllum homomallum*			
1959.	20665	*Senecio angulatus*	Y		
1960.	25878	*Senecio condylus*			
1961.	8206	*Senecio glomeratus (Cluster-headed Fireweed)*			
1962.	20663	*Senecio multicaulis subsp. multicaulis*			
1963.	20161	*Senecio pinnatifolius*			
1964.	25884	*Senecio pinnatifolius var. latilobus*			
1965.	8217	*Senecio quadridentatus*			
1966.	7362	*Sherardia arvensis (Field Madder)*	Y		
1967.	2910	*Silene nocturna (Mediterranean Catchfly)*	Y		
1968.	8224	*Siloxerus filifolius*			
1969.	8225	*Siloxerus humifusus (Procumbent Siloxerus)*			
1970.	8226	*Siloxerus pygmaeus*			
1971.	3071	*Sisymbrium officinale (Hedge Mustard)*	Y		
1972.	3072	*Sisymbrium orientale (Indian Hedge Mustard)*	Y		
1973.	8519	*Sisyrinchium micranthum (Scourweed)*	Y		
1974.	6988	*Solanum americanum (Glossy Nightshade)*	Y		
1975.	7018	*Solanum lasiophyllum (Flannel Bush, Mindjulu)*			
1976.	7020	*Solanum linnaeanum (Apple of Sodom)*	Y		
1977.	7022	*Solanum nigrum (Black Berry Nightshade)*	Y		
1978.	7037	*Solanum symonii*			
1979.	1765	*Soleirolia soleirolii (Babys Tears)*	Y		
1980.	45036	*Solidago chilensis*	Y		
1981.	10920	*Soliva sessilis (Jo-jo, Onehunga Weed)*	Y		
1982.	8230	*Sonchus asper (Rough Sowthistle)*	Y		
1983.	9367	*Sonchus hydrophilus (Native Sowthistle)*			
1984.	8231	*Sonchus oleraceus (Common Sowthistle)*	Y		
1985.	1312	*Sowerbaea laxiflora (Purple Tassels)*			
1986.	1558	*Sparaxis bulbifera*	Y		
1987.	2912	*Spergula arvensis (Corn Spurry)*	Y		
1988.	17551	*Sphaerolobium drummondii*			
1989.	20302	*Sphaerolobium hygrophilum*			
1990.	4206	*Sphaerolobium macranthum*			
1991.	4207	*Sphaerolobium medium*			
1992.	4209	*Sphaerolobium racemulosum*			

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1993.	4210	*Sphaerolobium scabriusculum*			
1994.	4211	*Sphaerolobium vimineum (Leafless Globe Pea)*			
1995.	31931	*Sphenotoma capitata*			
1996.	624	*Spinifex hirsutus (Hairy Spinifex)*			
1997.	625	*Spinifex longifolius (Beach Spinifex)*			
1998.	627	*Spinifex x alterniflorus*			
1999.	14917	*Sporadanthus rivularis*			
2000.	8710	*Sporobolus africanus (Parramatta Grass)*	Y		
2001.	635	*Sporobolus virginicus (Marine Couch)*			
2002.	4828	*Spyridium globulosum (Basket Bush)*			
2003.	20666	*Stachystemon sp. Keysbrook (R. Archer 17/11/99)*		P1	
2004.	4716	*Stachystemon vermicularis*			
2005.	20537	*Stachystemon virgatus*			
2006.	9069	*Stackhousia huegelii*			
2007.	4733	*Stackhousia monogyna*			
2008.	2918	*Stellaria media (Chickweed)*	Y		
2009.	3080	*Stenopetalum robustum*			
2010.	636	*Stenotaphrum secundatum (Buffalo Grass)*	Y		
2011.	2316	*Stirlingia latifolia (Blueboy)*			
2012.	2317	*Stirlingia simplex*			
2013.	2320	*Strangea stenocarpoides*			
2014.	44492	*Stuckenia pectinata*			
2015.	7678	*Stylidium adnatum (Common Beaked Triggerplant)*			
2016.	7681	*Stylidium affine (Queen Triggerplant)*			
2017.	7684	*Stylidium amoenum (Lovely Triggerplant)*			
2018.	17669	*Stylidium amoenum var. caulescens*			
2019.	30278	*Stylidium androsaceum*			
2020.	7688	*Stylidium barleei (Tooth-leaved Triggerplant)*			
2021.	7693	*Stylidium brunonianum (Pink Fountain Triggerplant)*			
2022.	7694	*Stylidium bulbiferum (Circus Triggerplant)*			
2023.	7696	*Stylidium calcaratum (Book Triggerplant)*			
2024.	7699	*Stylidium carnosum (Fleshy-leaved Triggerplant)*			
2025.	7708	*Stylidium crassifolium (Thick-leaved Triggerplant)*			
2026.	7713	*Stylidium dichotomum (Pins-and-needles)*			
2027.	7717	*Stylidium divaricatum (Daddy-long-legs)*			
2028.	7718	*Stylidium diversifolium (Touch-me-not)*			
2029.	7719	*Stylidium ecorne (Foot Triggerplant)*			
2030.	19251	*Stylidium eriopodum*			
2031.	7725	*Stylidium fasciculatum (Pale Beaked Triggerplant)*			
2032.	31872	*Stylidium ferricola*		P1	
2033.	7734	*Stylidium guttatum (Dotted Triggerplant)*			
2034.	25801	*Stylidium hesperium*			
2035.	7738	*Stylidium imbricatum (Tile Leaved Triggerplant)*			
2036.	7742	*Stylidium inundatum (Hundreds and Thousands)*			
2037.	7745	*Stylidium junceum (Reed Triggerplant)*			
2038.	13083	*Stylidium lateriticola*			
2039.	17411	*Stylidium leeuwinense*		P4	
2040.	7756	*Stylidium longitubum (Jumping Jacks)*		P4	
2041.	12590	*Stylidium lowrieanum (Lowrie's Triggerplant)*		P3	
2042.	19248	*Stylidium megacarpum*			
2043.	25829	*Stylidium neurophyllum (Coastal Plain Triggerplant)*			
2044.	25851	*Stylidium nymphaeum*			
2045.	7768	*Stylidium obtusatum (Pinafore Triggerplant)*			
2046.	7772	*Stylidium perpusillum (Tiny Triggerplant)*			
2047.	7773	*Stylidium petiolare (Horn Triggerplant)*			
2048.	7774	*Stylidium piliferum (Common Butterfly Triggerplant)*			
2049.	7782	*Stylidium pulchellum (Thumbelina Triggerplant)*			
2050.	7784	*Stylidium pygmaeum (Pygmy Triggerplant)*			
2051.	7785	*Stylidium repens (Matted Triggerplant)*			
2052.	7787	*Stylidium rhynchocarpum (Black-beaked Triggerplant)*			
2053.	7796	*Stylidium scandens (Climbing Triggerplant)*			
2054.	7798	*Stylidium schoenoides (Cow Kicks)*			
2055.		*Stylidium sp.*			
2056.	7799	*Stylidium spathulatum (Creamy Triggerplant)*			
2057.	23511	*Stylidium thesioides (Delicate Triggerplant)*			
2058.	1260	*Stypandra glauca (Blind Grass)*			
2059.	6476	*Styphelia tenuiflora (Common Pinheath)*			
2060.	2639	*Suaeda australis (Seablite)*			
2061.	25902	*Symphyotrichum squamatum (Bushy Starwort)*	Y		
2062.	16937	*Synaphea decumbens*		P3	

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2063.	15529	*Synaphea floribunda*			
2064.	2323	*Synaphea gracillima*			
2065.	16769	*Synaphea hians*		P3	
2066.	12911	*Synaphea obtusata*			
2067.	2324	*Synaphea petiolaris (Synaphea)*			
2068.	16862	*Synaphea petiolaris subsp. simplex*		P3	
2069.	16863	*Synaphea petiolaris subsp. triloba*			
2070.	15535	*Synaphea whicherensis*			
2071.	33020	*Tamarix parviflora*	Y		
2072.	15827	*Taraxis grossa*			
2073.	20105	*Taxandria conspicua subsp. conspicua*			
2074.	20114	*Taxandria fragrans*			
2075.	20115	*Taxandria juniperina*			
2076.	20135	*Taxandria linearifolia*			
2077.	20133	*Taxandria parviceps*			
2078.	33236	*Tecticornia halocnemoides (Shrubby Samphire)*			
2079.	31921	*Tecticornia leptoclada subsp. inclusa*			
2080.	4256	*Templetonia retusa (Cockies Tongues)*			
2081.	2820	*Tetragonia decumbens (Sea Spinach)*	Y		
2082.	1033	*Tetraria australiensis*		T	
2083.	1034	*Tetraria capillaris (Hair Sedge)*			
2084.	1036	*Tetraria octandra*			
2085.	35579	*Tetraria sp. Jarrah Forest (R. Davis 7391)*			
2086.	667	*Tetrarrhena laevis (Forest Ricegrass)*			
2087.	4535	*Tetratheca hirsuta (Black Eyed Susan)*			
2088.	48341	*Tetratheca hirsuta subsp. viminea*			
2089.	4544	*Tetratheca setigera*			
2090.	1701	*Thelymitra antennifera (Vanilla Orchid)*			
2091.	10856	*Thelymitra benthamiana (Leopard Orchid)*			
2092.	1703	*Thelymitra canaliculata (Blue Sun Orchid)*			
2093.	1704	*Thelymitra cornicina (Lilac Sun Orchid)*			
2094.	1705	*Thelymitra crinita (Blue Lady Orchid)*			
2095.	1707	*Thelymitra flexuosa (Twisted Sun Orchid)*			
2096.	11143	*Thelymitra graminea*			
2097.	11053	*Thelymitra macrophylla*			
2098.	1710	*Thelymitra mucida (Plum Orchid)*			
2099.	20730	*Thelymitra paludosa*			
2100.	1717	*Thelymitra variegata (Queen of Sheba)*		P2	
2101.	1718	*Thelymitra villosa (Custard Orchid)*			
2102.	20731	*Thelymitra vulgaris*			
2103.	673	*Themeda triandra*			
2104.	5077	*Thomasia cognata*			
2105.	5080	*Thomasia foliosa*			
2106.	5084	*Thomasia grandiflora (Large Flowered Thomasia)*			
2107.	5087	*Thomasia macrocarpa (Large Fruited Thomasia)*			
2108.	5091	*Thomasia paniculata*			
2109.	5092	*Thomasia pauciflora (Few Flowered Thomasia)*			
2110.	5105	*Thomasia triphylla*			
2111.	2644	*Threlkeldia diffusa (Coast Bonefruit)*			
2112.	1318	*Thysanotus arbuscula*			
2113.	1319	*Thysanotus arenarius*			
2114.	1334	*Thysanotus glaucus*		P4	
2115.	1336	*Thysanotus isantherus*		P4	
2116.	1338	*Thysanotus manglesianus (Fringed Lily)*			
2117.	1339	*Thysanotus multiflorus (Many-flowered Fringe Lily)*			
2118.	1343	*Thysanotus patersonii*			
2119.	1344	*Thysanotus pauciflorus (Few Flowered Fringe Lily)*			
2120.	1345	*Thysanotus pseudojunceus*			
2121.		*Thysanotus sp.*			
2122.	1351	*Thysanotus sparteus*			
2123.	1354	*Thysanotus tenellus*			
2124.	1357	*Thysanotus thyrsoideus*			
2125.	1358	*Thysanotus triandrus*			
2126.	32445	*Tortula muralis*			
2127.	1368	*Trachyandra divaricata*	Y		
2128.	6280	*Trachymene pilosa (Native Parsnip)*			
2129.	4548	*Tremandra stelligera*			
2130.	17684	*Tremulina tremula*			
2131.	1481	*Tribonanthes australis (Southern Tiurndin)*			
2132.	1482	*Tribonanthes brachypetala (Nodding Tiurndin)*			

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2133.	1483	*Tribonanthes longipetala (Branching Tiurndin)*			
2134.	8799	*Tribonanthes variabilis (Hairy-stigma Tiurndin)*			
2135.	1485	*Tribonanthes violacea (Violet Tiurndin)*			
2136.	4383	*Tribulus terrestris (Caltrop)*	Y		
2137.	8251	*Trichocline spathulata (Native Gerbera)*			
2138.	1361	*Tricoryne elatior (Yellow Autumn Lily)*			
2139.	1362	*Tricoryne humilis*			
2140.	1363	*Tricoryne tenella*			
2141.	1038	*Tricostularia neesii*			
2142.	4289	*Trifolium angustifolium (Narrowleaf Clover)*	Y		
2143.	17145	*Trifolium angustifolium var. angustifolium*	Y		
2144.	4291	*Trifolium arvense (Hare's Foot Clover)*	Y		
2145.	17542	*Trifolium arvense var. arvense*	Y		
2146.	4292	*Trifolium campestre (Hop Clover)*	Y		
2147.	4294	*Trifolium cherleri (Cupped Clover)*	Y		
2148.	4295	*Trifolium dubium (Suckling Clover)*	Y		
2149.	4296	*Trifolium fragiferum (Strawberry Clover)*	Y		
2150.	4297	*Trifolium glomeratum (Cluster Clover)*	Y		
2151.	4298	*Trifolium hirtum (Rose Clover)*	Y		
2152.	17758	*Trifolium hybridum var. hybridum*	Y		
2153.	15659	*Trifolium lappaceum var. lappaceum*	Y		
2154.	4303	*Trifolium micranthum (Slender Suckling Clover)*	Y		
2155.	4307	*Trifolium repens (White Clover)*	Y		
2156.	17115	*Trifolium repens var. repens*	Y		
2157.	14738	*Trifolium resupinatum var. resupinatum*	Y		
2158.		*Trifolium sp.*			
2159.	4312	*Trifolium striatum (Knotted Clover)*	Y		
2160.	4313	*Trifolium subterraneum (Subterranean Clover)*	Y		
2161.	33676	*Triglochin calcitrapa*			
2162.	146	*Triglochin minutissima*			
2163.	147	*Triglochin mucronata*			
2164.	148	*Triglochin muelleri*			
2165.	18587	*Triglochin nana*			
2166.	151	*Triglochin striata*			
2167.	152	*Triglochin trichophora*			
2168.	4737	*Tripterococcus brunonis (Winged Stackhousia)*			
2169.	1139	*Trithuria bibracteata*			
2170.	4842	*Trymalium ledifolium*			
2171.	11665	*Trymalium ledifolium var. ledifolium*			
2172.	13479	*Trymalium ledifolium var. rosmarinifolium*			
2173.	33438	*Trymalium odoratissimum subsp. trifidum*			
2174.	17680	*Tyrbastes glaucescens*			
2175.	4317	*Ulex europaeus (Gorse)*	Y		
2176.	38388	*Ursinia anthemoides subsp. anthemoides*	Y		
2177.	1767	*Urtica urens (Small Nettle)*	Y		
2178.	7138	*Utricularia inaequalis*			
2179.	7145	*Utricularia menziesii (Redcoats)*			
2180.	7148	*Utricularia multifida*			
2181.	7150	*Utricularia simplex (Bluecoats)*			
2182.	7157	*Utricularia violacea (Violet Bladderwort)*			
2183.	7665	*Velleia trinervis*			
2184.	8257	*Vellereophyton dealbatum (White Cudweed)*	Y		
2185.	7107	*Verbascum virgatum (Twiggy Mullein)*	Y		
2186.	12392	*Verticordia attenuata*		P3	
2187.	6076	*Verticordia densiflora (Compacted Featherflower)*			
2188.	12411	*Verticordia densiflora var. cespitosa*			
2189.	15432	*Verticordia densiflora var. densiflora*			
2190.	12412	*Verticordia densiflora var. pedunculata*		T	
2191.	6084	*Verticordia habrantha (Hidden Featherflower)*			
2192.	6093	*Verticordia lehmannii*		P4	
2193.	6110	*Verticordia plumosa (Plumed Featherflower)*			
2194.	12448	*Verticordia plumosa var. ananeotes*		T	
2195.	15618	*Verticordia plumosa var. plumosa*			
2196.	12453	*Verticordia plumosa var. vassensis*		T	
2197.	4319	*Vicia benghalensis (Purple Vetch)*	Y		
2198.	4322	*Vicia sativa (Common Vetch)*	Y		
2199.	27360	*Vidalia spiralis*			
2200.	4325	*Viminaria juncea (Swishbush, Koweda)*			
2201.	17042	*Vitis vinifera*	Y		
2202.	722	*Vulpia bromoides (Squirrel Tail Fescue)*	Y		

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2203.	11137	*Vulpia fasciculata*	Y		
2204.	724	*Vulpia myuros (Rat's Tail Fescue)*	Y		
2205.	33101	*Vulpia myuros forma myuros*	Y		
2206.	1486	*Wachendorfia paniculata*	Y		
2207.	7384	*Wahlenbergia capensis (Cape Bluebell)*	Y		
2208.	8282	*Waitzia suaveolens (Fragrant Waitzia)*			
2209.	18118	*Watsonia meriana var. meriana*	Y		
2210.	6658	*Wilsonia backhousei (Narrow-leaf Wilsonia)*			
2211.	12072	*Wurmbea dioica subsp. alba*			
2212.	1403	*Wurmbea tenella (Eight Nancy)*			
2213.	1251	*Xanthorrhoea brunonis*			
2214.	14545	*Xanthorrhoea brunonis subsp. semibarbata*			
2215.	1253	*Xanthorrhoea gracilis (Graceful Grass Tree, Mimidi)*			
2216.	1256	*Xanthorrhoea preissii (Grass tree, Palga)*			
2217.	6284	*Xanthosia candida*			
2218.	6285	*Xanthosia ciliata*			
2219.	6289	*Xanthosia huegelii*			
2220.	19330	*Xanthosia tasmanica*			
2221.	44861	*Xerochrysum macranthum*			
2222.	2331	*Xylomelum occidentale (Woody Pear, Djandin)*			
2223.	15819	*Xyris atrovirida*			
2224.	1149	*Xyris lacera*			
2225.	1150	*Xyris lanata*			
2226.	1151	*Xyris laxiflora*			
2227.	16992	*Yucca aloifolia*	Y		
2228.	1049	*Zantedeschia aethiopica (Arum Lily)*	Y		

Conservation Codes
T - Rare or likely to become extinct
X - Presumed extinct
IA - Protected under international agreement
S - Other specially protected fauna
1 - Priority 1
2 - Priority 2
3 - Priority 3
4 - Priority 4
5 - Priority 5

[1] For NatureMap's purposes, species flagged as endemic are those whose records are wholely contained within the search area. Note that only those records complying with the search criterion are included in the calculation. For example, if you limit records to those from a specific datasource, only records from that datasource are used to determine if a species is restricted to the query area.

Australian Government
Department of Agriculture, Water and the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 04-Feb-2022

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	1
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	81
Listed Migratory Species:	51

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	13
Commonwealth Heritage Places:	None
Listed Marine Species:	77
Whales and Other Cetaceans:	13
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	4
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	34
Regional Forest Agreements:	1
Nationally Important Wetlands:	1
EPBC Act Referrals:	72
Key Ecological Features (Marine):	2
Biologically Important Areas:	9
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Vasse-wonnerup system	Within Ramsar site	In feature area

Commonwealth Marine Area [Resource Information]

Approval is required for a proposed activity that is located within the Commonwealth Marine Area which has, will have, or is likely to have a significant impact on the environment. Approval may be required for a proposed action taken outside a Commonwealth Marine Area but which has, may have or is likely to have a significant impact on the environment in the Commonwealth Marine Area.

Feature Name	Buffer Status
EEZ and Territorial Sea	In buffer area only

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Banksia Woodlands of the Swan Coastal Plain ecological community	Endangered	Community likely to occur within area	In feature area
Clay Pans of the Swan Coastal Plain	Critically Endangered	Community likely to occur within area	In buffer area only
Shrublands on southern Swan Coastal Plain ironstones	Endangered	Community likely to occur within area	In buffer area only
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only
Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus banksii naso Forest Red-tailed Black-Cockatoo, Karrak [67034]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea dabbenena Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat may occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Limosa lapponica menzbieri Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit [86432]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pezoporus occidentalis Night Parrot [59350]	Endangered	Species or species habitat may occur within area	In buffer area only
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche carteri			
Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta			
Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Zanda baudinii listed as Calyptorhynchus baudinii			
Baudin's Black-Cockatoo, Long-billed Black-cockatoo [87736]	Endangered	Breeding known to occur within area	In feature area
Zanda latirostris listed as Calyptorhynchus latirostris			
Carnaby's Black Cockatoo, Short-billed Black-cockatoo [87737]	Endangered	Species or species habitat known to occur within area	In feature area
CRUSTACEAN			
Cherax tenuimanus			
Hairy Marron, Margaret River Hairy Marron, Margaret River Marron [78931]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Engaewa reducta			
Dunsborough Burrowing Crayfish [82675]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
FISH			
Nannatherina balstoni			
Balston's Pygmy Perch [66698]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thunnus maccoyii			
Southern Bluefin Tuna [69402]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus geoffroii Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat known to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area	In buffer area only
Neophoca cinerea Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat may occur within area	In buffer area only
Pseudocheirus occidentalis Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit [25911]	Critically Endangered	Breeding known to occur within area	In feature area
Setonix brachyurus Quokka [229]	Vulnerable	Species or species habitat may occur within area	In buffer area only
OTHER			
Westralunio carteri Carter's Freshwater Mussel, Freshwater Mussel [86266]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
PLANT			
Banksia mimica Summer Honeypot [82765]	Endangered	Species or species habitat known to occur within area	In buffer area only
Banksia nivea subsp. uliginosa Swamp Honeypot [82766]	Endangered	Species or species habitat known to occur within area	In feature area
Banksia squarrosa subsp. argillacea Whicher Range Dryandra [82769]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Brachyscias verecundus Ironstone Brachyscias [81321]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia busselliana Bussell's Spider-orchid [24369]	Endangered	Species or species habitat known to occur within area	In feature area
Caladenia caesarea subsp. maritima Cape Spider-orchid [64856]	Endangered	Species or species habitat known to occur within area	In buffer area only
Caladenia excelsa Giant Spider-orchid [56717]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia hoffmanii Hoffman's Spider-orchid [56719]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia huegelii King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid [7309]	Endangered	Species or species habitat known to occur within area	In feature area
Caladenia procera Carbunup King Spider Orchid [68679]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Caladenia viridescens Dunsborough Spider-orchid [56776]	Endangered	Species or species habitat known to occur within area	In buffer area only
Chamelaucium sp. S coastal plain (R.D.Royce 4872) Royce's Waxflower [87814]	Vulnerable	Species or species habitat known to occur within area	In feature area
Daviesia elongata subsp. elongata Long-leaved Daviesia [64883]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Diuris micrantha Dwarf Bee-orchid [55082]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Drakaea elastica Glossy-leafed Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid [16753]	Endangered	Species or species habitat known to occur within area	In feature area
Drakaea micrantha Dwarf Hammer-orchid [56755]	Vulnerable	Species or species habitat known to occur within area	In feature area
Eucalyptus x phylacis Meelup Mallee [87817]	Endangered	Species or species habitat known to occur within area	In buffer area only
Gastrolobium argyrotrichum Metricup Pea [89145]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Gastrolobium modestum Broad-leaved Gastrolobium [78361]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Gastrolobium papilio Butterfly-leaved Gastrolobium [78415]	Endangered	Species or species habitat may occur within area	In feature area
Grevillea brachystylis subsp. grandis Large-flowered Short-styled Grevillea [85001]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Grevillea elongata Ironstone Grevillea [64578]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lambertia echinata subsp. occidentalis Western Prickly Honeysuckle [64528]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Petrophile latericola Laterite Petrophile [64532]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Synaphea sp. Fairbridge Farm (D. Papenfus 696) Selena's Synaphea [82881]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tetraria australiensis Southern Tetraria [10137]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Verticordia densiflora var. pedunculata Long-stalked Featherflower [55689]	Endangered	Species or species habitat known to occur within area	In buffer area only
Verticordia plumosa var. ananeotes Tufted Plumed Featherflower [23871]	Endangered	Species or species habitat known to occur within area	In buffer area only
Verticordia plumosa var. vassensis Vasse Featherflower [55804]	Endangered	Species or species habitat known to occur within area	In feature area
Wurmbea calcicola Naturaliste Nancy [64691]	Endangered	Species or species habitat likely to occur within area	In buffer area only
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
SHARK			
Carcharias taurus (west coast population) Grey Nurse Shark (west coast population) [68752]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Carcharodon carcharias			
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Galeorhinus galeus			
School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only
Rhincodon typus			
Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sphyrna lewini			
Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In feature area
Diomedea amsterdamensis			
Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea dabbenena			
Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora			
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans			
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Hydroprogne caspia Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Onychoprion anaethetus Bridled Tern [82845]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Migratory Marine Species			
Balaenoptera edeni			
Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata			
Pygmy Right Whale [39]		Species or species habitat may occur within area	In buffer area only
Carcharhinus longimanus			
Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In buffer area only
Carcharodon carcharias			
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Caretta caretta			
Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Dermochelys coriacea			
Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis			
Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus			
Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area	In buffer area only
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In buffer area only
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area	In buffer area only
Calidris subminuta Long-toed Stint [861]		Species or species habitat known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa glareola Wood Sandpiper [829]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia			
Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area	In feature area
Tringa stagnatilis			
Marsh Sandpiper, Little Greenshank [833]		Species or species habitat known to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [51992]	WA	In buffer area only
Commonwealth Land - [51487]	WA	In buffer area only
Commonwealth Land - [52117]	WA	In buffer area only
Commonwealth Land - [50356]	WA	In buffer area only
Commonwealth Land - [51105]	WA	In buffer area only
Commonwealth Land - [50314]	WA	In buffer area only
Commonwealth Land - [50387]	WA	In feature area
Commonwealth Land - [50384]	WA	In buffer area only
Commonwealth Land - [50388]	WA	In buffer area only
Commonwealth Land - [50389]	WA	In buffer area only
Commonwealth Land - [50390]	WA	In buffer area only
Commonwealth Land - [50268]	WA	In buffer area only
Commonwealth Land - [51488]	WA	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous tenuirostris melanops Australian Lesser Noddy [26000]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area overfly marine area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris subminuta Long-toed Stint [861]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea dabbenena Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Hydroprogne caspia as Sterna caspia Caspian Tern [808]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Larus pacificus Pacific Gull [811]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Onychoprion anaethetus as Sterna anaethetus Bridled Tern [82845]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Puffinus assimilis Little Shearwater [59363]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Recurvirostra novaehollandiae Red-necked Avocet [871]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Stercorarius skua as Catharacta skua Great Skua [823]		Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thinornis cucullatus as Thinornis rubricollis Hooded Dotterel, Hooded Plover [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa glareola Wood Sandpiper [829]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Fish			
Acentronura australe Southern Pygmy Pipehorse [66185]		Species or species habitat may occur within area	In buffer area only
Campichthys galei Gale's Pipefish [66191]		Species or species habitat may occur within area	In buffer area only
Heraldia nocturna Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hippocampus angustus Western Spiny Seahorse, Narrow-bellied Seahorse [66234]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Hippocampus subelongatus West Australian Seahorse [66722]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus cristatus Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area	In buffer area only
Lissocampus caudalis Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area	In buffer area only
Lissocampus fatiloquus Prophet's Pipefish [66250]		Species or species habitat may occur within area	In buffer area only
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys meraculus Western Crested Pipefish [66259]		Species or species habitat may occur within area	In buffer area only
Nannocampus subosseus Bonyhead Pipefish, Bony-headed Pipefish [66264]		Species or species habitat may occur within area	In buffer area only
Phycodurus eques Leafy Seadragon [66267]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Pugnaso curtirostris Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only
Solegnathus lettiensis Gunther's Pipehorse, Indonesian Pipefish [66273]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus margaritifer Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Vanacampus poecilolaemus Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Neophoca cinerea Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat may occur within area	In buffer area only
Reptile			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

Whales and Other Cetaceans [Resource Information]

Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Species or species habitat may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only

Current Scientific Name	Status	Type of Presence	Buffer Status
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area	In buffer area only
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In buffer area only
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Australian Marine Parks [Resource Information]

Park Name	Zone & IUCN Categories	Buffer Status
Geographe	Habitat Protection Zone (IUCN IV)	In buffer area only
Geographe	Multiple Use Zone (IUCN VI)	In buffer area only
Geographe	National Park Zone (IUCN II)	In buffer area only
Geographe	Special Purpose Zone (Mining Exclusion) (IUCN VI)	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Broadwater	Nature Reserve	WA	In buffer area only
Fish Road	Nature Reserve	WA	In buffer area only
Haag	Nature Reserve	WA	In buffer area only
Leeuwin-Naturaliste	National Park	WA	In buffer area only
Locke	Nature Reserve	WA	In feature area
Ngari Capes	Marine Park	WA	In buffer area only
NTWA Bushland covenant (0069)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0102)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0116A)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0116B)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0130)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0148)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0149)	Conservation Covenant	WA	In buffer area only
NTWA Bushland covenant (0173)	Conservation Covenant	WA	In feature area
Rapids	Conservation Park	WA	In buffer area only
Sabina	Nature Reserve	WA	In buffer area only
Sussex Location 2561	NRS Addition - Gazettal in Progress	WA	In buffer area only
Tuart Forest	National Park	WA	In buffer area only
Unnamed WA14567	Nature Reserve	WA	In buffer area only
Unnamed WA25836	Nature Reserve	WA	In buffer area only
Unnamed WA26065	Nature Reserve	WA	In buffer area only
Unnamed WA26620	Nature Reserve	WA	In buffer area only
Unnamed WA41568	Nature Reserve	WA	In buffer area only
Unnamed WA41597	Nature Reserve	WA	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Unnamed WA42879	Nature Reserve	WA	In buffer area only
Unnamed WA44838	Nature Reserve	WA	In buffer area only
Unnamed WA45533	Nature Reserve	WA	In buffer area only
Unnamed WA48837	Nature Reserve	WA	In buffer area only
Unnamed WA49385	Nature Reserve	WA	In buffer area only
Unnamed WA50017	Nature Reserve	WA	In buffer area only
Unnamed WA50270	5(1)(h) Reserve	WA	In buffer area only
Walburra	Nature Reserve	WA	In buffer area only
Whicher	National Park	WA	In buffer area only
Yelverton	National Park	WA	In buffer area only

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included.

RFA Name	State	Buffer Status
South West WA RFA	Western Australia	In buffer area only

Nationally Important Wetlands [Resource Information]

Wetland Name	State	Buffer Status
Vasse-Wonnerup Wetland System	WA	In buffer area only

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Aerial Application of Lavicide to Vasse-Wonnerup Wetlands	2010/5593	Controlled Action	Post-Approval	In buffer area only
Bussell Highway Duplication Hutton to Sabina	2020/8800	Controlled Action	Post-Approval	In buffer area only
Busselton Foreshore Redevelopment from West Street to Ford Road	2013/6830	Controlled Action	Post-Approval	In buffer area only
Capecare, urban and commercial new development, Aged Care - Naturaliste Terrace, Dunsborough, WA	2006/2834	Controlled Action	Post-Approval	In buffer area only
Cape View Resort at Lot 190 Little Colin Street	2006/3070	Controlled Action	Post-Approval	In buffer area only
Dawson Beach Estate Stage 2	2005/2153	Controlled Action	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Development Guide Plan for 46 ha Residential Subdivision	2008/4102	Controlled Action	Post-Approval	In buffer area only
Development of Busselton Health Campus	2011/6011	Controlled Action	Post-Approval	In buffer area only
Development of Lot 9018 Martingale Road and Lot 377 Clinker Drive, Dunsborough, WA	2018/8278	Controlled Action	Further Information Request	In buffer area only
Develop Trails and a Wetlands Demonstration Site and Centre	2008/4439	Controlled Action	Post-Approval	In buffer area only
Eastern Link Project, Busselton WA	2018/8155	Controlled Action	Post-Approval	In buffer area only
Lennox Weir Removal, 12kms west Busselton	2021/8915	Controlled Action	Assessment Approach	In buffer area only
Lower Vasse River Sediment Removal	2021/9051	Controlled Action	Proposed Decision	In buffer area only
Old Broadwater Farm Estate Subdivision - Stage 3	2009/5231	Controlled Action	Post-Approval	In buffer area only
Peppermint Park Residential Subdivision - Stage 5	2008/4028	Controlled Action	Post-Approval	In buffer area only
Residential/Industrial subdivision, Lot 18, Vasse Highway, Shire of Busselton	2006/3208	Controlled Action	Post-Approval	In buffer area only
Residential Development	2007/3463	Controlled Action	Post-Approval	In buffer area only
Residential Development, Lot 3 & 4 Dorsett Street	2006/2774	Controlled Action	Completed	In buffer area only
Residential development Lot 3, 500 Bussell Highway, WA	2013/7098	Controlled Action	Post-Approval	In buffer area only
Residential development Lots 8 & 9 King Street	2006/2787	Controlled Action	Completed	In buffer area only
Residential subdivision, Lot 501 Vasse Hwy, Yalyalup, WA	2018/8244	Controlled Action	Post-Approval	In buffer area only
retirement units & aged care facility development	2007/3533	Controlled Action	Post-Approval	In buffer area only
Shark Hazard Mitigation Drum Line Program, WA	2014/7174	Controlled Action	Completed	In buffer area only
Three Turning Pockets West of Busselton Townsite	2002/846	Controlled Action	Post-Approval	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Tourism Villa Facility Development	2008/4025	Controlled Action	Post-Approval	In buffer area only
Upgrade of Ford Road	2005/2113	Controlled Action	Completed	In buffer area only
Urban development, multiple lots Northerly Street, Vasse, WA	2019/8494	Controlled Action	Assessment Approach	In feature area
Vasse Diversion Drain Upgrade	2017/7932	Controlled Action	Post-Approval	In buffer area only
Wonnerup North Mineral Sands Project, Busselton, WA	2014/7205	Controlled Action	Post-Approval	In buffer area only
Wonnerup South Mineral Sands Project, Yalyalup, WA	2014/7135	Controlled Action	Post-Approval	In buffer area only
Wonnerup Titanium Mineral Mining Project	2010/5403	Controlled Action	Post-Approval	In buffer area only
Yalyalup Mineral Sands Project, WA	2017/8094	Controlled Action	Post-Approval	In buffer area only
Yarragadee Water Supply Development	2005/2073	Controlled Action	Completed	In buffer area only
Yoongarillup Mineral Sands Project, WA	2012/6521	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
25 Lot Residential Subdivision	2009/4830	Not Controlled Action	Completed	In buffer area only
Aerial application of mosquito larvicides to Vasse Wonnerup Wetlands, WA	2016/7780	Not Controlled Action	Completed	In buffer area only
Busselton-Margaret River Regional Airport Development Project, WA	2016/7675	Not Controlled Action	Completed	In buffer area only
Busselton to Flinders Bay Rails to Trails Project, WA	2013/6835	Not Controlled Action	Completed	In feature area
Busselton to Margaret River Transmission Line	2008/3964	Not Controlled Action	Completed	In buffer area only
Cape Naturaliste Road Shared Pathway, Dunsborough, WA	2018/8282	Not Controlled Action	Completed	In buffer area only
Causeway Bridge Duplication, Busselton, WA	2018/8309	Not Controlled Action	Completed	In buffer area only
Caves Road and Cape Naturaliste Road Intersection Upgrade	2012/6395	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Caves Road widening project between Dunsborough and Yallingup(20.3 -24.6 SLK), WA	2015/7475	Not Controlled Action	Completed	In buffer area only
Horizontal drilling from Lot 35 Ballarat Rd under Wonnerup Inlet	2004/1354	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Lot 200 Caves Road Tourist Accommodation	2020/8775	Not Controlled Action	Completed	In buffer area only
Nuttman Road, Busselton Gravel Extraction, WA	2017/8086	Not Controlled Action	Completed	In buffer area only
Redevelopment of Lots 3 & 4, Kent Street	2007/3243	Not Controlled Action	Completed	In buffer area only
Replacement Floodgates	2003/1010	Not Controlled Action	Completed	In buffer area only
Residential & Light Industrial Development, Vasse WA	2013/6932	Not Controlled Action	Completed	In feature area
Residential development, Lot 42, Farmhouse Court, Bovell, WA	2014/7195	Not Controlled Action	Completed	In buffer area only
Rezoning of Lot 31, 80-lot Residential Subdivision	2008/4680	Not Controlled Action	Completed	In buffer area only
Vasse Hotel and Supermarket Redevelopment	2001/288	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Aerial Application of Larvicide	2010/5490	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Aerial Mosquito Spraying Vasse-Wonnerup System	2005/1952	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Ambergate North Residential Development	2009/4802	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Australian Underwater Discovery Centre	2021/9019	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action (particular manner)				
Country Road Estate - Final Stage Development	2006/3095	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Extension of existing mains water supply pipeline	2009/4686	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Locations 2629, 2699 & 2991 - Jamisons Road	2002/771	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Lots 123,124& Pt Loc 170 Geographe Bay Road	2005/2317	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Monaghan's Roundabout Project - Intersection of Bussell Highway and Caves Road, Shire of Busselton	2007/3515	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Novacare Lifestyle Village	2001/311	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
South Busselton Primary School	2001/290	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Subdivision and development of residential dwelling on part Lot 1, Bussell Highw	2006/3023	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Waterloo to Busselton 132kV Transmission Line	2002/816	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Ambergate North Residential Community (4896 lots)	2008/4617	Referral Decision	Completed	In buffer area only
Harvesting of Pinus Radiata Plantation	2010/5414	Referral Decision	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Referral decision				
Riverbank and Country Road Estates Lot 43 Bussell Highway	2005/2367	Referral Decision	Completed	In buffer area only
Water quality improvement trial, Lower Vasse River, Busselton, WA	2013/6975	Referral Decision	Completed	In buffer area only

Key Ecological Features [Resource Information]

Key Ecological Features are the parts of the marine ecosystem that are considered to be important for the biodiversity or ecosystem functioning and integrity of the Commonwealth Marine Area.

Name	Region	Buffer Status
Commonwealth marine environment within and adjacent to Geographe Bay	South-west	In buffer area only
Western rock lobster	South-west	In buffer area only

Biologically Important Areas

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna pacifica Wedge-tailed Shearwater [84292]	Foraging (in high numbers)	Known to occur	In buffer area only
Larus pacificus Pacific Gull [811]	Foraging (in high numbers)	Former Range	In buffer area only
Onychoprion anaethetus Bridled Tern [82845]	Foraging (in high numbers)	Known to occur	In buffer area only
Puffinus assimilis tunneyi Little Shearwater [59363]	Foraging (in high numbers)	Known to occur	In buffer area only
Whales			
Balaenoptera musculus brevicauda Pygmy Blue Whale [81317]	Distribution	Known to occur	In buffer area only
Balaenoptera musculus brevicauda Pygmy Blue Whale [81317]	Migration	Known to occur	In buffer area only
Eubalaena australis Southern Right Whale [40]	Calving buffer	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Eubalaena australis			
Southern Right Whale [40]	Seasonal calving habitat	Known to occur	In buffer area only
Megaptera novaeangliae			
Humpback Whale [38]	Migration (south)	Known to occur	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
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-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

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Please feel free to provide feedback via the Contact Us page.

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Appendix C:
Flora Likelihood Assessment

Appendix: Assessment of the Likelihood of Occurrence of Threatened and Priority Flora as per Desktop Assessment Database Searches surrounding the Survey Area

Distance to Nearest Record from the Survey Area is based on a distance analysis undertaken against 2022 DBCA database. High = Suitable habitat present and records less than 5 km from the Survey Area, Medium = Suitable habitat present and records between 5 km and 15 km from the Survey Area, and Low = No suitable habitat present and/or records greater than 15 km from the Survey Area, Unknown = Insufficient information available to classify . CR= Listed as Critically Endangered under the EPBC Act, EN = Listed as Endangered under the EBPC Act, VU = listed as Vulnerable under the EBPC Act. T = Threatened under the BC Act, P = Priority Listed, Ranked and Listed by the DBCA. Likelihoods are assessed both pre and post survey based on knowledge of the Survey Area, nearest known records, known flowering period of flora taxa and knowledge gained from the survey effort during ground truthing. 1: Department of the Environment (2022). SPRAT EPBC Threatened Flora in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: http://www.environment.gov.au/sprat. 2: Department of Biodiversity, Conservation and Attractions (2022). FloraBase - TheWestern Australian Flora. https://florabase.dpaw.wa.gov.au/

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Banksia mimica	T	EN	X	X	14.1	Dec or Jan - Feb	Grows on flat to gentle slopes, on grey and white sand in open woodlands.[1]	No	Low	Low
Banksia nivea subsp. uliginosa	T	EN	X	X	5.6	Aug - Sep	Confined to orange clay loam over laterite and sandy areas within winter-wet southern ironstones.[1]	No	Low	Low
Banksia squarrosa subsp. argillacea	T	VU	X	X	5.7	Jun - Nov	White/grey sand, gravelly clay or loam. Winter-wet flats, clay flats.[1]	Yes	Medium	Low
Brachyscias verecundus	T	CR		X	32.5	Nov	Endemic to ironstone soils in the Busselton region. It grows in winter-wet clay over ironstone in open to tall shrubland. Local groundwater and/or catchment flows on the surface are important for maintaining the wetland habitat.[1]	No	Low	Low
Caladenia busselliana	T	EN	X	X	14.4	Sep - Oct	Grows in sandy loam over clay soils .[2]	Yes	Medium	Medium
Caladenia caesarea subsp. maritima	T	EN	X	X	16	Aug - Sep	Loam, granite. Rock outcrops.[2]	no	Low	Low
Caladenia excelsa	T	EN	X	X	6	Sep - Oct	Typically grows on hilltops, slopes, swales in deep white, grey or brown sands or sandy loam of the Leeuwin-Naturaliste Ridge.[1]	No	Low	Low
Caladenia hoffmanii	T	EN		X	192.4	Aug - Oct	This species has a preference for clay, sandy clay or clay loam with laterite on rocky hillsides and ridges, or in winter-wet flats.[1]	No	Low	Low
Caladenia huegelii	T	EN	X	X	7.3	Sep - Oct	Grows in well-drained, deep sandy soils in low mixed woodlands.[1] Grey or brown sand, clay loam.[2]	No	Low	Low
Caladenia procera	T	CR	X	X	5.5	Sep - Oct	Grows in Jarrah (*Eucalyptus marginata*), Marri (*Corymbia calophylla*) and Peppermint (*Agonis flexuosa*) woodland on alluvial sandy-clay loam flats amongst dense heath and sedges or low dense shrubs.[1]	No	Low	Low
Caladenia viridescens	T	EN	X	X	14.6	Sep - Oct	Loam, grey sand.[2]	Yes	Medium	Low
Chamelaucium roycei	T	VU	X	X	5.6	Dec - Jan	Plains or winter wet areas. Brown, red or grey sand, clay or loam over ironstone or laterite.[2]	No	Low	Low
Daviesia elongata	T	VU	X	X	5.6	Sep or Dec or Jan - Feb	Occurs on grey sandy loam soils in low forest over heath [2]	No	Low	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Diuris micrantha	T	VU		X	83.8	Sep - Oct	Found on dark, grey to blackish, sandy clay-loam substrates in winter wet depressions or swamps.[2]	no	Low	Low
Drakaea elastica	T	EN	X	X	23	Oct - Nov	White, grey sand, low-lying situations adjoining winter-wet swamps.[1]	Yes	Low	Low
Drakaea micrantha	T	VU	X	X	14.4	Sep - Oct	Usually found on cleared firebreaks or open sandy patches that have been disturbed, where competition from other plants has been removed.[1]	Yes	Medium	Low
Eucalyptus ×phylacis	T	EN	X		16.3	May	Laterite, loam over granite. Coastal areas.[2]	No	Low	Low
Gastrolobium argyrotrichum	T	CR	X	X	14.4	Oct	Slopes, rock gullies. Brown, orange or grey loam or sandy clay with outcropping granite and gravel.[2]	No	Low	Low
Gastrolobium modestum	T	VU	X	X	15.4	Sep - Nov	This species habitat consists of laterite (or ironstone) gullies, with sand, loam, and clay soils, and moist and seasonal wetland conditions. It occurs in Jarrah Low Forest.[1]	No	Low	Low
Gastrolobium papilio	T	EN	X	X	15.1	Oct - Dec	Grows in shallow, peaty grey-brown sandy clay or very shallow red sandy-clay soil over ironstone in winter-wet flats.[2]	No	Low	Low
Grevillea brachystylis subsp. grandis	T	CR	X	X	5.7	Jul - Oct or Dec - Jan	Plains, grey or brown sandy loam over laterite.[2]	No	Low	Low
Grevillea elongata	T	VU	X	X	5.6	Oct	This species is found on poorly drained soils ranging from red brown loam sand or gravelly clay over ironstone, through to light brown sandy clay or grey sand. It occurs in scrubby heath often beside creeks.[1]	No	Low	Low
Hemigenia ramosissima	T	CR	X		163.3	Nov - Dec or Jan	Lateritic soils, clay. Granite outcrops.[2]	No	Low	Low
Lambertia echinata subsp. occidentalis	T	EN	X	X	5.8	Feb or Apr or Dec	Typically found on shallow soils over sheet ironstone and white sandy soils over laterite.[1]	No	Low	Low
Lambertia orbifolia subsp. Scott River Plains (L.W. Sage 684)	T	EN	X		5.9	Oct - Nov or Jan	Yellow-brown sandy clay, grey sand, sandy gravel, laterite. Along riverbanks, sand dunes, plains & ridges, seasonally-inundated areas.[2]	No	Low	Low
Morelotia australiensis	T	VU	X	X	5.6	Nov - Dec	The species favours winter-wet swampy depressions, drainage lines or rises surrounding swamps.[1]	Yes	Medium	Low
Petrophile latericola	T	EN		X	23.1	Nov	Tall and low heath on winter-wet flats of red sandy-clay over ironstone.[1]	No	Low	Low
Synaphea sp. Fairbridge Farm (D. Papenfus 696)	T	CR		X	37.4	Oct	Occurs on grey, clayey sand with lateritic pebbles in low woodland areas near winter-wetflats.[1]	No	Low	Low
Verticordia densiflora var. pedunculata	T	EN	X	X	5.7	Dec or Jan	Grows on light yellow or grey sands in low-lying, winter-wet areas.[1]	Yes	Medium	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Verticordia plumosa var. ananeotes	T	EN	X	X	5.7	Nov - Dec	The northern populations grow in sandy soils in open Jarrah (*Eucalyptus marginata*) woodland, and the southern populations grow on sandy/clay plains.[1] Sandy loam. Seasonally inundated plains.[2]	Yes	Medium	Low
Verticordia plumosa var. vassensis	T	EN	X	X	5.5	Sep - Dec or Jan - Feb	Grows on a variety of sands and swampy clay soils in mostly winter-wet flats and depressions on badly degraded, grassy-weed infested road verges.[1]	Yes	Medium	Low
Wurmbea calcicola	T	EN		X	16	Jun	Loam. Coastal limestone cliffs.[2]	No	Low	Low
Andersonia ferricola	P1		X		15.3	Oct	White sand or red-brown loam over ironstone. Seasonally wet flats.[2]	No	Low	Low
Gastrolobium sp. Yoongarillup (S. Dilkes s.n. 1/9/1969)	P1		X		5.6	NA	Description unknown. Recorded from two locations (Yoongarillup and Busselton) in 1969 and 1970.[2]	Unknown	Medium	Low
Loxocarya striata subsp. implexa	P1		X		15.3	NA	Winter wet flats, red clay over ironstone in *Hakea varia* open heath.[2]	No	Low	Low
Puccinellia vassica	P1		X		5.6	Nov	Saline soils. On the outer margins of coastal saltmarshes.[2]	Yes	Medium	Low
Schoenus sp. Jindong (R.D. Royce 2485)	P1		X		5.6	NA	Red loamy soils. Stream banks.[2]	No	Low	Low
Stachystemon exilis	P1		X		14	Oct - Nov	Low-lying coastal plain, dune slope. White or grey sand.[2]	No	Low	Low
Stylidium ferricola	P1		X		23.1	Oct-Nov	Shallow red-brown clay loam over ironstone. Seasonally wet poorly-drained slopes.[2]	No	Low	Low
Actinotus whicheranus	P2		X		14.1	Dec or Jan - Mar	White sand pockets over laterite.[2]	No	Low	Low
Amperea micrantha	P2		X		5.7	Oct - Nov	Sandy soils.[2]	Yes	Medium	Medium
Andersonia barbata	P2		X		5.7	Nov	White sand. Swampy areas.[2]	No	Low	Low
Andersonia sp. Echidna (A.R. Annels ARA 5500)	P2		X		14.5	Nov - Dec	Gentle mid and lower slopes. Laterite, gravel. Brown, grey or white sand.[2]	No	Low	Low
Calystegia sepium subsp. roseata	P2		X		5.6	Oct	Winter wet areas. Black sandy clay.[2]	No	Low	Low
Cardamine paucijuga	P2		X		14.1	Sep - Oct	In moist to dry habitats.[2]	Yes	Medium	Medium

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Leptomeria furtiva	P2		X		5.6	Aug - Oct	Grey or black peaty sand. Winter-wet flats.[2]	Yes	Medium	Low
Lepyrodia extensa	P2		X		5.5	Feb or Dec	Sand and sandy peat. Seasonally inundated swamps.[2]	Yes	Medium	Low
Leucopogon sp. Busselton (D. Cooper 243)	P2		X		5.6	Aug - Sep	Seasonal dampland, white or grey or black sand, brown sandy clay.[2]	Yes	Medium	Low
Thelymitra variegata	P2		X		5.7	Jun - Sep	Sandy clay, sand, laterite.[2]	No	Low	Low
Acacia ancistrophylla var. perarcuata	P3		X		337.5	Aug - Sep	Red sand, clay loam, loam. Undulating plains.[2]	No	Low	Low
Acacia inops	P3		X		14.5	Sep - Nov	Black peaty sand, clay. Swamps, creeks.[2]	No	Low	Low
Acacia lateriticola var. Glabrous variant (B.R. Maslin 6765)	P3		X		5.5	Aug or Oct	Lateritic soils.[2]	No	Low	Low
Angianthus drummondii	P3		X		5.6	Oct - Dec	Grey or brown clay soils, ironstone. Seasonally wet flats.[2]	No	Low	Low
Blennospora doliiformis	P3		X		5.7	Oct - Nov	Grey or red clay soils over ironstone. Seasonally-wet flats.[2]	No	Low	Low
Boronia capitata subsp. gracilis	P3		X		5.6	Jul - Nov	White/grey or black sand. Winter-wet swamps, hillslopes.[2]	Yes	Medium	Low
Boronia tetragona	P3		X		5.7	Oct - Dec	Black/white sand, laterite, brown sandy loam. Winter-wet flats, swamps, open woodland.[2]	Yes	Medium	Low
Calothamnus lateralis var. crassus	P3		X		48	Oct - Nov	Peaty sand in swamp.[2]	No	Low	Low
Caustis sp. Boyanup (G.S. McCutcheon 1706)	P3		X		14.2	Jan - Feb	White or grey sand.[2]	Yes	Medium	Low
Chordifex gracilior	P3		X		5.4	Sep - Dec	Peaty sand. Swamps.[2]	No	Low	Low
Chorizema carinatum	P3		X		5.8	Oct - Dec	Sand, sandy clay.[2]	Yes	Medium	Low
Cyathochaeta teretifolia	P3		X		5.8	Dec	Grey sand, sandy clay, swamps, creek edges.[2]	Yes	Medium	Low
Eryngium sp. Subdecumbens (G.J. Keighery 5390)	P3		X		198.1	Oct - Nov	Seasonally inundated claypans, grey clay.[2]	No	Low	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Grevillea brachystylis subsp. brachystylis	P3		X		5.7	Aug - Nov	Black sand, sandy clay. Swampy situations.[2]	No	Low	Low
Grevillea bronwenae	P3		X		5.6	Jun - Dec	Grey sand over laterite, lateritic loam. Hillslopes.[2]	No	Low	Low
Grevillea manglesioides subsp. ferricola	P3		X		14	Oct	Red sandy clay over ironstone. Winter wet flats.[2]	No	Low	Low
Hakea oldfieldii	P3		X		5.5	Aug - Oct	Red clay or sand over laterite. Seasonally wet flats.[2]	No	Low	Low
Isopogon formosus subsp. dasylepis	P3		X		5.6	Jun - Dec	Sand, sandy clay, gravelly sandy soils over laterite. Often swampy areas.[2]	No	Low	Low
Jacksonia gracillima	P3		X		5.4	Oct - Nov	Coastal plains, dry grey sand, near seasonal wetlands and winter-wet areas.[2]	Yes	Medium	Low
Johnsonia inconspicua	P3		X		5.7	Oct - Nov	White-grey or black sand. Low dunes, winter-wet flats.[2]	No	Low	Low
Lasiopetalum laxiflorum	P3		X		5.8	Oct or Nov	Dry slopes, white sand over laterite.[2]	No	Low	Low
Lasiopetalum membranaceum	P3		X		5.6	Sep - Dec	Sand over limestone.[2]	No	Low	Low
Lepyrodia heleocharoides	P3		X		5.5	Dec	Moist peaty sand. Dry or seasonally inundated heath or woodland, swamps.[2]	No	Low	Low
Loxocarya magna	P3		X		5.5	Sep or Nov	Sand, loam, clay, ironstone. Seasonally inundated or damp habitats.[2]	No	Low	Low
Meionectes tenuifolia	P3		X		5.7	Sep - Dec	Seasonally wet inundated areas. Grey sand.[2]	Yes	Medium	Low
Myriophyllum echinatum	P3		X		5.6	Nov	Clay. Winter-wet flats.[2]	No	Low	Low
Pimelea ciliata subsp. longituba	P3		X		5.6	Oct - Dec	Grey sand over clay, loam.[2]	Yes	Medium	Low
Pithocarpa corymbulosa	P3		X		115.2	Jan - Apr	Gravelly or sandy loam. Amongst granite outcrops.[2]	No	Low	Low
Pultenaea pinifolia	P3		X		5.7	Oct - Nov	Loam or clay. Floodplains, swampy areas.[2]	Yes	Medium	Low
Schoenus benthamii	P3		X		5.6	Oct - Nov	White, grey sand, sandy clay. Winter-wet flats, swamps.[2]	Yes	Medium	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Schoenus pennisetis	P3		X		13.9	Aug - Sep	Grey or peaty sand, sandy clay. Swamps, winter-wet depressions.[2]	Yes	Medium	Low
Stylidium lowrieanum	P3		X		5.9	Oct - Nov	Sand or sandy loam over limestone. *Eucalypt* or *Agonis* woodland, forest, scrub.[2]	No	Low	Low
Synaphea decumbens	P3		X		6	Sep - Oct	Sand over laterite.[2]	No	Low	Low
Synaphea hians	P3		X		5.6	Jul or Sep - Nov	Sandy soils. Rises.[2]	No	Low	Low
Synaphea petiolaris subsp. simplex	P3		X		5.4	Sep - Oct	Sandy soils. Flats, winter-wet areas.[2]	Yes	Medium	Low
Verticordia attenuata	P3		X		14.1	Dec or Jan - May	White or grey sand. Winter-wet depressions.[2]	Yes	Medium	Low
Acacia flagelliformis	P4		X		5.8	May - Sep	Sandy soils. Winter-wet areas.[2]	Yes	Medium	Low
Acacia semitrullata	P4		X		5.6	May - Oct	White/grey sand, sometimes over laterite, clay. Sandplains, swampy areas.[2]	No	Low	Low
Aponogeton hexatepalus	P4		X		23.2	Jul - Oct	Mud. Freshwater: ponds, rivers, claypans.[2]	Yes	Low	Low
Banksia meisneri subsp. ascendens	P4		X		14.1	Apr - Sep	White or grey sand. Swampy flats.[2]	Yes	Medium	Low
Boronia tenuis	P4		X		14.2	Aug - Nov	Laterite, stony soils, granite.[2]	No	Low	Low
Calothamnus graniticus subsp. graniticus	P4		X		5.8	May - Jun	Skeletal sandy soils. Granite outcrops.[2]	No	Low	Low
Calothamnus quadrifidus subsp. teretifolius	P4		X		5.7	Sep - Dec	Clay with ironstone, wet in winter, with tall shrubland.[2]	No	Low	Low
Chamelaucium erythrochlorum	P4		X		5.5	Nov - Feb	Gully, riverbank, ridge, lower slopes. Brown sandy loam, white clayey sand, yellow/brown loam. Littered areas.[2]	No	Low	Low
Eucalyptus rudis subsp. cratyantha	P4		X		14	Jul - Sep	Loam. Flats, hillsides.[2]	Yes	Medium	Low
Eucalyptus virginea	P4		X		16.2	Dec or Jan or Jul	Clay or sandy loam, shallow soil over granite, laterite loam over clay. Lower slopes near watercourses, edge of rock outcrops, gently sloping sites.[2]	No	Low	Low
Franklandia triaristata	P4		X		5.9	Aug - Oct	White or grey sand.[2]	Yes	Medium	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Species	Conservation Status		Source		Distance to Nearest Record (km)	Flowering Period	Prefered Habitat	Habitat occurs within the Survey Area	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	NatureMap	PMST						
Gahnia sclerioides	P4		X		14.5	Feb, Apr, Jun, Aug - Sep or Nov	Loam, sandy soils. Moist shaded situations.[2]	Yes	Medium	Low
Gonocarpus pusillus	P4		X		14.4	Nov - Dec	Grey sandy clay. Winter-wet swamps.[2]	Yes	Medium	Low
Lambertia rariflora subsp. rariflora	P4		X		14.2	Feb - Mar or May	Red-brown clay soils, black organic loam, laterite. Near intermittent streams.[2]	No	Low	Low
Ornduffia submersa	P4		X		5.6	Sep - Oct	Dry, seasonally inundated grey soil.[2]	Yes	Medium	Medium
Schoenus natans	P4		X		23.3	Oct	Winter-wet depressions.[2]	Yes	Low	Low
Stylidium leeuwinense	P4		X		5.9	Feb - May	Grey to black peaty sand. Winter-wet habitats and depressions. Shrubland, heath, sedgeland or low woodland.[2]	No	Low	Low
Stylidium longitubum	P4		X		14.2	Oct - Dec	Sandy clay, clay. Seasonal wetlands.[2]	Yes	Medium	Medium
Thysanotus glaucus	P4		X		5.5	Nov-Feb	White, grey or yellow sand, sand gravel.[2]	No	Low	Low
Thysanotus isantherus	P4		X		14.4	Nov - Dec	Granite.[2]	No	Low	Low
Verticordia lehmannii	P4		X		5.7	Jan or Apr - Jun or Aug or Dec	Sandy clay. Winter-wet flats.[2]	Yes	Medium	Low

[1] Department of Agriculture, Water and Environment (2020) [2]Western Australian Herbarium (2020)

Appendix D:
Flora Site Sheets

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 1
Location MGA 50 338167 **mE** 6272929 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: N/A
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Melaleuca rhaphiophylla low open woodland over *Hordeum leporinum low closed grassland over *Juncus ?microcephalus, (*Rumex ?crispus and *Zantedeschia aethiopica) mid closed herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Arctotheca calendula*	10	0.5
**Geranium dissectum*	10	0.5
**Hordeum leporinum*	30	80
**Hypochaeris ?glabra*	20	0.1
**Juncus ?microcephalus*	100	80
**Lotus angustissimus*	10	0.5
Melaleuca rhaphiophylla	1000	10
**Rumex ?crispus*	20	1
**Trifolium cernuum*	10	0.5
**Zantedeschia aethiopica*	120	1

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 2
Location MGA 50 338185 **mE** 6273025 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: N/A
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Melaleuca rhaphiophylla low forest over Gahnia trifida tall open sedgeland over *Zantedeschia aethiopica tall herbland*

Condition: Degraded
Fire Age: > 15 years
Disturbance Type: Grazing Heavy,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Arctotheca calendula*	10	0.1
**Cirsium vulgare*	10	0.1
**Cotula coronopifolia*	10	0.5
Gahnia trifida	130	25
**Geranium dissectum*	10	0.1
**Hordeum leporinum*	20	0.5
**Lotus angustissimus*	10	0.5
Melaleuca rhaphiophylla	8000	80
**Ranunculus muricatus*	20	0.1
**Sonchus oleraceus*	10	0.1
**Zantedeschia aethiopica*	150	60

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 3
Location MGA 50 338247 **mE** 6273090 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: Limestone
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Melaleuca rhaphiophylla low woodland over *Hordeum leporinum low sparse grassland over Gahnia trifida tall sparse sedgeland over *Juncus ?microcephalus (and *Zantedeschia aethiopica) mid sparse herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Arctotheca calendula*	10	0.1
Gahnia trifida	120	3
**Geranium dissectum*	10	0.1
**Hordeum leporinum*	10	5
**Juncus ?microcephalus*	100	5
Melaleuca rhaphiophylla	8000	20
**Zantedeschia aethiopica*	60	1

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 4
Location MGA 50 338148 **mE** 6273315 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: N/A
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Eucalyptus rudis mid open woodland over *Hordeum leporinum low grassland over Gahnia trifida tall open sedgeland over *Juncus ?microcephalus mid open herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Vehicle tracks,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Arctotheca calendula*	10	0.1
Eucalyptus rudis	12000	8
Gahnia trifida	140	30
**Hordeum leporinum*	10	70
**Juncus ?microcephalus*	100	25
**Lotus angustissimus*	10	0.1
**Solanum nigrum*	30	0.1

FLORA SITE SHEET

Project Name	5038 Vasse North Flora and Vegetation Survey
Site:	Vasse North 5
Location	MGA 50 338293 **mE** 6273438 **mN**
Described by:	SW
Date:	23/11/2021
Type:	Releve
Landform:	Wetland
Slope:	Flat
Rock Type:	N/A
Soil Type:	Loam
Soil Colour:	Grey

Vegetation: *Tecticornia ?halocnemoides low samphire shrubland over *Cotula coronopifolia low herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Vehicle tracks,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Cotula coronopifolia*	10	35
Tecticornia ?halocnemoides	10	55

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 6
Location MGA 50 338286 **mE** 6273576 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: N/A
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Eucalyptus rudis, Agonis flexuosa (and Melaleuca rhaphiophylla) low to mid open forest over *Hordeum leporinum low closed grassland over *Zantedeschia aethiopica mid sparse herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Vehicle tracks,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
Agonis flexuosa	10000	15
**Arctotheca calendula*	10	0.1
Eucalyptus rudis	12000	20
**Hordeum leporinum*	20	80
Melaleuca rhaphiophylla	5000	5
**Sonchus oleraceus*	40	0.5
**Zantedeschia aethiopica*	100	5

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 7
Location MGA 50 337583 **mE** 6273471 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

Landform: Wetland
Slope: Flat
Rock Type: Limestone
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Melaleuca rhaphiophylla low open woodland over *Hordeum leporinum low sparse grassland over Gahnia trifida tall open sedgeland over *Cotula coronopifolia, (*Juncus microcephalus and *Lotus angustissimum) low to tall closed herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Vehicle tracks,Weeds,Cattle tracks/scats,Historical Clearing,Infrastructure

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Cotula coronopifolia*	10	70
Gahnia trifida	150	30
**Hordeum leporinum*	10	10
**Hypochaeris ?glabra*	30	0.5
**Juncus ?microcephalus*	150	20
**Lotus angustissimus*	10	10
Melaleuca rhaphiophylla	1000	10
**Zantedeschia aethiopica*	60	0.5

FLORA SITE SHEET

Project Name 5038 Vasse North Flora and Vegetation Survey
Site: Vasse North 8
Location MGA 50 337720 **mE** 6272997 **mN**

Described by: SW
Date: 23/11/2021
Type: Releve

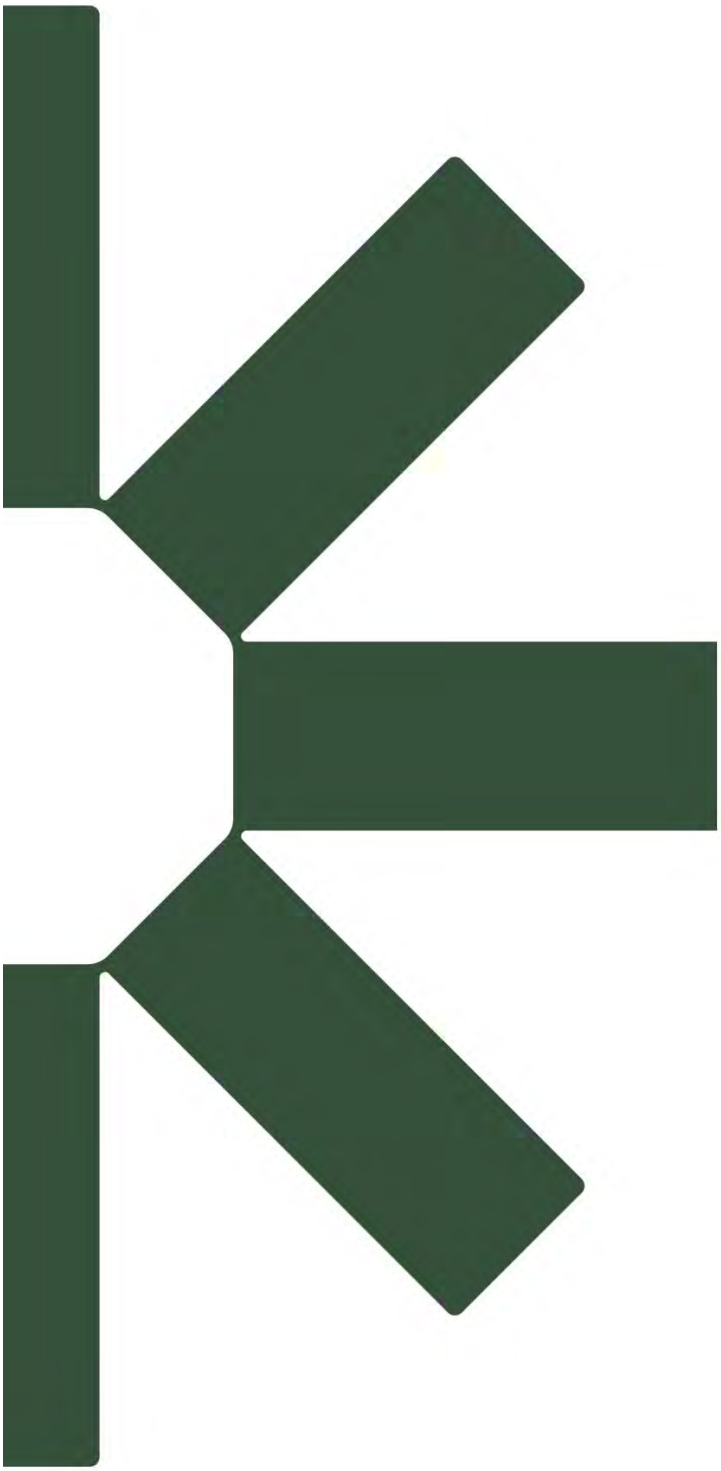
Landform: Wetland
Slope: Flat
Rock Type: Limestone
Soil Type: Loam
Soil Colour: Grey

Vegetation: *Melaleuca rhaphiophylla low woodland over *Hordeum leporinum low closed grassland over *Cirsium vulgare and *Zantedeschia aethiopica tall open herbland*

Condition: Degraded
Fire Age: Unknown
Disturbance Type: Grazing Heavy,Vehicle tracks,Weeds,Cattle tracks/scats,Historical Clearing

SPECIES LIST

Taxon	Height (cm)	Cover (%)
**Arctotheca calendula*	10	0.5
**Cirsium vulgare*	200	10
**Geranium dissectum*	20	0.1
**Hordeum leporinum*	10	85
**Lotus angustissimus*	10	0.5
Melaleuca rhaphiophylla	8000	30
**Zantedeschia aethiopica*	150	5



Making Sustainability Happen

Appendix 2 - Local Water Management Strategy (JDA Consulting Hydrologists)

Prepared for:

JV PERRON DEVELOPMENTS PTY LTD & STAWELL PTY LTD

Lots 19, 20, 9001 and 9010, Vasse North

Local Water Management Strategy

April 2024

Report ref. J7433d

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EXECUTIVE SUMMARY

This Local Water Management Strategy [LWMS] has been prepared by JDA Consultant Hydrologists on behalf of a Joint Venture between Perron Development Pty Ltd and Stawell Pty Ltd for a 58 ha area for Vasse North and herein referenced as the Study Area, Figure 1.

This LWMS provides the framework for the application of total water cycle management to the proposed industrial structure of the SP and develops on the principles within the Department of Water and Environmental Regulation's principles on Water Sensitive Urban Design as described in the Stormwater Management Manual (DoW, 2015) and Better Urban Water Management (WAPC, 2008). A summary of the key elements of the LWMS in addressing the objectives and principles of water management is presented in Table 1.

TABLE 1: SUMMARY OF PROPOSED LOCAL WATER MANAGEMENT STRATEGY

Principle	Key LWMS Elements
Water Quantity To maintain the total water cycle balance within development areas relative to the pre-development conditions.	• Maintain flow paths for existing catchments; • Maintain 1EY event post development discharge relative to pre-development conditions; • Manage 20% and 1% AEP peak flows from the site; • Stormwater detention areas outlets set above AAMGL, with managed subsoil under basins; • Installation of sub-soil drainage at a controlled watertable level; and • Maximise infiltration opportunities for frequent events.
Water Quality Improve the surface and groundwater quality within development areas relative to pre-development conditions.	• Change in land use and WSUD to reduce nutrient input in the site; • Manage 1EY 1 hour event through infiltration; • Use of treatment train approach to stormwater management; • Application of source controls – including street sweeping, education to reduce nutrient application, native plantings, swales and lot soakwells; • Maximise stormwater infiltration opportunities; and • Application of structural controls – retention/detention areas and swales.
Water Conservation To maximise the reuse of stormwater	• Encourage implementation of water efficiency and demand management measures both internal and external of buildings; • Use of native plantings in drainage areas to minimise irrigation.
Ecosystem Health To retain natural drainage systems and protect ecosystem health	• Maintain 1EY event post development discharge relative to pre-development conditions; and • Manage 20% and 1% AEP peak flows from the site.
Economic Viability To implement stormwater systems that are economically viable in the long term	• Use of proven structural WSUD technology; and • Use of source control techniques to minimise cost of nutrient management.
Public Health To minimise the public risk, including risk of injury or loss of life to the community	• Design in accordance with relevant design standards, best management practices, council regulations and government agency requirements.
Protection of Property To protect the built environment from flooding and waterlogging	• Identification of 1% AEP flood levels for site; • Protection of downstream areas by managing stormwater discharge; and • Sub-soil drainage to be implemented to control seasonal groundwater rise to a controlled watertable level.
Social Values To ensure that social aesthetic and cultural values are recognised and maintained when managing stormwater	• Use of POS within public areas for stormwater conveyance, including native planting in the swale; and • Integration of drainage and POS functions.
Development To ensure the delivery of best practice stormwater management through planning and development of high quality developed areas in accordance with sustainability & precautionary principles.	• Urban water management in accordance with Better Urban Water Management (WAPC, 2008); and • Development of the LWMS in accordance with government agency guidelines and best management practice recommendations.

1. INTRODUCTION

1.1 Background and Planning Context

This Local Water Management Strategy [LWMS] has been prepared by JDA Consultant Hydrologists on behalf of a Joint Venture between Perron Development Pty Ltd and Stawell Pty Ltd, for a 58 ha area of land in Vasse, City of Busselton, and herein referenced as the Study Area, Figure 1. The proposed development of the Study Area comprises residential lots.

The Study Area is located north of the Vasse Newtown Drainage Nutrient and Pollutant Management Plan (DNPMP, JDA, 2007) area.

To manage and protect Western Australia's water resources, the then Department of Water [DoW] and Western Australian Planning Commission [WAPC] produced *Better Urban Water Management* (WAPC, 2008) to guide urban development within Western Australia. This provides a framework for land and water planning across Western Australia, as shown in Table 2.

The water management strategy has been developed with the expertise and guidance of the City of Busselton (CoB), Department of Water and Environmental Regulation [DWER], and Water Corporation to achieve the best practice in water management and sustainable development. A copy of a complete WAPC (2008) LWMS checklist is contained as Appendix A to assist agency review of this document.

TABLE 2: INTEGRATED PLANNING AND URBAN WATER MANAGEMENT PROCESS

Planning Phase	Planning Document	Water Management Document and Status
Local - Town Planning	Vasse North Concept Design	Vasse North, Local Water Management Strategy (LWMS) **THIS DOCUMENT**
Subdivision	Subdivision Application	Urban Water Management Plan (required for individual stages of development)

1.2 Guiding Documents

The following documents were used to develop the key design principles and objectives for the LWMS.

1.2.1 Better Urban Water Management (WAPC, 2008)

The guideline document Better Urban Water Management (WAPC, 2008) focuses on the process of integration between land use and water planning and specifying the level of investigations and documentations required at various decision points in the planning process, rather than the provision of any specific design objectives and criteria for urban water management.

This LWMS complies with the BUWM process.

1.2.2 Vasse Wonnerup Wetlands and Geographe Bay WQIP (DoW, 2010)

The Vasse Wonnerup Wetlands and Geographe Bay Water Quality Improvement Plan (DoW, 2010) was developed to guide management strategies to reduce nutrient loads being delivered to the downstream wetlands. DoW used water quality modelling to provide a breakdown of each catchment's nutrient sources and to estimate nutrient reduction required to prevent or alleviate water quality problems in each system. The WQIP provides target concentrations for areas draining to the wetlands downstream of Vasse.

1.2.3 City of Busselton Water Sensitive Urban Design Guidelines (CoB, 2014)

The WSUD guidelines provide guidance on measures to be used for individual lots scale for stormwater management, as required by CoB (2015) below. The document provides direction on soakwells, rainwater tanks, landscaping techniques, infiltration trenches, raingardens / biofiltration systems, vegetated swales, permeable paving and retention of remnant vegetation.

While the document is intended for individual lots, some of the information (raingardens, vegetated swales) is also relevant to larger scale water management.

The document also provides a calculation sheet to estimate volume of runoff to be managed on the lot, and capacity of the different infiltration devices.

1.2.4 Stormwater Management Manual for Western Australia (DoW, 2015)

The Water and Rivers Commission (now DWER) released A Manual for Managing Urban Stormwater Quality in Western Australia in 1998 to define and describe in practical terms Best Management Practices (BMP's) to reduce pollutant and nutrient inputs to stormwater drainage systems. The Manual also aimed to provide guidelines for the incorporation of water sensitive design principles into urban planning and design, which would enable the achievement of improved water quality from urban development.

The document was released not as a statutory requirement, but to provide a guideline for best planning and management practices and was intended for use not only by Water and Rivers Commission, but also by other State and Local Government Authorities and sectors of the urban development industry. The Manual did not provide details of design objectives and performance criteria for stormwater quality and provides only a qualitative comparison of pollutant removal efficiencies and associated costs. The Manual also relied only on the use of "in-transit" and "end of pipe" stormwater treatment rather than adopting a whole of catchment approach to water quality management which includes source control measures.

DoW completed a major review of the manual in consultation with a working team comprising industry and government representatives, published in August 2007, this was then further reviewed and revised in 2015.

Principal objectives for managing urban water in WA are stated as:

- Water Quality
  To maintain or improve the surface and groundwater quality within development areas relative to pre-development conditions.
- Water Quantity
  To maintain the total water cycle balance within development areas relative to the pre-development conditions.
- Water Conservation
  To maximise the reuse of stormwater.
- Ecosystem Health
  To retain natural drainage systems and protect ecosystem health.
- Economic Viability
  To implement stormwater systems that are economically viable in the long term.
- Public Health
  To minimise the public risk, including risk of injury or loss of life to the community.
- Protection of Property
  To protect the built environment from flooding and waterlogging.

- Social Values
  To ensure that social aesthetic and cultural values are recognised and maintained when managing stormwater.
- Development
  To ensure the delivery of best practice stormwater management through planning and development of high quality developed areas in accordance with sustainability and precautionary principles.

1.2.5 Local Government Guidelines for Subdivisional Development (IPWEA, 2016)

The Institution of Public Works Engineering Australia Subdivisional Guidelines (Edition 2.3 – June 2016) aims to achieve best practice for managing both water quantity and quality in a sustainable way as required by the State Planning Policy 2.9.

Design criteria are to be used as a guide for development of the urban water management system for strategic planning, subdivision and development. Water management requires consideration of water quality and quantity.

Post-development annual discharge (the critical 1 Exceedance per Year [EY] event) volume and peak flow should be maintained relative to pre-development conditions in all parts of the catchment where there are identified impacts on significant ecosystems. The built environment also needs to be protected from flooding (up to the 1% Annual Exceedance Probability [AEP]) and waterlogging, minimising the public risk.

Surface and groundwater quality should be at least maintained at pre-development levels (winter concentrations) and, if possible, improved. This should be achieved through a treatment train approach including non-structural measures (e.g. community education), on-site retention of the first 15 mm of rainfall and bio-retention structures/systems sized at 2% of the constructed impervious areas. As compared to a development that does not actively manage stormwater quality; the following design objectives are required:

- At least 80% reduction of the total suspended solids;
- At least 60% reduction of total phosphorus;
- At least 45% reduction of total nitrogen; and
- At least 70% reduction of gross pollutants.

Key elements of the water-sensitive design include water conservation, flood protection, management of frequent events, groundwater drainage and general drainage design principles.

1.2.6 City of Busselton Local Planning Policy 6.1: Stormwater Management (CoB, 2021)

This document is part of a Local Planning Policy for general development and process standards. The policy aims to ensure the safe and effective management of the quantity and quality of stormwater runoff. The provisions have the following principles:

- Manage stormwater efficiently and effectively to provide adequate protection for people and property from flooding; and
- Avoid stormwater runoff adversely impacting the quality of the receiving waters, including groundwater, waterways, wetlands, Lower Vasse River and the Geographe Bay.

These principles are similar to those applied by DWER.

The policy provides design principles and deemed-to-comply requirements for single houses, commercial, industrial, mixed use, group and multiple residential, as well as rural industry.

For single houses there is a requirement to infiltrate within the lot at a rate of 1 m^3 per 65 m^2 impervious area (1 year ARI [equivalent to the 1EY], 1 hour duration event).

1.2.7 City of Busselton Coastal Hazard Risk Management and Adaption Plan (CoB, 2022)

The purpose of the CHRMAP is to identify the current and projected extent of risk to private assets, public infrastructure and environmental/social/cultural values from coastal hazards including those arising from projected sea level rise, and to provide a meaningful framework for responding to those hazards over a 100-year timeframe.

The CHRMAP Study Area is divided into 19 Management Units, each defining a section of the City coastline sharing similar characteristics. The Management Units include MU11 Abbey which extends from Buayanyup River Drain in the west to Holgate Road Groin, Broadwater Resort in the east.

The planning response is to establish minimum finished floor levels (FFL) for habitable floor space at 2.7 mAHD.

The infrastructure / coastal management current response includes constructing coastal seawall and then the response beyond 2043 is maintaining and extending the coastal seawall to a height of approximately 3.5 – 4.0 mAHD for protection against the 1 in 500 AEP storm surge, taking into account sea level rise. An additional response for beyond 2043 is to engage with State Government and Water Corporation to advocate for the upgrade of the eastern bank of the Buayanyup River Main Drain to 3.5 to 4.0 mAHD and to be structurally sufficient to protect the land to the east in the event of a coastal storm surge event. This area includes Vasse North.

Vasse North is not within the erosion hazard zone for the timescale out to 2123.

1.3 Key Design Principles and Objectives

1.3.1 Key Principles

The documents in Section 1.2 above, along with discussions with Department of Water and Environmental Regulation (DWER), Water Corporation and City of Busselton, were used to set the key principles and objectives for the LWMS. These are described in Table 3 below.

TABLE 3: LWMS KEY PRINCIPLES AND OBJECTIVES

Key WSUD Guiding Principles		
• Facilitate implementation of sustainable best practice in water management. • Provide integration with planning processes and clarity for agencies involved with implementation. • To minimise public risk, including risk of injury or loss of life. • Protection of infrastructure from flooding and waterlogging. • Encourage environmentally responsible development.		
Category	**Principles**	**Design Objectives**
Water Supply and Conservation	• Consider all potential water sources in water supply planning. • Integration of water and land use planning. • Sustainable and equitable use of all water sources having consideration of the needs of all users, including community, industry and environment.	• Minimise the use of potable water where drinking water quality is not essential, particularly ex-building use. • Apply water-wise landscaping measures to swales in road reserves to reduce and/or avoid irrigation.
Surface Water Flows	• Protect development from flooding. • Implement economically viable stormwater systems. • Retain natural drainage systems and protect and/or improve ecosystem health – For the Pilbara, reduce the stormwater velocity to prevent export of sediments. • Ensure that stormwater management recognises and maintains social, aesthetic and cultural values.	• For ocean storm surge flood management (CHRMAP), lot levels to have minimum FFL of 2.7mAHD. • For flood management for Broadwater Swamp, lot FFL to be at least 0.5 m above the 1% AEP flood level of 1.66 mAHD. • For Flood management relating to Buayanyup Drain, lots adjacent to the Drain to have minimum FFL 0.5 m above the 1% AEP flood level in Buayanyup Drain. • For stormwater flood management, manage up to the 1% AEP event within the development. • Use swales and basins through the development to for flow attenuation to match pre development 1% and 20% AEP flow rates to the receiving environment.
Water Quality	• Where development is associated with an ecosystem dependent upon a particular hydrological scheme, minimise discharge or pollutants to shallow groundwater and receiving waterways and maintain water quality in specified environments.	• The existing hydrological regime will be maintained as much as possible, particularly for small and minor events. In the major event the floodplain area will be inundated regardless.
Groundwater Levels	• Protect development from water logging	• Protect development from water logging through subsoil drainage where required.

1.3.2 Australian Rainfall and Runoff Terminology

The new edition of Australian Rainfall and Runoff (ARR) (Ball et al., 2019) adopts different probability terminology from that used in ARR 1987 (IEAust, 1987). In line with Ball et al. (2019), this report adopts new terminology Exceedances Per Year (EY) and Annual Exceedance Probability (AEP) instead of previous terminology, Average Recurrence Interval (ARI) used in ARR 1987, see conversions below.

- 1 EY is equivalent to 1 Year ARI
- 20% AEP equates to 4.49 Year ARI. (For simplicity, this report adopts 20% AEP as equivalent to 5 Year ARI)
- 10% AEP equates to 9.49 Year ARI. (For simplicity, this report adopts 10% AEP as equivalent to 10 Year ARI)
- 2% AEP equates to 49.5 Year ARI. (For simplicity, this report adopts 2% AEP as equivalent to 50 Year ARI)
- 1% AEP is equivalent to 100 Year ARI.

1.3.3 Key Hydrological Parameters

A summary of the key hydrological parameters used in this LWMS are summarised in Table 4.

TABLE 4: KEY HYDROLOGICAL PARAMETER VALUES USED IN THIS REPORT

Parameters	Section	Value or Source
Design Rainfalls	5	Bureau of Meteorology [BoM] (2016)
Mannings Roughness, n	5	Chow (1959)

Note: If parameter values change from those assumed above, then the calculations and modelling which inform this report will need to be revised.

2. PRE-DEVELOPMENT ENVIRONMENT

2.1 Location and Land Use

The Study Area is located on the Swan Coastal Plain approximately 9 km west-south-west of the Busselton townsite, and approximately 200 km south of Perth. The location of the Study Area is shown in Figure 1.

The Study Area is approximately 58 ha in size. It is bounded by Buayanyup River Main Drain (BRMD) to the west, undeveloped land (future Abbey South) to the north, Bussell Hwy to the south and other landholdings to the east.

Part of Lots S19 and S20 are an open space investigation area.

The Study Area is north of the *Vasse Newtown Western Catchment Drainage Nutrient & Pollutant Management Plan (DNPMP) boundary (JDA, 2006).*

2.2 Topography

The Study Area is generally flat and low lying. Natural surface elevation is approximately 1 mAHD in the north (Broadwater Swamp) increasing to approximately 3 mAHD in the south of the site, as shown on Figure 2. The historical channel located in S19 and S20 has invert levels of between 0.3 and 0.7 mAHD.

The BRMD bisects Locke Swamp and Broadwater Swamp with drain levee banks constraining flow to and from the Swamps. This prevents any flow from Locke Swamp in the west to Broadwater Swamp in the east. Low coastal dunes are located between the Swamps and the ocean to the north.

2.3 Climate

The Study Area has a Mediterranean climate with cool wet winters and warm dry summers. Most rainfall occurs from May to September. The closest long term Bureau of Meteorology (BoM) station is Busselton Shire (Station No: 9515), approximately 7 km to the north-east of the site area. Missing rainfall records filled by another nearby BoM station, Busselton Aero (Station No: 9603) with detailed annual and monthly rainfall is shown in Figure 3.

The long term (from 1877 to 2022) average annual rainfall is 797 mm, with a short term (from 1975 to 2022) annual average of 719 mm, corresponding to a 10% decrease from the long term average, consistent with a general decreasing trend in the South West of WA.

Most of the reduction of monthly average rainfall occurs during the winter months (between May and July), but no significant change in monthly rainfall in summer months (Figure 3). The 2016 rainfall Intensity-Frequency-Duration (IFD) data is presented in Figure 4.

The average annual pan evaporation is about 1100 mm (Luke et al., 1988).

2.4 Surface Geology

The environmental geology of the surface soils mapped by GSWA (1987) is shown on Figure 5. The Yallingup and Busselton Sheets of the 1:50,000 Environmental Geology Series maps indicate the site is in an area with surface materials generally comprising sandy soils, with some silty and clay soil near Buayanyup Drain (Golder Associates, 1998).

The Study Area soils consist of Tamala Limestone (LS7) in the southern part (Lot 9010), Calcareous Sand (S27) in the middle part (Lot 9001 and southern S19 and S20), and Estuarine Deposits (M5 and M6) across the top of the northern section (S19 and S20).

The Tamala Limestone is characterised as light yellowish brown, fine to coarse-grained, sub-angular to well-rounded quartz with common shells and corals of marine origin, often overlain by sand (GSWA, 1987).

The Calcareous Sand (S27) is characterised as thin layer of calcareous and quartz sand (white) over variably thick estuarine silts and grey clays (GSWA, 1987).

The Estuarine Deposit is characterised as greyish/brownish silts and minor clay content with some organic matter and shell debris in places (GSWA, 1987).

Hirschberg (1989) indicated that the superficial formation is only about 5 to 6 m thick in this area, with the base at about 0 mAHD. The superficial formation is underlain by the Leederville Formation.

2.5 Groundwater

There are two regional aquifer systems in the study area: the superficial aquifer and the Leederville aquifer. The superficial aquifer is a thin unconfined aquifer on the Swan Coastal Plain. The Leederville aquifer is a major multi-layered sedimentary aquifer. For the most part, the Leederville aquifer is a confined system. Groundwater flow is north towards the coast.

2.5.1 Superficial Aquifer

The Superficial Aquifer has a saturated thickness of generally less than 5 m. The Superficial formation collectively includes the Tamala Limestone, Bassendean Sand, Guildford formation and Yoganup formation. Consequently, there is a large variation in permeability, salinity, recharge rates and soil type. There are areas of high potential acid sulphate soil risk throughout the formation.

2.5.2 Leederville Aquifer

The Leederville Aquifer is a multi-layered aquifer system consisting of discontinuous interbedded sequences of sand and clay. The Leederville Aquifer on the Vasse shelf (between Busselton and Dunsborough faults) includes six distinct members of the Leederville formation – Quindalup, Upper and Lower Mowen, Upper and Lower Vasse and Yelverton members (Department of Water, 2009). Depth of the aquifer ranges from 15 to 200 m below ground level (below the Superficial Aquifer). Recharge of the aquifer is on the Blackwood Plateau, with some areas of potential recharge from the overlying Superficial Aquifer in areas where the Quindalup member is present beneath the Swan coastal plain. Groundwater salinity increases towards the coast with a seawater interface existing at the coast (Hirschberg, 1989).

2.5.3 Groundwater Levels

JDA installed four shallow groundwater monitoring bores (VHP1, 2, 3, 6) within the Study Area on 22 January 2008 (JDA, 2008). At two further locations (VHP4, VHP5-1 / 5-2) bore construction could not be completed due to limestone refusal. Locations are shown in Figure 6.

Water levels were also recorded by JDA in 2008 at three additional bores (K2, K3, and B26) previously installed within and near the Study Area by RPS Bowman Bishaw Gorham, for previous groundwater studies in the Vasse Newtown development area. The water level in nearby long term DWER superficial groundwater monitoring bore BN16s was also recorded. Locations of all these sites are shown in Figure 6.

Natural surface and top of casing levels for the bores were surveyed by BSO Development Consultants to Australian Height Datum (mAHD). Table 5 provides a summary of the survey data and recorded groundwater levels. Water levels at three surface water locations were also surveyed (Figure 6, locations S1, S2 and Dam) in January 2008.

In August 2023, JDA visited the Study Area to monitor all remaining monitoring bores. Bores VHP1, 2 and 3 and K3 were able to be located. Bores K2 and VHP6 were destroyed during earthworks for the Bussell Hwy bypass, and B26 destroyed by works within Vasse Village. The remaining bores have been modified slightly with several bores having shorter stick up. Bores were measured on 21 August 2023, along with the nearby BN16S. Groundwater levels are presented in Table 6.

TABLE 5: MONITORING SITES AND RECORDED GROUNDWATER LEVELS (JDA. 2008)

Location	Location		Natural Surface (mAHD)	Top of Casing (mAHD)	Water Level Recorded 22/01/08	
	Easting	Northing			(mBTOC)[1]	(mAHD)
JDA Bores						
VHP1	338315	6273579	0.86	1.25	1.27	-0.03
VHP2	337642	6273645	0.86	0.90	1.28	-0.38
VHP3	337642	6273383	0.80	1.38	1.51	-0.13
VHP6	337990	6272644	2.98	3.26	2.2	1.06
K2	337740	6272913	1.88	2.17	1.78	0.39
K3	338053	6273153	1.79	2.12	1.82	0.30
B26	337743	6272625	2.94	3.51	2.55	0.96
Department of Water Groundwater Monitoring Bores						
BN16s	338431	6272916	1.82	2.72	2.07	0.65
Surface Water Sites						
S1	337544	6273643			0.57	
S2	337542	6273323			0.57	
Dam	337595	6272979			0.17	

1. mBTOC : metres below Top of Casing

TABLE 6: MONITORING SITES AND RECORDED GROUNDWATER LEVELS 2023

Location	Location		Natural Surface (mAHD)	Top of Casing (mAHD)	Water Level Recorded 21/08/23	
	Easting	Northing			(mBTOC)[2]	(mAHD)
JDA Bores						
VHP1	338315	6273579	0.86	1.25	0.29	0.96
VHP2	337642	6273645	0.86	1.07	0.29	0.78
VHP3	337642	6273383	0.80	1.11	0.26	0.85
K3	338053	6273153	1.79	2.12	0.73	1.39
Department of Water Groundwater Monitoring Bores						
BN16s	338431	6272916	1.82	2.36 [1]	0.71	1.65

1. BN16S was modified and resurveyed in 2015

2.5.4 Average Annual Maximum Groundwater Level (AAMGL)

Based on the study of Vasse Health Precinct AAMGL Investigation (JDA, 2008), the estimated pre-development AAMGL for the Study Area is shown in Table 7 and presented as contours over the Study Area in Figure 6. Groundwater levels within the Study Area were correlated to DWER Bore BN16S (located 100 m from the eastern boundary of the Study Area). The AAMGL of the 1987 to 2007 period used in JDA, 2008) was 1.65 mAHD.

The estimated AAMGL within the Study Area ranges from 1.75 mAHD on the southern side of the site and falls to 0.75 mAHD on the northern side of the site. Groundwater flow is in a northerly direction toward Geographe Bay.

Depth to AAMGL at the bore locations are shown in Table 7, ranging from approximately 0 to 0.9 m below the natural surface. Figure 8 shows depth to AAMGL mapping across the site.

Using the 2023 groundwater data, JDA has reviewed the AAMGL assessment, using groundwater level data from DWER bore BN16S. The calculated AAMGL for BN16S across the total 1984-2022 record was 1.67 mAHD (Figure 7), with natural surface elevation of the bore at 1.82 mAHD (Tables 5, 6). The measured groundwater level at BN16S on 21 August 2023 was only 0.02 m below its estimated AAMGL.

TABLE 7: ESTIMATED PRE-DEVELOPMENT AAMGL (JDA, 2008)

Bore	Natural Surface Elevation (mAHD)	2008 Estimate (from JDA, 2008)		2023 Estimate	
		Estimated AAMGL (mAHD)	Depth to AAMGL (m)	Estimated AAMGL (mAHD)	Depth to AAMGL (m)
VHP1	0.86	0.86 [1]	0	0.86 [1]	0
VHP2	0.86	0.62	0.23	0.80	0.06
VHP3	0.80	0.80 [1]	0	0.80 [1]	0
VHP6	2.98	2.06	0.92	-	-
K2	1.88	1.39	0.49	-	-
K3	1.79	1.30	0.49	1.41	0.38

Note: 1. AAMGL corrected to natural surface

The 2023 revision is similar to the 2008 estimate and so the 2008 contours have been used (as it is based on a greater number of data points).

2.5.5 Maximum Groundwater Level (MGL)

Figure 7 shows that there are 3 significant winter peaks in the data record for BN16S in 1991, 2015 & 2016. However, it should be noted that the natural surface elevation at the bore is 1.82 mAHD, indicating that these winter peaks were above natural surface.

It should also be noted that the current top of casing of the bore is 2.36 mAHD, indicating that the 1991 reading was significantly above this, and may have been due to surface water, rather than groundwater. Whilst 1991 was a relatively wet year (908 mm). However, as the 1% AEP flood level for Broadwater Swamp is 1.66 mAHD (see Section 2.6 below), this would seem to indicate that the 1991 peak reading was erroneous and should therefore be disregarded.

Whilst 2016 was reasonably wet (794 mm – close to the long term average), 2015 was quite dry (567 mm) and also followed a similarly dry year (591 mm in 2014). Therefore, the high groundwater level recorded in 2015 seems very high, and possibly there was an error in recording of level that month.

The 2016 maximum level of 2.22 mAHD may therefore be regarded as being the MGL (even though the level is 0.4 m above natural surface). This is 0.55 m above the AAMGL, which JDA considers a typical difference.

2.5.6 Local Groundwater Quality

There is no groundwater quality monitoring data within the Study Area. However, the Vasse Newtown Western Catchment Drainage Nutrient & Pollutant Management Plan (DNPMP) (JDA, 2006) detailed the predevelopment monitoring programme and groundwater quality data for the adjacent area.

The DNPMP provided interim water quality targets based on pre-development monitoring data of:

- Groundwater: TN 7.6 mg/L, TP 0.06 mg/L
- Surface water: TN 3.1 mg/L, TP 1.0 mg/L

The DNPMP identified that “whilst the targets appear high in relation to the guideline values in Table 8, they reflect existing water quality as a result of previous land use (cattle grazing, viticulture, horticulture) and aimed to improve the previous situation of no monitoring and no targets”.

A historic measurement of Nitrate (NO_3) of 11 mg/L in regional DWER Bore BN16s shown on Figure 6 was sampled on 15 March 1984 (Hirschberg, 1989). Nitrate is only one component of Total Nitrogen (TN) and confirms the historic high levels of nitrogen in shallow groundwater.

A summary of water quality results (TN and TP) for bores in the vicinity of DNPMP Catchment B bores is presented in Table 8. The average values for these bores are similar to the targets set in the DNPMP.

TABLE 8: PREDEVELOPMENT GROUNDWATER QUALITY SUMMARY 2000 TO 2005 (JDA, 2006)

Parameter & Unit of Measure		Total Nitrogen, TN (mg/L)	Total Phosphorus, TP (mg/L)
Geographe Bay WQIP median targets[2] (surface water)		< 1.0	< 0.1
ANZECC Guideline Values – wetlands[1] (surface water)		< 1.5	< 0.06
DNPMP Interim Target (for groundwater averaged values)		< 7.6	< 0.06
Median Concentrations (mg/L) in Bores[4] from 2000 - 2005		6.0	0.03
Average Concentrations (mg/L) for Bores[4]	2000 – 2005	7.9	0.07
	2002 - 2005	8.4	0.04
	2000	4.7	0.49
	2002	4.7	0.02
	2003	8.0	0.05
	2004	9.1	0.04
	2005	9.4	0.04
ANZECC[3] 80th percentile of monitoring data 2000-2005[4]		11.6	0.07
Number of monitoring samples[4]		89	87

1. ANZECC (2000) values for South-West Australia for slightly disturbed wetland ecosystem - for a 95% level of protection where pre-development monitoring is not available.
2. DoW (2010) Geographe Bay WQIP Water Quality Targets for median concentrations. Applicable to Buayanyup Drain.
3. ANZECC (2000) Guidelines identify that local trigger value can be set on the 80th percentile value of local data sets
4. Bores B24, B32, B33, B34, B36.

The Total Phosphorus (TP) average concentrations in the groundwater bores over 2000-2005 is 0.07 mg/L, skewed by high values in 2000. The average for 2002 to 2005 is 0.04 mg/L. Annual Total Phosphorus (TP) average concentrations for four of the five monitored years are within the ANZECC (2000) recommended wetland value of 0.06 mg/L.

The average TN in the groundwater bores for 2000 to 2005 is 7.9 mg/L. The annual TN average in 2000 and 2002 are the only monitored years with readings below the baseline DNPMP target of 7.6 mg/L. None of the average TN groundwater concentration are within the ANZECC (2000) guidelines for slightly disturbed surface water wetland systems. This is reflective of the historical land use practices of cattle grazing.

2.5.7 Groundwater Supply

The non-potable irrigation water supply is via a horizontal bore located in the eastern part (Stage 1) of Vasse (west of Buayanyup Drain). The horizontal bore is operating under an existing DWER groundwater licence GWL176788(2) with an allocation of 140,000 kL per annum valid from 12 Aug 2015 to 31 Jul 2025, see Appendix B.

The horizontal bore system comprises a subsoil drain which has been installed at the same time as the gravity sewer installation in Dawson Stage 1, to abstract groundwater from the Superficial Aquifer. The Superficial Aquifer is thin and vertical bore yields have been deemed unviable. This horizontal bore system has proven viable and was approved by the (then) Department of Water.

2.6 Surface Water

2.6.1 Existing Surface Drainage

Regional drainage catchments are shown in Figure 9. The study area is within the regional 2990 ha Broadwater Swamp catchment that drains initially into the extensive swamplands and borders the BRMD (JDA, 2006).

Broadwater Swamp

The Study Area is located at the eastern extent of the Broadwater Swamp catchment. Broadwater Swamp extends approximately 7 km eastward to the Vasse Diversion Drain (VDD), where outflow is constrained by the use of check boards / flap gates at the outlet culverts (JDA, 1998). The Broadwater Swamp system also impacts upon groundwater levels, providing a drainage function to control groundwater levels. Water levels are as low as 0.4 mAHD at the eastern margin.

The Broadwater Swamp acts as an extensive regional surface water attenuation area prior to discharging via the outlet floodgates to VDD and the BRMD to the west (JDA, 1998). There are two outlet from the Broadwater Swamp area adjacent to the study Area – a culvert under Bussell Hwy to the east (C2) and a culvert to Buayanyup Drain (with flap gates) to the west (C1), shown on Figure 9.

Water balance modelling was used in JDA (1998) to estimate the 100 year ARI flood level in Broadwater Swamp. A 100 year ARI peak water level of 1.66 mAHD was calculated. The model assumed an initial water level of 0.8 mAHD, inflow from complete urban development of the flood fringe, and outflow discharge via the floodgates, consistent with WAWA (1987). The modelling did not consider any failure of the levee banks of the BRMD or VDD. Flood extent of the 100 year ARI event is shown in Figure 10.

Buayanyup River Main Drain (BRMD)

BRMD is adjacent to the western boundary of the study area (Figure 9) and flows in a northerly direction. Near the coast, levee banks were constructed to divert the water directly into Geographe Bay, rather than inundate Broadwater Swamp (JDA, 1998). BMRD has an invert typically 3 to 4 m below natural surface and is bunded 1 to 2 m above the surrounding natural surface.

As part of the Busselton Regional Flood Study (WAWA, 1987), the 100-year ARI peak flow from the Buayanyup catchment was estimated to be 93 m^3/s with a combined peak flow for the BRMD and Sub A Drain (Figure 9). In a review of the 1987 study, JDA (1998) revised this peak flow to be 95 m^3/s (again the combined peak flows of the BRMD and Sub A Drain).

JDA modelled the flow in the BRMD (JDA, 2014) with a 2D hydraulic model (MIKEFLOOD) to assess flood levels for the 100 year ARI peak flow of 95 m^3/s, and investigated the impact of potential breaches in the BRMD levee banks. The model applied an inflow hydrograph and did not include rainfall on grid. The model excluded the Sub A drain but applied the full inflow of 95 m^3/s at Florence Rd, the upstream extent of the model. Levee failure points were discussed and agreed with DoW (now DWER). Flood levels and mapping from Scenario 2a were used in the Vasse Town Centre Stage 1 UWMP.

Subsequent regional 2D modelling of the BRMD lower catchment (Jacobs & Worley Parsons 2017) found that the Sub A and Sub B (west and east of the BRMD main channel, respectively) have limited capacity for flow conveyance, and in more extreme events there is breakout flow to Broadwater Swamp (from the Sub B drain) and to Locke Swamp (from the Sub A drain) via overland flow.

In late 2017 JDA remodelled the BRMD and Sub A Drain for Water Corporation, with revised hydrology inputs and a greater model area. Water Corporation provided the flow hydrographs for the BRMD and Sub A, with peak 1% AEP (100 year ARI) flows of 85 m3/s and 39 m3/s respectively (a combined total of 124 m3/s cf. 95 m3/s previously). With the increased flows, there is some overtopping of the levees, particularly downstream of Bussell Hwy, with approximately 1 m3/s discharging both east into Broadwater Swamp and west into Locke Swamp. Figure 11 shows the flood mapping for the Water Corporation study – 1 in 100 AEP flood levels in the Buayanyup Drain are 3.20 mAHD immediately downstream of the Bussell Hwy bridge, 2.80 mAHD at the midpoint of the Study Area, and 2.32 mAHD at the downstream corner of the Study Area. DWER have indicated that finished flood levels (FFLs) adjacent to the drain should be set 0.5 m above these 1 in 100 AEP flood levels.

Impact of BRMD on Broadwater Swamp Flood Levels

As mentioned above, in the 1% (and rarer) AEP events, there is overtopping of the BRMD levee banks east to Broadwater Swamp and west to Locke Swamp. These flows are both approximately 0.9 m^3/s for peak discharge over the levee banks (Figure 11). The volume over water over the eastern levee is, however, small compared to the flow into the Broadwater Swamp from other catchments. The modelling in JDA (1998) indicates that the peak flood level of 1.66 mAHD in Broadwater Swamp does not occur until 27 hours after the start of the storm event. This is significantly after any overflow across the BRMD levee has occurred, and therefore the greater Broadwater Swamp flood level is critical. It should also be noted that the road crest of the north-south alignment of Bussell Hwy is higher than 1.66 mAHD, so all flow of floodwaters from the main section of Broadwater Swamp to the east of Bussell Hwy through to the western section of Broadwater Swamp, is through the culverts under Bussell Hwy, which is a significant constriction on flow, further delaying the timing of the peak flood level.

Another issue that JDA (2017) explored for Water Corporation was the impact of breaches in the levees of BRMD, either through overtopping and erosion, or through piping. For Vasse North, the scenario of breaching of the eastern levee adjacent to Broadwater Swamp is relevant. Calculations indicated that a breach of between 10 m and 60 m width was possible. Figure 12 shows the results of modelling a 60 m breach in the levee. For this case, peak flow from BRMD into Broadwater Swamp is 63 m^3/s for the 1% AEP event, resulting in a peak flood level of 2.15 mAHD within Broadwater. In this event, the flood level is greater than the road crest of Bussell Hwy, and there is overtopping of the road, with flow from west to east. Approximately 250 to 300 m road width will be inundated in this scenario.

2.6.2 Pre Development Runoff Estimation

Runoff rates for the development area have been estimated using the runoff module in XP-Storm. The development footprint of 38.4 ha was modelled with an initial loss of 5 mm and a continuing loss of 60%. A 40% runoff coefficient was used given the shallow depth to groundwater across the majority of the site (Figure 8). Rainfall was modelled with reference to the methodology in *Australian Rainfall & Runoff* 2019 [ARR2019] (Ball *et al.*, 2019). In ARR2019, there are a set of 10 temporal patterns for each combined EY/AEP and duration with the mean of the 10 temporal patterns used for reporting. The peak flows from the modelling are as follows:

- 1% AEP – 0.98 m^3/s
- 20% AEP – 0.43 m^3/s
- 1EY – 0.25 m^3/s

2.6.3 Surface Water Quality

The Vasse Wonnerup Wetlands and Geographe Bay Water Quality Improvement Plan (WQIP) (DoW, 2010) provides a set of water quality targets for the Busselton region. The Study Area (Broadwater Swamp) is located within the Vasse Diversion Drain reporting catchment. For this catchment the water quality objective is recovery, to reduce Nitrogen (N) and Phosphorus (P) to identified targets. For Phosphorus, the long term target is a reduction in nutrient load of 71%. For Nitrogen, the long term target is a reduction in nutrient load of 56%.

2.7 Wetlands

The Department of Biodiversity, Conservation and Attractions (DBCA, 2020) of the Swan Coastal Plain Dataset shows the boundaries and locations of wetlands in the Study Area (Figure 13).

The majority of the southern portion of the Study Area (Lots 9001 and 9010) is mapped as Palusplain, with “Multiple Use” management category. This category indicates that the land can be developed but the development must be sympathetic to the wetland status of the land and be based on water sensitive urban design principles. There is also a small section in the southeast corner that is not classified as wetland.

In the north part, Lots S19 and S20 are classified under the geomorphic wetland dataset as part Palusplain and part Estuary-Peripheral with multiple use wetlands in DBCA (2020).

The northern section of Lots S19 and S20 are currently marked as “Open Space Investigation Area”.

2.8 Acid Sulphate Soils

According to Regional Acid Sulphate Soil (ASS) risk mapping (Figure 14) published by DER (2014), the middle and northern portion (Lots S19, S20, 9001) of Study Area are classified as high to moderate risk of ASS, this broadly corresponding with the S27 soil type group, and moderate to low risk occurring within 3 m of natural soil surface in southern part (Lot 9010).

2.9 Aboriginal Heritage

There are no registered aboriginal sites within the Study Area.

3. PROPOSED DEVELOPMENT

The Study Area is located within the City of Busselton. The site is bounded by Bussell Hwy to the south, the Buayanyup River Main Drain (BRMD) to the west, and other landholdings to the east and north.

The proposed land use is for a residential development. The Structure Plan for the Study Area is shown on Figure 15.

Key elements of the Structure Plan related to urban water management include:

- Retention and infiltration of frequently occurring rainfall events ('small' event) at-source within residential lots or from road reserves within swales.
- Use of distributed POS areas for stormwater detention and infiltration.
- Use of local native species in open spaces, streetscapes and swales to reduce nutrient input and conserve water resources.

A land use breakdown for the Study Area is presented in Table 9 below.

TABLE 9: STUDY AREA LAND USE BREAKDOWN

Land Use Description	Area (ha)
Front Loaded Residential Lots	20.26
Group Dwelling Lots	0.52
Laneway Residential Lots	0.38
Road Reserve	12.1
POS Reserve	3.3
Commercial	0.4
Acoustic Buffer	2.0
WWPS	0.47
Open Space Investigation Area	18.6
Total	**58.0**

4. WATER SUPPLY AND CONSERVATION STRATEGY

The supply and sustainable use of water within the proposed development are key components of the management strategy.

4.1 Water Supply

4.1.1 Potable Water

Potable Water Supply will be provided by Busselton Water reticulated pipe system.

4.1.2 Non-Potable Water

The non-potable irrigation water supply is via a horizontal bore located in Vasse Dawson Stage 1.

The horizontal bore operates under an existing DWER groundwater licence GWL176788(2) with an allocation of 140,000 kL per annum valid from 12 Aug 2015 to 31 Jul 2025, see Appendix B.

The horizontal bore system comprises a subsoil drain which was installed at the same time as the gravity sewer installation in Dawson Stage 1, to abstract groundwater from the Superficial Aquifer. The Superficial Aquifer is thin and vertical bore yields have been deemed unviable. The horizontal bore system has proven viable and has been approved by DWER.

4.2 Wastewater Management

The wastewater Strategy will consist of collecting sewage utilising Water Corporation reticulated sewer pipe system.

4.3 Water Efficiency Measures

The State Planning Policy 2.9 regarding water resources (WAPC, 2006b) requires new developments to employ a total water cycle approach with consideration of water resources. JDA notes that a draft State Planning Policy (SPP) 2.9 was released for public comment in September 2021 which amalgamates and synthesises various SPPs into a single planning document including SPP 2.9. The revised SPP 2.9, once published as final, should be used to further inform appropriate water management measures.

Water conservation strategies to be considered for adoption include:

- Promotion of use of waterwise practices including water efficient fixtures and fittings (WELD rated taps, toilets, appliances) and water-wise landscaping including native plant species; and
- Use of native vegetation requiring no/less irrigation in proposed drainage swales.

Specific measures to achieve water conservation will be further detailed in the UWMP.

The objective for water conservation is to minimise use of water and maximise water use efficiency where possible. This objective can be achieved at both the development and household scale and has been identified by the State Government as part of the State Water Plan (Government of Western Australia, 2007) as a priority item for potable water. It has set a target for household water use of 100 kL/person/year, with a consumption target for scheme water of 40-60 kL/person/year.

Consistent with the State Water Plan, the main objectives for the development are:

- Avoid use of potable water for irrigation in POS areas.
- Household water use to be less than 100 kL/person/year.
- Minimise use of potable water where drinking water quality is not essential, particularly ex-house.
- Household consumption targets for in-house potable water use of 40-60 kL/person/yr.

Improvements in water conservation and efficiency to meet these objectives at both the development and lot scale through various mechanisms and measures are described further below.

Development Scale

Development scale water conservation measures appropriate for the site include:

- Strategic planning (orientation, shape, elevation etc.) of irrigation areas such as pocket parks, active and passive public open space areas, and road reserves to minimise long-term irrigation demand.
- Where possible co-locate facilities with significant irrigation demand.
- Within irrigation areas, the use of waterwise landscaping practices including hydrozoning, mulching, soil amendments, water retention products and installation of appropriate water efficient irrigation fixtures.
- POS and turfed areas should be irrigated using groundwater from the existing licensed allocation as discussed in Section 2.8.4. Water conservation could also be achieved by using alternative non-potable water to meet roadside swale and public area irrigation requirements.
- Retain and where appropriate rehabilitate native bush areas.

Lot Scale

Lot scale water conservation measures appropriate for the site include:

- All dwellings are to be built to 6-star building standards as per the current National Construction Code [NCC]. Note the NCC 2022 was published on 01 October 2022 and incorporates a minimum 7-star energy efficient rating for new dwellings. NCC 2022 was adopted on 01 May 2023 by the WA Government but there will be transitional period in implementation of the new code with the residential energy efficiency provisions mandatory from 01 May 2025 after which all new dwellings are to be 7-star rated.
- Initiatives to encourage waterwise landscaping of residential lots including hydrozoning, mulching, soil amendments, water retention products and installation of appropriate irrigation fixtures.
- All buildings should be encouraged and supported to implement these waterwise practices and measures within this development.

5. SURFACE WATER MANAGEMENT

5.1 Stormwater System Overview

The proposed stormwater management system for Vasse North is shown in Figure 16.

Basins have been designed to contain runoff from the 20% and 1% AEP storm events, with discharge from the site for the 1% AEP event designed not to exceed estimated pre-development (existing) flow rates. Basin inverts were set 300 mm above the pre-development AAMGL, consistent with City of Busselton requirements.

5.1.1 Small Event Management

At lot scale, most of the Study Area will be suitable for the installation of soakwells. City of Busselton Stormwater Provisions (CoB, 2015) requires that at least the first 16.5 mm runoff from impervious surfaces must be infiltrated on site. This matched the retention criterion from DoW's *Decision Process for Stormwater Management in Western Australia* (2009). The current (2017) decision process from DWER recommends management of the first 15 mm of rainfall at-source as much as practical (DWER, 2017).

For road runoff, treatment areas within attenuation basins or swales along the northern perimeter will be used for the storage and treatment of frequent events. Basin and swale inverts will be set 300 mm above the AAMGL/CGL. Amended soil will be used as filter media beneath these treatment areas and the areas will be planted with suitable plant species (consistent with vegetation guidelines for biofilters in SW WA (Monash, 2014)). Basin outflow inverts will be located above the 1EY peak flood level, so that all stormwater will infiltrate through the soil media. The treatment areas will be underlain with subsoil drainage pipes to control groundwater levels.

5.1.2 Minor Drainage

The stormwater drainage network will be designed based on the 20% AEP event. All flow for events up to the 20% AEP event will be discharged through the stormwater pipe system.

The stormwater system will receive runoff from lots (excess from the lot soakwell systems) as well as road runoff.

Stormwater will discharge to the stormwater basins, where flow will be attenuated prior to discharge to the downstream network (Broadwater Swamp). Events greater than the 1 EY event will overflow from the treatment areas to the higher, turfed areas.

The 20% AEP flood level in each basin will be used as the downstream condition for design of the contributing road pipe stormwater system.

5.1.3 Major Drainage

Management of major events up to the 1% AEP storm will include runoff from lots (excess from lot soakwell systems) and road runoff. In major events there may be periods of inundation on the road system as the pipe network is only designed to 20% AEP capacity. The road network will generally also provide flood conveyance to the flood storage basins and downstream flow path, with roads graded towards the downstream receiving environment (Broadwater Swamp).

The flood storage basins within POS areas are designed to contain and attenuate flow from the local catchment. Engineering and landscaping design of the basins may be required to take into account any access and safety issues associated with basin depth in the 1% AEP event and side slopes. Safety structures may be required in some circumstances.

Minimum lot finished levels are to be 0.3 m above the estimated 1% AEP flood level for the local system.

5.1.4 Regional Flood Management

To provide flood protection from Buayanyup River Main Drain (BRMD) and Broadwater Swamp, finished floor levels (FFL) will be a minimum of 0.5 m above the adjacent flood constraint. For the western lots, this flood constraint is BRMD, and so the flood levels shown in Figure 11 have been used to set minimum FFL. For the northern and eastern lots, flood levels in Broadwater Swamp (shown in Figure 10) are used (unless other factors override these levels).

Breaching of the levee banks has also been considered, so that flood protection and conveyance is provided in in the case of bank failure.

5.2 Flood Modelling

The flood model for Buayanyup River Main Drain (JDA, 2017) was used to assess the impact of fill on flood levels. The development site was filled so that surface elevations were above flood levels in the BRMD.

The flood model was simulated for both the no breach and breach scenarios.

For the no breach scenario (Figure 17) there is no change in peak flood level – this is because the peak flood level in determined by levels in Broadwater Swamp to the east. The volume of flood storage removed by filling (50,700 m^3) is small compared to the storage within the whole Broadwater Swamp area (5,320,000 m^3 – JDA [1998]), being less than 1% of the storage and will raise flood levels by less than 0.01 m.

For the breach scenario, a 60 m wide breach was modelled (worst case scenario) with the proposed developed fill area, with peak flood level for the 1% AEP shown in Figure 18. Figure 19 shows the increase in flood levels due to development fill. A maximum rise of 0.02 m due to fill is predicted in the event of a breach.

The breach analysis for the existing development case (Figure 12) shows that peak flow through the breach from BRMD to Broadwater Swamp is 63 m^3/s. While this breach was modelled at the low point of Broadwater Swamp (thus having the highest levee bank), a breach could occur upstream, closer to Bussell Hwy bridge. As the levee is no so high in this location, the flow discharge through a breach would be lower than 63 m^3/s. An allowance of a breach along BRMD has been made, with a POS / drainage area between BRMD and the development, to provide a northwards conveyance channel for any flow.

5.3 Stormwater Modelling

5.3.1 Catchment Runoff Parameters

Runoff – Loss Model

For the local catchments, the proposed runoff loss model coefficients are detailed in Table 10 below, based on the land-uses within the Study Area. These are generally consistent with values used through the Vasse Dawson area.

TABLE 10: RUNOFF LOSS MODEL COEFFICIENTS

Land-Use	Initial Loss (mm)	Proportional Loss (%)	Manning's n
Residential Lots	15	50	0.025
Road Reserves	1	20	0.02
Basins	1	5	0.035
POS	2	90	0.03
Buffer Areas	2	90	0.03
WWPS	1	20	0.02

Basin / Swale Design

Basin and swale flood rises were designed with consideration of the flat topography of the Study Area and other constraints over the site. Basin side slopes of 1 in 6 (v:h) have been assumed for modelling purposes. Catchment boundaries were determined based on engineering road catchments from preliminary earthworks plans (Figure 20).

There are 8 basins and swale basins (distinct from conveyance swales) proposed across the development area. These generally all have 300 mm clearance between invert level and groundwater, except where gradients between control points prevent it, or where groundwater is at natural surface. These are generally connected by conveyance swales, used to discharge runoff downstream.

A series of interconnected swales located along the south and western boundary of the development area. These swales also receive stormwater discharge from the Vasse Village area, via the culvert bank under the Bussell Hwy. The downstream invert level of the Bussell Hwy culvert of 1.47 mAHD forms a constraint for the south-north swale (adjacent to BRMD), with a flat 1:1,000 gradient used to grade to the northern discharge point. Overall discharge is to the channel within Broadwater Swamp, which has an invert level of between 0.4 and 0.6 mAHD.

Comments about swales/basins are as follows:

- Swale 1 is located along the northern boundary of the development area. This is a continuous swale that is designed to capture and infiltrate the first 15 mm rainfall (1EY 1 hour event), with more extreme rainfall events overtopping and flowing to the Broadwater channel to the north. The swale has a minimum 300 mm separation to groundwater to infiltrate the first 15 mm of stormwater runoff.
- Swale Basin 2 in located adjacent to BRMD, grading from south to north. This swale basin has inflow from Swale Basins 3 and 4, as well as Vasse Village to the south of Bussell Hwy. The outflow is constrained by a box culvert, set 0.37 m above the swale invert – this will provide infiltration for 1EY events (and also treatment of subsoil discharge). The swale basin provides attenuation of flows for the 20% and 1% AEP events. Groundwater levels are controlled by the nearby BRMD.
- Swale Basins 3 and 4 – are located in the southern buffer area and drain to the north west. These are linear swale basins. Outflow is constrained by a culvert, set 100 mm above the basin invert, and will provide attenuation of flows up to the 1% AEP event. Both have separation to groundwater and will have some infiltration from the basin, particularly for frequent events.
- Basin 5 – is located within the north-central area and has a discharge path east to the Broadwater channel. This basin has 300 mm separation to groundwater and will have some infiltration, particularly for frequent events. This basin has a low level outlet and will provide attenuation of flows up to the 1% AEP event.
- Basins 6 and 7A – are located around the boundary of an area to be retainedese basins are designed to capture and infiltrate the first 15 mm rainfall (1EY 1 hour event) and with more extreme rainfall events overtopping and flowing to the Swale 1 on northern boundary. Both basins have 300 to 500 mm separation to groundwater for infiltration of stormwater.
- Swale Basin 8 and Basin 9 – are located in the south eastern buffer area and drain to the north west (to Basin 7A). Outflow is constrained by a culvert, set 100 mm above the basin invert, and will provide attenuation of flows up to the 1% AEP event. Both have some separation to groundwater and will have some infiltration from the basin, particularly for frequent events.

Design Rainfall

The stormwater management system has been modelled by JDA using XP-Storm with reference to the methodology in *Australian Rainfall & Runoff* 2019 [ARR2019] (Ball *et al.*, 2019). In ARR2019, there are a set of 10 temporal patterns for each combined EY/AEP and duration with the mean of the 10 temporal patterns used for reporting.

The rainfall temporal pattern was assumed to be spatially uniform across the catchment. Storm durations modelled ranged from 1 hour to 72 hours.

Upstream Catchment (Vasse Village)

The is an upstream catchment for the Vasse North Study Area, with culverts under Bussell Hwy adjacent to BRMD conveying flow from Vasse Village drainage system (JDA, 2023). This area has been modelled previously by JDA, and the stormwater model included in the Vasse North hydraulic model.

Downstream Conditions (Broadwater Swamp)

The downstream water level in Broadwater Swamp has been taken from the 2D flood model for the 1% AEP event. This incorporates overtopping from BRMD as identified in Section 2.6.1 and flooding within the regional Broadwater Swamp area (JDA, 1998). This reaches a peak flood level of 1.66 mAHD.

5.3.2 Conceptual Stormwater System Design

Detention volume estimates, basin areas and flood rise estimates for each of the basins are shown in Tables 11 and 12. Figures 21, 22 and 23 show the 1% AEP, 20% AEP and 1EY 1hr (first 15 mm rainfall) event plans with a long-section of the boundary swale shown on Figure 24.

Storm volumes for the first 15 mm rainfall (~1EY 1hr event) are provided in Tables 11 and 12 and Figure 12 to indicate storage requirements for infiltration of this event (where possible) within each catchment.

Note that storage shapes shown in this report are indicative only for determination of area requirements, and representation of storage areas required in relation to POS areas allocated in the structure plan.

The final basin configuration (side slopes, etc) and locations will be dependent on final earthworks, drainage, and road design levels for the development and documented in a future UWMP.

The following comparison of pre and post development flow rates from the development area can be made:

- The 1% AEP discharge rate is 1.74 m^3/s for the post development case (3 hours). This is the discharge from swales 1 and 2. The pre-development flow rate from the development area is 0.98 m^3/s. However, discharge from the development area also includes a flow of 0.76 m^3/s from Vasse Village to the south of the Bussell Hwy – removing this component (1.74-0.76) gives a flow from the development area of 0.98 m^3/s, the same as pre development;
- The 20% AEP peak discharge rate is 0.75 m^3/s (6 hours), with a flow of 0.35 m^3/s from Vasse Village (effective flow from development area of 0.40 m^3/s) – this compares to the pre development flow of 0.43 m^3/s;
- The 1EY critical duration has a discharge rate is 0.39 m^3/s (24 hours), with a flow of 0.19 m^3/s from Vasse Village (effective flow from development area of 0.19 m^3/s) – this compares to the pre development flow of 0.25 m^3/s.

The modelling shows that the post development flows are similar to or less than the pre development for the 1% and 20% AEP and 1EY events.

TABLE 11: HYDRAULIC MODEL RESULTS – WESTERN BASINS AND SWALES

	Basin / Swale				
	1	2	3	4	5
Basin / Swale Details					
Invert Level (mAHD)	1.30	1.0-1.43	2.35	2.80	1.40
AAMGL (mAHD)	0.8 – 1.2	0.8 – 1.2	1.5	1.5	1.1
Outlet Invert (mAHD)	-	1.37	2.45	2.90	1.90
Outflow Pipe Diameter (mm)	-	0.45 x 1.20	375	375	450
Weir Invert (mAHD)	1.80	2.2	3.05	3.70	-
Weir Width (m)	8 x 10m	5m	3m	3m	-
1% AEP					
Max Water Level (mAHD)	1.84	2.18	3.00	3.54	2.01
Maximum Depth (m)	0.54	1.18	0.65	0.74	0.61
Peak Volume (m^3)	1390	4210	190	160	560
TWL Area (ha)	0.51	0.696	0.049	0.039	0.115
Peak Outflow (m^3/s)	1.073	0.669	0.171	0.181	0.161
Critical Duration (hours)	3	6	2	1	2
20% AEP					
Max Water Level (mAHD)	1.82	1.86	2.80	3.25	1.94
Maximum Depth (m)	0.52	0.86	0.45	0.45	0.54
Peak Volume (m^3)	1290	2270	100	70	480
TWL Area (ha)	0.50	0.525	0.035	0.024	0.109
Peak Outflow (m^3/s)	0.368	0.383	0.092	0.086	0.059
Critical Duration (hours)	6	6	3	1	6
1EY					
Max Water Level (mAHD)	1.815	1.70	2.70	3.14	1.91
Maximum Depth (m)	0.515	0.70	0.35	0.34	0.51
Peak Volume (m^3)	1260	1540	70	50	450
TWL Area (ha)	0.488	0.444	0.029	0.019	0.107
Peak Outflow (m^3/s)	0.174	0.215	0.057	0.054	0.023
Critical Duration (hours)	24	12	3	3	24
First 15 mm Storage Volume (m^3)	1180	270	70	60	205

TABLE 12: HYDRAULIC MODEL RESULTS – EASTERN BASINS AND SWALES

	Basin / Swale			
	6	7A	8	9
Basin / Swale Details				
Invert Level (mAHD)	1.70	1.90	2.50	1.95
AAMGL (mAHD)	1.4	1.5	1.8	1.65
Outlet Invert (mAHD)	-	-	2.60	2.05
Outflow Pipe Diameter (mm)	-	-	300	375
Weir Invert (mAHD)	2.20	2.50	3.20	-
Weir Width (m)	10m	10m	3m	-
1% AEP				
Max Water Level (mAHD)	2.33	2.52	3.22	2.74
Maximum Depth (m)	0.63	0.62	0.72	0.79
Peak Volume (m^3)	1110	1010	150	620
TWL Area (ha)	0.208	0.18	0.038	0.09
Peak Outflow (m^3/s)	0.148	0.178	0.124	0.077
Critical Duration (hours)	3	3	3	3
20% AEP				
Max Water Level (mAHD)	2.26	2.47	2.91	2.52
Maximum Depth (m)	0.56	0.57	0.41	0.57
Peak Volume (m^3)	950	910	60	420
TWL Area (ha)	0.199	0.177	0.022	0.088
Peak Outflow (m^3/s)	0.059	0.076	0.062	0.042
Critical Duration (hours)	24	24	2	24
1EY				
Max Water Level (mAHD)	2.24	2.45	2.82	2.46
Maximum Depth (m)	0.54	0.55	0.32	0.51
Peak Volume (m^3)	910	880	40	370
TWL Area (ha)	0.197	0.176	0.018	0.085
Peak Outflow (m^3/s)	0.025	0.038	0.036	0.027
Critical Duration (hours)	24	24	3	24
First 15 mm Storage Volume (m^3)	300	235	40	145

6. GROUNDWATER MANAGEMENT

6.1 Design Criteria

Groundwater management for the Study Area has been prepared in line with design criteria presented in the Stormwater Management Manual for Western Australia (DWER, 2022):

- Manage groundwater levels to protect infrastructure and assets.
- Maintain groundwater regime for the protection of groundwater-dependent ecosystems.
- Managing and minimising changes in groundwater levels and quality following urban development.
- Maintain or improve existing groundwater quality.

6.2 Change in Groundwater Levels

With a change in land use, water table rise due to urbanisation typically will result in increased groundwater gradient and throughflow until a new equilibrium is established. However, as the post-development recharge rate for the residential development will only be slightly higher than the current pre-development rate of cleared land with pasture.

Groundwater is also strongly controlled by the BRMD on the western boundary, with levels controlled to about 0 mAHD. It is also controlled by the invert levels of the channel to the north in Broadwater swamp, and its connection to the east.

6.3 Managing Groundwater Levels

Figure 25 shows the estimated finished lot levels. Separation to pre development AAMGL is at least 2 m for the northern and central areas of the development, with a separation of 1.5 m across the southern section.

To minimise changes to the winter groundwater level, subsoil drainage will be set at a controlled groundwater level (CGL) for the Study Area based on the pre development AAMGL for the Study Area where separation between finished floor level and AAMGL is less than 2 m. Groundwater management within the Study Area will focus on controlling variable groundwater levels.

Post development groundwater levels will be managed using subsoil drainage where separation is less than 2 m, which will be installed within the road reserves throughout the Study Area. Subsoil drainage inverts will be set at pre development AAMGL or higher to minimise groundwater discharge. Local subsoil drainage is shown in Figure 26.

Subsoil will also be used to control groundwater levels at Basins 5, 6, 7A and 9. This will assist in maintaining groundwater levels where infiltration is occurring.

Subsoil drainage will be treated in a downstream water quality treatment area in Swale Basin 2 prior to discharge from the Study Area (approx. invert level of 1.1 mAHD). Groundwater levels under the treatment area will be controlled by its proximity to BRMD.

7. WATER QUALITY MANAGEMENT

7.1 Water Quality Concentration and Load Targets

DoW (2010) provides the following guidance for target setting in its Executive Summary with respect to future urban developments:

"achieving no net increase or a net reduction in nutrient loads from large new urban developments"

Consistent with DoW (2010), water quality management for the Study Area is therefore based on improving the water quality which discharges from the site to the Vasse Wonnerup Estuary.

The approach adopted for water quality management for the Study Area is to determine existing water quality by predevelopment monitoring, establishing targets on the basis of this monitoring and other published information, implementing water quality measures to achieve targets, and monitoring post development to assess performance.

Groundwater monitoring to-date (Section 2.5.7) has shown some water quality parameters are outside ANZECC (2000a) guideline values (for surface water), but consistent with other DWER monitoring results in the general area which reflects the impacts of historical land use activities. Table 8 presents results of JDA monitoring within the Study Area. As the WQIP aims to improve the water quality in the receiving waterbodies, use of the monitored predevelopment water quality as the basis of establishing post development targets is considered appropriate.

Based on these results and consistent with DoW (2010) objectives, it is recommended water quality concentration targets for surface water discharge from the Study Area for Phosphorus and Nitrogen be set based on the 80th percentile from pre development groundwater water monitoring.

With respect to load based targets, the DWER UNDO model has been used to assess pre and post development nutrient loads – this is discussed in Section 7.3 below.

Target concentrations for groundwater are 11.6 mg/L for TN and 0.07 mg/L for TP. These targets will be reviewed on an annual basis as part of the ongoing performance review process submitted to DWER and CoB for assessment.

Monitoring of compliance with targets will be conducted consistent with the assessment frequency and methodology specified in Section 8.

7.2 Nutrient Source Controls

Water quality management will be achieved through a treatment train approach including the application of both structural and non-structural controls. Water quality management for the Study Area is based on improving the water quality which discharges from the site to the Vasse Wonnerup Estuary.

7.2.1 Non-Structural Controls

Control of pollutants at source using non-structural measures by minimisation or prevent of input, has potential to be an efficient cost effective water quality management option.

Non-structural source controls for the Study Area will include:

- Education Campaigns
  Distribution of leaflets & newsletters. Topics include but will not be limited to drains to rivers, fertilising habits (if appropriate), techniques for minimising stormwater runoff pollutants.
- Refinement of Management and Maintenance Activities
  Education of staff and regular review of work practices.
  Ongoing review and refinement of street sweeping programmes and practices.

- **Inclusion of Native Plantings**
  Retention of existing native vegetation in passive POS areas.
  Partial use of native plantings in other POS areas.

- **Street Sweeping**
  Develop and undertaking co-ordinated street cleaning programs to remove sediments.

7.2.2 Structural Controls

Many pollutant treatments, particularly those targeting fine pollutants, require a number of measures used in sequence to be effective. The proposed integrated water sensitive urban design provides primary, secondary and tertiary treatment.

Structural source controls for the Study Area will include:

- Stormwater run-off from lots will be directed to soakwells or other infiltration devices to provide the opportunity for infiltration where possible.
- Traditional kerbed pavements collecting stormwater via side entry pits and conveying stormwater via pipes within road reserves with double lot frontage. All pits will be trapped with open bases (subject to City of Busselton approval).
- One-way crossfall pavements and grassed swales will be incorporated within road reserves abutting public open space areas to treat the first 15 mm of rainfall (small event management).
- Flood detention storage areas to be provided to detain stormwater flows and attenuate flows. These areas will be ephemeral, have permanent low flow relief, and will likely be landscaped with endemic native species and used as active Public Open Space and or landscape buffers.

Sizing and design of structural control measures to be applied to the Study Area will be provided in the UWMP.

Note that any open based manholes, swales, and bioretention/detention areas to infiltrate at source will be designed to maintain a 0.3 m separation from their base to the CGL.

7.3 Land Use Change Nutrient Impacts

The UNDO (Urban Nutrient Decision Outcomes) decision support tool (DoW, 2016) is a simple conceptual decision support model that evaluates nutrient reduction decisions for urban developments on the Swan Coastal Plain is south-west Western Australia.

It is a progression of the Nutrient Input Decision Support System (NiDSS) tool that was developed by JDA, which was originally developed as part of the Southern River / Forrestdale / Wungong / Brookdale Structure Plan Urban Water Management Strategy (JDA, 2002).

The limitation of the UNDO model have been outlining in DoW (2016), including that UNDO:

- Does not set water quality targets;
- Is not a detailed design tool;
- Provides a steady state solution;
- Does not provide sub-annual solutions;
- Does not consider pre development nutrient loads; and
- Does not replace existing DWER policies and procedures.

UNDO has been used to help quantify the nutrient inputs and nutrient exports for the post-development scenario. The UNDO tool analyses inputs for Total Phosphorus and Total Nitrogen only, with calculations provided in Appendix C. Subregions have been delineated based on land use category, soil type, drainage vector, clearance from groundwater and groundwater gradient.

Pre-development, the Total Nitrogen (TN) and total Phoshorus (TP) nutrient export rates from the Development Area are 14.35 kg/ha/yr TN and 1.31 kg/ha/yr TP.

Prior to the implementation of the proposed structural and non-structural controls, the total Nitrogen and Phosphorus input rates from the future urban land use are 3.35 kg/ha/yr and 0.56 kg/ha/yr respectively. Land use change from rural pasture to urban, together with placement of imported sand fill, results in a reduction of total nutrient inputs of 77% TN and 57% TP.

With the structural treatment controls in place the total export loads of Nitrogen and Phosphorus are reduced by a further 24% for Nitrogen and 13 % for Phosphorus, compared to urban development without WSUD. These estimates correspond to a reduced Nitrogen input of 2.56 kg/ha/yr and a reduced Phosphorus input of 0.49 kg/ha/yr and a total reduction in nutrient exports compared to pre-development of 82% for TN and 62% for TP. Greater detail on the UNDO modelling inputs, exports and results are provided in Appendix C.

7.4 Assessment of Proposed Structural BMP's to Design Criteria

Table 13 details a summary from DoW's Stormwater Management Manual for Western Australia (2007) of expected pollutant removal efficiencies for bioretention and detention/retention systems. Expected nutrient input reduction via non-structural measures calculated in Section 6.6.3 are also reported in Table 12. For comparison purposes these results are presented against typical water quality design criteria adopted by DWER for other development areas on the Swan Coastal Plain.

While DoW (2007) does not provide expected pollutant removal efficiencies for all BMP's, application of a treatment train approach using a combination of non-structural and structural measures detailed in Section 7.2.1 and 7.2.2 will therefore clearly achieve design objectives for water quality.

Specific details on the location, scale of application, and responsibilities for individual BMP's are to be assessed for individual development areas within the Study Area during preparation of Urban Water Management Plans (UWMP's).

TABLE 13: BMP WATER QUALITY PERFORMANCE IN RELATION TO DESIGN CRITERIA

Parameter	Design Criteria via DNMP (required removal as compared to a development with no WSUD)	Non Structural Controls (refer Section 5.5.5) Nutrient Input Reduction	Structural Controls Nutrient Output Reduction [1]	
			Bioretention System	Detention/ Retention Measures
Total Suspended Solids	80%	-	80%	65-99%
Total Phosphorus	60%	85%	60%	40-80%
Total Nitrogen	45%	65%	50%	50-70%
Gross Pollutants	70%	-	-	>90%

1. Typical Performance Efficiencies via DoW (2007)

7.5 Disease Vector and Nuisance Insect Management

Structural stormwater management systems are designed to minimise the risk of chironomid midge and mosquito breeding. Infiltration, evapotranspiration or drawing down of water via subsoils underlying basins to prevent pooling for longer than three days (72 hours) in late spring to early autumn prevents completion of the larval stages of the mosquito life cycle (DWER, 2022), as per requirement of the Department of Health.

8. IMPLEMENTATION

Implementation of the Local Water Management Strategy involves defining the roles and responsibilities of the developer and local authority, outlining future documentation required to support the development and defining operation, monitoring and maintenance of the stormwater system.

8.1 Roles and Responsibilities

Table 14 details the roles and responsibilities to undertake the implementation plan.

The operation and maintenance of the stormwater management system will initially be the responsibility of the developer but will ultimately be accepted by the Local Authority. Preparation of the UWMP will be the responsibility of the developer

TABLE 14: IMPLEMENTATION RESPONSIBILITIES

Implementation		Responsibility	
LWMS Section	Action	Developer	City of Busselton
5.2	Preparation of Urban Water Management Plan(s) to support subdivision.	✓	
5.3	Construction of stormwater system and 12 months operation and maintenance post construction (defects period)	✓	
5.3	Long-term stormwater system operation and maintenance		✓

8.2 Subdivision Process

A UWMP forms part of the *Better Urban Water Management* (WAPC, 2008) process and is typically a condition of subdivision. UWMP(s) will be submitted by the developer to the City of Busselton and Department of Water and Environmental Regulation as required under the relevant conditions of subdivision.

UWMPs should address:

- Design of treatment structures and flood storages as outlined in the Stormwater Management Manual (DWER, 2022);
- Refinement of the final configuration (storage, side slopes etc.) and exact location of the flood retention storage areas; dependent on final earthworks, drainage and road design levels.
- Confirmation of sub-soil location and levels;

8.3 Construction Management

8.3.1 Dewatering

Dewatering is unlikely to be required for subdivision construction unless deep excavation is required, due to the depth to groundwater across the Study Area.

If excavation is such that dewatering is found to be required, prior to commencement of dewatering the construction contractor may need to apply for and obtain from DWER a “Licence to Take Water”. A licence is not required for dewatering if the pump rate does not exceed 10 L/s over a period of less than 30 days and the volume of water taken over the period does not exceed 25,000 kL. If required, dewatering is to be carried out in accordance with the licence conditions should a licence to take water be required. Where possible, construction will be timed to minimise impacts on groundwater and any dewatering requirement.

8.3.2 Acid Sulphate Soils

Figure 14 shows a high to moderate risk of A.S.S across the northern Study Area and moderate to low risk across the southern section of the Study Area.

If A.S.S is encountered it will be investigated and managed in accordance with the applicable DWER Acid Sulphate Guidelines for Identification and Investigation (DER, 2015a) and Treatment and Management (DER, 2015b) of Disturbed Acid Sulphate Soils. Specific methods for treatment and holding times for A.S.S are specified in these guidelines.

8.4 Stormwater System Operation and Maintenance

The stormwater drainage system will require maintenance to ensure correct operation. It is considered the following operating and maintenance practices will be required periodically:

- Inspection and removal of debris, litter and sediments surrounding pipe inlets/outlets and in manholes. Manholes are recommended upstream of the pipe inlets to the underground storage units.
- Street sweeping to reduce particulate build-up on road surfaces, particularly during the initial construction phase of the development.
- Arrange education campaigns regarding source control practise to minimise pollution runoff into the stormwater drainage system.

The operating and maintenance schedule required is presented in Table 15.

TABLE 15: MAINTENANCE SCHEDULE FOR DRAINAGE INFRASTRUCTURE

Item	Maintenance Interval		
	Quarterly	Bi-annually	As required
Street Drainage			
Street sweeping to reduce particulate build-up	✓		
Removal of debris to prevent blockages	✓		
Eduction of sediment and rubbish in manholes	✓	✓	

8.5 Monitoring

The monitoring program has been designed to allow a quantitative assessment of hydrological impacts of the proposed development.

The post-development monitoring program is designed to operate over a 3 year period. The program will be periodically reviewed to ensure suitability and practicality. The program may need to be modified as data is collected to increase or decrease the monitoring effect in a particular area or alter the scope of the program itself.

The proposed post-development monitoring is to monitor groundwater levels and quality at 6 groundwater monitoring bores, for comparison to pre-development (Figure 27). K2, VHP5_2 and VHP3 were monitored as part of the DNPMP pre-development monitoring (2000 to 2005) and may need to be reinstalled. Three new bores (GW1-3) will be drilled to provide upstream and downstream monitoring locations.

It is also proposed to monitor surface water quality during winter months. Site S2 will monitor outflow from the western swale, S1 water quality in the western Broadwater channel and S3 water quality in the eastern Broadwater channel.

A summary of the proposed monitoring program and reporting schedule is shown in Table 16 and the frequency of water quality target review, and the contingency action plan detailed in Table 17.

All sampling is to be conducted according to Australian Standards and all water quality sample testing is to be conducted by a NATA-approved laboratory.

Further refinement of the monitoring program is to be presented in the UWMP.

TABLE 16: MONITORING SCHEDULE AND REPORTING

Monitoring Type	Location	Method	Frequency, Timing & Responsibility	Parameter	Reporting
Groundwater Level	K2, VHP5_2, VHP3, GW1, GW2, GW3	Electrical depth probe or similar	Quarterly for 3 years by Developer (typically Jan, April, July, October)	Water Level (mAHD)	Annual reports to be provided by the developer for a period of 3 years. Reports will be submitted to DWER/CoB within 3 months of completion of the reporting period.
Groundwater Quality	K2, VHP5_2, VHP3, GW1, GW2, GW3	Pumped bore samples	Quarterly for 3 years by Developer (typically Jan, April, July, October)	In-situ: pH, EC, temp Lab: TN, TP	
			Bi-annually for 3 years by developer (typically April, October)	In-situ: pH, EC, temp Lab: TDS, Nutrients,.	
Surface Water Quality	S1, S2, S3	Grab samples	3 times during winter months for 3 years by developer (typically June to September)	In-situ: pH, EC, temp Lab: TDS, Nutrients,.	

TABLE 17: CONTINGENCY PLANNING

Monitoring Type	Criteria for Assessment	Criteria Assessment Frequency	Contingency Action
Groundwater Level	Groundwater levels not to exceed pre-development AAMGL by 1 m.	After monitoring occasion	1. Review design and operation of subsoil and stormwater drainage system. 2. Perform maintenance as required.
Groundwater Quality	Nutrient concentrations in shallow bores should not exceed pre-development level.	Annual review of water quality targets	1. Identify and remove any point sources. 2. Consider reinforcement of Community Education/Awareness program. 3. Review operational and maintenance (e.g. fertilising, cleaning) practices. 4. Consider alterations to POS areas including landscape regimes and soil amendment. 5. Consider modifications to the stormwater system.
Surface Water Quality	Nutrient concentrations at surface water sites should not exceed pre-development levels	Annual review of water quality targets	1. Identify and remove any point sources. 2. Consider reinforcement of Community Education/Awareness program. 3. Review operational and maintenance (e.g. fertilising, cleaning) practices. 4. Consider alterations to POS areas including landscape regimes and soil amendment. 5. Consider modifications to the stormwater system.

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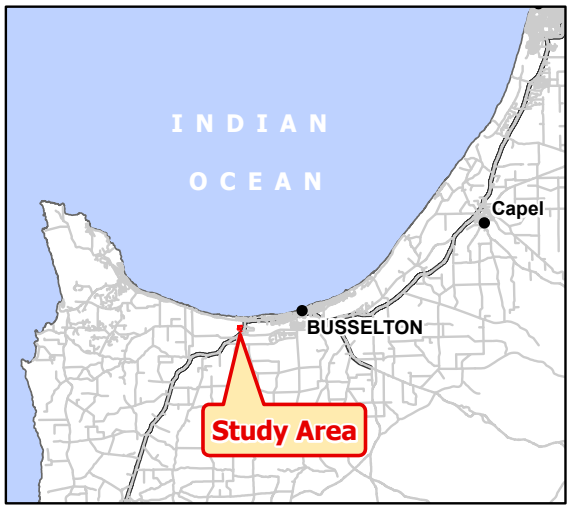
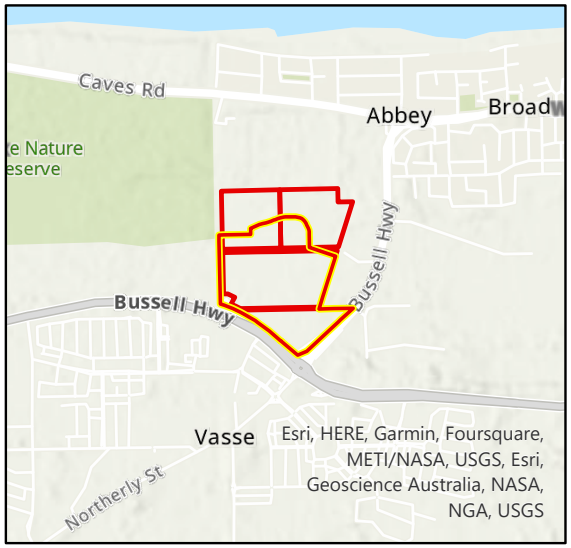
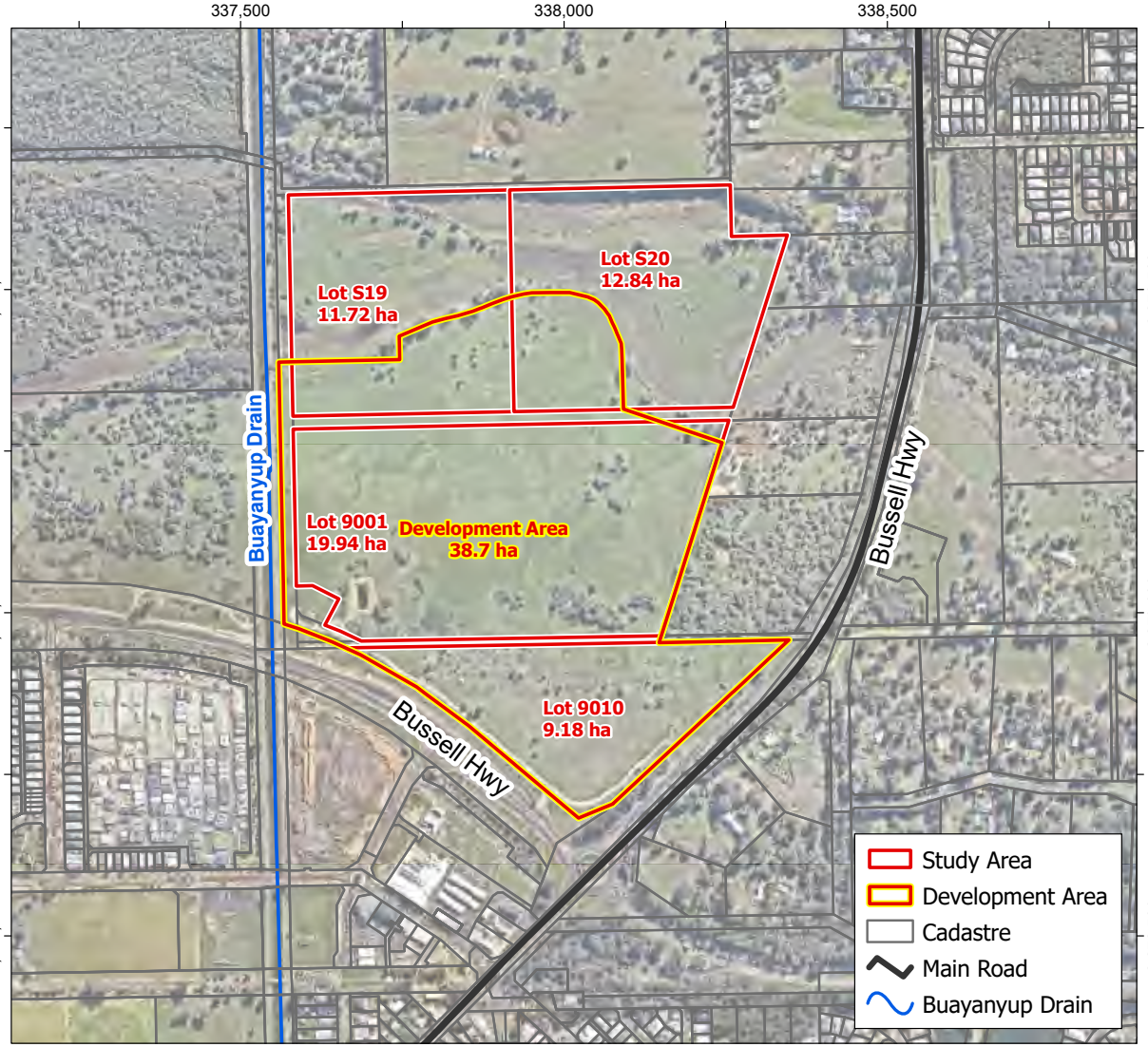
FIGURES







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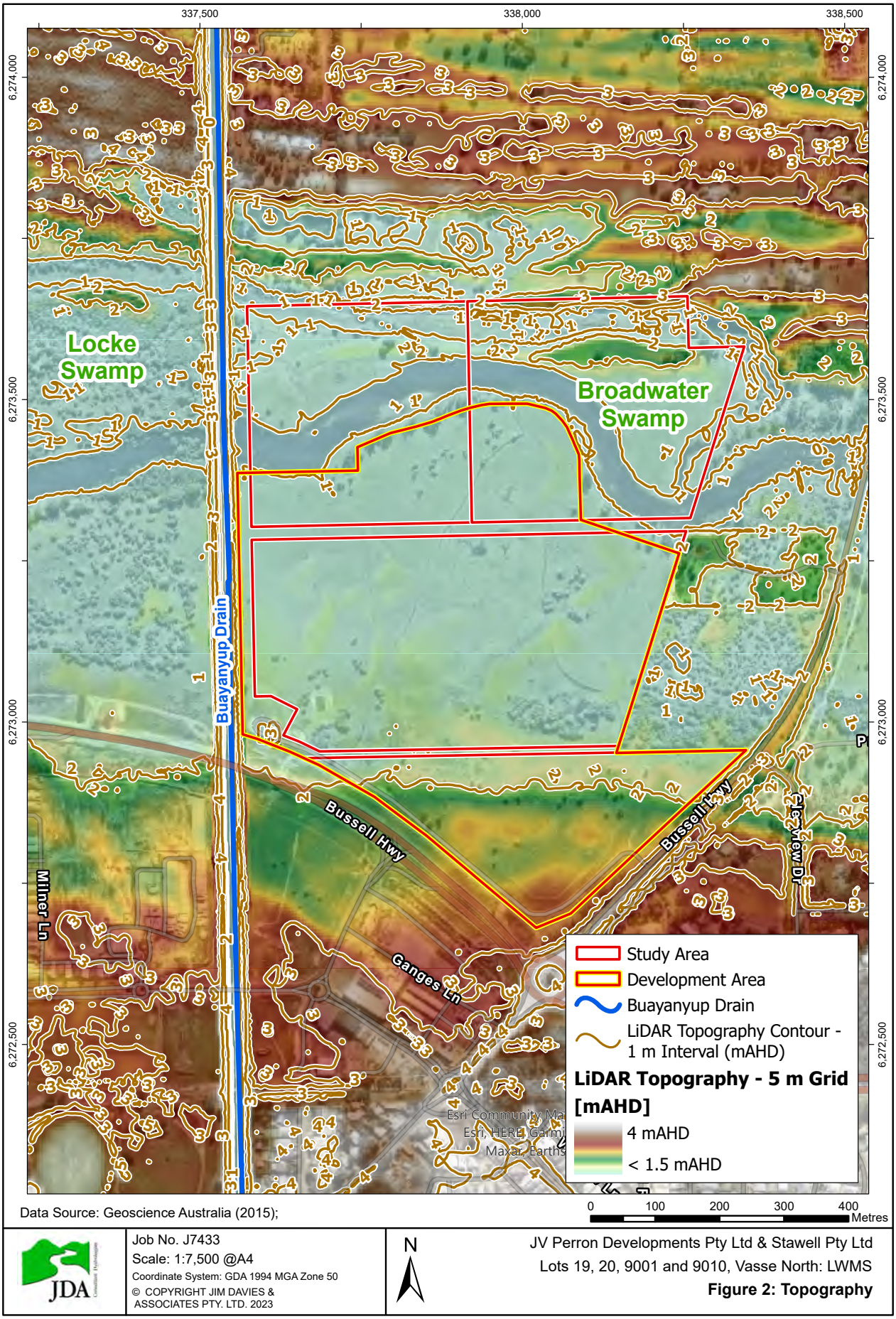
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 1: Location Plan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Locke Swamp
Broadwater Swamp
Buayanyup Drain
Bussell Hwy
Milner Ln
Ganges Ln
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P
Study Area
Development Area
Buayanyup Drain
LiDAR Topography Contour - 1 m Interval (mAHD)
LiDAR Topography - 5 m Grid [mAHD]
4 mAHD
< 1.5 mAHD
Esri Community Ma
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Data Source: Geoscience Australia (2015);
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Scale: 1:7,500 @A4
Coordinate System: GDA 1994 MGA Zone 50
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JV Perron Developments Pty Ltd & Stawell Pty Ltd
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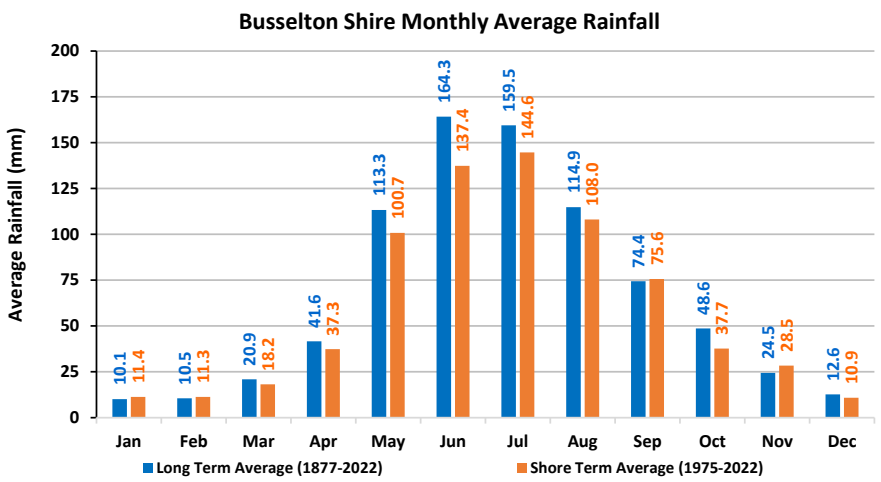
Figure 2: Topography



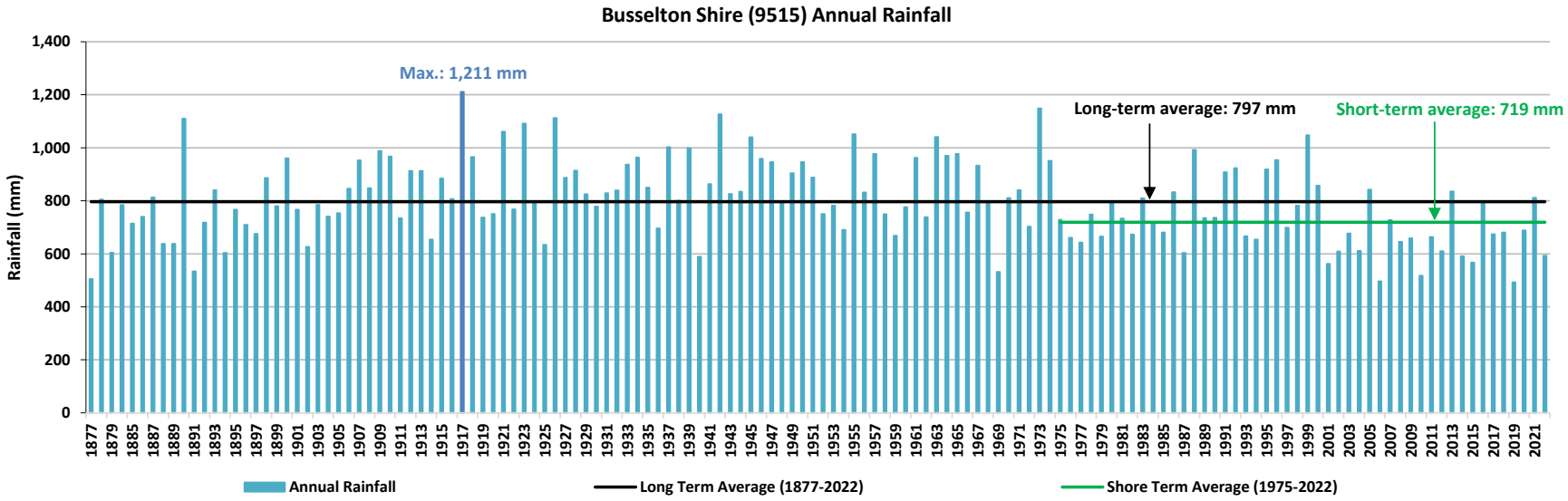


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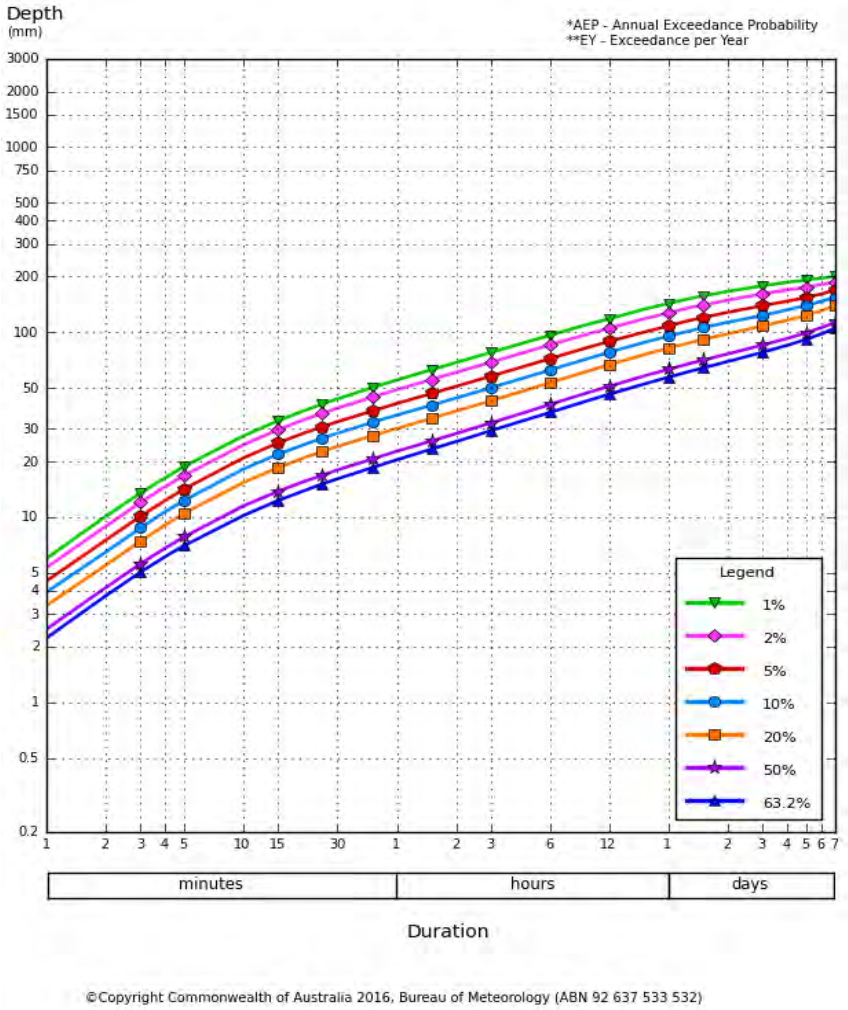
Figure 3: Busselton Rainfall and Evaporation Data

Vasse 2016 IFD Design Rainfall Depth (mm)

Duration	Annual Exceedance Probability (AEP)						
	63.20%	50%	20%	10%	5%	2%	1%
1 min	2.22	2.48	3.33	3.93	4.53	5.35	5.99
2 min	3.77	4.18	5.52	6.51	7.54	8.95	10.1
3 min	5.05	5.6	7.43	8.76	10.1	12	13.5
4 min	6.11	6.8	9.06	10.7	12.3	14.6	16.4
5 min	7.02	7.83	10.5	12.3	14.2	16.8	18.9
10 min	10.2	11.4	15.4	18.2	20.9	24.7	27.6
15 min	12.3	13.8	18.5	21.9	25.2	29.7	33.2
20 min	13.8	15.5	20.8	24.6	28.3	33.4	37.5
25 min	15	16.8	22.6	26.7	30.8	36.4	40.8
30 min	16.1	18	24.1	28.5	32.8	38.9	43.7
45 min	18.5	20.7	27.6	32.6	37.6	44.6	50.3
1 hour	20.4	22.7	30.2	35.7	41.2	49	55.2
2 hour	25.7	28.4	37.5	44.2	51.1	60.9	68.8
3 hour	29.3	32.4	42.7	50.2	58.1	69.1	78.1
6 hour	36.8	40.7	53.4	62.7	72.2	85.8	96.8
9 hour	42	46.4	60.9	71.3	81.9	97.1	109
12 hour	46	50.8	66.6	77.9	89.3	106	119
18 hour	52	57.5	75.2	87.6	100	118	133
24 hour	56.6	62.5	81.4	94.7	108	127	143
30 hour	60.2	66.5	86.3	100	114	134	150
36 hour	63.3	69.8	90.3	105	119	139	156
48 hour	68.5	75.2	96.7	111	126	147	165
72 hour	76.5	83.7	106	121	136	158	176



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Data Source: BoM (2023) IFD Generator for 2016 IFDs;

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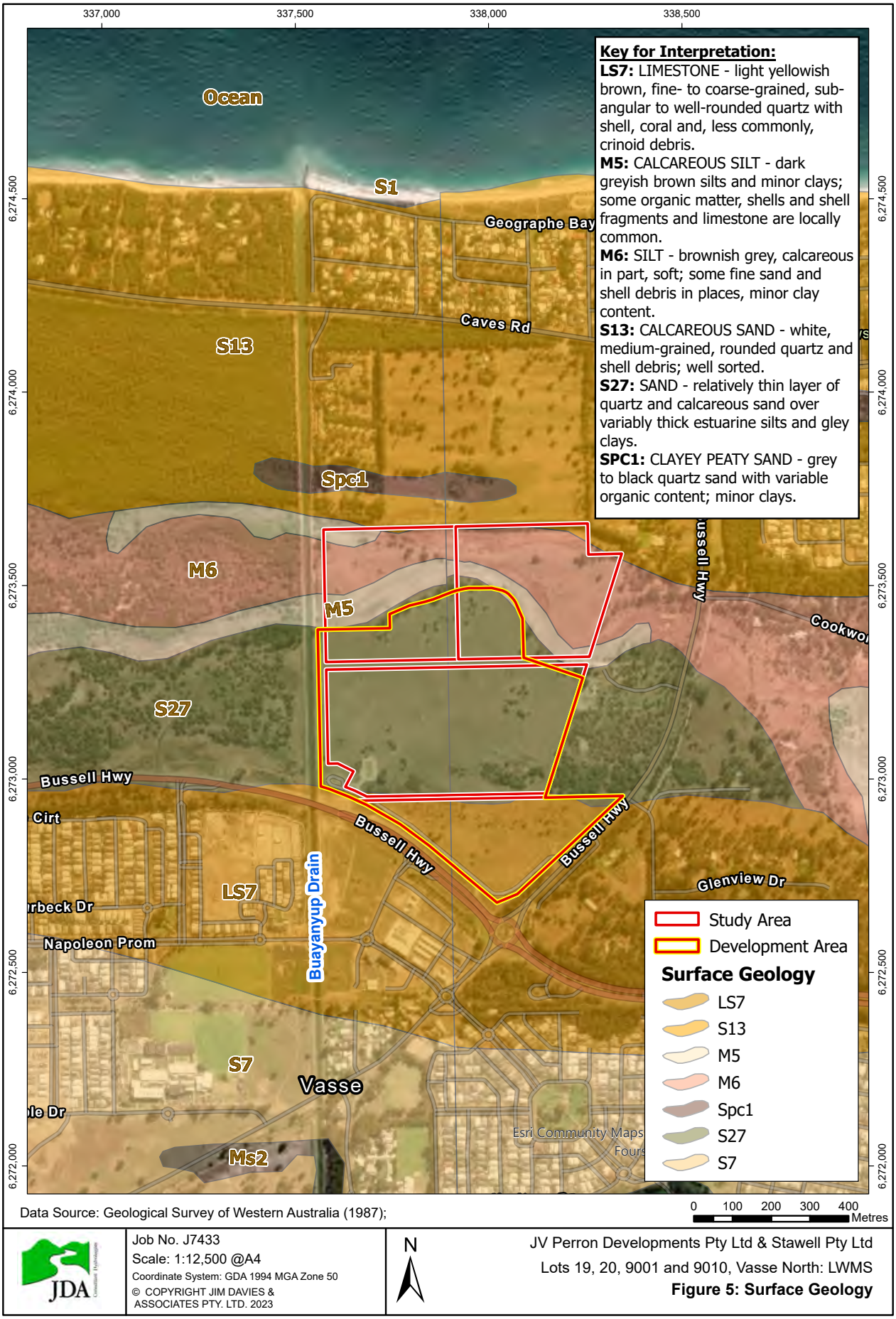
Vasse North: Lots 19, 20, 9001 and 9010 LWMS
Figure 4: Rainfall IFD Chart and Table


337,000
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Ocean
S1
Geographe Bay
Caves Rd
S13
Spc1
M6
M5
S27
Bussell Hwy
Cirt
LS7
Buayanyup Drain
Napoleon Prom
Glenview Dr
S7
Vasse
Ms2
Esri Community Maps
Key for Interpretation:
LS7: LIMESTONE - light yellowish brown, fine- to coarse-grained, sub-angular to well-rounded quartz with shell, coral and, less commonly, crinoid debris.
M5: CALCAREOUS SILT - dark greyish brown silts and minor clays; some organic matter, shells and shell fragments and limestone are locally common.
M6: SILT - brownish grey, calcareous in part, soft; some fine sand and shell debris in places, minor clay content.
S13: CALCAREOUS SAND - white, medium-grained, rounded quartz and shell debris; well sorted.
S27: SAND - relatively thin layer of quartz and calcareous sand over variably thick estuarine silts and gley clays.
SPC1: CLAYEY PEATY SAND - grey to black quartz sand with variable organic content; minor clays.
Study Area
Development Area
Surface Geology
LS7
S13
M5
M6
Spc1
S27
S7
0 100 200 300 400
Metres
Data Source: Geological Survey of Western Australia (1987);
JDA
Job No. J7433
Scale: 1:12,500 @A4
Coordinate System: GDA 1994 MGA Zone 50
© COPYRIGHT JIM DAVIES & ASSOCIATES PTY. LTD. 2023
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JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 5: Surface Geology

337,500
338,000
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6,272,500
S1
S2
Dam
VHP1
0.97
VHP2
0.62
VHP3
0.87
VHP4
VHP5_1
VHP5_2
VHP6
2.06
K2
1.39
K3
1.3
B26
1.96
BN16s
1.67
0.75
1
1.25
1.5
1.75
Groundwater Flow Direction
Bussell Hwy
Buayanyup Drain
Ganges Ln
Glenview Dr
Dowell R
Study Area
Development Area
Buayanyup Drain
Estimated AAMGL Contour (mAHD)
Monitoring Locations
DWER Groundwater Monitoring Bore (AAMGL in mAHD)
JDA Groundwater Monitoring Bore (AAMGL in mAHD)
Surface Water Monitoring Location
Esri Community Maps Co
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Data Source: BSO (2008), JDA (2008);
0
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Job No. J7433
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JV Perron Developments Pty Ltd & Stawell Pty Ltd
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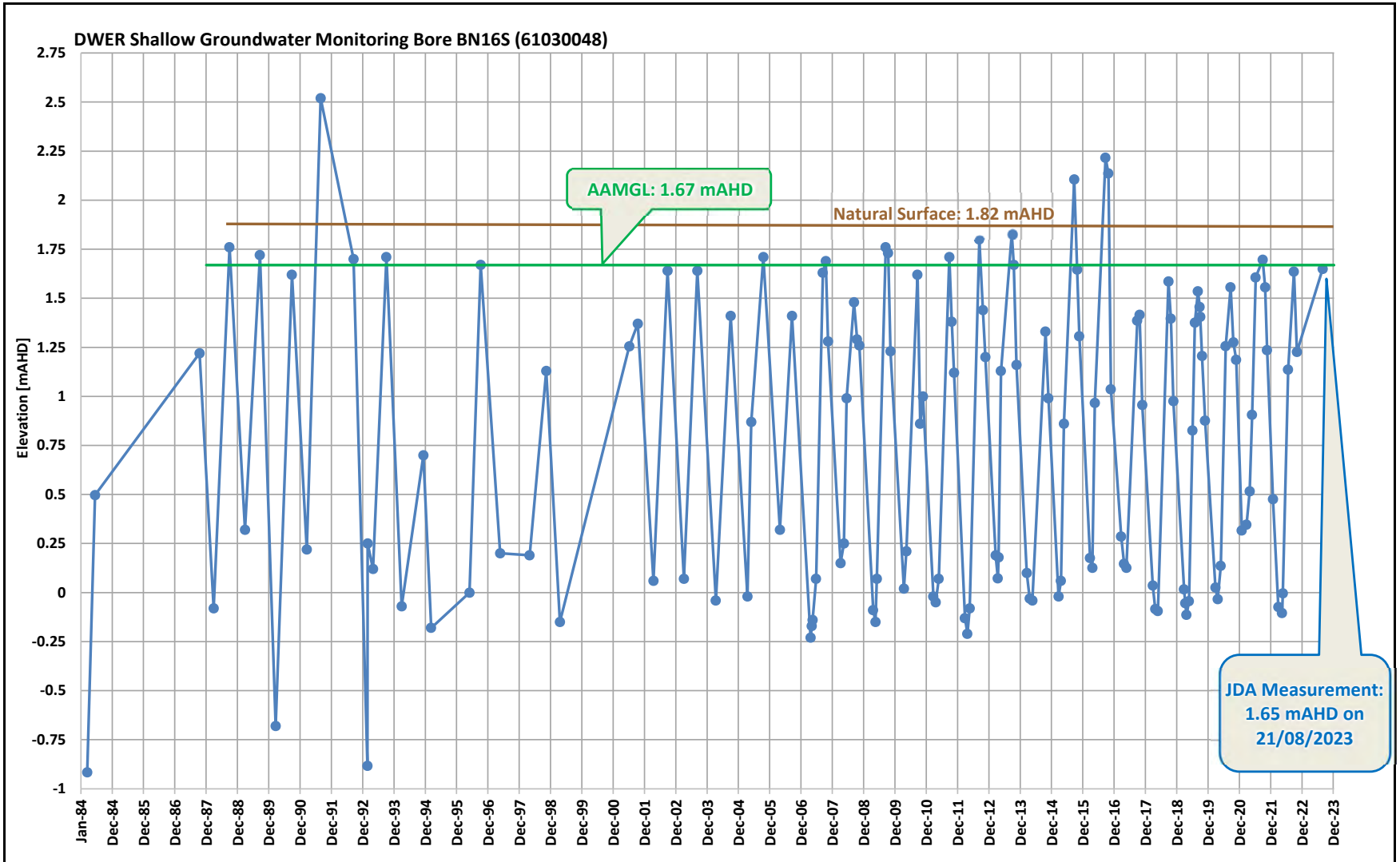
Figure 6: Groundwater AAMGL Mapping



Data Source: Department of Water and Environmental Regulation Online Water Information Reporting (WIR) (DWER, 2022);

Job No. J7433

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Figure 7: DWER Bore BN16S Groundwater Level Time-Series and AAMGL

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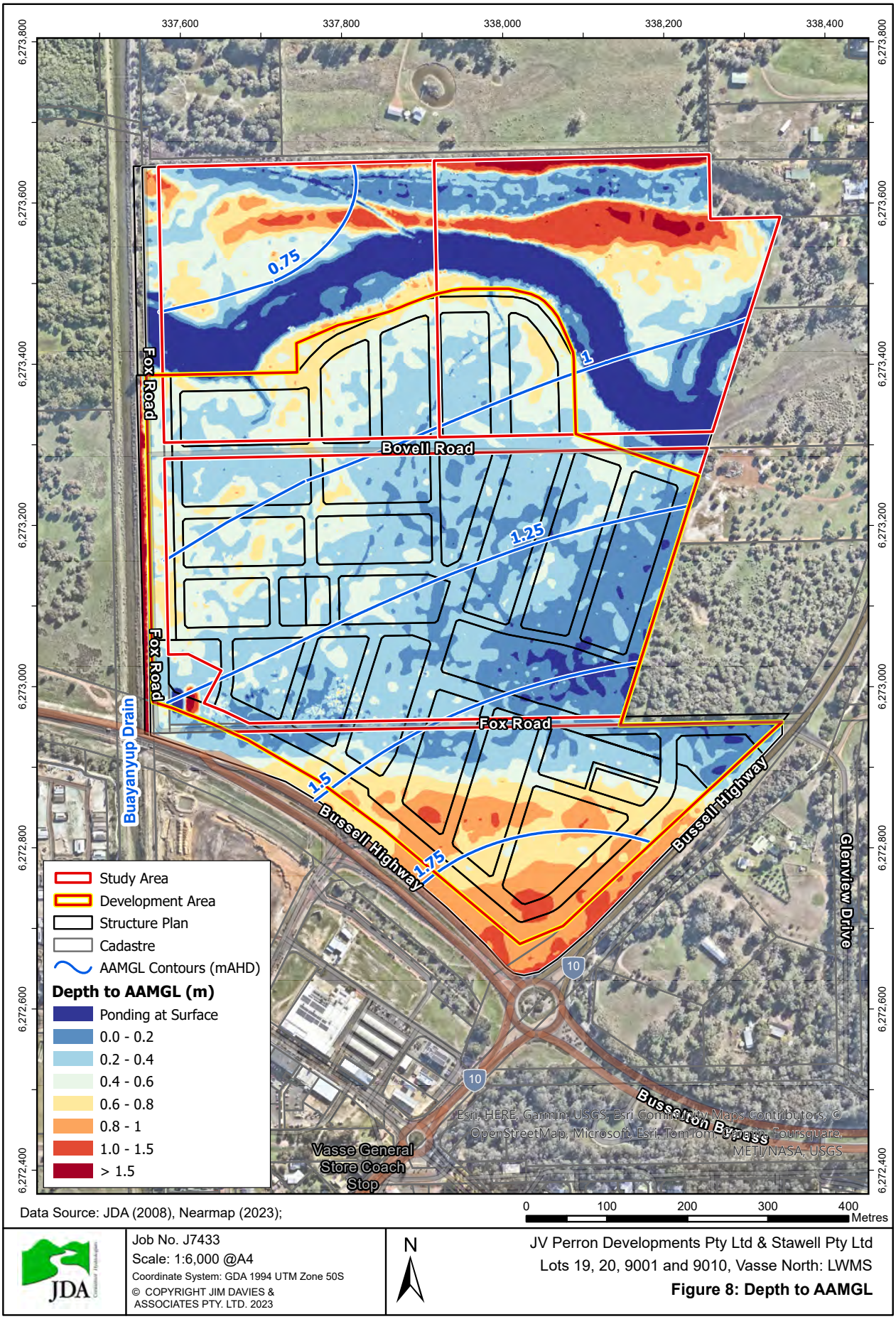
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6,273,600
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6,273,200
6,273,000
6,272,800
6,272,600
6,272,400
0.75
1
1.25
1.5
1.75
Fox Road
Bovell Road
Fox Road
Fox Road
Buayanyup Drain
Bussell Highway
Bussell Highway
Bussell Bypass
Glenview Drive
10
10
Vasse General Store Coach Stop
Esri, HERE, Garmin, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Foursquare, METI/NASA, USGS
Study Area
Development Area
Structure Plan
Cadastre
AAMGL Contours (mAHD)
Depth to AAMGL (m)
Ponding at Surface
0.0 - 0.2
0.2 - 0.4
0.4 - 0.6
0.6 - 0.8
0.8 - 1
1.0 - 1.5
> 1.5
Data Source: JDA (2008), Nearmap (2023);
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© COPYRIGHT JIM DAVIES & ASSOCIATES PTY. LTD. 2023
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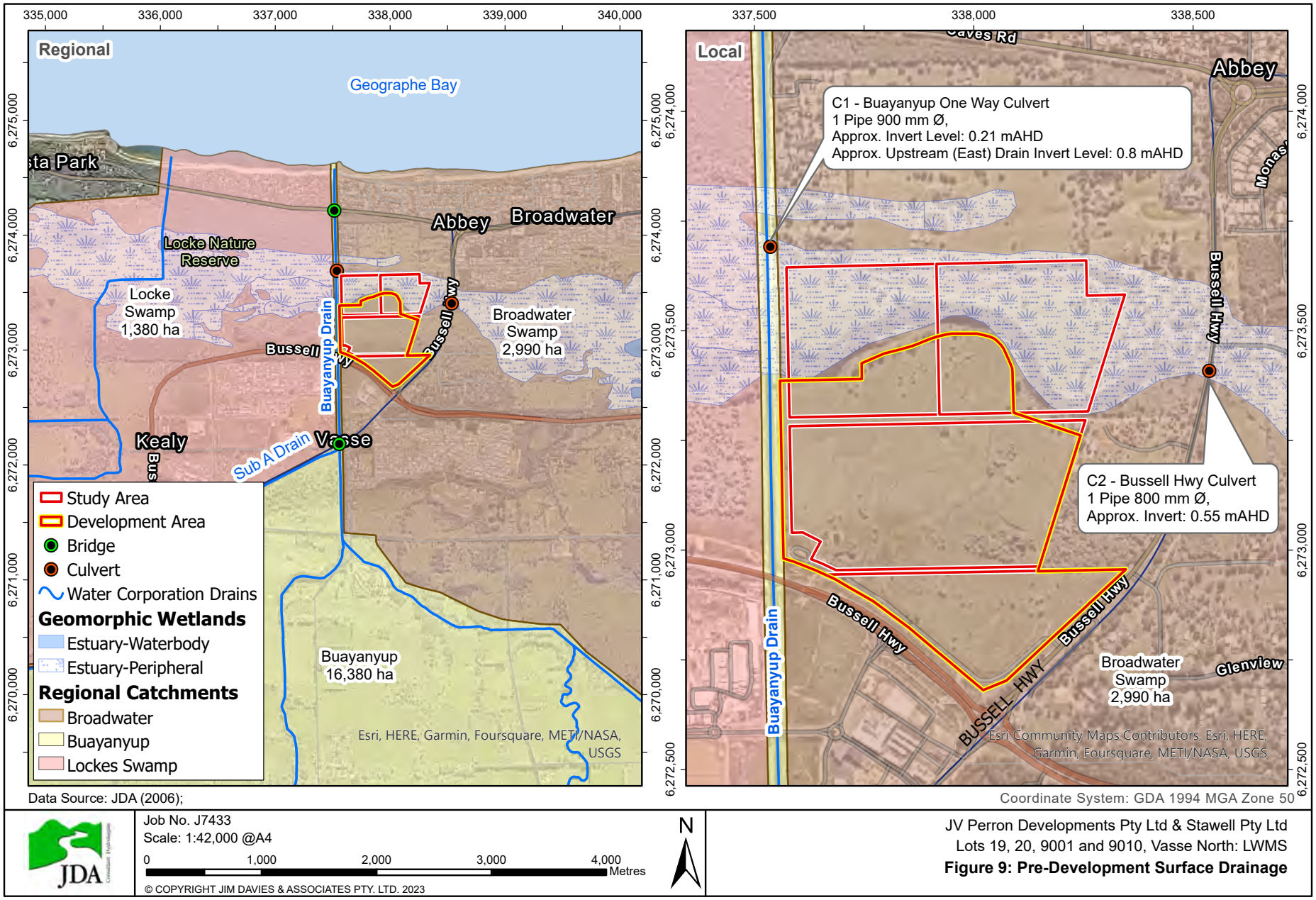
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 8: Depth to AAMGL



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JV Perron Developments Pty Ltd & Stawell Pty Ltd
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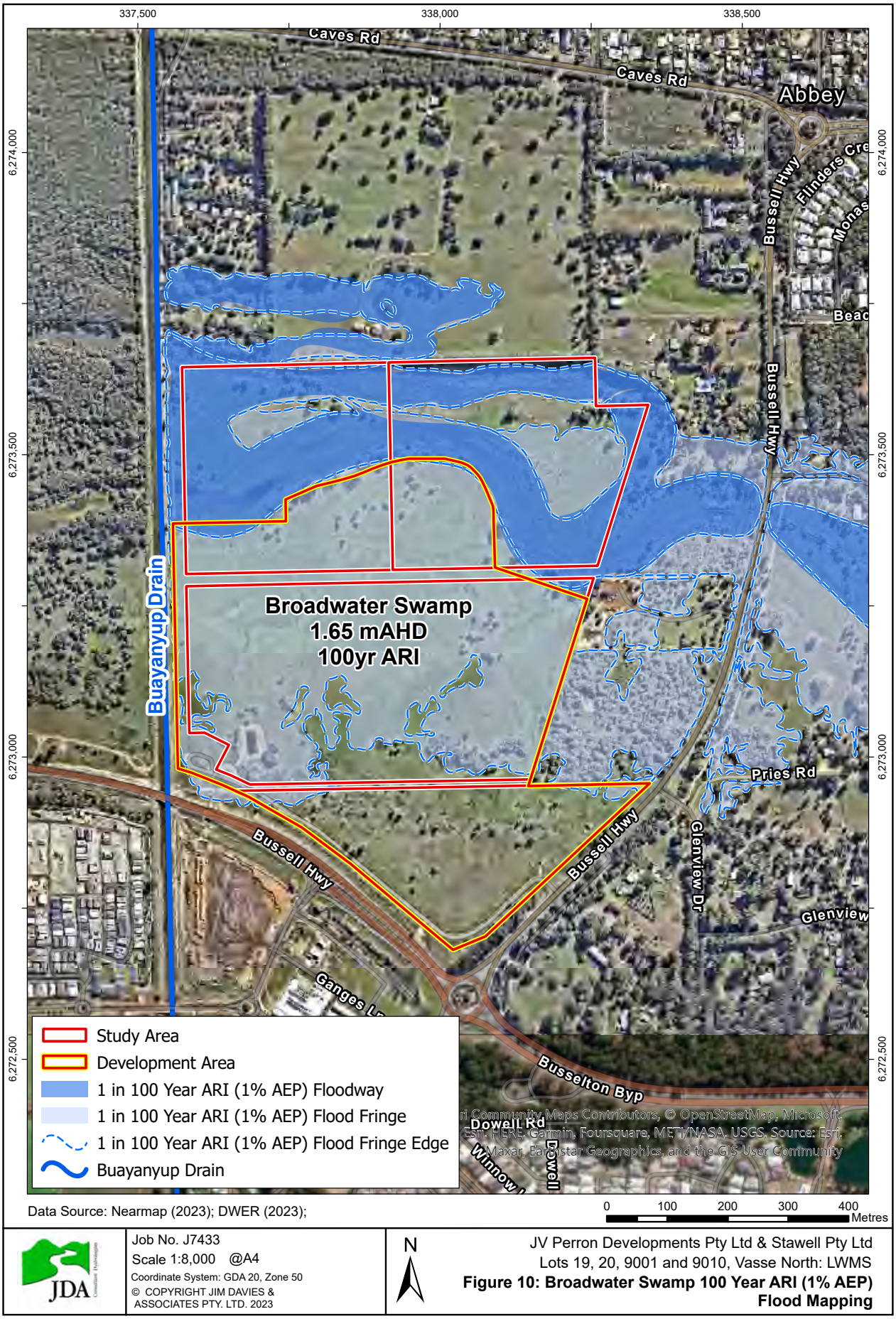
Figure 9: Pre-Development Surface Drainage



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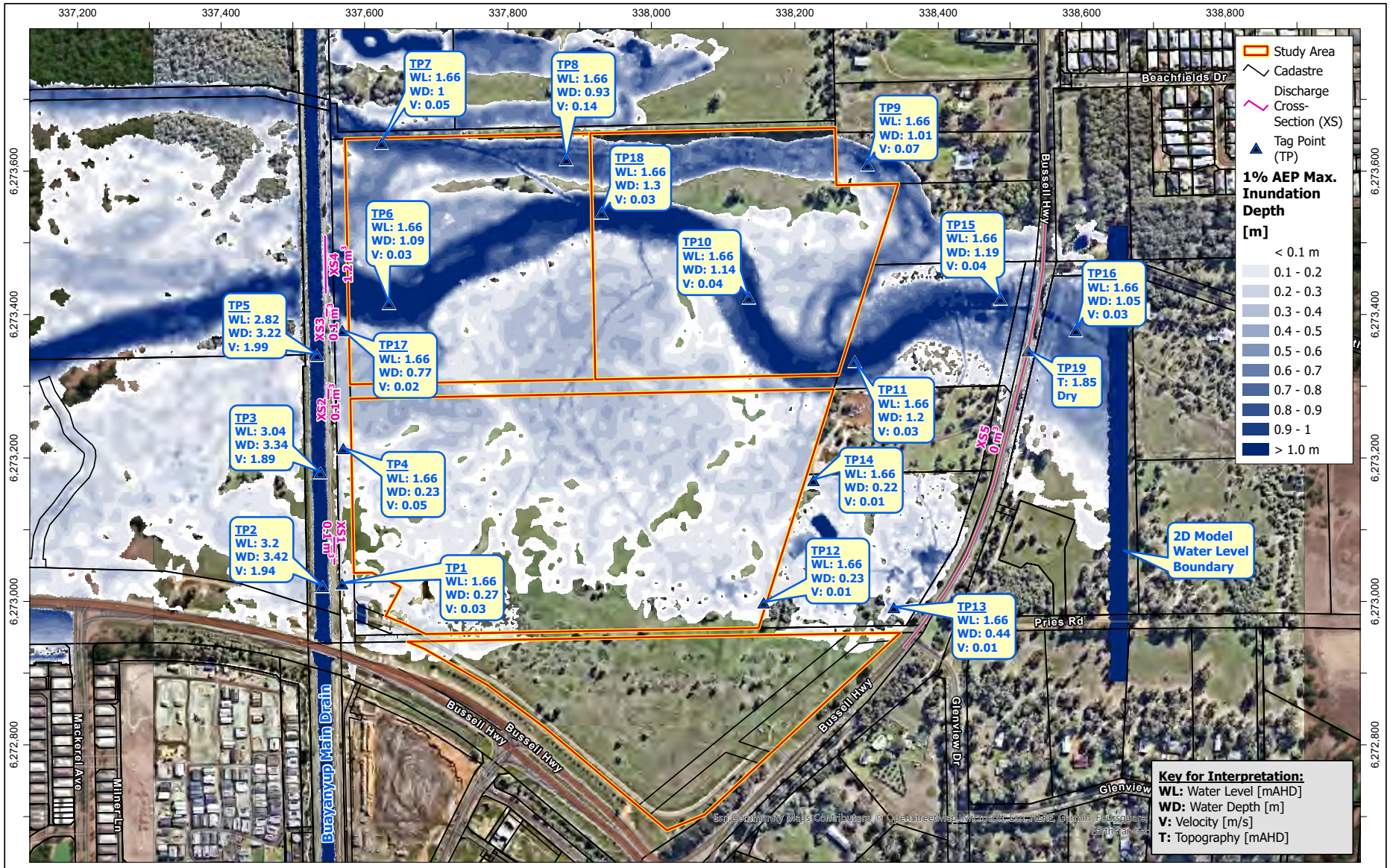
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 10: Broadwater Swamp 100 Year ARI (1% AEP) Flood Mapping



Data Source: Nearmap Digital Imagery, 16 May 2023;

Coordinate System: GDA 1994 MGA Zone 50

Job No. J7433
Scale: 1:5,000 @A3

0 200 400 600 800 Metres

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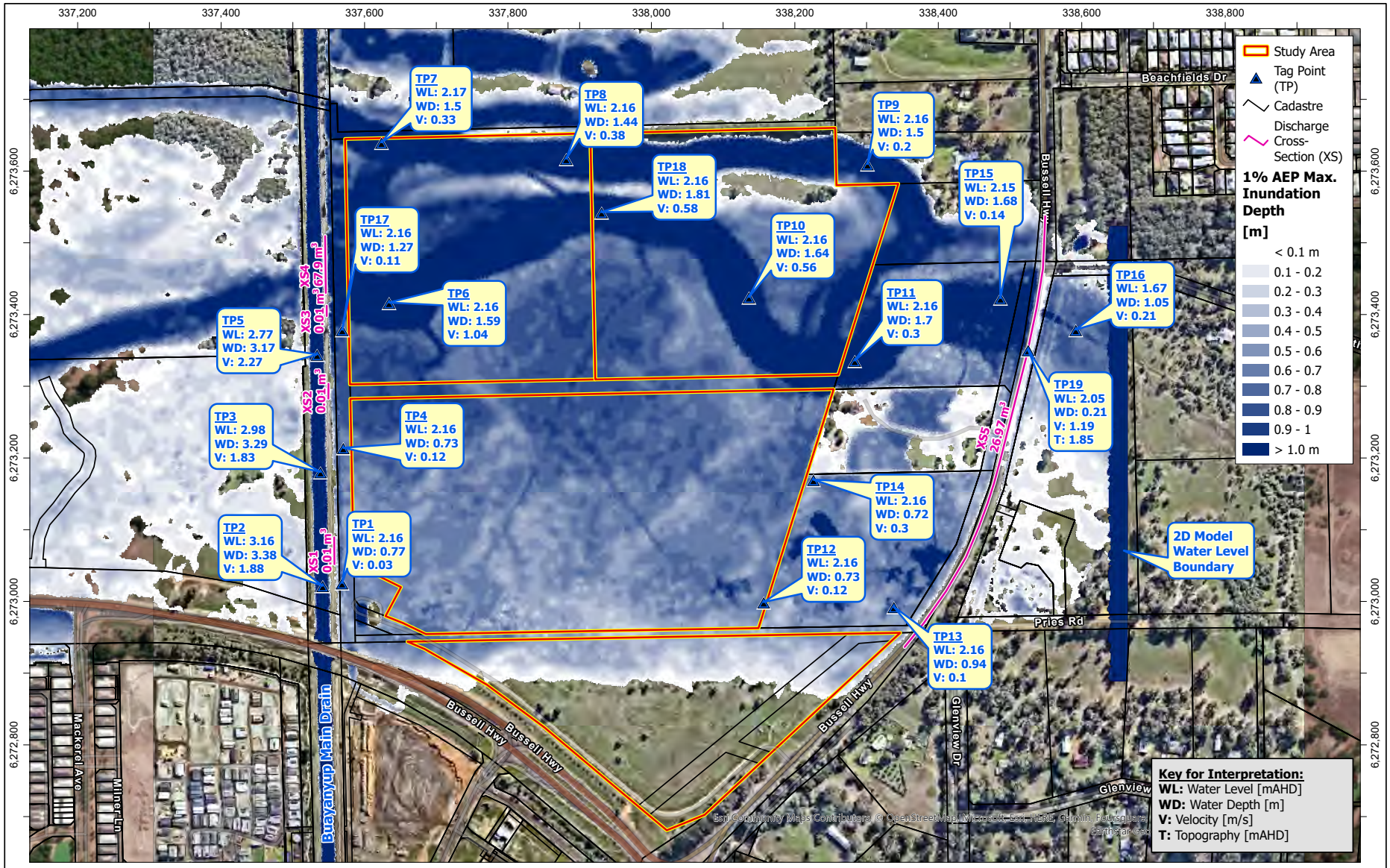
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS

Figure 11: Buayanyup Drain 1% AEP Flood Mapping (for Water Corporation, 2017)



Data Source: Nearmap Digital Imagery, 16 May 2023;

Coordinate System: GDA 1994 MGA Zone 50

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Job No. J7433
Scale: 1:5,000 @A3

0 200 400 600 800 Metres

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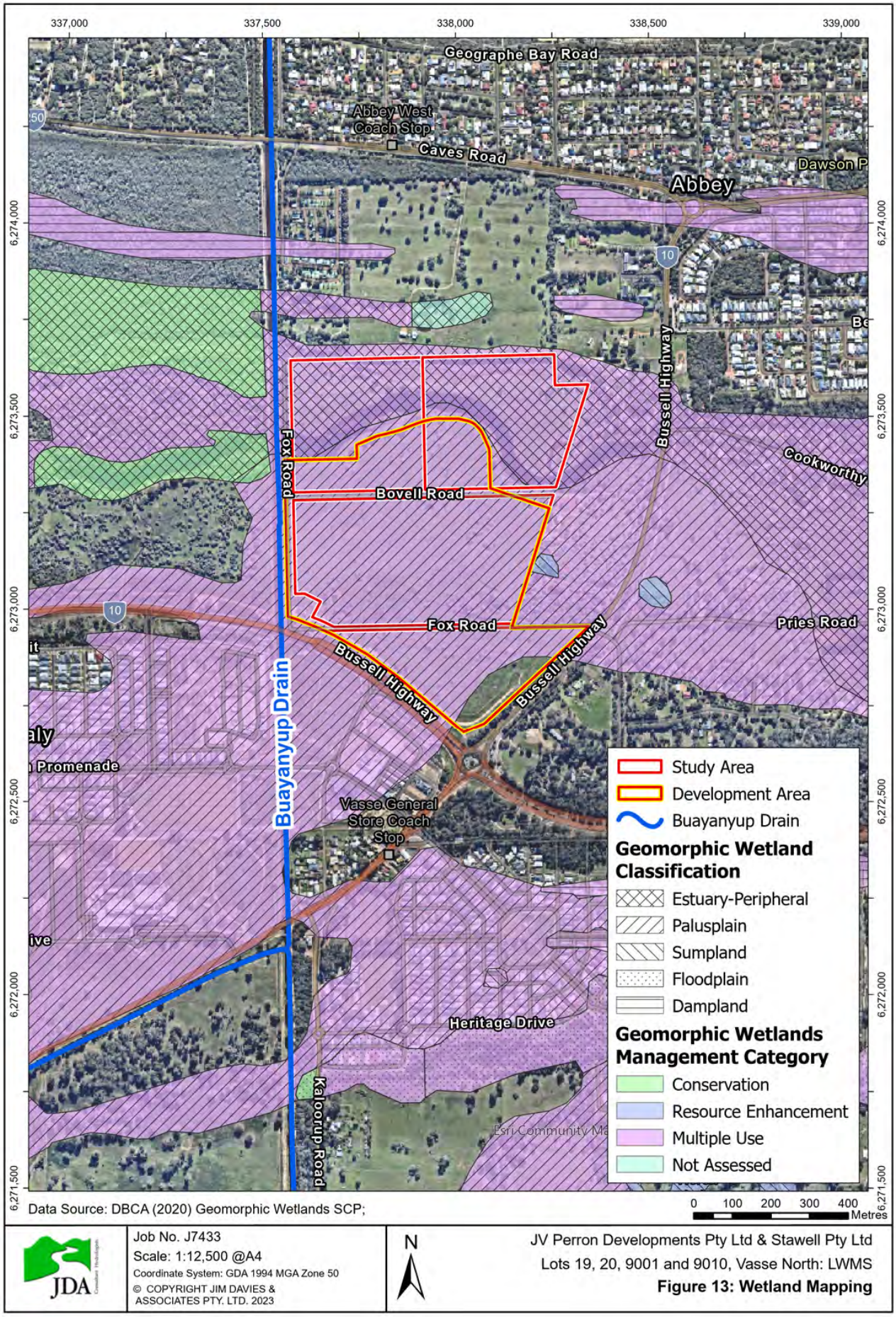
Lots 19, 20, 9001 and 9010, Vasse North: LWMS

Figure 12: Buayanyup Drain 1% AEP Flood Mapping with 60 m Breach in East Broadwater Swamp Levee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Geographe Bay Road
Abbey West Coach Stop
Caves Road
Abbey
Dawson P
Bussell Highway
Fox Road
Bovell Road
Cookworthy
Pries Road
Buayanyup Drain
Vasse General Store Coach Stop
Heritage Drive
Kaloorup Road
Promenade
Esri Community Ma
Study Area
Development Area
Buayanyup Drain
Geomorphic Wetland Classification
Estuary-Peripheral
Palusplain
Sumpland
Floodplain
Dampland
Geomorphic Wetlands Management Category
Conservation
Resource Enhancement
Multiple Use
Not Assessed
Data Source: DBCA (2020) Geomorphic Wetlands SCP;
0 100 200 300 400
Metres
JDA
Job No. J7433
Scale: 1:12,500 @A4
Coordinate System: GDA 1994 MGA Zone 50
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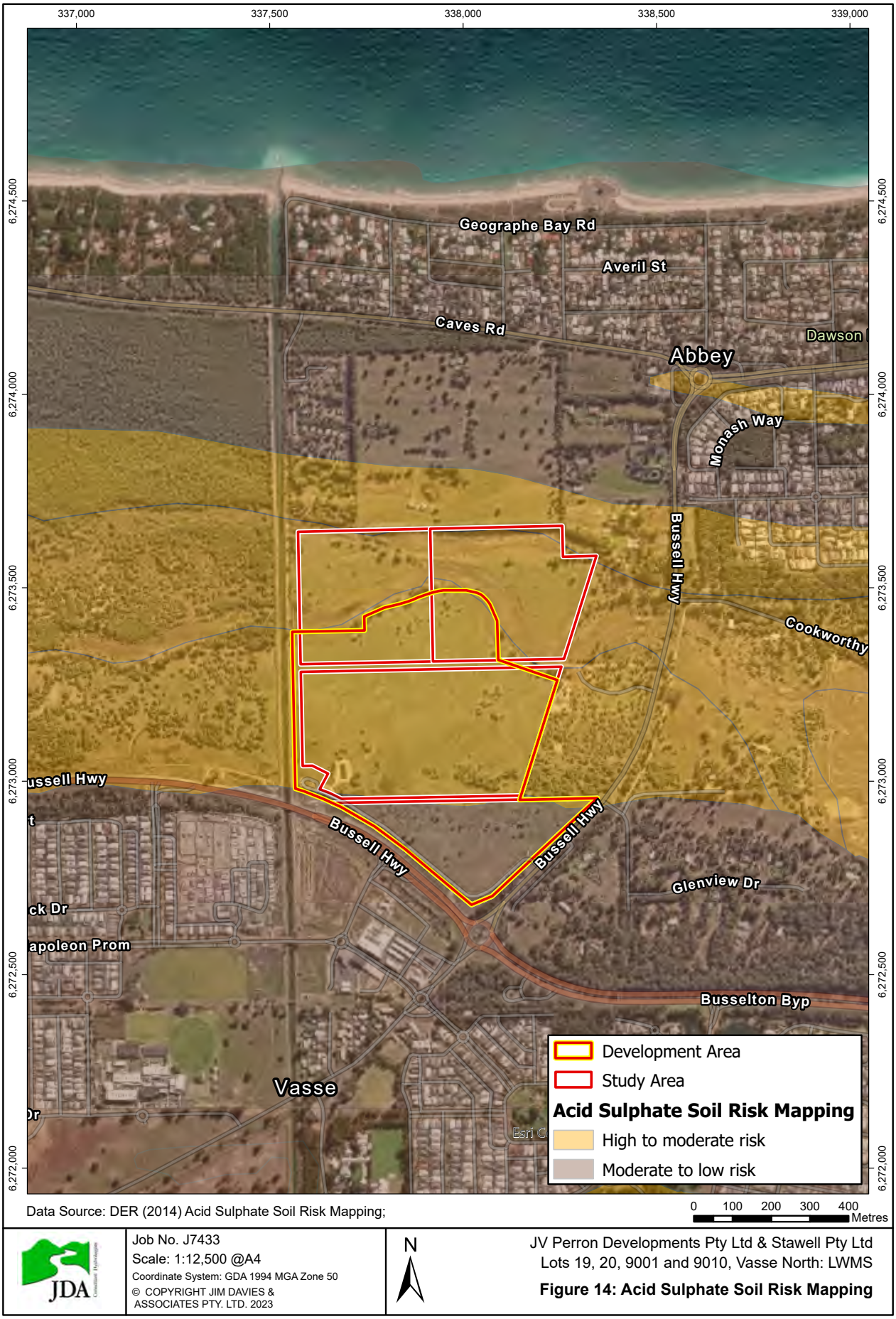
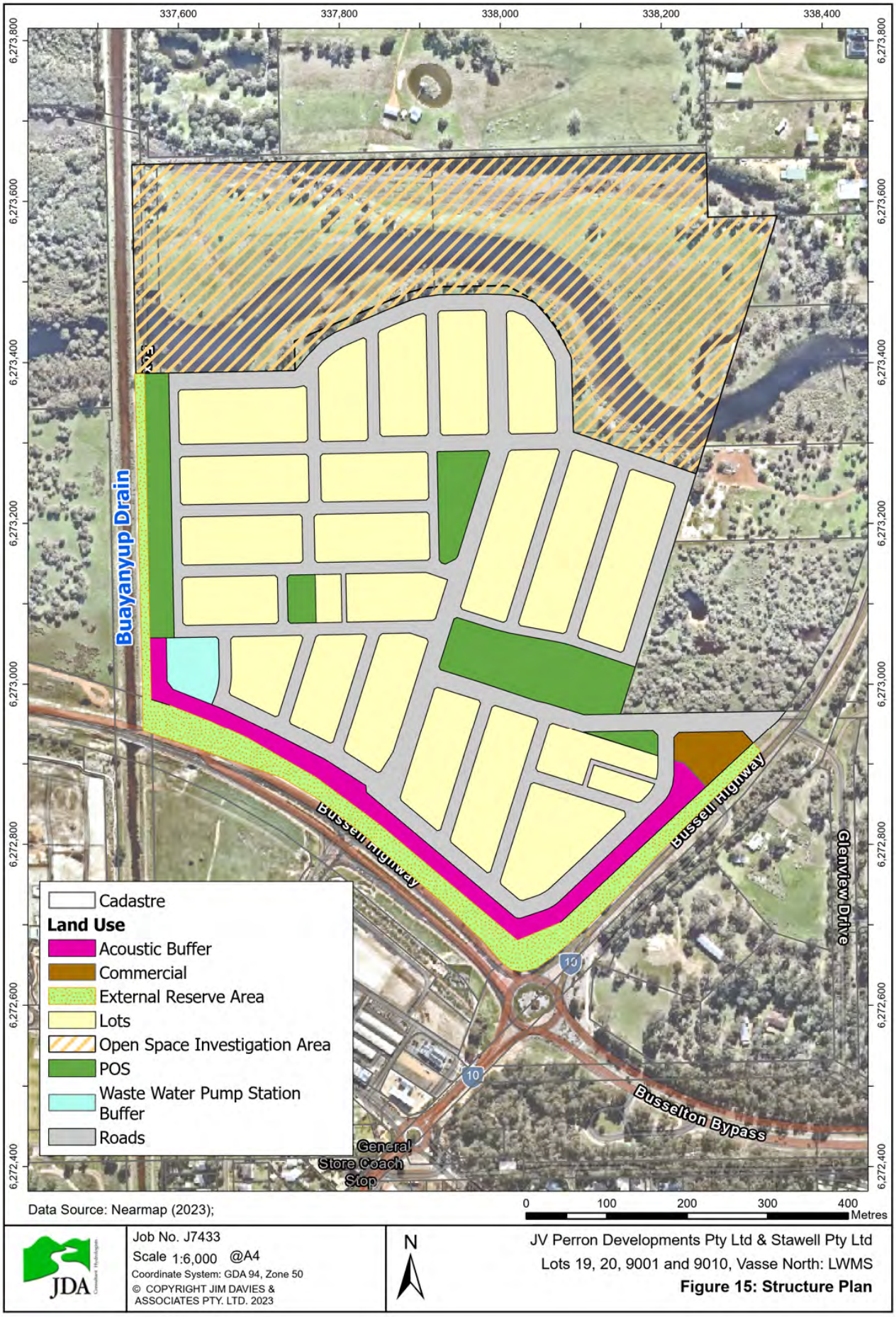
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 13: Wetland Mapping


337,000
337,500
338,000
338,500
339,000
6,274,500
6,274,000
6,273,500
6,273,000
6,272,500
6,272,000
Geographe Bay Rd
Averil St
Caves Rd
Abbey
Dawson
Monash Way
Bussell Hwy
Cookworthy
Glenview Dr
Busselton Byp
Vasse
Development Area
Study Area
Acid Sulphate Soil Risk Mapping
High to moderate risk
Moderate to low risk
Data Source: DER (2014) Acid Sulphate Soil Risk Mapping;
0 100 200 300 400
Metres
N
Job No. J7433
Scale: 1:12,500 @A4
Coordinate System: GDA 1994 MGA Zone 50
© COPYRIGHT JIM DAVIES & ASSOCIATES PTY. LTD. 2023
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 14: Acid Sulphate Soil Risk Mapping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338,200
338,400
6,273,800
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
6,272,400
Buayanyup Drain
Bussell Highway
Bussell Highway
Glenview Drive
Busselton Bypass
10
10
General Store Coach Stop
Cadastre
Land Use
Acoustic Buffer
Commercial
External Reserve Area
Lots
Open Space Investigation Area
POS
Waste Water Pump Station Buffer
Roads
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
N
Job No. J7433
Scale 1:6,000 @A4
Coordinate System: GDA 94, Zone 50
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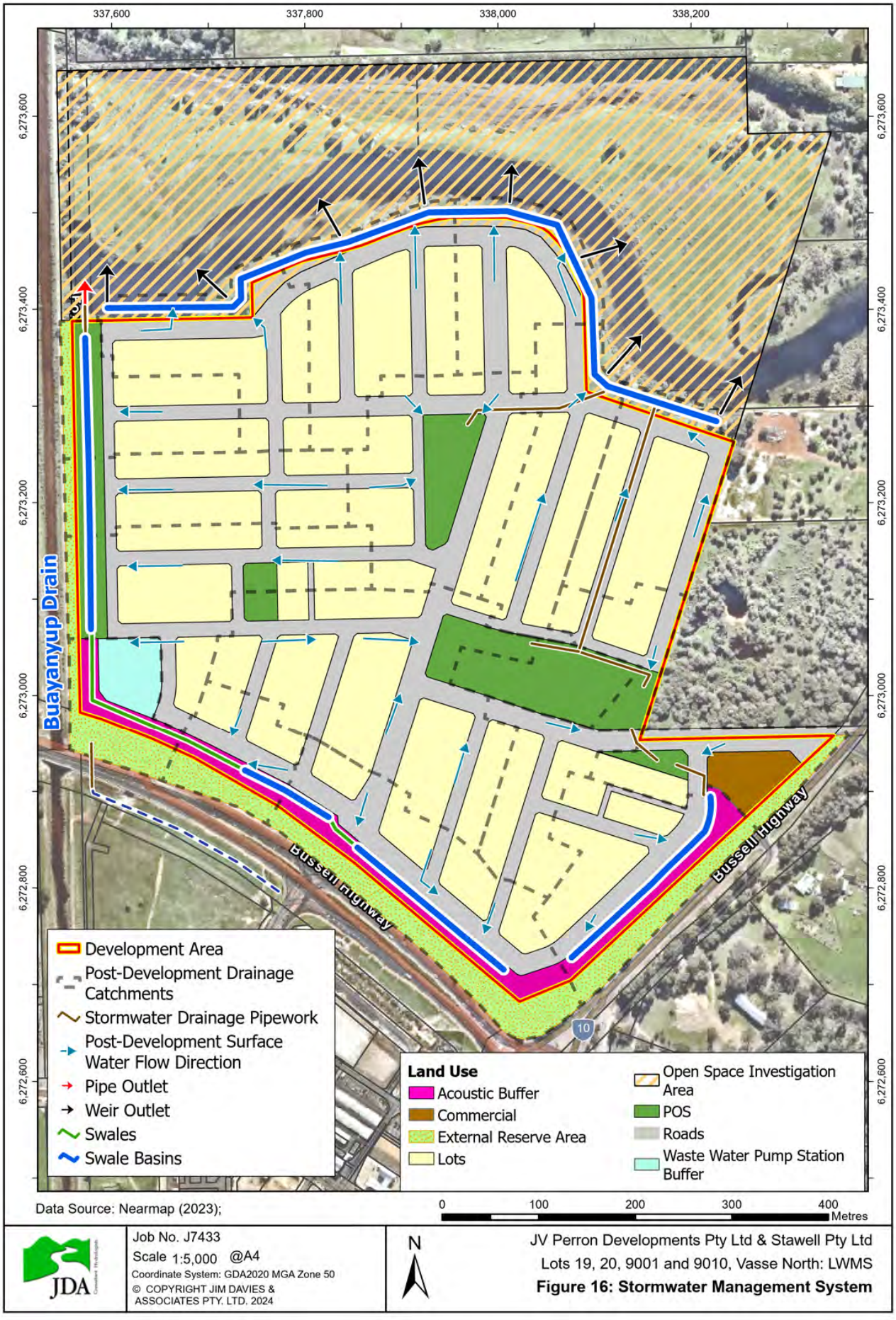
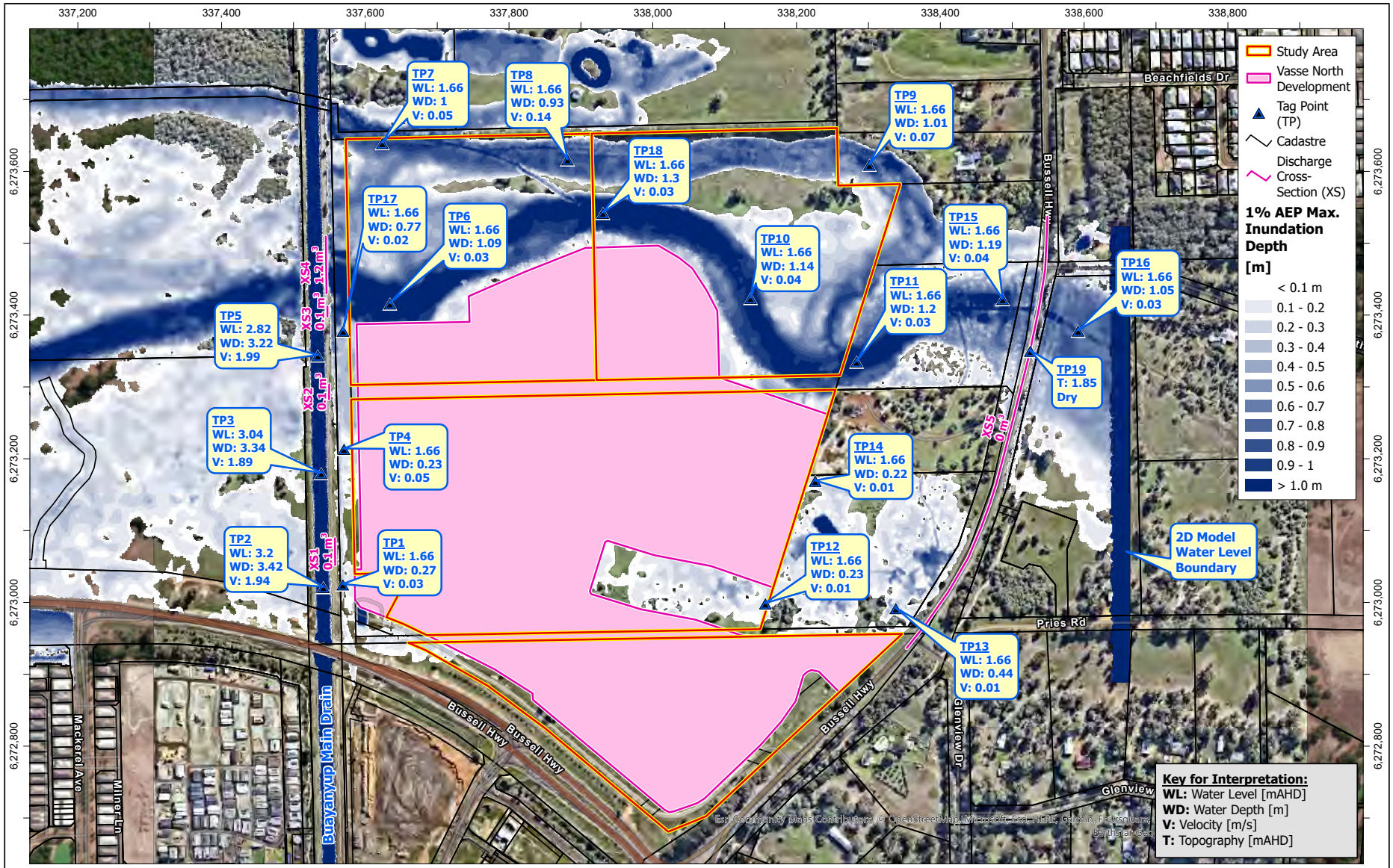
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 15: Structure Plan


337,600
337,800
338,000
338,200
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
POS
Buayanyup Drain
Bussell Highway
Bussell Highway
10
Development Area
Post-Development Drainage Catchments
Stormwater Drainage Pipework
Post-Development Surface Water Flow Direction
Pipe Outlet
Weir Outlet
Swales
Swale Basins
Land Use
Acoustic Buffer
Commercial
External Reserve Area
Lots
Open Space Investigation Area
POS
Roads
Waste Water Pump Station Buffer
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale 1:5,000 @A4
Coordinate System: GDA2020 MGA Zone 50
© COPYRIGHT JIM DAVIES & ASSOCIATES PTY. LTD. 2024
N
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 16: Stormwater Management System



Data Source: Nearmap Digital Imagery, 16 May 2023;

Coordinate System: GDA 1994 MGA Zone 50

JDA

Job No. J7433
Scale: 1:5,000 @A3

0 200 400 600 800 Metres

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N

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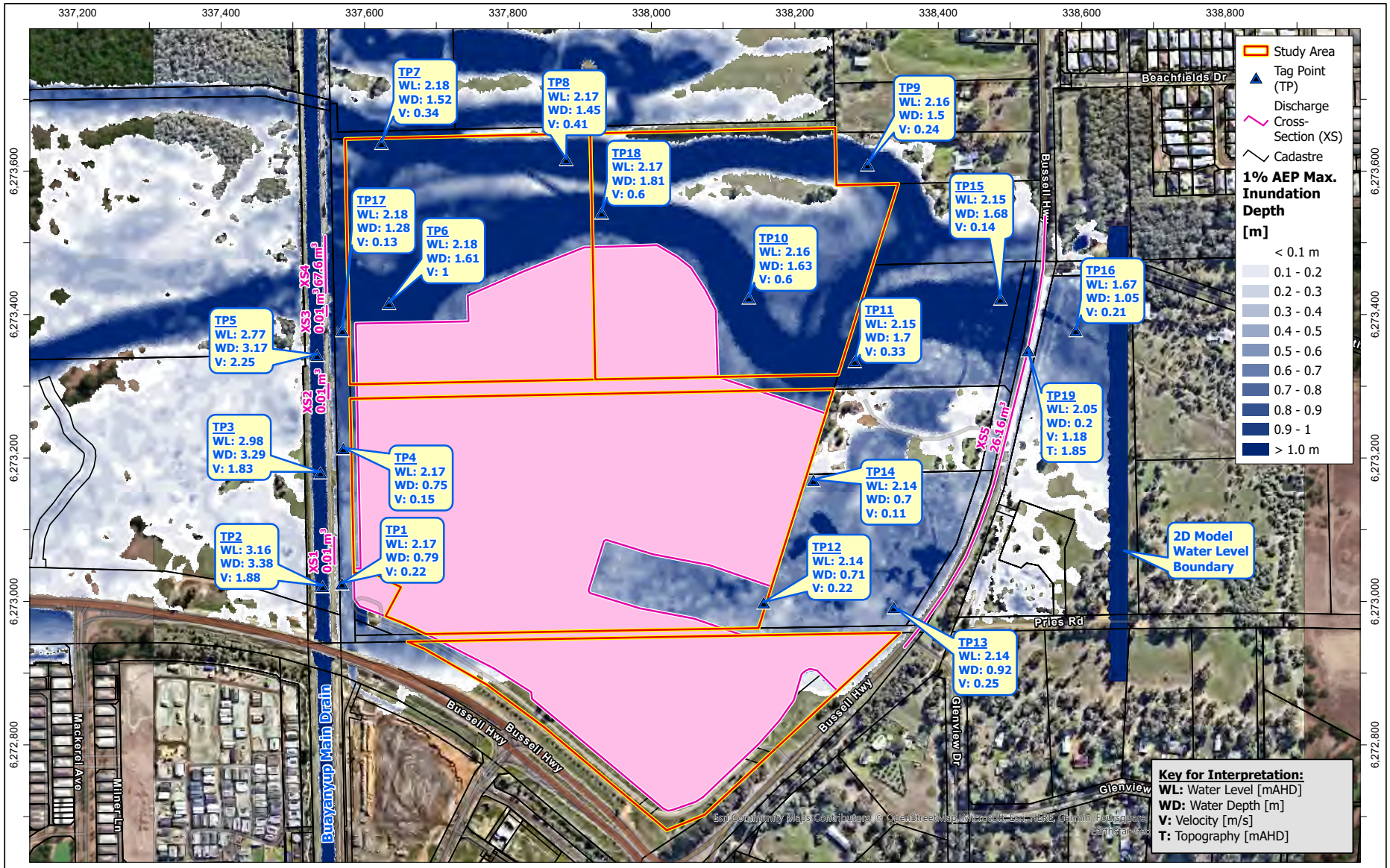
Lots 19, 20, 9001 and 9010, Vasse North: LWMS

Figure 17: Flood Mapping - Post-Development 1% AEP Event - No Breach Scenario



Data Source: Nearmap Digital Imagery, 16 May 2023;

Coordinate System: GDA 1994 MGA Zone 50

JDA

Job No. J7433
Scale: 1:5,000 @A3

0 200 400 600 800 Metres

N

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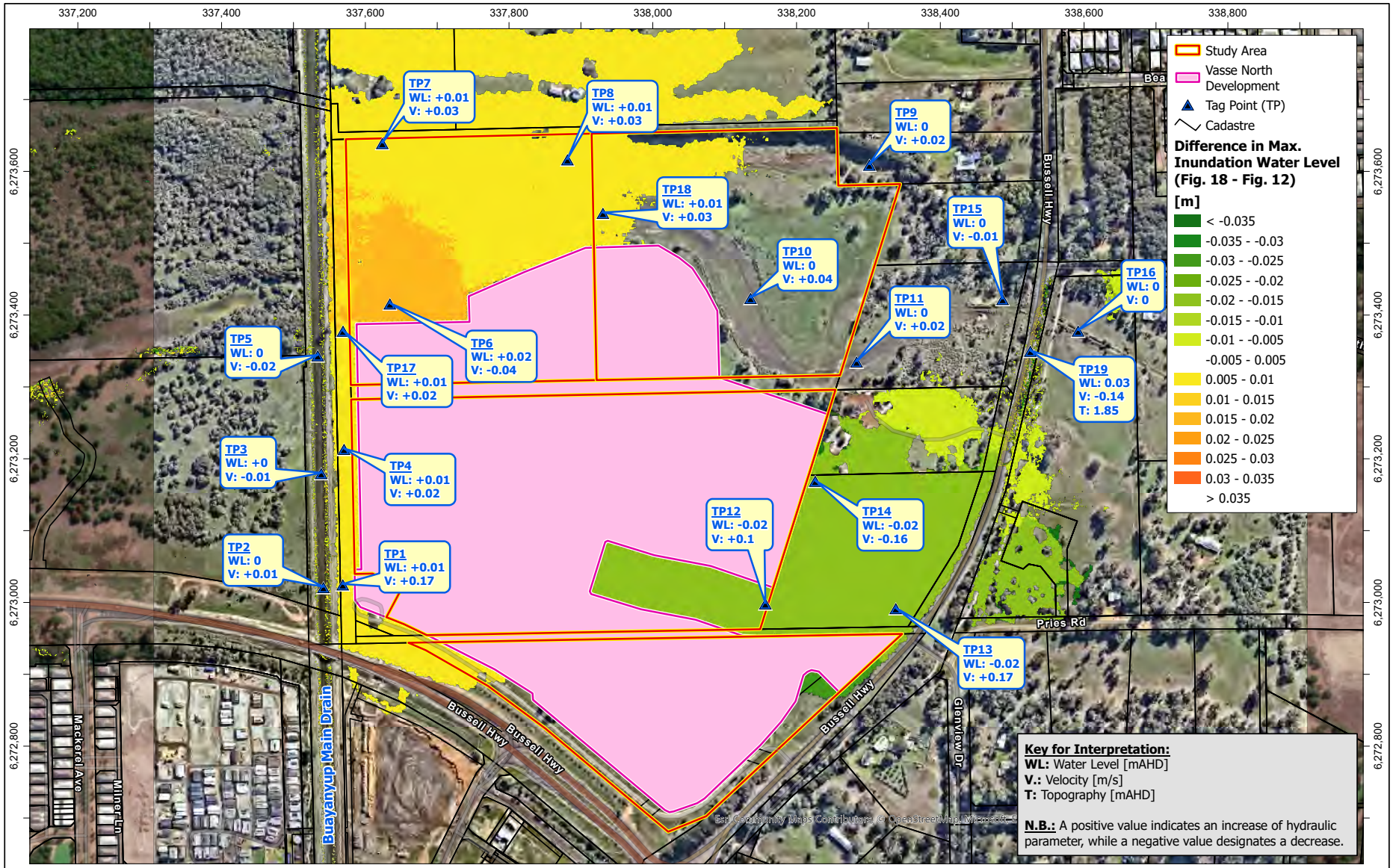
Lots 19, 20, 9001 and 9010, Vasse North: LWMS

Figure 18: Flood Mapping - Post-Development 1% AEP Event - 60 m Breach Scenario



Data Source: Nearmap Digital Imagery, 16 May 2023;

Coordinate System: GDA 1994 MGA Zone 50

JDA

Job No. J7433
Scale: 1:5,000 @A3

0 200 400 600 800 Metres

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Figure 19: Difference Mapping - Impact of Post-Development on 1% AEP Flood Levels

JDA

Job No. J7433
Scale 1:6,000 @A4
Coordinate System: GDA 94, Zone 50
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JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 20: Land Use and Catchment Areas

337,600
337,800
338,000
338,200
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
Key for Interpretation:
V: first 15 mm of rainfall stored volume [m³]
O: Outflow [m³/s]
Swale Basin 1
V: 1180 m³
O: 0.07 m³/s
Basin 5
V: 205 m³
O: 0 m³/s
O: 0 m³/s
Swale Basin 2
V: 270 m³
Basin 6
V: 300 m³
Basin 7A
V: 235 m³
Basin 9
V: 145 m³
Buayanyup Drain
0.07 m³/s from Vasse Town Centre
Swale Basin 3
V: 70 m³
Basin 10
V: 0 m³
Bussell Hwy
Swale Basin 8
V: 40 m³
Swale Basin 4
V: 60 m³
Development Area
Cadastre
Post-Development Drainage Catchments
Drainage Basin
First 15 mm of Rainfall Basin Inundation
Post-Development Surface Water Flow Direction
Pipe Outlet
Weir Outlet
Swale Basins
Swales
Surface Drainage Path
Stormwater Drainage Pipework
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale 1:5,000 @A4
Coordinate System: GDA2020 MGA Zone 50
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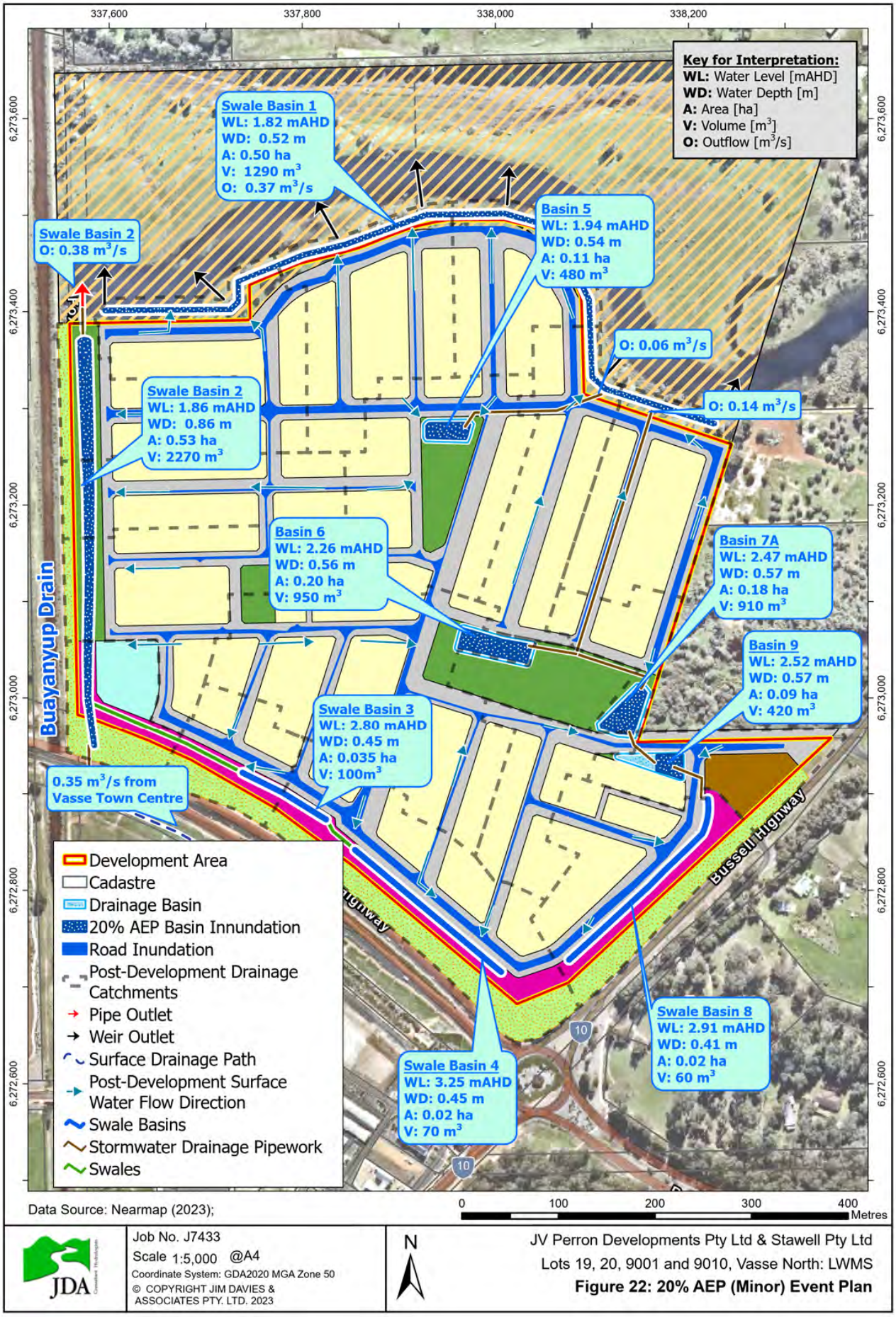
N
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 21: First 15 mm of Rainfall Event Plan


337,600
337,800
338,000
338,200
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
Key for Interpretation:
WL: Water Level [mAHD]
WD: Water Depth [m]
A: Area [ha]
V: Volume [m³]
O: Outflow [m³/s]
Swale Basin 1
WL: 1.82 mAHD
WD: 0.52 m
A: 0.50 ha
V: 1290 m³
O: 0.37 m³/s
Swale Basin 2
O: 0.38 m³/s
Basin 5
WL: 1.94 mAHD
WD: 0.54 m
A: 0.11 ha
V: 480 m³
O: 0.06 m³/s
O: 0.14 m³/s
Swale Basin 2
WL: 1.86 mAHD
WD: 0.86 m
A: 0.53 ha
V: 2270 m³
Basin 6
WL: 2.26 mAHD
WD: 0.56 m
A: 0.20 ha
V: 950 m³
Basin 7A
WL: 2.47 mAHD
WD: 0.57 m
A: 0.18 ha
V: 910 m³
Basin 9
WL: 2.52 mAHD
WD: 0.57 m
A: 0.09 ha
V: 420 m³
Swale Basin 3
WL: 2.80 mAHD
WD: 0.45 m
A: 0.035 ha
V: 100m³
Buayanyup Drain
0.35 m³/s from Vasse Town Centre
Bussell Highway
Swale Basin 8
WL: 2.91 mAHD
WD: 0.41 m
A: 0.02 ha
V: 60 m³
Swale Basin 4
WL: 3.25 mAHD
WD: 0.45 m
A: 0.02 ha
V: 70 m³
10
Development Area
Cadastre
Drainage Basin
20% AEP Basin Innundation
Road Inundation
Post-Development Drainage Catchments
Pipe Outlet
Weir Outlet
Surface Drainage Path
Post-Development Surface Water Flow Direction
Swale Basins
Stormwater Drainage Pipework
Swales
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale 1:5,000 @A4
Coordinate System: GDA2020 MGA Zone 50
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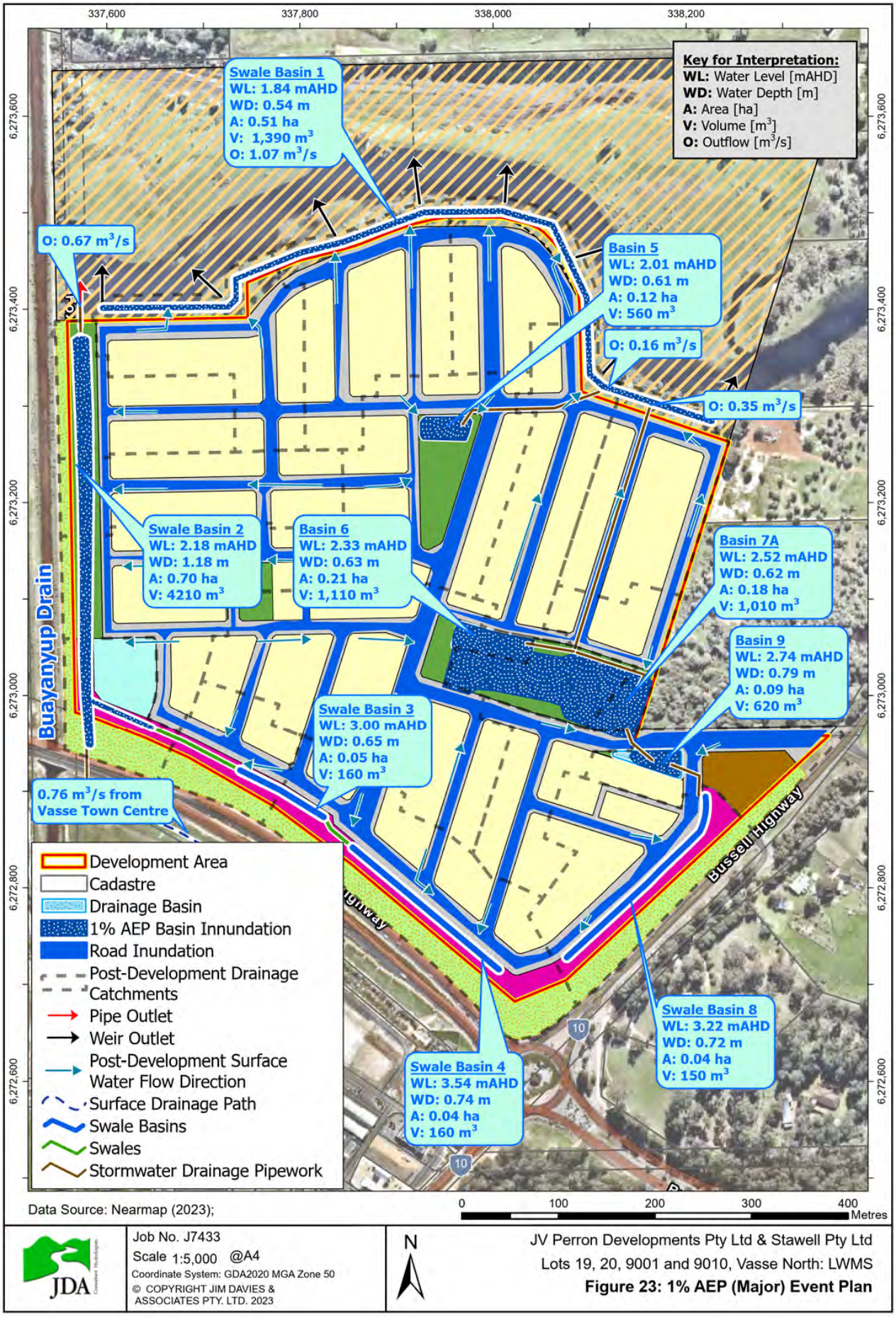
N
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 22: 20% AEP (Minor) Event Plan


337,600
337,800
338,000
338,200
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
Key for Interpretation:
WL: Water Level [mAHD]
WD: Water Depth [m]
A: Area [ha]
V: Volume [m³]
O: Outflow [m³/s]
Swale Basin 1
WL: 1.84 mAHD
WD: 0.54 m
A: 0.51 ha
V: 1,390 m³
O: 1.07 m³/s
O: 0.67 m³/s
Basin 5
WL: 2.01 mAHD
WD: 0.61 m
A: 0.12 ha
V: 560 m³
O: 0.16 m³/s
O: 0.35 m³/s
Swale Basin 2
WL: 2.18 mAHD
WD: 1.18 m
A: 0.70 ha
V: 4210 m³
Basin 6
WL: 2.33 mAHD
WD: 0.63 m
A: 0.21 ha
V: 1,110 m³
Basin 7A
WL: 2.52 mAHD
WD: 0.62 m
A: 0.18 ha
V: 1,010 m³
Basin 9
WL: 2.74 mAHD
WD: 0.79 m
A: 0.09 ha
V: 620 m³
Buayanyup Drain
Swale Basin 3
WL: 3.00 mAHD
WD: 0.65 m
A: 0.05 ha
V: 160 m³
0.76 m³/s from Vasse Town Centre
Bussell Highway
Swale Basin 8
WL: 3.22 mAHD
WD: 0.72 m
A: 0.04 ha
V: 150 m³
Swale Basin 4
WL: 3.54 mAHD
WD: 0.74 m
A: 0.04 ha
V: 160 m³
10
Development Area
Cadastre
Drainage Basin
1% AEP Basin Innundation
Road Inundation
Post-Development Drainage Catchments
Pipe Outlet
Weir Outlet
Post-Development Surface Water Flow Direction
Surface Drainage Path
Swale Basins
Swales
Stormwater Drainage Pipework
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale 1:5,000 @A4
Coordinate System: GDA2020 MGA Zone 50
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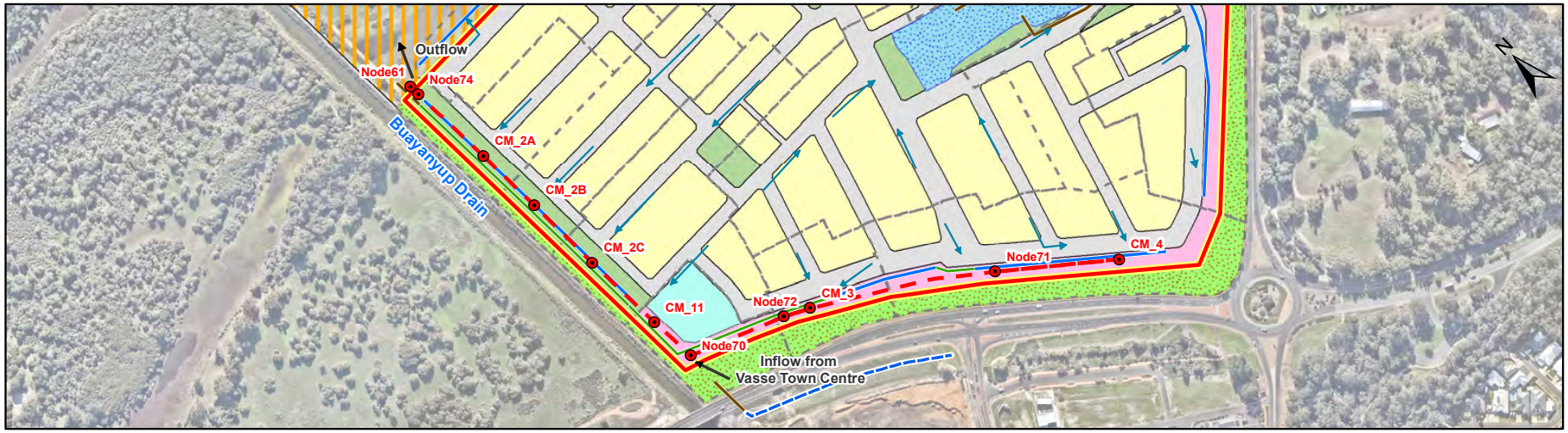
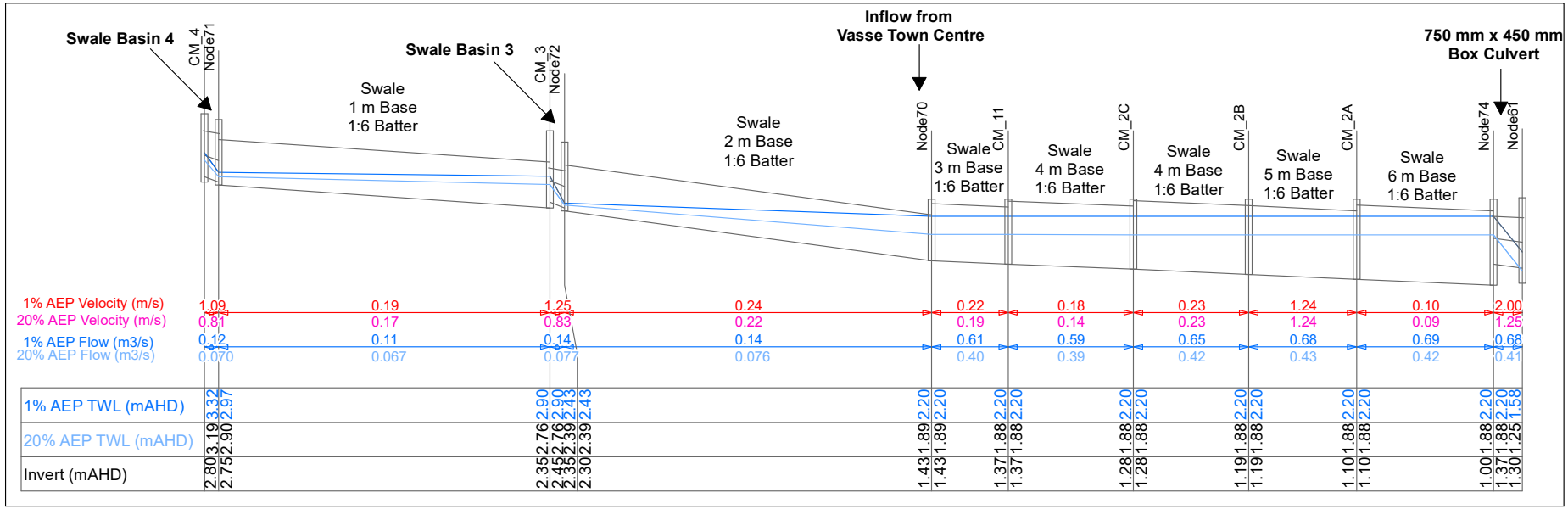
N
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 23: 1% AEP (Major) Event Plan





Data Source; XP-Storm Model (Modelling results for Temporal Pattern 5 for 20% AEP 6 hour critical duration and Temporal Pattern 10 for 1% AEP 6 hour critical duration).

Job No. J7433

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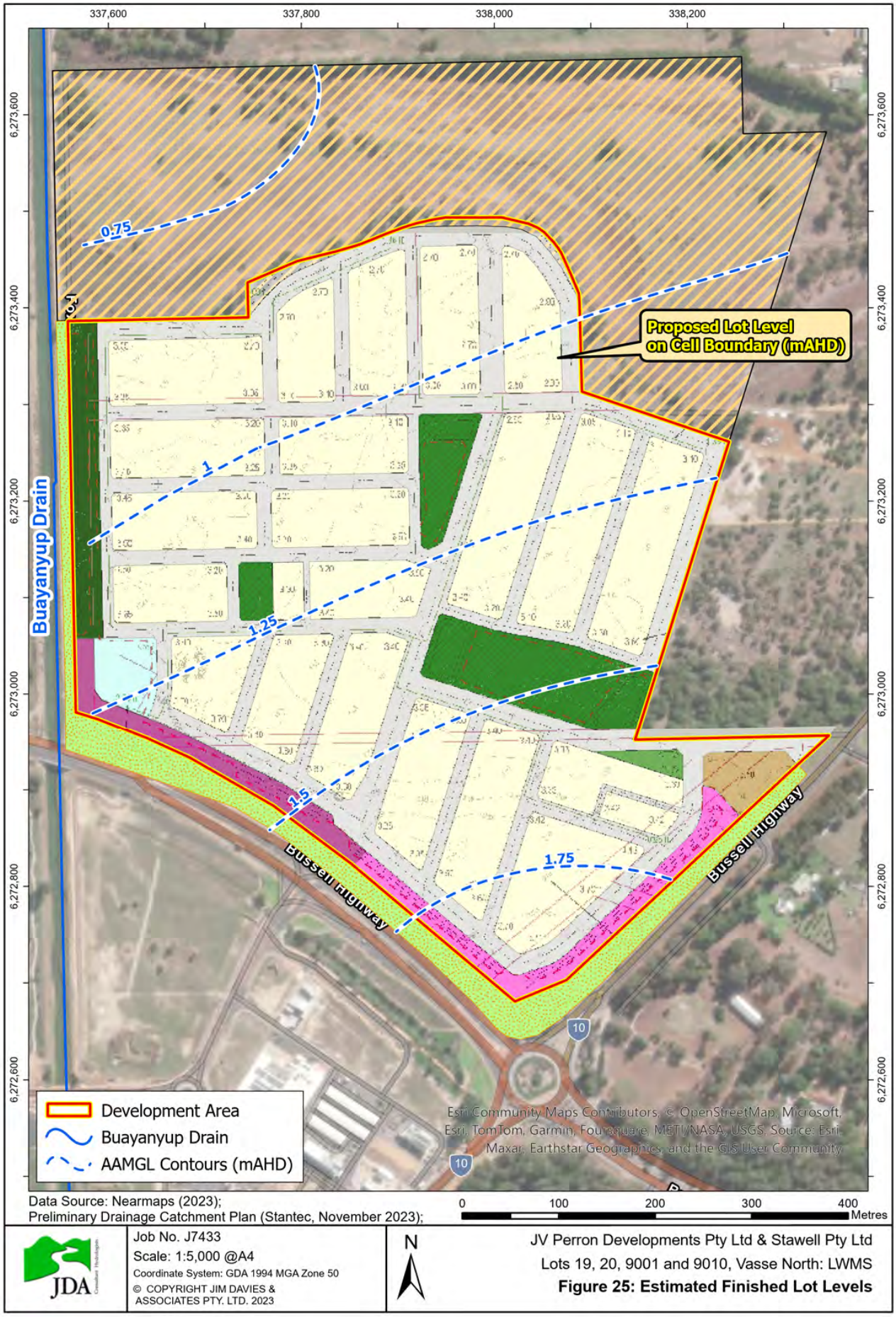
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 24: Boundary Swale Long-Section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337,800
338,000
338,200
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
0.75
1
1.25
1.5
1.75
Proposed Lot Level on Cell Boundary (mAHD)
Buayanyup Drain
Bussell Highway
Development Area
Buayanyup Drain
AAMGL Contours (mAHD)
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Data Source: Nearmaps (2023);
Preliminary Drainage Catchment Plan (Stantec, November 2023);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale: 1:5,000 @A4
Coordinate System: GDA 1994 MGA Zone 50
© COPYRIGHT JIM DAVIES & ASSOCIATES PTY. LTD. 2023
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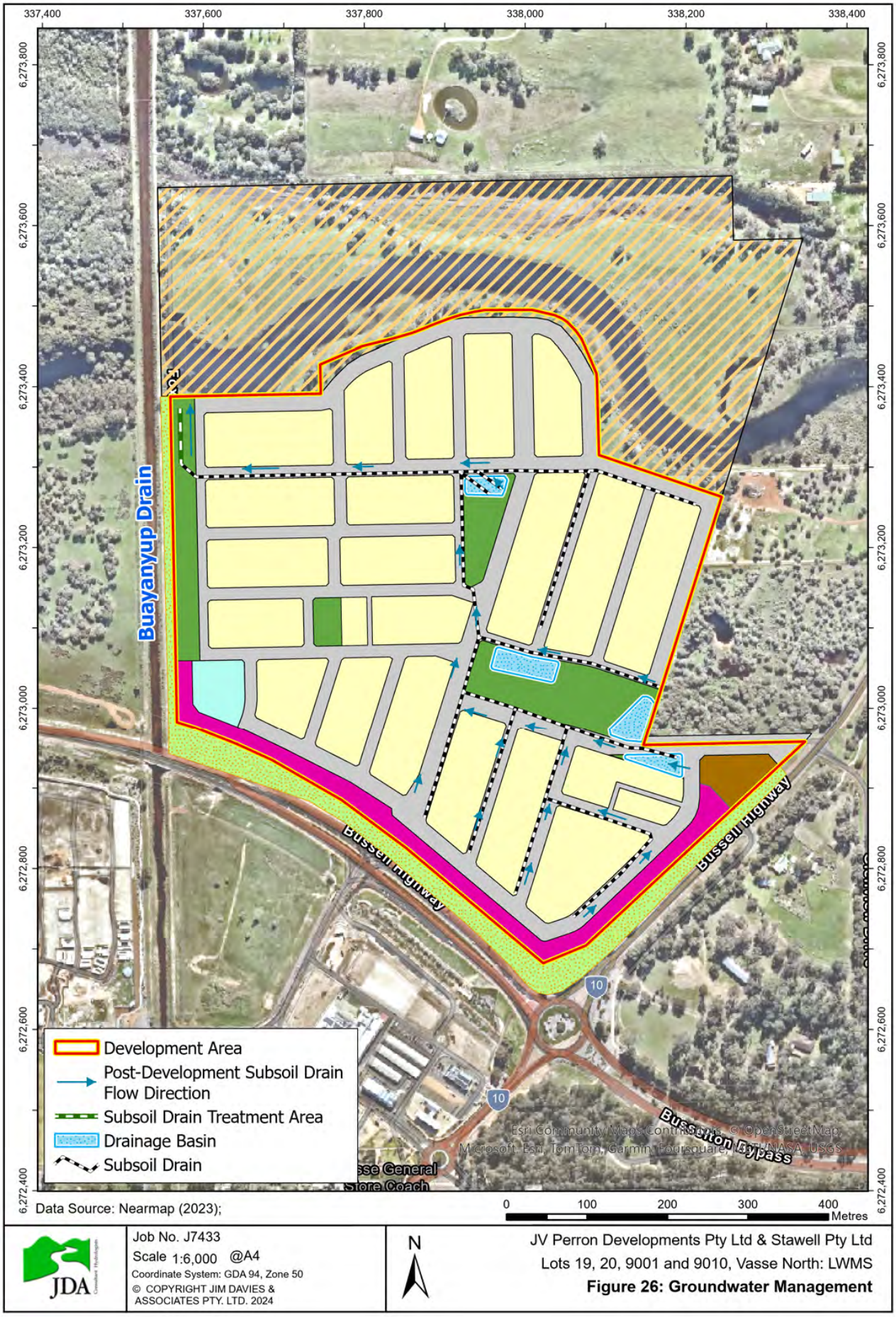
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 25: Estimated Finished Lot Levels


337,400
337,600
337,800
338,000
338,200
338,400
6,273,800
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
6,272,400
Buayanyup Drain
Bussell Highway
Bussell Highway
Bussell Highway
Bussell Bypass
10
10
Development Area
Post-Development Subsoil Drain Flow Direction
Subsoil Drain Treatment Area
Drainage Basin
Subsoil Drain
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Foursquare, FAO, NASA, USGS
Data Source: Nearmap (2023);
0
100
200
300
400
Metres
N
JDA
Job No. J7433
Scale 1:6,000 @A4
Coordinate System: GDA 94, Zone 50
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JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 26: Groundwater Management

337,400
337,600
337,800
338,000
338,200
338,400
6,273,600
6,273,400
6,273,200
6,273,000
6,272,800
6,272,600
6,272,400
S1
S2
VHP3
GW3
S3
Buayanyup Drain
VHP5_2
K2
BN16s
GW2
Bussell Highway
Glenview Drive
GW1
VHP6
B26
10
Vasse General Store Coach Stop
Development Area
Cadastre
Buayanyup Drain
Post-Development Monitoring Locations
DWER Groundwater Monitoring Bore
JDA Groundwater Monitoring Bore
Surface Water Monitoring Location
Data Source: BSO (2008), JDA (2008);
0
100
200
300
400
Metres
JDA
Job No. J7433
Scale: 1:6,000 @A4
Coordinate System: GDA 1994 MGA Zone 50
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N
JV Perron Developments Pty Ltd & Stawell Pty Ltd
Lots 19, 20, 9001 and 9010, Vasse North: LWMS
Figure 27: Post-Development Monitoring

APPENDICES

APPENDIX A

Local Water Management Strategy Checklist for Developers

Appendix: Local water management strategy checklist

Local water management strategy item	Deliverable	☑	Notes
Executive summary			
Summary of the development design strategy, outlining how the design objectives are proposed to be met	Table 1: Design elements and requirements for best management practices and critical control points	☑	Executive Summary Section 1, Table 3 & 4
Introduction			
Total water-cycle management – principles and objectives Planning background Previous studies		☑ ☑	Section 1, Tables 1-4
Proposed development			
Structure plan, zoning and land use Key landscape features Previous land use	Site context plan Structure plan	☑ ☑	Section 3; Figures 1 & 15
Landscape – proposed public open space areas, public open space credits, water source, bore(s), lake details, irrigation areas (if applicable)	Landscape plan	☑	Figure 15
Design criteria			
Agreed design objectives and source of objectives		☑	Table 3
Pre-development environment			
Existing information and more detailed assessments (monitoring). How do the site characteristics affect the design?		☑	Section 2
Site conditions – existing topography/contours, aerial photo underlay, major physical features	Site condition plan	☑	Sections 2.1 and 2.2 Figures 1 and 2
Geotechnical – topography, soils including acid sulfate soils and infiltration capacity, test pit locations	Geotechnical plan	☑	Sections 2.3, 2.4 & 2.8 Figures 5 and 14
Environmental – areas of significant flora and fauna, wetlands and buffers, waterways and buffers, contaminated sites	Environmental plan plus supporting data where appropriate	☑	Sections 2.6 & 2.7 Figures 9-13
Surface water – topography, 100-year floodways and flood fringe areas, water quality of flows entering and leaving (if applicable)	Surface-water plan		Section 2.6 Figures 9-12
Groundwater – topography, pre-development groundwater levels and water quality, test bore locations	Groundwater plan plus site investigations	☑	Section 2.5 Figures 6-8

Interim: Developing a local water management strategy

Local water management strategy item	Deliverable	☑	Notes
Water sustainability initiatives			
Water efficiency measures – private and public open spaces including method of enforcement		☑	Section 4.3
Water supply (fit-for-purpose) strategy, agreed actions and implementation		☑	Section 4.1
Wastewater management		☑	Section 4.2
Stormwater management strategy			
Flood protection – peak flow rates, volumes and top water levels at control points, 100-year flowpaths and100-year detention storage areas	100-year-event plan Long section of critical points	☑	Section 6 and Figures 16 to 24.
Manage serviceability – storage and retention required for the critical 5- year ARI storm events Minor roads should be passable in the 5-year ARI event	5-year-event plan	☑	Section 6 and Figure 22 Appendix J.
Protect ecology – detention areas for the 1-year 1-hour ARI event, areas for water quality treatment and types of agreed structural and non-structural best management practices and treatment trains (including indicative locations). Protection of waterways, wetlands (and their buffers), remnant vegetation and ecological linkages	1-year-event plan Typical cross sections	☑	Section 6 and Figure 21
Groundwater management strategy			
Post-development groundwater levels, existing and likely final surface levels, outlet controls, and subsoil drain areas/exclusion zones	Groundwater/ subsoil plan	☑	Section 6 and Figure 26
Actions to address acid sulfate soils or contamination		☑	Section 8.3.2
The next stage – subdivision and urban water management plans			
Content and coverage of future urban water management plans to be completed at subdivision. Include areas where further investigations are required before detailed design.		☑	Section 8.2
Monitoring			
Recommended future monitoring plan including timing, frequency, locations and parameters, together with arrangements for ongoing actions		☑	Section 8.5, Figure 27
Implementation			
Developer commitments		☑	Section 8.1, 8.4, 8.5
Roles, responsibilities, funding for implementation		☑	Section 8.1
Review		☑	Section 8

APPENDIX B

Groundwater Licence

Government of Western Australia
Department of Water

looking after all our water needs

Your ref: GWL176788
Our ref: RF10900
Enquiries: Julian Woodward
Tel: (08)97810182

Mr A Meares
Perron Developments Pty Ltd
PO BOX 6028
East Perth WA 6892

Dear Mr Meares

Re: Issue of a licence under the *Rights in Water and Irrigation Act 1914*

Property: Dawsons Village, Vasse New Town

Please find enclosed the following:

- Your amended licence to take groundwater GWL176788(2)
- Groundwater Licence Monitoring Program
- FAQ sheet Your licence to take water

Please take time to read these documents as they contain important information about your rights and responsibilities.

Groundwater monitoring requirements:

The Departments assessment has identified that the proposed increase in abstraction at the site has the potential to result in adverse impacts on the resource, other water users and the groundwater dependent environment. Accordingly the terms and conditions of your licence require you to take and record water level measurements and salinity readings from the nominated sites described in the enclosed groundwater monitoring program. This includes a requirement to construct and or replace monitoring bore B38 at the location you have nominated following discussions with Officer Julian Woodward. Details for the construction standards of single aquifer monitoring bores are described under Fig 2 of the enclosed Water Quality Protection Note for *"groundwater monitoring borers".*

You can ask for more information about our decision in relation to your licence. On request we will provide a 'statement of reasons' for the period for which the licence is granted or the inclusion of any term, condition or restriction. The request for more information must be in writing to the department within 28 days.

Geographe-Capes District Office
72 Duchess Street Busselton Western Australia 6280
PO Box 269 Busselton Western Australia 6280
Telephone (08) 9781 0111 Facsimile (08) 9754 4335
www.water.wa.gov.au

XDWAL013

You may apply to the State Administrative Tribunal (SAT) for a review of our decision. You will need to contact the SAT office directly, within 28 days.

In person State Administrative Tribunal
4th floor, 12 St Georges Terrace Perth WA 6000

In writing: State Administrative Tribunal
GPO Box U1991
Perth WA 6845

By telephone: Metro: (08) 9219 3111
Regional: 1300 306 017 (for the cost of a local call)

By fax: (08) 9325 5099

For more information about the SAT please visit their website www.sat.justice.wa.gov.au.

If you have any queries about this or any other water licensing matter please contact Julian Woodward at the Departments Busselton office on telephone (08) 97810182.

Yours sincerely

Owen Bennett
Program Manager, Compliance
South West Region

12 August 2015

File No: RF10900

Government of Western Australia
Department of Water

Instrument No. GWL176788(2)

LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

Licensee(s)	Perron Developments Pty Ltd Stawell Pty Ltd		
Description of Water Resource	Busselton-Capel Perth - Superficial Swan	**Annual Water Entitlement**	140000 kL
Location of Water Source	Lot 9540 On Plan 404729 - Volume/Folio 2863/812 - Lot 9540		

Authorised Activities	**Taking of water for**	**Location of Activity**
	Irrigation of up to 16 ha of public open space	Dawsons Village, Vasse New Town

Duration of Licence	From 12 August 2015 to 31 July 2025

This Licence is subject to the following terms, conditions and restrictions:

1 The volume of all water taken under this licence must be metered using an approved meter fitted to each drawpoint.

2 The annual water year for water taken under this licence is defined as 01 July to 30 June next.

3 The licensee must take and record the reading from each meter required under this licence at the beginning and another at the end of the water year defined on this licence.

4 The licensee must take and record the reading from each meter required under this licence, at the end of each month.

5 Unless otherwise approved, all meter readings must be recorded on the 'Meter Water Use Card' available from the Department of Water.

6 The completed Meter Water Use Card must be returned to the Department of Water every 12 month(s) commencing 31/07/2016.

7 The licensee must ensure the installed meter(s) accuracy is maintained to within plus or minus 5% of the volume metered, in field conditions.

8 The licensee must notify the Department of Water in writing of any water meter malfunction within seven days of the malfunction being noticed.

9 The licensee must obtain authorisation from the Department of Water before removing, replacing or interfering with any meter required under this licence.

10 The Licensee is to comply with the commitments of the groundwater monitoring program under this licence, including any modifications to the commitments as approved during the term of the licence and any amendments made by or with the approval of the Department.

11 Every 1 year(s) the licensee shall provide to the Department of Water a Groundwater Monitoring Summary for the preceding water year. The first report is due 31/07/2016.

This Licence is granted subject to the Rights in Water and Irrigation Regulations 2000

File No: RF10900

Government of Western Australia
Department of Water

Instrument No. GWL176788(2)

LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

This Licence is subject to the following terms, conditions and restrictions:

12 Between 1 June and 31 August in any year, the licence-holder must not water a lawn, garden, or grass-covered area ("turf") by reticulation, provided always that this restriction shall not apply to watering with a hand held hose; or watering, by way of reticulation: newly planted areas for a period of up to 28 days from the date of planting; for renovating turf; or for maintenance of reticulation systems.

13 The licensee shall not use water for sprinkler irrigation of playing fields, parks and gardens within the restricted watering hours, except in the instance of: watering lawn tennis courts, turf wickets, bowling greens and synthetic sporting grounds. Restricted hours are between 9 am and 6 pm except for the establishment of newly planted areas. For newly planted areas water may be used within these hours for a period of up to 28 consecutive days, commencing from the date of planting.

End of terms, conditions and restrictions

This Licence is granted subject to the Rights in Water and Irrigation Regulations 2000

Government of Western Australia
Department of Water

Monitoring Plan for *Licence To Take Water* GWL176788

(under Schedule 1, clause 15 of the *Rights in Water and Irrigation Act 1914*)

Licensee(s) : Perron Developments Pty Ltd & Stawell Pty Ltd

Location of water source: Lot 9540 Dawson village, Vasse

Location of activity: Dawson village

Authorised activity: Irrigation of public open space

Description of irrigation method: Fixed sprinklers

EXPLANATORY NOTES

These explanatory notes do not form part of the licence requirements.

1. Risk identification

The following table identifies the potential risks to the water resources, other users and groundwater dependent environments (GDE) from the take and use of water at this location. Groundwater monitoring to support the sustainable management of the water resources and land-use are summarised below and detailed in following sections.

Potential Risk	Required Monitoring To Address Risk
Excessive drawdown within the Superficial aquifer	o Metering, **monthly** meter readings and **annual** reporting of extraction volumes from the licensed draw point o **Monthly** water level measurements from representative monitoring sites to monitor water levels in the Superficial aquifer.
Adverse water quality trends in the Superficial aquifer; eg saline incursion; recycling of salts;	**Six Monthly** (September or October **&** March or April): o salinity readings

Government of Western Australia
Department of Water

Monitoring Plan for *Licence To Take Water* GWL176788

2. Water source description:

The following table identifies the authorised drawpoint under this licence. A 'drawpoint' is defined as a location from which water is taken.

2.1 Drawpoint description:

Lot No.	Drawpoint Designation	Easting*	Northing*	Drawpoint Type	Aquifer	Depth (m)
9540	Napoleon Drive (HB5)	337498	6272612	Well	Superficial	3

*MGA coordinates in GDA94 datum coordinates – easting/northing/zone 50

Note:

Conditions regarding the maintenance of meters, meter readings and reporting of volumes extracted are included on the licence instrument.

2.2 Meter Details:

Drawpoint Designation	Meter Serial No.	Meter make
Napoleon Drive (HB5)	13317856	ARAD

END OF EXPLANATORY NOTES

Government of Western Australia
Department of Water

Monitoring Plan for *Licence To Take Water* GWL176788

Monitoring plan terms, conditions and restrictions

3. The following describe the terms, conditions and restrictions that the licensee shall comply with Under this monitoring plan, and which form part of the licence conditions.

3.1 Water level monitoring Commitments:

The licensee shall maintain the following monitoring sites for the **monthly** measurement of water levels (refer Appendix 1 – Location plan).

Road Reserve	Monitoring Site Designation	Easting	Northing	Aquifer	Depth of well (m)
Napoleon	Eastern Riser (HB4)	337424	6272597	Superficial	3
Napoleon	Middle Riser (HB2)	337338	6272597	Superficial	3
Napoleon	Western Riser (HB1)	337277	6272594	Superficial	3
Milner Lane	Monitoring Bore 38	337272	6272746	Superficial	3

Notes:

1. Water levels shall be measured from a standard measuring point; for example top of casing. Any change in the position of the reference point shall be recorded and previous measurements adjusted accordingly.

2. Water levels shall be reported as metres below the standard reference point (mtoc), below ground level (mbgl) and (if surveyed) metres above the Australian Height Datum (mAHD)

3. Water levels in production wells shall be measured at least 1 hour after pumping has ceased. A comment shall be entered against any measurement taken while the pump is still operating.

4. Water levels shall be recorded to the nearest centimetre.

Government of Western Australia
Department of Water

Monitoring Plan for *Licence To Take Water* GWL176788

4. Groundwater chemistry monitoring

The licensee shall undertake sampling and analysis of the groundwater resource from the following monitoring sites listed in accordance with the dates and parameters specified in 4.1.

Lot No.	Monitoring Site Designation	Easting	Northing
9540	Drawpoint (HB5)	337498	6272612
9540	Monitoring Bore 38	337272	6272746

4.1

Monitoring Period	September or October	March or April
Chemistry parameters to be analysed*	Electrical Conductivity (µS/cm @25°C) Total Dissolved Salts (TDS)	Electrical Conductivity (µS/cm @25°C) Total Dissolved Salts (TDS)

* Concentrations in mg/L unless otherwise stated

Notes:

1. All methods and equipment used in water quality sampling should be undertaken in accordance with the Australian Standard AS/NZS 5667 (1998) and wherever possible, a NATA registered laboratory should undertake the analyses, using NATA accredited analysis methods.

2. Electrical Conductivity (µS/cm) shall be compensated to 25°C.

3. The method used for the determination of TDS in mg/L (eg EC correction factor; gravimetric) shall be reported.

Government of Western Australia
Department of Water

Monitoring Plan for *Licence To Take Water* GWL176788

5. Reporting:

By **31 July** each year, the licensee shall submit a groundwater monitoring summary covering monitoring data recorded during the preceding water year. The report will include:

- Tabulated monthly extraction data for each metered drawpoint over the water year
- Graphs of historical monthly and annual extraction data for each metered drawpoint.
- Tabulated monthly water level data for each nominated monitoring well
- Graphs of historical monthly water level data for each nominated monitoring well.
- Tabulated salinity data for the nominated monitoring sites.
- Graphs of historical salinity data

END OF MONITORING REQUIREMENTS

Monitoring Plan for
Licence To Take Water GWL176788

Appendix 1: Location Plan

ATT: 11.5.2 Scheme Amendment and Structure Plan Application for Vasse North - Hatch
793 of 1319
AGENDA - ORDINARY COUNCIL MEETING 11 DECEMBER 2024 ATTACHMENTS

Water Quality Protection Note

WQPN 30, February 2006

Groundwater monitoring bores

Purpose

Groundwater monitoring bores are used to:

- determine the nature and properties of soils through which liquids may seep;
- provide access to groundwater for measuring its level, physical and chemical properties; and
- allow groundwater samples to be withdrawn for laboratory analysis.

The Department of Water is responsible for managing and protecting the State's water resources. It is also a lead agency for water conservation and reuse. This note offers:

- the Department's current views on the construction of groundwater monitoring bores;
- guidance on acceptable practices used to protect the quality of Western Australian water resources; and
- a basis for the development of a multi-agency code or guidelines designed to balance the views of industry, government and the community, while sustaining a healthy environment.

This note provides a general guide on issues of environmental concern, and offers potential solutions based on professional judgement and precedent. The recommendations made do not override any statutory obligation or Government policy statement. Alternative practical environmental solutions suited to local conditions may be considered. Regulatory agencies should not use this note's recommendations without a site-specific assessment of any project's environmental risks. Any conditions set should consider the values of the surrounding environment, the safeguards in place, and take a precautionary approach. This note shall not be used as this Department's policy position on a specific matter, unless confirmed in writing.

Scope

This note applies to the construction of screened or slotted casing groundwater monitoring bores. The bores may be installed using a variety of materials/ construction methods suited to their depth, intended use and the local soil strata.

Monitoring bores are primarily needed to assess changes to water table levels and groundwater quality. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. These bores consist of a vertical cased hole, with the casing screened or slotted to permit groundwater inflow, and allow field testing and extraction of representative fluid samples for analysis. Bores should also permit standing groundwater levels (SWLs) or confined aquifer water pressure to be determined.

APPENDIX C

UNDO Modelling Results

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Project:	J7433: Vasse North Pre-Development	Date:	13/12/2023
		Version:	Version 1.2.0.19289

Subregion name: Vasse North Development Area

Landuse	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
Residential	0	0.00	0.00	0.00
Industrial, commercial & schools	0	0.00	0.00	0.00
Rural living	100	38.70	2712.87	510.84
Public open space	0	0.00	0.00	0.00
Road reserve	0	0.00	0.00	0.00

Total area (ha)	Total percent (%)
38.70	100

Nitrogen input (kg/ha/yr)	Phosphorus input (kg/ha/yr)
75.33	13.35

Nitrogen export (kg/ha/yr)	Phosphorus (kg/ha/yr)
14.35	1.31

Rural living

Landuse	Percent (%)	Area (ha)
Unrestricted	100	38.70
No livestock	0	0.00
No clearing apart from the housing pad	0	0.00

Total area (ha)	Total percent (%)
38.70	100

Nitrogen input (kg)	Phosphorus input (kg)
2712.87	510.84

Note: Commercial horticultre is not permitted in the rural living zone, due to spray drift buffers.

Soil and drainage information

Type of drainage	**Infiltration**	**Does it contain imported fill?**	**No**
Soil type	**Spearwood Dune**	**Does subregion contain onsite sewage diposal system?**	**No**
Depth to groundwater (m)	**0.5**		
Groundwater slope (%)	**0.15**		
Soil PRI	**11.0**		

Note: Please attach the results of soil tests to this report when submitting.

Summary: Nutrient stripping devices

Treatment	Name	Size (m²)	Treated area (ha)	Treating	N removed (kg/ha/yr)	P removed (kg/ha/yr)
Load removed					**0.00**	**0.00**
Net export					**14.35**	**1.31**

Summary: Nutrient load exports

Region	Area (ha)	P export (kg/ha/yr)	N export (kg/ha/yr)
Vasse North Development Area	38.70	1.31	14.35

PRE-TREATMENT LOAD (kg/ha/yr)		LOAD REMOVED (kg/ha/yr)		NET LOAD EXPORT (kg/ha/yr)	
NITROGEN	PHOSPHORUS	NITROGEN	PHOSPHORUS	NITROGEN	PHOSPHORUS
14.35	**1.31**	**0.00**	**0.00**	**14.35**	**1.31**

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Project:	J7433: Vasse North Post-Development	Date:	13/12/2023
		Version:	Version 1.2.0.19289

Subregion name: Residential Lots

Landuse	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
Residential	100	20.51	1127.90	294.26
Industrial, commercial & schools	0	0.00	0.00	0.00
Rural living	0	0.00	0.00	0.00
Public open space	0	0.00	0.00	0.00
Road reserve	0	0.00	0.00	0.00

Total area (ha)	Total percent (%)
20.51	53

Nitrogen input (kg/ha/yr)	Phosphorus input (kg/ha/yr)
60.22	14.50

Nitrogen export (kg/ha/yr)	Phosphorus (kg/ha/yr)
5.30	1.03

Residential

Size (m²)	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
<400	32	6.56	154.20	45.17
400-500 m²	53	10.87	713.19	182.21
501-600 m²	0	0.00	0.00	0.00
601-730 m²	12	2.46	247.59	62.95
>730 m²	0	0.00	0.00	0.00
Multiple dwellings	3	0.62	12.92	3.93

Total area (ha)	Total percent (%)
20.511	100

Nitrogen input (kg)	Phosphorus input (kg)
1127.90	294.26

Soil and drainage information

Type of drainage	**Infiltration**	**Does it contain imported fill?**	**Yes**
Soil type	**Spearwood Dune**	Type of fill imported	**Yellow sand (Spearwood)**
Depth to groundwater (m)	**2**	Fill depth (m)	**1.5**
Groundwater slope (%)	**0.15**	Approximate PRI of imported fill	**0**
Soil PRI	**2.8**	**Does subregion contain onsite sewage diposal system?**	**No**

Note: Please attach the results of soil tests to this report when submitting.

Subregion name: **Road Reserve**

Landuse	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
Residential	0	0.00	0.00	0.00
Industrial, commercial & schools	0	0.00	0.00	0.00
Rural living	0	0.00	0.00	0.00
Public open space	0	0.00	0.00	0.00
Road reserve	100	11.22	94.27	3.03

Total area (ha)	Total percent (%)
11.22	29
Nitrogen input (kg/ha/yr)	**Phosphorus input (kg/ha/yr)**
13.63	0.42
Nitrogen export (kg/ha/yr)	**Phosphorus (kg/ha/yr)**
0.86	0.02

Road reserve

Landuse	Percent (%)	Area (ha)
Roads	60	6.73
Road reserve - impervious	10	1.12
Road reserve - native garden	30	3.37
Road reserve - non-native garden	0	0.00
Road reserve - turf	0	0.00
Road reserve - not fertilised	0	0.00

Total area (ha)	Total percent (%)
11.223	100
Nitrogen input (kg)	**Phosphorus input (kg)**
94.27	94.27

Soil and drainage information

Type of drainage	**Piped drainage**	**Does it contain imported fill?**	**Yes**
Soil type	**Spearwood Dune**	Type of fill imported	**White sands (Bassendean)**
Depth to groundwater (m)	**2**	Fill depth (m)	**1.5**
Groundwater slope (%)	**0.15**	Approximate PRI of imported fill	**5**
Soil PRI	**6.5**	**Does subregion contain onsite sewage diposal system?**	**No**

Note: Please attach the results of soil tests to this report when submitting.

Subregion name: **POS/Acoustic Reserve**

Landuse	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
Residential	0	0.00	0.00	0.00
Industrial, commercial & schools	0	0.00	0.00	0.00
Rural living	0	0.00	0.00	0.00
Public open space	100	6.58	54.93	2.86
Road reserve	0	0.00	0.00	0.00

Total area (ha)	Total percent (%)
6.58	17

Nitrogen input (kg/ha/yr)	Phosphorus input (kg/ha/yr)
13.58	0.59

Nitrogen export (kg/ha/yr)	Phosphorus (kg/ha/yr)
1.52	0.07

Public Open Space (POS)

Landuse	Percent (%)	Area (ha)
Native gardens	15	0.99
Non-native gardens	0	0.00
Not fertilised	0	0.00
Nature	10	0.66
Sport	5	0.33
Recreation	0	0.00
Golf course	0	0.00
Bowling green	0	0.00
Impervious	0	0.00
Water body	70	4.61

Total area (ha)	Total percent (%)
6.58	100

Nitrogen input (kg)	Phosphorus input (kg)
54.93	2.86

Soil and drainage information

Type of drainage	**Open channel drains**	**Does it contain imported fill?**	**Yes**
Soil type	**Spearwood Dune**	Type of fill imported	**White sands (Bassendean)**
Depth to groundwater (m)	**0.5**	Fill depth (m)	**0.5**
Groundwater slope (%)	**0.15**	Approximate PRI of imported fill	**5**
Soil PRI	**5.0**	**Does subregion contain onsite sewage diposal system?**	**N**

Note: Please attach the results of soil tests to this report when submitting.

Subregion name: WWTP

Landuse	Percent (%)	Area (ha)	Input load Nitrogen (kg)	Input load Phosphorus (kg)
Residential	0	0.00	0.00	0.00
Industrial, commercial & schools	100	0.39	10.22	2.48
Rural living	0	0.00	0.00	0.00
Public open space	0	0.00	0.00	0.00
Road reserve	0	0.00	0.00	0.00

Total area (ha)	Total percent (%)
0.39	1

Nitrogen input (kg/ha/yr)	Phosphorus input (kg/ha/yr)
31.63	6.55

Nitrogen export (kg/ha/yr)	Phosphorus (kg/ha/yr)
3.22	0.06

Commercial, Industry and Schools

Landuse	Percent (%)	Area (ha)
Light industrial	0	0.00
Heavy industrial	0	0.00
Commercial / Offices	0	0.00
Schools	0	0.00
Public buildings	100	0.39

Total area (ha)	Total percent (%)
0.39	100

Nitrogen input (kg)	Phosphorus input (kg)
10.22	2.48

Soil and drainage information

Type of drainage	**Infiltration**	**Does it contain imported fill?**	**Yes**
Soil type	**Spearwood Dune**	Type of fill imported	**Yellow sand (Spearwood)**
Depth to groundwater (m)	**2**	Fill depth (m)	**1.5**
Groundwater slope (%)	**0.15**	Approximate PRI of imported fill	**11**
Soil PRI	**11.0**	**Does subregion contain onsite sewage diposal system?**	**No**

Note: Please attach the results of soil tests to this report when submitting.

Summary: Nutrient stripping devices

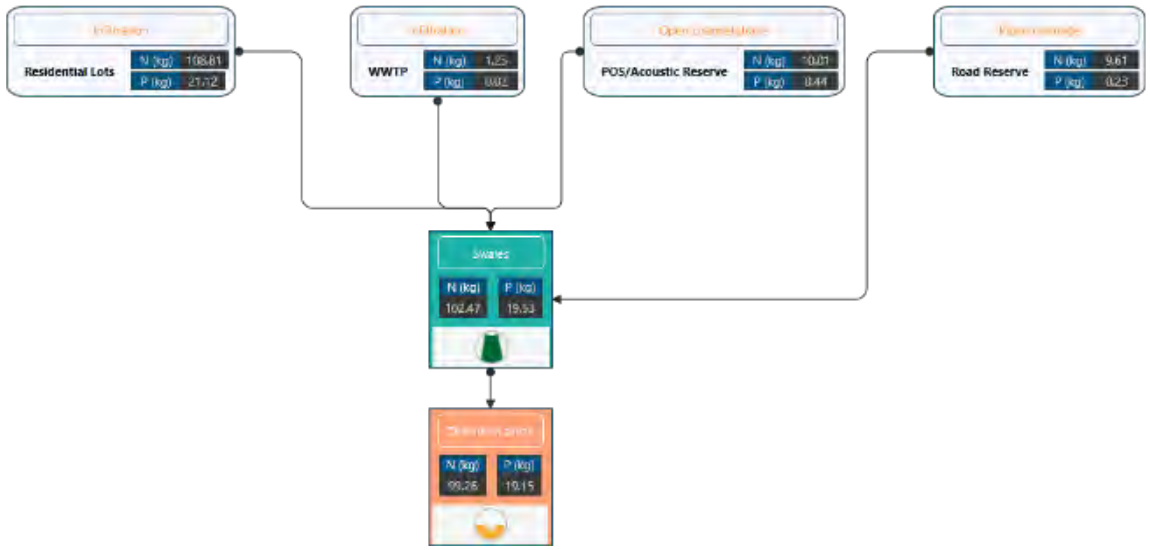
Treatment	Name	Size (m²)	Treated area (ha)	Treating	N removed (kg/ha/yr)	P removed (kg/ha/yr)
Swale	Swales	6400.00	38.70	Sandy soils – Runoff and subsoil drains	2.29	0.12
Detention / infiltration basin	Detention areas	11000.00	38.70	Sandy soils – Runoff only (infiltration on lots)	0.27	0.02
Load removed					**0.79**	**0.07**
Net export					**2.56**	**0.49**

Summary: Nutrient load exports

Region	Area (ha)	P export (kg/ha/yr)	N export (kg/ha/yr)
Residential Lots	20.51	1.03	5.30
Road Reserve	11.22	0.02	0.86
POS/Acoustic Reserve	6.58	0.07	1.52
WWTP	0.39	0.06	3.22

PRE-TREATMENT LOAD (kg/ha/yr)		LOAD REMOVED (kg/ha/yr)		NET LOAD EXPORT (kg/ha/yr)	
NITROGEN	PHOSPHORUS	NITROGEN	PHOSPHORUS	NITROGEN	PHOSPHORUS
3.35	**0.56**	**0.79**	**0.07**	**2.56**	**0.49**

Treatment diagram



Appendix 3 - Bushfire Management Plan (JBS&G)

FPA AUSTRALIA | Fire Protection Association Australia | Life. Property. Environment.

BPAD Bushfire Planning & Design

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference: Vasse North Structure Plan

Suburb: Vasse **State:** WA **P/code:** 6280

Local government area: City of Busselton

Description of the planning proposal: Rezoning and Structure Plan application

BMP Plan / Reference Number: 63653 **Version:** Rev 1 **Date of Issue:** 31/05/2024

Client / Business Name: Joint venture of Perron Developments Pty Ltd and Stawell Pty Ltd

Reason for referral to DFES	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	☐	☒
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	☐	☒
Is the proposal any of the following special development types (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	☐	☒
Strategic planning proposal (including rezoning applications)	☒	☐
Minor development (in BAL-40 or BAL-FZ)	☐	☒
High risk land-use	☐	☒
Vulnerable land-use	☐	☒

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The proposal is a rezoning/structure plan, which is a strategic planning proposal.

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Louisa Robertson	Level 3	BPAD 36748	28/02/2025
Company		**Contact No.**	
JBS&G		08 9792 4797	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct

Signature of Practitioner LM Robertson **Date** 31/05/2024

Vasse North Rezoning and Structure Plan

Joint venture of Perron Developments Pty Ltd & Stawell Pty Ltd

Bushfire Management Plan (Structure Plan/Rezoning Application)

158,926 | 63652

31 May 2024

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

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Appendices

Appendix A **Landscape Strategy Report (Emerge Associates 2024)**

Appendix B **Photos of vegetation plots**

Appendix C **Asset Protection Zone standards and explanatory notes**

Appendix D **Vehicular access explanatory notes**

Appendix E **City of Busselton Firebreak Notice**

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1. Proposal details

1.1 Background

The joint venture of Perron Development Pty and Stawell Pty is preparing to lodge a Rezoning and Structure Plan application to guide future residential/mixed use development within the Vasse North Structure Plan area (the project area), located in the City of Busselton. The Structure Plan (Figure 1; Hatch 2024) identifies the following elements:

- An urban development area in the southern portion of the project area comprising proposed:
  - Residential cells (R20-R60),
  - Service Commercial cell in the eastern portion of the project area.
  - Special Use Public Purposes cell (existing wastewater pumping station [WWPS]) in the southwest corner of the project area,
  - Recreation Reserves/Public Open Space (POS) including Local Parks and Drainage and Acoustic Bund reserves bordering Bussell Highway,
  - thirty metre wide drainage and landscape buffer from Buayanyup Drain, which borders the western boundary of the project area, and
  - internal road layout with one connection to Bussell Highway to the east of the project area.
- A Conservation zone in the northern portion of the project area.
- A future emergency access way (EAW) over the Conservation zone to connect the urban development area with the proposed Abbey South Structure Plan residential area, to the north (refer to Amendment 21/0055 to Local Planning Scheme No. 21, Amendment No. 55).
- A 50 m wide development buffer to the WWPS.
- A pedestrian and cycle underpass linking the project area with the Vasse Village commercial precinct located to the south of Bussell Highway.

1.2 Site description

1.2.1 Existing land uses

The project area comprises approximately 71 ha within Lots 19, 20, 600, 9001 and 9010. The site is primarily dominated by areas of grazed pasture land. Pockets of remnant native scrub and woodland vegetation also occur within isolated pockets. A Water Corporation wastewater pumping station (WWPS) is located within Lot 600 in the southwest corner of the project area (see Figure 2).

1.2.2 Surrounding land uses

The wider landscape supports a combination of remnant vegetation, rural-residential properties, and residential estates some of which contain forest, woodland and scrub vegetation.

Land uses immediately adjoining the project area include (see Figure 2):

- A Caravan Park (Lot 3) and rural land (Lot 4 to the north)
- Bussell Highway to the southeast
- Reserve 1079 (Lots 55 and 57, Crown land), Reserve 45488 (Lot 56, Crown land) and private rural-residential land holdings to the east and northeast.
- Bussell Highway and existing urban development within the Vasse townsite to the south
- Buayanyup Drain and Reserve 41972 (Locke Nature Reserve, Crown land) to the west.

1.2.3 Existing vehicular access

The project area is directly accessible from Bussell Highway to the east with an internal access road around the southern boundary leading to service the WWPS within Lot 600. Internal site access is via

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informal tracks and perimeter firebreaks. The proposed development will result in the construction of intersections to facilitate access, as discussed in Section 5.

1.2.4 Existing water supply

The project area is not currently provided with an existing reticulated water supply, but existing Water Corporation hydrants are located to the south in existing urban residential development and will be extended into the project area.

1.3 Bushfire prone designation

The project area is designated as bushfire prone on the *Map of Bush Fire Prone Areas* (DFES 2021; see Plate 1).

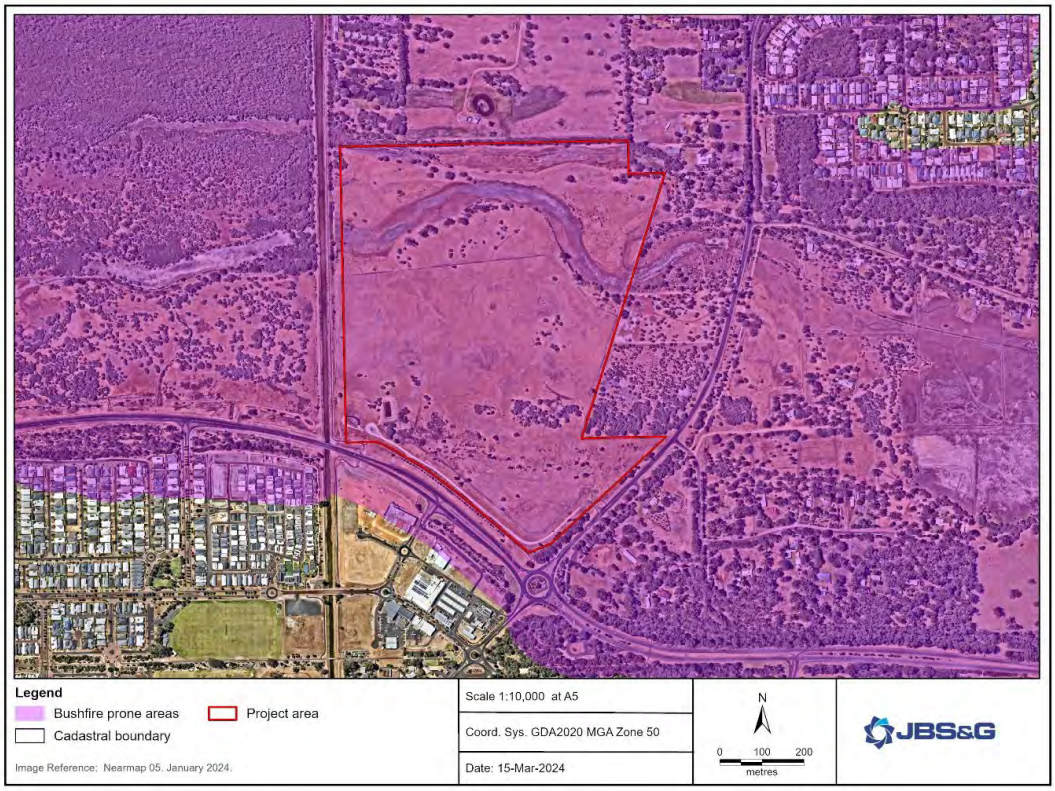

Plate 1: Map of Bush Fire Prone Areas (DFES 2021)

1.4 Purpose of this report

This Bushfire Management Plan (BMP) has been prepared to address requirements under Policy Measures 6.2 and 6.3 of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7; WAPC 2015) and *Guidelines for Planning in Bushfire-Prone Areas Version 1.4* (the Guidelines; WAPC 2021) and in accordance with *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018).

This report provides an assessment of the proposed development, bushfire risk context, and required bushfire mitigation measures and includes:

- a review of existing and post-development vegetation class and slope within the project area and surrounds.

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- the results of a Bushfire Hazard Level (BHL) assessment to determine the applicable BHLs across the project area and adjoining land.
- details of any bushfire hazard issues relevant to the site and proposed development.
- a compliance assessment to demonstrate the proposed development can comply with the bushfire protection criteria of the Guidelines at subsequent planning stages.

1.5 Other plans/reports

Other relevant reports known to have been prepared for the project area and surrounding developments include:

- Environmental Assessment Report for the Vasse North Precinct, prepared by SLR in 2023.
- Bushfire Management Plan for a proposed subdivision application for an education precinct within Lots 9001 and 9544. Prepared for Vasse Joint Venture by Strategen Environmental (now JBS&G) in 2017.

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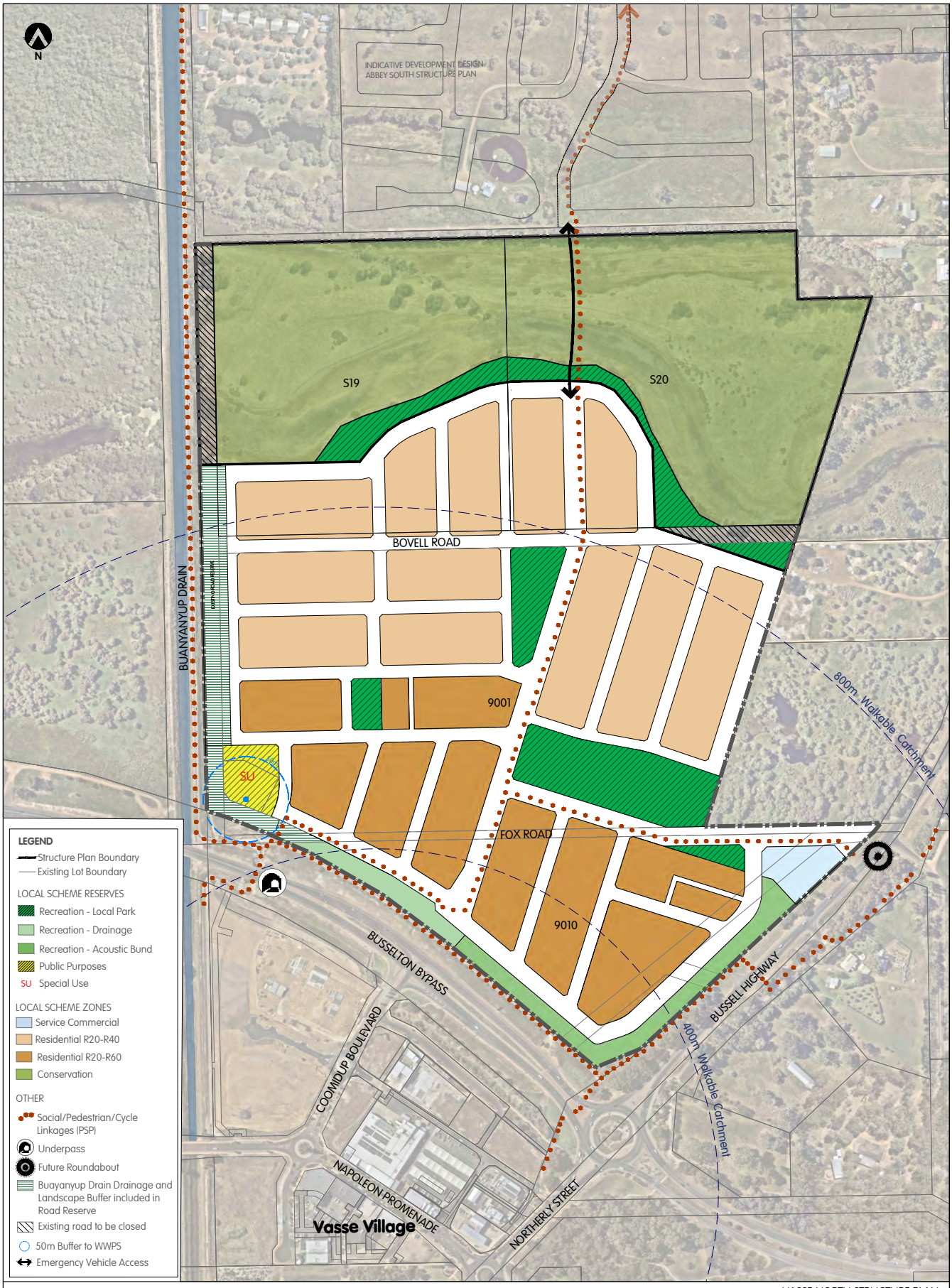
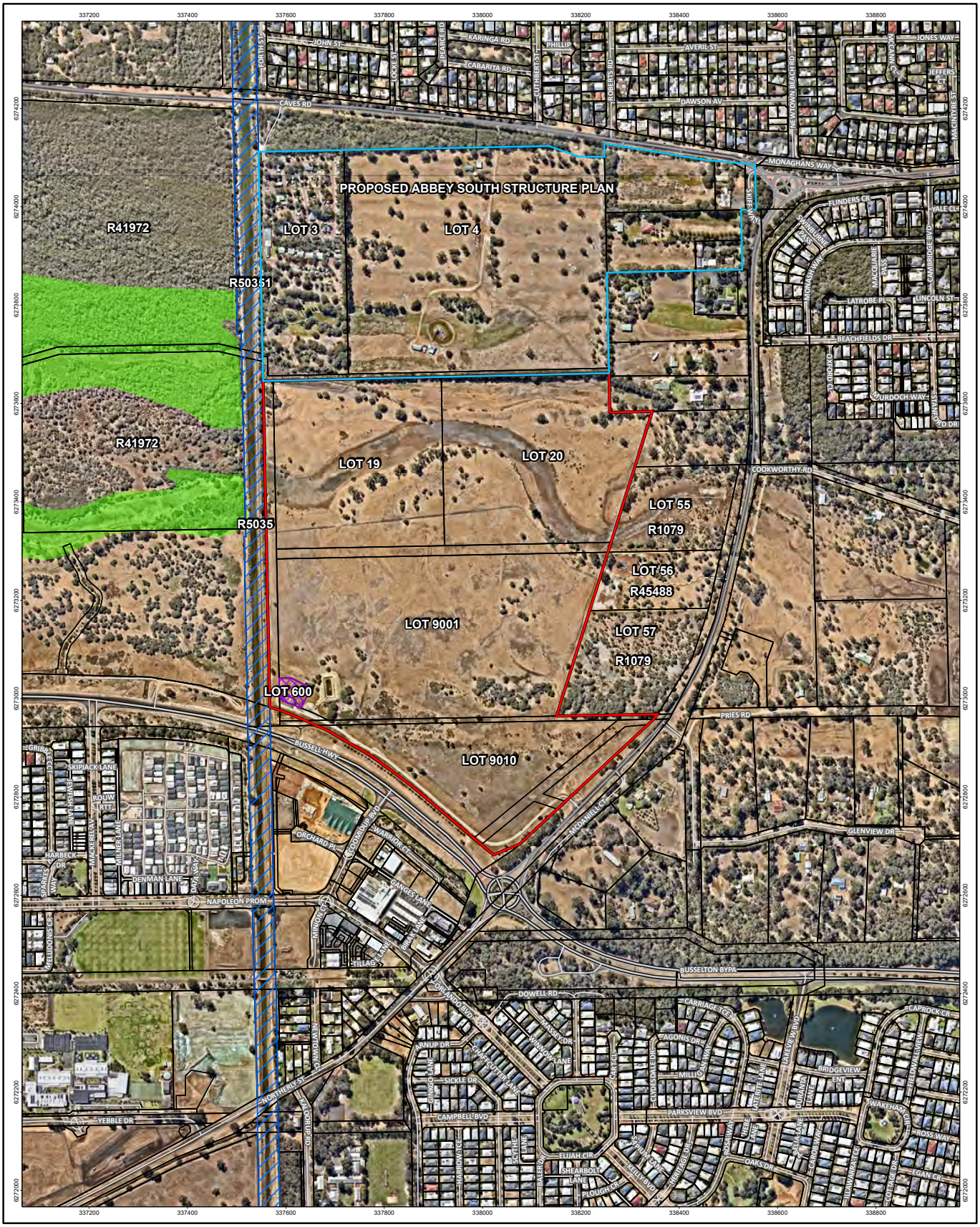

N
INDICATIVE DEVELOPMENT DESIGN
ABBEY SOUTH STRUCTURE PLAN
S19
S20
BOVELL ROAD
BUANYANYUP DRAIN
9001
SU
FOX ROAD
9010
800m Walkable Catchment
BUSSELTON BYPASS
BUSSELL HIGHWAY
COOMDUP BOULEVARD
400m Walkable Catchment
NAPOLEON PROMENADE
NORTHERLY STREET
Vasse Village
LEGEND
Structure Plan Boundary
Existing Lot Boundary
LOCAL SCHEME RESERVES
Recreation - Local Park
Recreation - Drainage
Recreation - Acoustic Bund
Public Purposes
SU Special Use
LOCAL SCHEME ZONES
Service Commercial
Residential R20-R40
Residential R20-R60
Conservation
OTHER
Social/Pedestrian/Cycle Linkages (PSP)
Underpass
Future Roundabout
Buayanyup Drain Drainage and Landscape Buffer included in Road Reserve
Existing road to be closed
50m Buffer to WWPS
Emergency Vehicle Access
CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
NEARMAP
HATCH
SIZE A3 1:4000
0 metres 40 80 120 160 200
VASSE NORTH STRUCTURE PLAN
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse
City of Busselton
G POS AREAS 240520 TG DP
F CONSERVATION AREA 240516 TG DP
E MOD SUBJECT BOUNDARY 240424 TG DP
D DESIGN MODIFICATION 240314 TG DP
C PATHS, MODS LEGEND 240219 TG DP
REV DESCRIPTION YYMMDD DRAWN APPR'D
JOBE CODE PGP VAS
SERVICE DES
DOC.TYPE DWG
DRAW NO. 605
REV. G
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY



Legend

- Project area
- Cadastral boundary
- Proposed Abbey South Structure Plan
- Buayanyup Drain
- Water Corporation asset
- Geomorphic wetlands (DBCA): Conservation
- Highway
- Major road
- Minor road
- Track

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0 200 metres

Vasse North Structure Plan, Bussell Hwy, Vasse,WA

SITE OVERVIEW

Job Number: 63652		Scale 1:7,000 at A3		
Client: JV Perron Developments & Stawell		Coord. Sys. GDA2020 MGA Zone 50		
Drawn By: jcrute	Checked By: LR	Version: Rev A	Date: 24-May-2024	**FIGURE: 2**

Document Path: C:\Users\jcrute\JBS&G Australia\JBS&G - DCS - Internal - Documents\Projects\JV Perron Developments & Stawell\63652_Vasse North\GIS\02_MapProjects\63652_VasseNorth_R01_RevA\63652_VasseNorth_R01_RevA.aprx
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2. Environmental considerations

2.1 Environmental values

A search of publicly available environmental databases, and information from the EAR (SLR 2023) is summarised in Table 1, to provide an overview of the environmental values associated with the project area and proposed development.

Table 1: Summary of environmental values

Environmental value	Present within or adjacent to the project area	Description
Environmentally Sensitive Area (ESA)	Adjacent	No ESAs are mapped over the site. The closest ESA is correlated with a Conservation Category Wetland located approximately 7 m west of the project area.
Swan Bioplan Regionally Significant Natural Area	N/A	N/A
Ecological linkages	N/A	The project area is part of the South West Regional Ecological Linkages Project. One Ecological Linkage Axis Line intersects the site.
Wetlands	Within and adjacent	• The majority of the project area is classified as a Multiple Use Wetland. • A Conservation Category Wetland is located within Locke Nature Reserve adjacent west of the project area. • A Resource Enhancement Wetland is located within Lot 57, immediately to the east.
Waterways	Within and adjacent	• Broadwater swamp (a minor, perennial watercourse) intersects the northern portion of the project area. • The Buayanyup Drain is located adjacent to the western boundary of the project area. • Geographe Bay is located approximately 850 m north of the project area.
Threatened Ecological Communities listed under the EPBC Act	Potentially within and adjacent	The endangered Banksia Woodlands of the Swan Coastal Plain and Tuart Woodlands and Forests of the Swan Coastal plain are mapped as having potential to occur within project area. Site surveys have confirmed that neither of these TECs exist on site (SLR 2023).
Threatened and priority flora	Likely within and adjacent	The site is largely cleared and site surveys have confirmed that no Threatened or Priority list flora species occur within the site (SLR 2023).
Fauna habitat listed under the EPBC Act	Potentially within and adjacent	Aa small amount of vegetation mapped as requiring investigation for Black Cockatoo feeding habitat. This vegetation will be retained within the Open Space Investigation Area.
Threatened and priority fauna	Potentially within and adjacent	The EAR concluded that the site has minimal value for fauna habitat given the degraded nature of the vegetation. Any fauna present in the area is most likely located within the adjacent Locke Nature Reserve and other reserves.

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Environmental value	Present within or adjacent to the project area	Description
Bush Forever Site	N/A	N/A
DBCA managed lands and waters (includes legislated lands and waters and lands of interest)	Adjacent	A legislated nature reserve is located directly adjacent to the west (Locke Nature Reserve).
Conservation covenants	None known	N/A
Heritage	Within	The buffer of one Aboriginal Heritage place occurs within the site (ID 676 Busselton Fringe Camp, 'stored data / not a site').

2.2 Native vegetation – modification and clearing

The proposed urban development area contains environmental assets in the form of several isolated pockets of remnant wetland scrub vegetation. The largest area of intact vegetation, within the eastern portion of the project area, is proposed to be retained within a Local Park recreation reserve. The remaining vegetation is scattered in small pockets across the urban development area and has been subject to livestock grazing so is likely to be in a degraded condition. The Structure Plan (Figure 1) indicates that these areas of intact vegetation will be largely retained within recreation reserves.

No clearing of vegetation is proposed within the conservation area in the north of the project area. The proposed EAW connection to the Abbey South Structure Plan area primarily extends over open grassland.

Environmental impacts resulting from implementation of the proposal will be addressed by the proponent under State and Federal environmental assessment and referral requirements under the *Environmental Protection Act 1986* and *Environment Protection and Biodiversity Conservation Act 1999* as required.

2.3 Revegetation / Landscape Plans

A Landscape Strategy has been prepared by Emerge Associates (2024) to guide future landscaping, revegetation, and retention of existing remnant native vegetation throughout the project area. This plan is included in Appendix A.

Landscaping treatments within Recreation Reserves/POS are proposed to comprise the following:

- Retention of existing native vegetation within Neighbourhood POS 1.
- Establishment of a linear park within Linear POS 4, adjacent to Buayanyup drain, with revegetation works to create a visual buffer, as well as active open space areas.
- Retention of existing woodland vegetation within Linear POS 5 which borders the northern portion of the development, between the Conservation and Residential cells.
- Revegetation of a bund along the southern and eastern project area boundary as an acoustic buffer to Bussell Highway.
- Revegetation with drainage species within the drainage reserve abutting Bussell Highway, along the southern project area boundary.
- Establishment of low threat landscaping throughout remaining POS and streetscapes, including irrigated garden beds, open turfed areas, street trees, playgrounds and paths.

Detailed landscaping plans will be prepared for each stage of subdivision to ensure proposed landscaping meets the separate objectives of bushfire mitigation, biodiversity protection, acoustic and visual amenity, and water management.

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3. Bushfire assessment results

3.1 Bushfire Hazard Level Assessment

A Bushfire Hazard Level (BHL) assessment has been undertaken in accordance with Appendix 2 of the Guidelines. The assessment methodology categorises land as having a as Low, Moderate, or Extreme BHL based on the AS 3959 vegetation classification and slope. Bushfire Hazard Levels provide an indication of the potential intensity of a bushfire event associated with vegetation within and adjacent to the project area.

Table 2 lists the three BHLs and their associated characteristics. Bushfire Hazard Levels have been applied to land within the project area and adjoining 150 m (the assessment area) to assess current (pre-development) bushfire hazard conditions, as well as the anticipated post-development bushfire hazard conditions.

Table 2: Bushfire hazard levels and characteristics

Bushfire hazard level	Characteristics*
Extreme	• Class A Forest • Class B Woodland (05) • Class D Scrub • Any classified vegetation with a greater than 10° slope.
Moderate	• Class B Low woodland (07) • Class C Shrubland • Class E Mallee/Mulga • Class G Grassland, including sown pasture and crops • Class G Grassland: Open woodland (06), Low open woodland (08), Open shrubland (09) • Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	• Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks • Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetre • Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.

*Vegetation classifications from AS 3959-2018 Table 2.3.

3.2 Assessment inputs

3.2.1 Vegetation classification

Classified vegetation and exclusions were assessed within the project area and adjoining 150 m (the assessment area) through on-ground verification on 19 May 2023 in accordance with AS 3959 and the *Visual Guide for Bushfire Risk Assessment in Western Australia* (DoP 2016).

Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix B.

Pre-development vegetation was assessed based on the current extent of vegetation and slope within the assessment area.

Post-development vegetation takes into consideration anticipated clearing and modification of vegetation to a low threat state which will occur during subdivision works.

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3.2.2 Effective slope

Effective slope under classified vegetation was assessed within the assessment area through on-ground verification on 19 May 2023 in accordance with AS 3959. Results were cross-referenced with DPIRD 2m contour data.

Land within the project area and surrounds is typically flat with little discernible variation in slope.

Detailed slope analysis will be carried out at each subsequent stage of subdivision to confirm post-development site conditions and effective slope as well as relevant Asset Protection Zone widths.

3.2.3 Pre-development inputs

A summary of the pre-development classified vegetation, exclusions and effective slope within the assessment area are listed in Table 3 and illustrated in Figure 3.

Table 3: Pre-development vegetation classifications/exclusions and effective slope

Vegetation Plot	Vegetation classification/ exclusion	Effective slope under the classified vegetation	Comments
1	Class A Forest	Flat/upslope (0°)	• Corridors of existing and future road reserve vegetation adjacent to Bussell Highway. • Line of native trees within Lot 37, to the north of the project area. • Remnant forest within the Locke Nature Reserve to the west. • Forest vegetation comprises a three-tier profile with a Eucalyptus canopy, mid-tier structure with Melaleuca species and *Agonis flexuosa*, with a grass, shrub and herbaceous lower storey at maturity.
2	Class B Woodland	Flat/upslope (0°)	• Predominantly located within reserve and rural landholding to the east in low lying, wet areas. • Remnant mature Eucalypts within the proposed Conservation zone and Linear POS5. • Within small patches within private landholdings to the southeast of the project area/ Bussell Highway. • Vegetation comprises Eucalyptus and peppermint trees underlain by grass.
3	Class D Scrub	Flat/upslope (0°)	• Located offsite within reserve land to the east, Locke Nature Reserve to the west, the Holiday Park to the north and alongside Buayanyup Drain. • Located within small patches across the south of the project area • Vegetation comprises a continuous vegetation structure, including Sheoaks and Melaleucas, Peppermints, generally taller than 2m at maturity.
4	Class G Grassland	Flat/upslope (0°)	The predominant vegetation class throughout the project area and adjacent land associated with pasture, road verges, flood plains and cleared undeveloped land.

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Vegetation Plot	Vegetation classification/ exclusion	Effective slope under the classified vegetation	Comments
5	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Areas excluded as low threat vegetation include waterbodies, roads and managed verges, paths, buildings and areas cleared of vegetation for imminent development.

3.2.4 Post-development inputs

Post-development classification considers vegetation that will be cleared to facilitate construction of the proposed urban development area, along with retention and rehabilitation of existing remnant native vegetation within POS throughout the project area.

Assumptions relating to clearing, modification and low threat management of vegetation

The post-development classifications/exclusions are based on clearing/modification and ongoing management of vegetation as follows:

- removal/management of vegetation to facilitate construction of internal roads, and residential lots, and ongoing management of these areas as well as any associated APZs.
- removal/management of vegetation for creation of APZs adjoining on-site POS.
- creation and ongoing management of low threat POS areas.

Classification of Public Open Space

A summary of the proposed POS cells, landscaping/revegetation treatments and potential classification under AS 3959 are detailed in Table 4. Refer to the Landscape Strategy (Appendix A) for the POS locations and further details on proposed landscaping.

Table 4: Proposed landscaping treatments and classification/exclusion under AS3959

POS Cell/area	Location	Proposed landscaping treatments	Potential AS 3959 classification/exclusion	Post-development BHL assessment	
				AS 3959 classification/exclusion	Plot
POS 1	Neighbourhood POS towards the eastern boundary and adjacent to R1079.	Retention of existing Melaleuca scrub within central portion of POS.	Class D Scrub	Class D Scrub	Plot 3
		Two small pockets of retained scrub vegetation	Exclusion (c) – multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other, or classified vegetation.	Exclusion (c)	Plot 6
		Open turf areas, tree planting, native garden beds and playground.	Low threat vegetation (Exclusions 2.2.3.2 [e] & [f])	Low threat vegetation (Exclusions 2.2.3.2 [e] & [f])	Plot 7

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POS Cell/area	Location	Proposed landscaping treatments	Potential AS 3959 classification/exclusion	Post-development BHL assessment	
				AS 3959 classification/exclusion	Plot
POS 2	Local POS within the central north portion of the proposed development	Small areas of turf, gravel areas and paths with tree planting for a dog park.	Low threat vegetation (Exclusion 2.2.3.2 [e] & [f])	Low threat vegetation (Exclusion 2.2.3.2 [e] & [f])	Plot 7
POS 3	Small POS towards the west of the project area	Small area of retained scrub vegetation	Exclusion (c) – multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other, or classified vegetation	Exclusion (c)	Plot 6
		Open turf areas and garden beds	Low threat vegetation (Exclusion 2.2.3.2 [f])	Low threat vegetation (Exclusion 2.2.3.2 [f])	Plot 7
POS 4	Linear POS along Buayanyup Main Drain	Screening vegetation creating a visual buffer for the drain path.	Class A Forest, to be confirmed during detailed design	Class A Forest (precautionary noting detailed design will be considered at subdivision stage)	Plot 1
POS 5	Linear POS bordering the northern development area (adjacent to the Conservation zone)	No landscaping treatments specified. Existing remnant vegetation assumed to be retained in current state.	Class B Woodland and Class G Grassland as per existing condition	Class B Woodland and Class G Grassland	
Acoustic Buffer	Landscape buffer around the south and east of the project area to Bussell Highway	Revegetation to provide a noise buffer incorporating existing trees	Class A Forest, to be confirmed during detailed design	Class A Forest (precautionary noting detailed design will be considered at subdivision stage)	Plot 1
Drainage POS	Small POS towards the southeast of the project area, south of POS 1	Revegetation with open turf areas and garden beds	Low threat vegetation (Exclusion 2.2.3.2 [f])	Low threat vegetation (Exclusion 2.2.3.2 [f])	Plot 7

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Summary of post-development inputs

A summary of the anticipated post-development classified vegetation, exclusions and effective slope within the assessment area are listed in Table 5 and illustrated in Figure 4.

Table 5: Post-development vegetation classifications/exclusions and effective slope

Vegetation Plot	Vegetation classification/ exclusion	Effective slope under the classified vegetation	Comments
1	Class A Forest	Flat/upslope (0°)	• As per pre-development conditions external to the project area. • Includes revegetation within the proposed acoustic buffer around the south and east of the project area (to be confirmed through detailed design). • Includes areas of POS where there is potential for revegetation to occur – e.g. within POS 4 (precautionary only until detailed landscaping design is available).
2	Class B Woodland	Flat/upslope (0°)	• As per pre-development conditions external to the project area (adjacent east and southeast). • Remnant woodland vegetation will be retained within the Conservation area to the north and Linear POS 5.
3	Class D Scrub	Flat/upslope (0°)	• As per pre-development conditions external to the project area (adjacent east, west and north). • Remnant pre-development vegetation is proposed to be retained within POS 1 as part of the Landscape Strategy (Appendix A).
4	Class G Grassland	Flat/upslope (0°)	• Grassland within the project area will be fully cleared on completion of development construction. • Areas of grassland external to the project area have been classified where it is associated with pasture and road verges.
5	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	As per pre-development conditions.
6	Excluded – Clause 2.2.3.2 [c]	N/A	Small pockets of shrubland vegetation to be retained within POS (cells 1 and 3) as part of low threat landscaping (multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other or of other areas of classified vegetation).
7	Area to be modified to low threat (excluded Clause 2.2.3.2 [e] & [f])	N/A	All areas within the project area that will be cleared and managed in a low threat/non-vegetated state on an ongoing basis.

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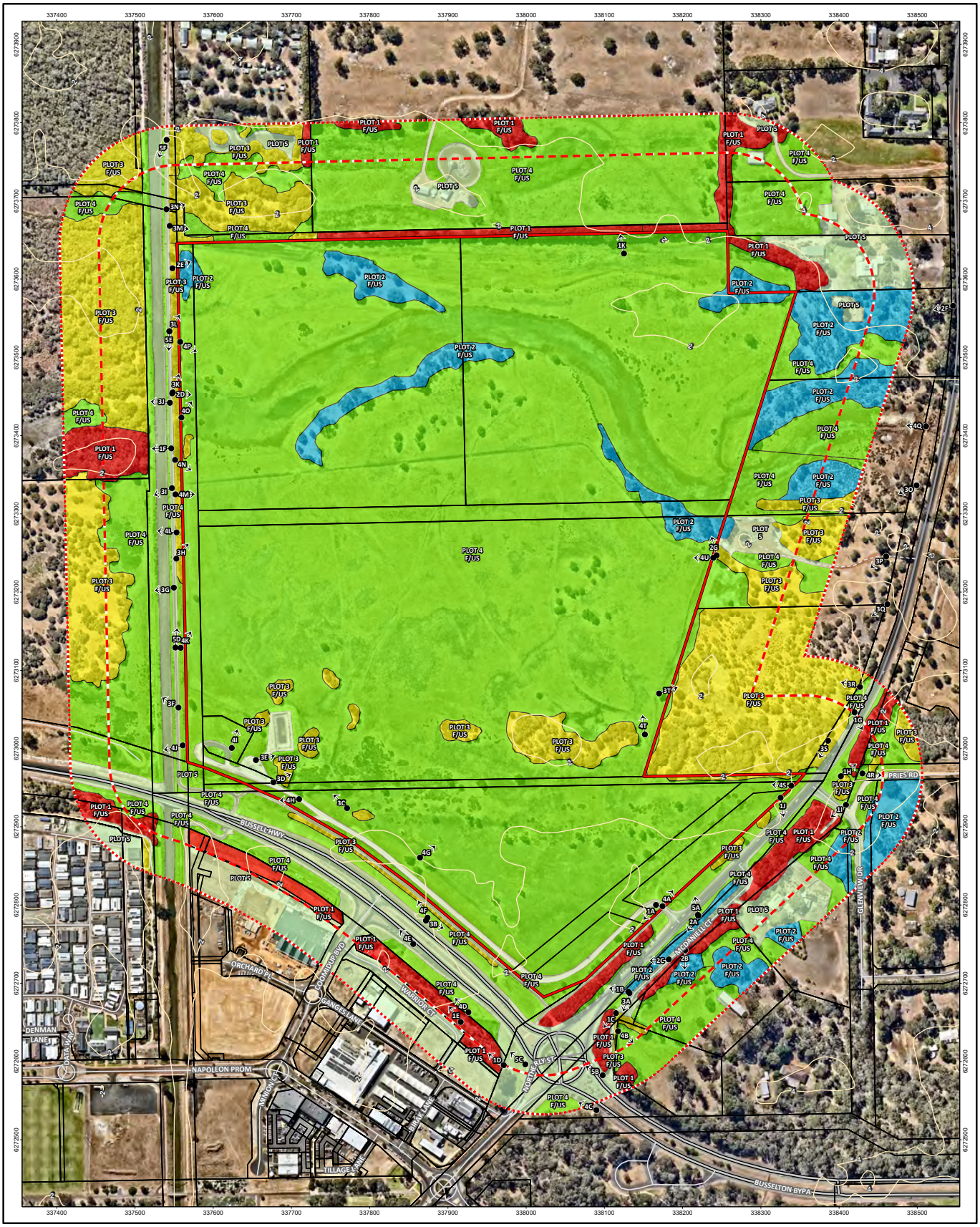

Legend

Project area
100m assessment area
150m assessment area
Cadastral boundary
Topographic contours (mAHD)

Photo point direction
Highway
Major road
Minor road
Track

Vegetation classification
Class A Forest
Class B Woodland
Class D Scrub
Class G Grassland
Clause 2.2.3.2 (e) & (f)

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0 100 metres

Vasse North Structure Plan, Bussell Hwy, Vasse,WA

PRE-DEVELOPMENT VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE

Job Number: 63652		Scale 1:4,400 at A3		
Client: JV Perron Developments & Stawell		Coord. Sys. GDA2020 MGA Zone 50		
Drawn By: jcrute	Checked By: LR	Version: Rev A	Date: 24-May-2024	FIGURE: 3

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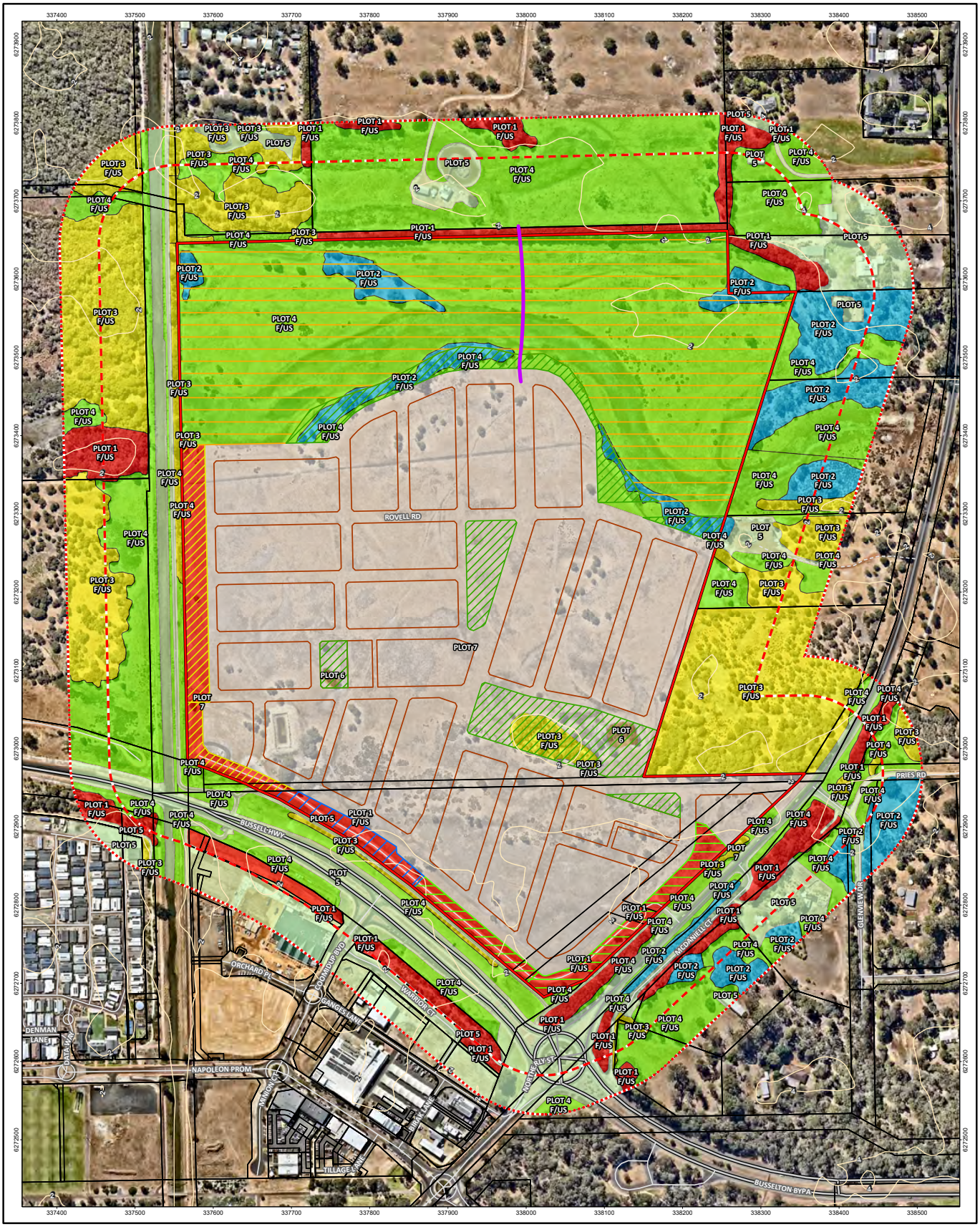

Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Proposed development
- Acoustic bund
- Buayanyup Drain drainage and landscape buffer
- Drainage
- Conservation
- POS
- Emergency vehicle access
- Topographic contours (mAHD)
- Highway
- Major road
- Minor road
- Track

Vegetation classification

- Class A Forest
- Class B Woodland
- Class D Scrub
- Class G Grassland
- Clause 2.2.3.2 (c)
- Clause 2.2.3.2 (e) & (f)
- Area to be modified to non-vegetated and low threat state

JBS&G

0 100 metres

Job Number: 63652 | Scale 1:4,400 at A3

Client: JV Perron Developments & Stawell | Coord. Sys. GDA2020 MGA Zone 50

Drawn By: jcrute | Checked By: LR | Version: Rev A | Date: 24-May-2024

Vasse North Structure Plan, Bussell Hwy, Vasse,WA

POST-DEVELOPMENT VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE

FIGURE: 4

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3.3 Assessment outputs

3.3.1 Bushfire Hazard Level assessment results

Pre-development results

The pre-development bushfire hazard levels have been mapped within the assessment area on the basis of the pre-development vegetation discussed in Section 3.2.3 and depicted in Figure 3.

The pre-development BHL assessment map (Figure 5) demonstrates that existing land within the assessment area comprises **Moderate** and **Extreme** bushfire hazard levels.

Land with an Extreme BHL is not suitable for development and the Structure Plan provides a design response to the bushfire hazards to ensure no development occurs within these areas, as outlined below.

Post-development results

The post-development bushfire hazard levels have been mapped within the assessment area on the basis of the anticipated post-development vegetation discussed in Section 3.2.4 and depicted in Figure 4.

The post-development BHL assessment map (Figure 6) demonstrates that all proposed development areas will be located on land with either a **Low** or **Moderate** bushfire hazard level. This achieves compliance with Element 1 of the bushfire protection criteria of the Guidelines, as discussed in Section 5.

Land with an Extreme bushfire hazard level is limited to vegetation retained/revegetated within POS and within the conservation area, which is not proposed to be developed.

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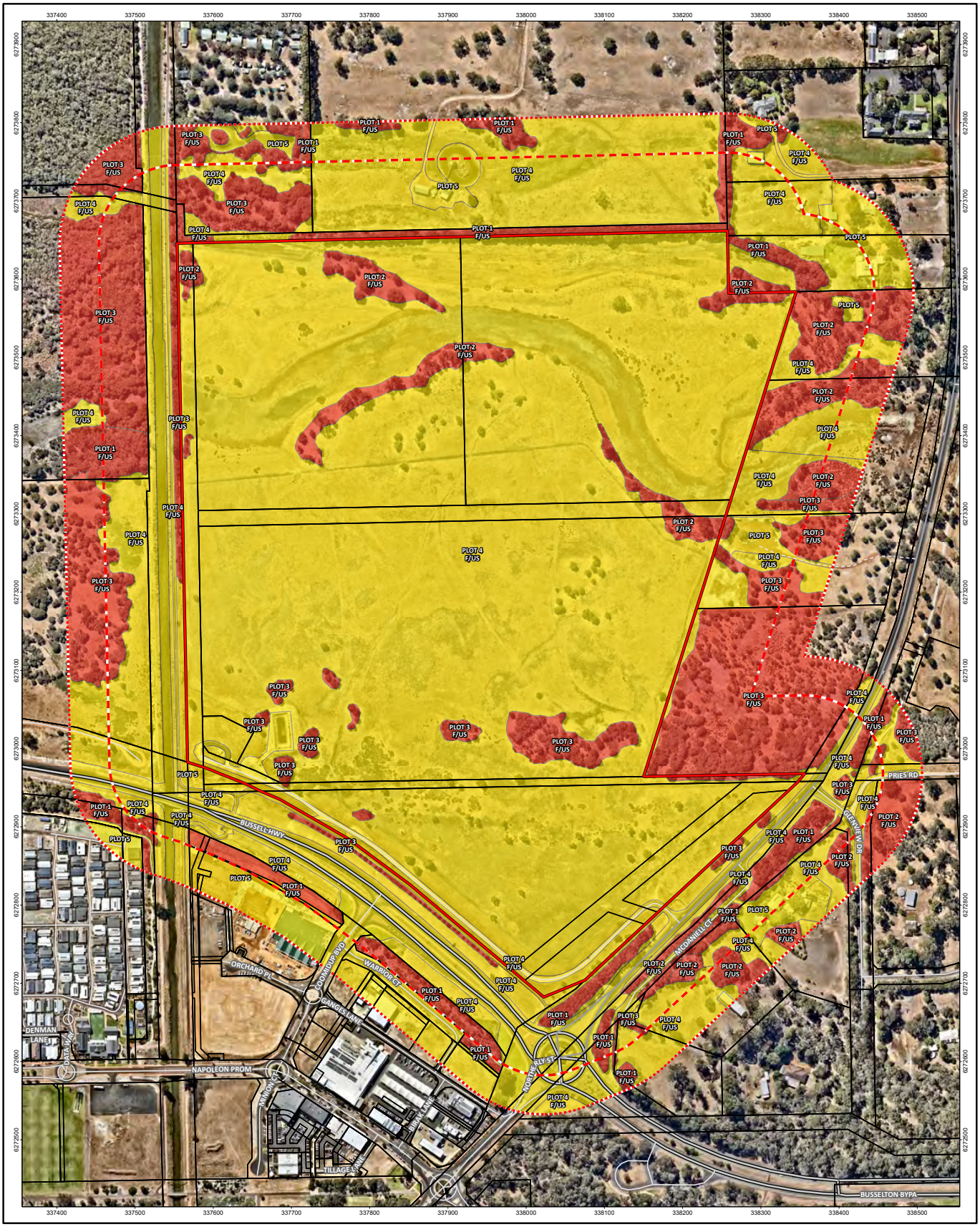

Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Highway
- Major road
- Minor road
- Track

Hazard level

- Extreme
- Moderate

JBS&G

0 100 metres

Job Number: 63652		Scale 1:4,400 at A3		
Client: JV Perron Developments & Stawell		Coord. Sys. GDA2020 MGA Zone 50		
Drawn By: jcrute	Checked By: LR	Version: Rev A	Date: 24-May-2024	FIGURE: 5

Vasse North Structure Plan, Bussell Hwy, Vasse,WA

PRE-DEVELOPMENT BUSHFIRE HAZARD LEVEL ASSESSMENT

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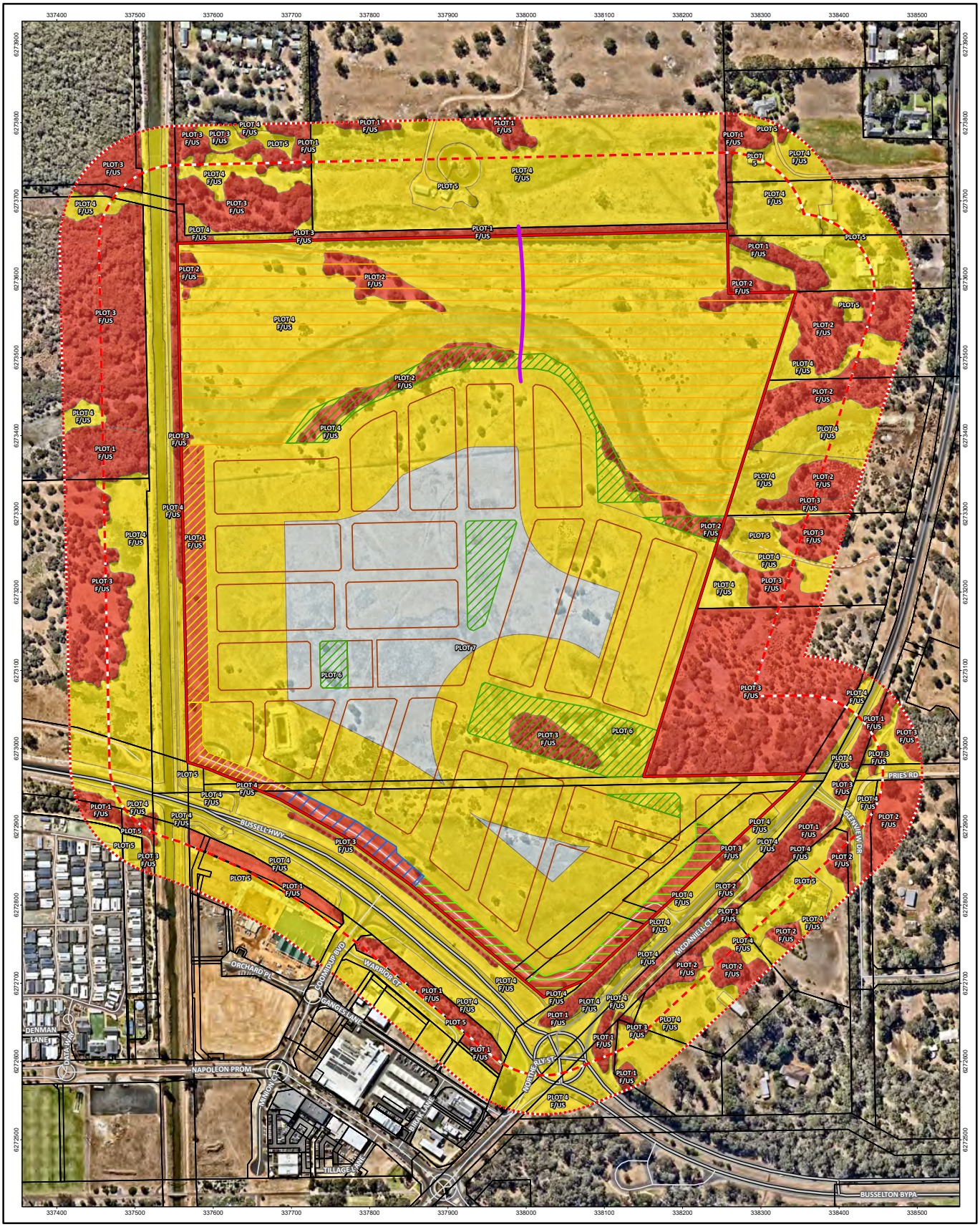

Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Proposed development
- Acoustic bund
- Buayanyup Drain drainage and landscape buffer
- Drainage
- Conservation
- POS
- Emergency vehicle access
- Highway
- Major road
- Minor road
- Track

Hazard level

- Extreme
- Moderate
- Low

JBS&G

0 100 metres

Vasse North Structure Plan, Bussell Hwy, Vasse,WA

POST-DEVELOPMENT BUSHFIRE HAZARD LEVEL ASSESSMENT

Job Number: 63652		Scale 1:4,400 at A3		
Client: JV Perron Developments & Stawell		Coord. Sys. GDA2020 MGA Zone 50		
Drawn By: jcrute	Checked By: LR	Version: Rev A	Date: 24-May-2024	FIGURE: 6

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4. Identification of bushfire hazard issues

4.1 Bushfire context

The project area is surrounded by a combination of rural and rural-residential land, vegetated reserve land, and areas of land undergoing staged construction for urban development. Bushfire prone vegetation surrounding the area is predominantly intact scrub and forest to the west; pastureland with pockets of remnant native forest and scrub to the north; and scrub and open woodland, with pockets of forest within the Broadwater wetlands, to the east. The risk from the south is relatively low, due to the ongoing transition to urban residential uses within the Vasse townsite.

The project area itself has been subject to past agricultural land uses and has limited remaining standing native vegetation. The intensification of development within the project area will result in a lower overall bushfire hazard level than currently exists, due to the clearing and modification of bushfire prone vegetation associated with the proposed development. The southern urban development area will be primarily subject to low threat landscaping treatments which will act to prevent the ingress of a bushfire occurring within the surrounding landscape to the site interior. The south/east acoustic buffer and the visual barrier to the west (POS 4), while classified precautionarily as Class A Forest, will have very short fire runs, meaning fire behaviour will be moderated within these areas.

The predominant bushfire risk to the project area is from the intact native scrub and forest within Locke Nature Reserve, to the west and northwest. This is due to the potential for extended bushfire runs of several kilometres through uninterrupted vegetation under afternoon north-westerly wind conditions, which do occur throughout the summer months. Fuel-loads within the reserve immediately adjacent to the site were observed as having relatively high fuel-loads, however a buffer exists between this vegetation and the Buayanyup Drain which will act to moderate bushfire impacts at the western development interface.

Whilst the conservation area is primarily open grassland at present, there may be potential for this portion of land to be rehabilitated in the future. If this does occur, there will be an increased risk that fire behaviour within the surrounding land could be carried toward the proposed urban lots. Prevention of fire carriage to the project area should be a key consideration when a management plan is prepared for the conservation area and the BMP prepared for each stage of subdivision will also have consideration for any future works. The Structure Plan design has responded to the potential future hazards by ensuring perimeter roads are constructed to provide hazard separation to future development.

Bushfire risk to the east/southeast is associated with intact scrub vegetation within R1079, as well as more fragmented grassland, forest and scrub fuels to the east of Bussell Highway (within the Broadwater wetlands and private properties) which extend over several kilometres. Easterly and southeasterly winds can occur during the summer months and have potential to carry fire behaviour towards to the project area, resulting in potential moderate to high levels of bushfire impact as a result of the interfacing scrub vegetation, primarily within Reserve 1079. The Structure Plan design has responded by providing a perimeter road adjacent to the southern boundary of Lot 57/Reserve 1079 to provide suitable hazard separation where there is a direct interface with this vegetation.

The bushfire risk described above is considered to be manageable through adoption of acceptable solutions outlined in the Guidelines and compliance with AS 3959. These responses will be factored in to proposed development as early as possible to ensure a suitable, compliant, and effective bushfire management outcome is achieved to ensure protection of future life and property assets.

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4.2 Bushfire hazard issues and proposed mitigation measures

Examination of strategic development design in accordance with the Structure Plan, bushfire context and pre-development and post-development bushfire hazard levels has identified bushfire hazard issues to be considered at future planning stages. These bushfire hazard issues, and proposed mitigation measures are detailed in Table 6 and are also considered in the compliance assessment in Table 7.

JBS&G considers the bushfire hazards within and adjacent to the project area and the associated bushfire risks are readily manageable through the development of these mitigation measures and will result in suitable levels of defendable space, compliant APZs, suitable access provisions, appropriate firefighting water supply and increased building construction standards. These measures should be reviewed at all stages of the planning process to ensure a suitable, compliant and effective bushfire management outcome is achieved for protection of future life, property and environmental assets.

Table 6: Bushfire hazard issues and bushfire management measures

No.	Bushfire hazard issue	Proposed mitigation measures
1	The project area is subject to bushfire risk which warrants consideration at Structure Plan and all subsequent planning stages.	Bushfire mitigation measures proposed within this strategic level BMP take into consideration the local bushfire risk context and aim to minimise these risks by providing for appropriate siting of habitable development, large areas of low threat/BAL-Low internal spaces, multiple vehicular access options, including connection to the Abbey South Structure Plan area and perimeter access to internal vegetation hazards, and on-site fire-fighting water supply, as discussed below.
2	Future habitable development is to be located in areas subject to a Moderate or Low BHL.	The project area contains Extreme bushfire hazard level areas not suitable for habitable development. However, the post-development BHL assessment demonstrates that on completion of development, all habitable development areas will be located on land with a Low or Moderate bushfire hazard level. A BAL contour assessment will be commissioned at future planning stages (i.e. subdivision) to demonstrate at a more detailed level that all development will be located within areas of BAL-29 or below. Therefore, the development can comply with Acceptable Solution A1.1 of the Guidelines.

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No.	Bushfire hazard issue	Proposed mitigation measures
3	Revegetation is expected to occur within areas of open space/landscape buffers which requires consideration in the context of post-development bushfire hazard levels.	The BHL assessment makes some worst-case assumptions around vegetation classification and extent given landscaping design (as per Appendix A) is still conceptual. It is possible that the extent of classified vegetation within some of the POS cells may be reduced and this will be factored into BAL contour assessments prepared at subdivision stage. The on-site POS hazards will be mitigated through the provision of public roads, and APZs at the interfaces adjoining open space and will be sufficient for adjoining habitable development to achieve BAL-29 or below. Therefore, areas where revegetation is proposed are considered suitable in the context of the proposed development. BAL contour assessments carried out at subdivision stage will consider detailed landscaping design to further investigate the impacts of revegetation on habitable development and ensure that revegetation does not result in unacceptable impacts on future development. Provision of suitable separation to the POS vegetation hazards is discussed below.
4	The retention and rehabilitation of on-site vegetation within POS and landscape buffers will result in interfaces between vegetation hazards and future habitable development. An appropriate APZ, BAL construction, and landscaping design response is to be implemented at these interfaces at subdivision stage.	All future lots proposed at the interface with vegetated POS will be provided with APZs sufficient for habitable development to achieve BAL-29. The APZs will be provided in the form of public roads, habitable building setbacks into lots (e.g. R-Code setbacks, APZ setbacks) and/or establishment management of low threat areas within POS (as appropriate). The BAL-29 APZ widths likely to be required within the project area are as follows: • Plot 1 Class A Forest (Flat/upslope) = 21 m • Plot 2 Class B Woodland (Flat/upslope) = 14 m • Plot 3 Class D Scrub (Flat/upslope) = 13 m • Plot 4 Class G Grassland (Flat/upslope) = 8 m. APZs will be enforced through mandatory Residential Design Code (R-Code) setbacks, where the setbacks are sufficient to cater for the required BAL-29 APZ and/or preparation of a Local Development Plan (LDP) as a condition of subdivision approval.

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No.	Bushfire hazard issue	Proposed mitigation measures
5	The Structure Plan design includes a direct interface between the service commercial lot and the acoustic/landscape buffer which will contain classified vegetation. BAL impacts to future habitable development will need to be considered during detailed design at subdivision and development application stages.	Detailed lot layout and landscaping design will be addressed at the subdivision stage of planning to ensure future habitable buildings can achieve BAL-29. The appropriate siting of buildings will be further addressed at development application stage. BAL-29 will be achieved through provision of APZ setbacks, internal roads, carparking areas and/or a fire service access route (if necessary) which will also ensure future built assets can be accessed and defended from a bushfire.
6	Given the potential bushfire risk to the site, appropriate vehicular access is required for both egress by residents and visitors and firefighter access to and around the project area.	• The primary access route will be from Bussell Highway in the south, with the secondary access being provided by an EAW over the conservation area to the future Abbey South Structure Plan area. • The proposed internal vehicular access network will comply with the requirements of the Guidelines, with a focus on preventing entrapment of the public or firefighters in a bushfire scenario. This will be achieved through a continuous road network and all roads being through roads. • The surrounding road network and proposed internal roads will provide public road access for firefighting operations to be carried out. Perimeter roads and/or FSARs will be considered at subdivision stage to facilitate simultaneous evacuation and movements by emergency service vehicles.
7	Any interface where perimeter roads/FSARs are not sufficient to provide the full separation required to achieve BAL-29 will require lot boundary setbacks (APZ setbacks) to ensure all habitable development is located in BAL-29 or below.	Where perimeter roads and/or FSARs are not sufficient for proposed lot boundaries to achieve BAL-29, APZ setbacks will be implemented at the vegetation interface to achieve the necessary separation. Detailed design will need to ensure the lots are of a size where the setbacks can be accommodated.
8	Future habitable buildings are to be constructed to withstand the appropriate level of bushfire attack given the project area is located in a designated bushfire prone area.	Future Class 1, 2, 3 and associated 10a buildings in areas subject to BAL-12.5 or higher will be constructed to comply with the bushfire specific building construction requirements of AS 3959. Final BAL ratings will be confirmed during preparation of a BAL contour map at subdivision clearance stage.

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No.	Bushfire hazard issue	Proposed mitigation measures
9	Impacts of staged subdivision on bushfire risk, BALs and vehicular access will need to be considered at future planning stages.	**On-site staging buffers to mitigate temporary bushfire risk and BALs** If future development (and therefore clearing) is to occur on a staged basis, clearing in advance of adjacent areas will need to occur to ensure building construction is not inhibited by any temporary vegetation extents located within adjacent development stages yet to be cleared. This can be achieved by ensuring that each approved stage subject to construction is surrounded by a 100 m wide (or other distance confirmed by an accredited bushfire practitioner), on-site cleared or low threat buffer prior to development (not including vegetation proposed to be retained). Once the buffers are created, they will need to be maintained on a regular and ongoing basis to achieve a low threat minimal fuel condition all year round until such time that the buffer area is developed as part of the next development stage. This will assist in managing the on-site temporary vegetation hazards. **Vehicle access staging** Vehicle access arrangements will need to ensure that each stage of subdivision is provided with at least two vehicular access routes to two different destinations at all stages. This may be achieved via construction of access in advance of stages or through provision of temporary emergency access ways until two formal access roads are available.
10	A reticulated water supply will need to be provided to service the project area given the density of development proposed.	Fire water will be provided via extension of reticulated water supply and hydrants from the adjoining reticulated areas to service the entirety of the development site.

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5. Assessment against the bushfire protection criteria

5.1 Compliance with Elements 1 – 4

Compliance with Elements 1 – 4 of the bushfire protection criteria of the Guidelines (Version 1.4) at future planning staged is detailed in Table 7. It is anticipated that future subdivision will be able to achieve compliance with all applicable acceptable solutions.

Table 7: Compliance with the bushfire protection criteria of the Guidelines (Elements 1 – 4)

Bushfire protection criteria	Performance Principle	Method of compliance Acceptable solutions	Statement of development compliance	Compliance achievable at future planning stages
Element 1: Location	**P1** – The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL–29 or below, and the risk can be managed. For unavoidable development in areas where BAL–40 or BAL–FZ applies, demonstrating that the risk can be managed to the satisfaction of the decision-maker.	**A1.1 Development location** The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL–29 or below.	The pre-development BHL assessment (Figure 5) identifies that the project area currently contains land with Moderate and Extreme bushfire hazard levels. The post-development BHL assessment (Figure 6) identifies that on completion of development within the Structure Plan area, it is expected that the majority of bushfire prone vegetation will be cleared and/or managed with the only remaining classified vegetation being present within POS 1, POS 4, POS 5, the landscaped acoustic buffer/drainage, and the Conservation area in the northern portion of the project area. Therefore, post-development bushfire hazard levels will be limited to Low or Moderate in locations of proposed habitable development (Figure 6). Consideration will need to be given to on-site and external classified vegetation and the appropriate setbacks for habitable development to achieve a maximum of BAL—29. This will be achieved through the following means: 1. Creation of APZs/building setbacks 2. Provision of perimeter roads/FSARs at vegetation interfaces 3. Establishment and maintenance of low threat landscaping within future residential lots and proposed areas of POS (where appropriate [e.g. open turf areas, reticulated garden beds] and endorsed by the City). The project area is considered of a sufficient size such that any interface with post-development classified vegetation could be readily accommodated via compliant subdivision design to ensure all future habitable development can achieve BAL-29 or lower.	✓
Element 2: Siting and design	**P2** – The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. The proposal incorporates a defendable space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.	**A2.1 Asset Protection Zone** Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the requirements set out in Schedule 1.	It is envisaged that the entirety of the project area (aside from areas of POS containing classified vegetation and the Conservation zone) will be modified to a low threat state as per provisions of AS 3959 Clause 2.2.3.2, with the low fuel standard being created prior to subdivision clearance. All future habitable development is to be located in BAL-29 or below. Any specific APZs/setbacks for lots interfacing classified vegetation will be identified at future planning stages based on future subdivision/development design and following a BAL contour assessment. APZs are to be implemented and maintained in accordance with Schedule 1 of the Guidelines (Appendix C).	✓
Element 3: Vehicular access	**P3i** – The design and capacity of vehicular access and egress is to provide for the community to evacuate to a suitable destination before a bushfire arrives at the site, allowing emergency services personnel to attend the site and/or hazard vegetation.	**A3.1 Public roads** *The minimum requirements under this acceptable solution are applicable to all proposed and existing public roads.* Public roads are to meet the minimum technical requirements in Table 6, Column 1.	Provisions for the construction of future public roads to relevant technical requirements under the Guidelines (refer to A3.1 and Appendix C) are to be made at the subdivision stage of planning. All proposed public roads have been designed to meet the relevant Guidelines and Standards to satisfy City requirements. The substantial road reserve widths (12 – 20 m) will	✓

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Bushfire protection criteria	Performance Principle	Method of compliance Acceptable solutions	Statement of development compliance	Compliance achievable at future planning stages
		The trafficable (carriageway/pavement) width is to be in accordance with the relevant class of road in the Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area.	provide for road widths sufficient to enable simultaneous evacuation of residents and emergency services personnel in the event of a bushfire. The existing surrounding public road network onto which internal roads are proposed to connect, consists of significant arterial highways which exceed Guidelines standards and will facilitate two-way vehicular access and egress to and from the project area to places of relative safety.	
		A3.2a Multiple access routes Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access). If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200 metres from the subject lot(s) boundary to an intersection where two-way access is provided. The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints and the following requirements are met: • the no-through road travels towards a suitable destination; and • the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a residential built-out area – Figure 23.	On completion of development, the existing and future public road network will provide all occupants with the option of travelling to multiple suitable destinations as detailed below: • One public road connection to Bussell Highway in the east will provide access to a major highway which will facilitate access northeast toward the Busselton townsite and associated suburbs via Bussell Highway, northwest to Dunsborough via Caves Road, and south towards built up areas of Vasse, or further south to Cowaramup. • An EAW will be provided to the north which will provide access to the Abbey South Structure Plan area, and ultimately to Caves Road in the north and Bussell Highway in the northeast. These routes will provide access eastwards to the town of Busselton and its suburbs, and west to Dunsborough. A minimum of two access routes to two suitable destinations will need to be provided during staging of subdivision/development.	✓
		A3.2b Emergency access way *Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution.* An emergency access way is to meet all the following requirements: • requirements in Table 6, Column 2; • provides a through connection to a public road; • be no more than 500 metres in length; and • must be signposted and if gated, gates must open the whole trafficable width and remain unlocked.	An EAW is proposed to connect the urban development area to future roads within the Abbey South Structure Plan area to the north (Figure 1) providing a publicly available emergency-use connection between the two Structure Plan areas. The EAW is approximately 170 m in length and will comply with all requirements of A3.2b (Appendix D). The EAW will need to be constructed to service Stage 1 subdivision to ensure two access routes to two different suitable destinations are provided for each stage of development. Temporary EAWs may be required for staged subdivision to ensure through access to a public road is maintained at all stages of development construction. The developer will be responsible for maintaining any temporary EAWs until decommissioned at the appropriate time.	✓
		A3.3 Through-roads All public roads should be through-roads. No-through roads should be avoided and should only be considered as an acceptable solution where: • it is demonstrated that no alternative road layout exists due to site constraints; and • the no-through road is a maximum length of 200 metres to an intersection providing two-way access, unless it satisfies the exemption provisions in A3.2a of this table. A no-through road is to meet all the following requirements:	The conceptual development design indicates that all proposed roads will be through roads. Temporary no-through roads may be required as a result of staged subdivision and are to comply with relevant technical requirements under the Guidelines (refer to A3.3 and Appendix D).	✓

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Bushfire protection criteria	Performance Principle	Method of compliance Acceptable solutions	Statement of development compliance	Compliance achievable at future planning stages
		• requirements of a public road (Table 6, Column 1); and • turn-around area as shown in Figure 24.		
	P3ii – The design of vehicular access and egress provides: • access and egress for emergency service vehicles while allowing the community to evacuate; • a defendable space for emergency services personnel on the interface • between classified vegetation and development site; and • hazard separation between classified vegetation and the subject site to reduce the potential radiant heat that may impact a lot(s).	**A3.4a Perimeter roads** A perimeter road is a public road and should be provided for greenfield or infill development where 10 or more lots are being proposed (including as part of a staged subdivision) with the aim of: • separating areas of classified vegetation under AS3959, which adjoin the subject site, from the proposed lot(s); and • removing the need for battle-axe lots that back onto areas of classified vegetation. A perimeter road is to meet the requirements contained in Table 6, Column 1. A perimeter road may not be required where: • the adjoining classified vegetation is Class G Grassland; • lots are zoned for rural living or equivalent; • it is demonstrated that it cannot be provided due to site constraints; or • all lots have frontage to an existing public road.	Public perimeter roads are required at the interface between proposed lots and classified vegetation. Interfaces that require consideration of provision of perimeter roads during detailed subdivision design include: • Interface between proposed residential and commercial lots and the acoustic and visual buffers to Bussell Highway. • Interface between proposed residential lots and classified vegetation within areas of POS containing classified vegetation (i.e. POS 1, 4 and 5). • Interface between proposed residential lots and permanent vegetation hazards adjacent to the project area boundary (i.e. Lot 57/R1079 to the northeast of the project area). Where a perimeter road cannot be provided or is unjustified, fire service access routes (FSARs) should be considered as an alternative means of providing vehicular access and hazard separation.	✓
	P3iii – Vehicular access is provided which allows: • access and egress for emergency service vehicles; • defendable space for emergency services • personnel on the interface between classified vegetation and development; and • hazard separation between classified vegetation and the site to reduce the potential radiant heat that may impact a lot(s).	**A3.4b Fire service access route** *Where proposed lots adjoin classified vegetation under AS3959 (excluding Class G Grassland), and a perimeter road is not required in accordance with A3.4a, a fire service access route can be considered as an acceptable solution to provide firefighter access, where access is not available, to the classified vegetation.* A fire service access route is to meet all the following requirements: • requirements in Table 6, Column 3; • be through-routes with no dead-ends; • linked to the internal road system at regular intervals, every 500 metres; • must be signposted; • no further than 500 metres from a public road; • if gated, gates must open the required horizontal clearance and can be locked by the local government and/or emergency services, if keys are provided for each gate; and • turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres.	As discussed above, FSARs may be required where public perimeter roads are not proposed within the concept development design. FSARs may be required at the following interfaces: • Along the west and south perimeter of the WWPS site, to enable access to the acoustic buffer to Bussell Highway. Public road access is not considered warranted given the lot does not support habitable uses. • Along the south and east boundary of the Service Commercial cell in the southeastern corner of the project area, to provide hazard separation from the landscaped acoustic buffer and ensure future buildings can achieve BAL-29 or below. As the future lots are proposed to be for commercial development, there is possibility for a private internal road or carparking to provide the necessary access and hazard separation at this interface. • Along the eastern boundary of POS 1 to prevent ingress of a fire from vegetation within adjoining Lot 57. Temporary FSARs may also be required during staged development to ensure firefighters are able to gain access to the site perimeter prior to future subdivision roads being constructed. The requirement for FSARs will be determined at subdivision stage through preparation of a BMP. Any FSARs constructed need to comply with relevant technical requirements under the Guidelines (refer to A3.4a and Appendix D).	✓
	P3iv – Vehicular access is provided which allows emergency service vehicles to directly access all habitable buildings and water supplies and exit the lot without entrapment.	**A3.5 Battle-axe access legs** *Where it is demonstrated that a battle-axe cannot be avoided due to site constraints, it can be considered as an acceptable solution.*	Creation of battle-axe lots is to be avoided wherever possible. Where unavoidable, provisions for battle-axe legs in accordance with relevant technical requirements under the Guidelines (refer to A3.5 and Appendix D) are to be made at the subdivision stage of planning.	N/A

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Bushfire protection criteria	Performance Principle	Method of compliance Acceptable solutions	Statement of development compliance	Compliance achievable at future planning stages
		There are no battle-axe technical requirements where the point the battle-axe access leg joins the effective area of the lot, is less than 50 metres from a public road in a reticulated area. In circumstances where the above condition is not met, or the battle-axe is in a non-reticulated water area, the battle-axe is to meet all the following requirements: • requirements in Table 6, Column 4; and • passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres).		
		A3.6 Private driveways There are no private driveway technical requirements where the private driveway is: • within a lot serviced by reticulated water; • no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and • accessed by a public road where the road speed limit is not greater than 70 km/h. In circumstances where all of the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following requirements: • requirements in Table 6, Column 4; • passing bays every 200 metres with a minimum length of 20 metres and a minimum • additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and • turn-around area as shown in Figure 28 and within 30 metres of the habitable building.	Private driveways constructed at development application/construction stage will need to meet relevant technical requirements of the Guidelines, where applicable (refer to A3.6 and Appendix D).	N/A (addressed at DA stage)
Element 4: Water	No performance principle applies	**A4.1 Identification of future water supply** Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2. Where the provision of a strategic water tank(s) is required a suitable area within a road reserve or a dedicated lot the location should be identified, should be identified on the structure plan, to the satisfaction of the local government.	The Structure Plan area will be provided with a reticulated firefighting hydrants in accordance with specifications of the local water authority, Busselton Water.	✓
	P4 – Provide a permanent water supply that is: • sufficient and available for firefighting purposes;	**A4.2 Provision of water for firefighting purposes** Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications	Provisions for reticulated water supply will be addressed at the subdivision stage of planning, as discussed above. It is not anticipated that strategic water tanks will be necessary.	✓

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Bushfire protection criteria	Performance Principle	Method of compliance Acceptable solutions	Statement of development compliance	Compliance achievable at future planning stages
	• constructed from non-combustible materials (e.g. steel), or able to maintain its integrity throughout a bushfire; and • accessible, with legal access for maintenance and re-filling by tankers and emergency service vehicles.	of the relevant water supply authority. Where these specifications cannot be met, then the following applies: • The provision of a water tank(s), in accordance with the requirements of Schedule 2; and • Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: – land to be ceded free of cost to the local government for the placement of the tank(s); – the lot or road reserve where the tank is to be located is identified on the plan of subdivision; – tank capacity, construction, and fittings, provided in accordance with the requirements of Schedule 2; and – a strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds). Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s), in accordance with the requirements listed above.		

5.2 Compliance with Element 5

Element 5 relates specifically to vulnerable tourism land uses and is therefore not applicable to the proposed Structure Plan application.

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6. Responsibilities for implementation and management of the bushfire measures

This BMP has been prepared as a strategic guide to demonstrate how development compliance will be delivered at future planning stages in accordance with the Guidelines. Aside from the preparation of future BMPs to accompany future subdivision and/or development applications where appropriate, there are no further items to implement, enforce or review at this strategic stage of the planning process.

Future BMPs prepared for subsequent subdivision and/or development applications are to meet the relevant commitments outlined in this strategic level BMP, address the relevant requirements of SPP 3.7 (i.e. Policy Measures 6.4 or 6.5 where applicable) and demonstrate in detail how the proposed development will incorporate the relevant acceptable solutions or meet the performance requirements of the Guidelines. Future BMPs are to include the following detailed information:

- proposed lot layout, including any public open space (POS) and drainage areas
- detailed landscaping design in regard to POS and drainage
- post-development classified vegetation extent, effective slope and separation distances
- BAL contour map demonstrating that proposed development areas will achieve a rating of BAL–29 or lower
- width and alignment of compliant APZs, including any APZ setback requirements into lots
- confirmation of how bushfire management will be addressed regarding temporary bushfire hazards on adjacent future development stages, including low threat staging buffers or temporary quarantining of lots where required
- proposed approach to fuel management or AS 3959 application in response to on-site POS or easements (if and where required)
- vehicular access provisions, including demonstration that a minimum of two access routes will be achieved for each stage of development in accordance with acceptable solution A3.1 (may require consideration of temporary compliant access provisions such as cul-de-sacs and EAWs)
- provision of vehicular access to perimeter vegetation hazards
- provisions for notification on Title for any future lots with a rating of BAL-12.5 or greater as a condition of subdivision
- compliance requirements with the annual City firebreak notices
- assessment against the bushfire protection criteria of the Guidelines
- proposed implementation and audit program outlining all measures requiring implementation and the appropriate timing and responsibilities for implementation.

On the basis of the information contained in this BMP, JBS&G considers the bushfire hazards within and adjacent to the site and the associated bushfire risks are readily manageable through application of standard acceptable solutions outlined in the Guidelines, which will be implemented as required throughout future planning stages. JBS&G considers that on implementation of the proposed management measures, the site will be able to be developed with a manageable level of bushfire risk whilst maintaining full compliance with the Guidelines.

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7. Limitations

Scope of services

This report ("the report") has been prepared by JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

Reliance on data

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Appendix A Landscape Strategy Report (Emerge Associates 2024)

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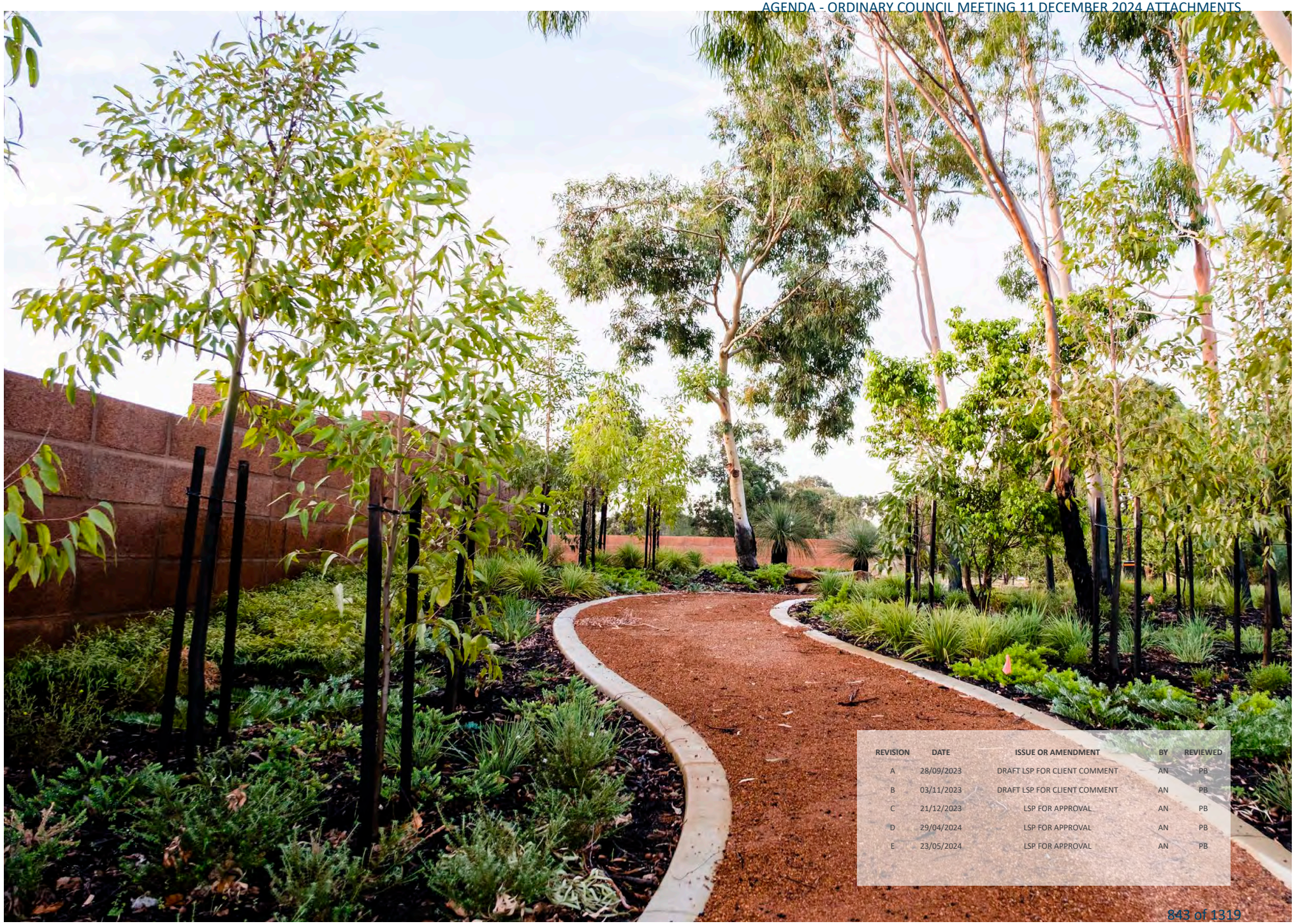
Vasse North

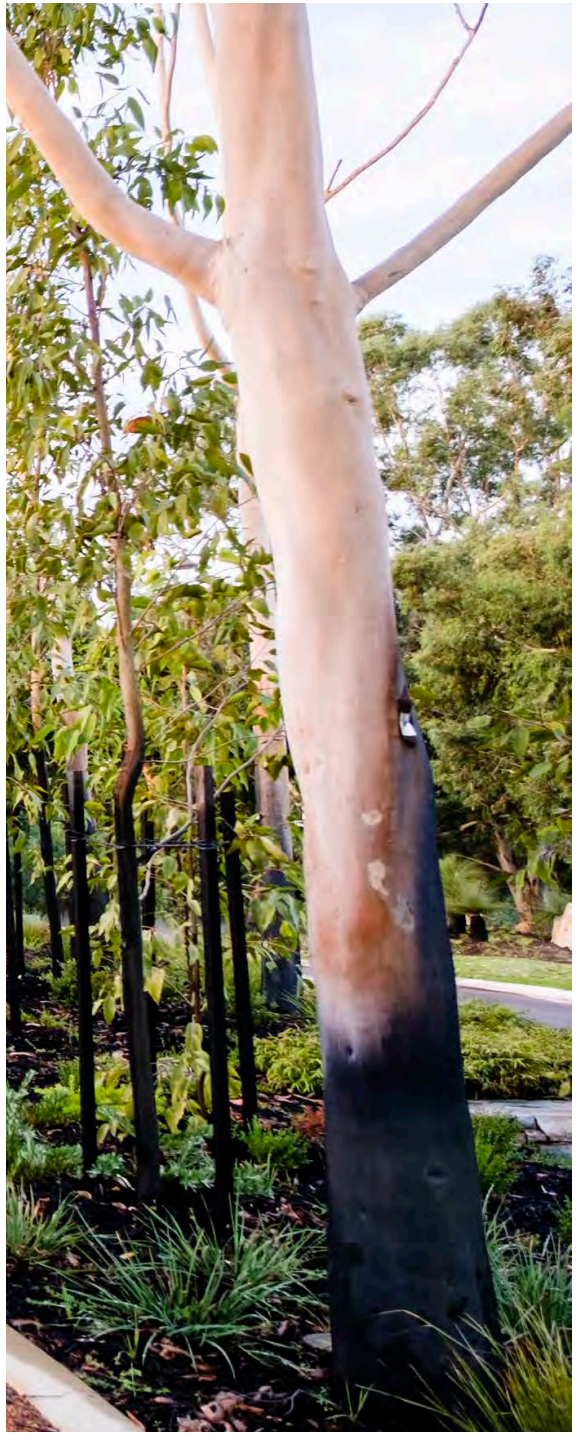
Local Structure Plan (LSP) - Landscape Strategy Report

emerge ASSOCIATES

May 2024



REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	28/09/2023	DRAFT LSP FOR CLIENT COMMENT	AN	PB
B	03/11/2023	DRAFT LSP FOR CLIENT COMMENT	AN	PB
C	21/12/2023	LSP FOR APPROVAL	AN	PB
D	29/04/2024	LSP FOR APPROVAL	AN	PB
E	23/05/2024	LSP FOR APPROVAL	AN	PB



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1.0 Context

1.1 Purpose of this Report

Perron Developments Pty Ltd & Stawell Pty Ltd (the proponent) are preparing a local structure plan for amendment Lots 9010, 9001 and part of lots S19 and S20 Bussell Highway, Vasse (herein referred to as 'the site', and known as Vasse North), to support future residential development.

The purpose of this Landscape Report is to identify the guiding principles to the treatment of retained vegetation, streetscapes and public open space amenity within the project.

1.2 Site Location

Vasse North is located in the South West region of the City of Busselton and is situated approximately 10km west of Busselton. The site is generally located in an area that has historically supported a mixture of agricultural land uses, however is transitioning to residential land uses. The site consists of an area approximately 38 ha and is bounded by Broadwater Swamp to the north, Vasse Bypass to the south, Bussell Highway to the east, and Buayanyup Main Drain to the west.

The landscape strategy plan (LSP) report allows for the creation of residential lots, one large and two small areas of public open space, as well as a linear public open space weaving through the site.

The LSP provides for a well-connected open space network which will provide the local community with safe parklands, supporting various open space functions whilst facilitating significant environmental outcomes through the retention and protection of existing vegetation.

Imagery of existing site conditions.

2.0 Landscape Strategy

The Landscape Strategy is intended to be an overall guide to the proposed functions, amenities and landscape treatment within The Vasse North LSP.

The development of this site in the south west of Western Australia provides the opportunity for the rural character & natural landscape features of the existing locale to be interpreted and sensibly enhanced within practical limits throughout the project area.

The key Landscape Strategies to be explored during the design phase shall be:

- Respecting the ecological corridors/buffers and incorporating these into a linear Public Open Space (POS) network and, adopting a programme of revegetation and rehabilitation.
- Understanding that the linear POS network provides the opportunity to provide connection into existing dual use pathways as a highly legible and pedestrian/bicycle friendly framework throughout the estate.
- Retention of existing stands of scattered and isolated *Eucalyptus* & *Melaleuca* trees, via incorporation into POS or through the creation of wider road reserves.
- Appreciation that a balanced approach is required to ensure the social and recreational requirements of the future residents are balanced with the ecological and engineering constraints imposed by the site.
- Provide a variety of outdoor public space for recreational and social opportunities appropriate to the size of the proposed community.
- Provide a legible network of walking and bicycle paths linking mixed use and areas of public open space
- Mitigate post development drainage flows through incorporation of waterway treatment drains within the open space network and widened road reserves.

The project will be developed around offering a range of open space opportunities. The public open space within the site has been planned to provide a network of parkland and corridors which integrate with the buffer areas, and aims to contribute to the ecological and social fabric of the community.

Being strategically located, they will provide accessibility and connectivity through the development whilst also playing an important role in protecting the site's natural assets.

The areas of POS have been divided into broad categories based on their specific treatments and design:

- Neighbourhood POS

Located throughout the development (typically 1,800 - 19,800m^2 in area) and provides local residents with areas for informal play and passive uses. Also provides seating areas under shelter/shade and are typically within 400m of most dwellings. Are able to service approx. 600 dwellings within the surrounding area.

- Local POS

Designed to accommodate daily passive recreation for the local community. These consist of informal recreational areas, defined by parkland plantings. Shelters with amenities such as BBQs and picnic settings are centrally located to overlook open turf areas. Path systems will link to the adjoining residential streets, connecting the linear POS and neighbourhood POS.

- Small POS

These small parks contribute to the landscape character and quality of the neighbourhood, making walking through the area more enjoyable and appealing to residents. They are generally linked in a network of green, shaded streetscapes and linear parklands to facilitate ease of access for all residents.

- Linear POS

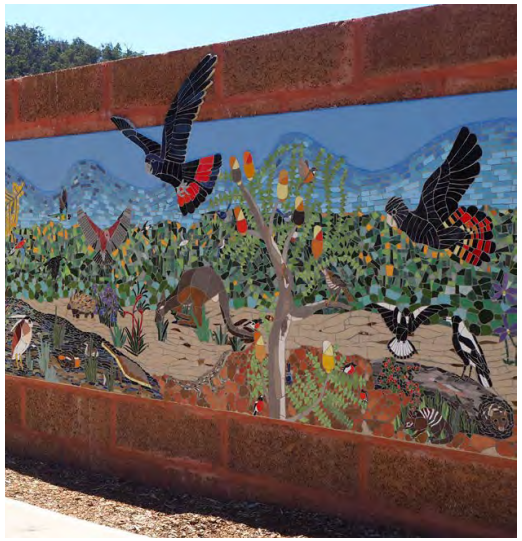
Open spaces which provide a connection between smaller recreational nodes (neighbourhood POS). Provides legibility and sense of place for local residents. Also enables retention of existing trees and allows for drainage conveyance through the site.

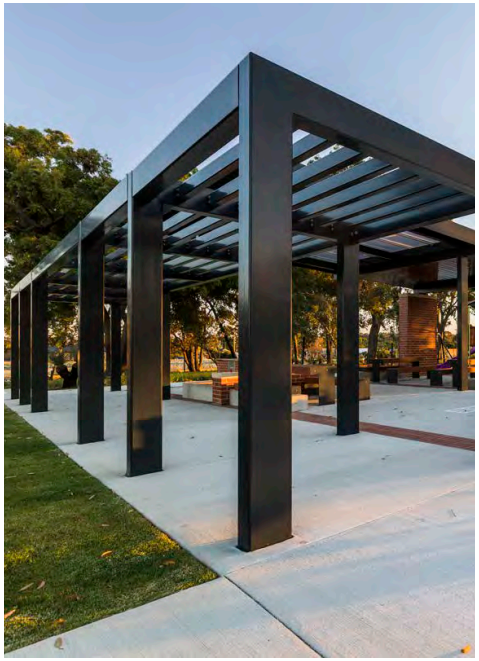
- Acoustic Buffer

The vegetation buffer adjacent Vasse Bypass and Bussell Highway will screen views of westbound and eastbound traffic into the development, while providing a noise barrier for future residents.

The buffer will cater for stormwater runoff with swales on either side to convey flows.

Local Character Images (Indicative Only)





3.0 Drainage Strategy (to be read in conjunction with hydrology strategy)

3.1 Stormwater Drainage

All stormwater from the development will be directed into a system of bio-retention treatment areas constructed along the edges of the POS and other landscape areas. These devices will be sized to treat the flows from the small rainfall event in accordance with the principles of the Department of Water and Environmental Regulation. Storm events in excess of these will be directed into flood storage areas also typically located within POS. Bio-retention areas will be located outside of Floodways and planted with native species.

The development aims to utilise water sensitive urban design principles covering the following:

- At source treatment of water quality within select road reserves, buffers and POS'
- Bio-retention swales to improve water quality and convey stormwater runoff to existing waterways
- Reed and fringing vegetation to swales to provide a nutrient stripping function

It is important that proposed swales/basins allow for multiple uses; including recreation, stormwater management and creation of natural habitat.

3.2 Drainage Treatment Adjacent POS

All stormwater from the development will be directed into a system of drainage swales and bio-retention basins constructed along the edges of the POS and within the road reserve. These devices will be sized to treat the flows from the 1 in 1 yr event in accordance with the principles of the Department of Water, Stormwater Management Manual for Western Australia. Storm events in excess of these will be directed into outlet basins located within the POS area.

4.0 Landscape Masterplan

LEGEND

- EXISTING LARGE TREES
- OPEN TURF
- BASIN & SWALES
- DUAL USE PATH
- EMERGENCY ACCESS
- ENTRY FEATURE
- PUBLIC ART OPPORTUNITY
- PLAYGROUND
- PARK SHELTER
- PICNIC SETTING
- BENCH SEAT
- BBQ
- DRINK FOUNTAIN
- FITNESS NODE

01 ENTRY STATEMENT
02 ENTRY ROAD
03 NEIGHBOURHOOD POS 1
04 LOCAL POS 2
05 SMALL POS 3
06 LINEAR POS 4
07 LINEAR POS 5
08 LANDSCAPED ACOUSTIC BUFFER WITH 2m HIGH BUND
09 LANDSCAPED ACOUSTIC BUFFER WITH 2.5m HIGH BUND
10 EXISTING WASTE WATER PUMP STATION
11 PATH CONNECTION INTO EXISTING DUAL USE PATH (DUP)
12 COMMERCIAL SITE
13 EMERGENCY ACCESS WAY
BASIN
SWALE BASIN

POS 5
POS 4
POS 2
POS 3
POS 1

5.0 Public Open Space (POS) Typologies

5.1 Neighbourhood POS 1

AREA = 18,730m²

CONCEPT

- Combination of active/ passive recreational areas adjacent the main entry road
- Focussed on retention of existing trees

FUNCTIONS

- Adventure playground integrated amongst existing trees
- Informal trails through existing trees and passive seating area with central public art feature or interpretive/ educational signage
- Shade structures, BBQ & picnic facilities
- Kickabout turf areas

ENVIRONMENTAL CONSIDERATIONS

- Large groupings of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Water treatment planting slection to bio-retention area
- Flood storage provision

BASIN 6		BASIN 7A	
• 1% AEP TWL (mAHD)	2.33	• 1% AEP TWL (mAHD)	2.52
• Volume (m^3)	1,110	• Volume (m^3)	1,010
• Slope	1:6	• Slope	1:6
• Depth (m)	0.63	• Depth (m)	0.62

Neighbourhood POS Character Images (Indicative Only)

Local POS

5.2 Local POS 2

AREA = 5,372m²

CONCEPT

- Small active recreational parK
- Provide green pedestrian link within path network

FUNCTIONS

- Provides a 'green' view for surrounding dwellings
- A landmark park providing a pedestrian halfway point through the development
- Shade structure and seating area
- Various fitness equipment to meet different fitness needs

ENVIRONMENTAL CONSIDERATIONS

- Water-wise native plant species selections
- Water treatment planting selection to bio-retention area

BASIN 5	
• 1% AEP TWL (mAHD)	2.01
• Volume (m³)	560
• Slope	1:6
• Depth (m)	0.61

Local POS Character Images (Indicative Only)

Small POS

5.3 Small POS 3

AREA =2,872m²

CONCEPT

- A small park providing passive facilities for those residents with smaller yards; encouraging community congregation and socialisation
- Parkland views promote legibility within estate
- Retention of stand of existing trees
- Key green linkage between two larger parks in the east and west

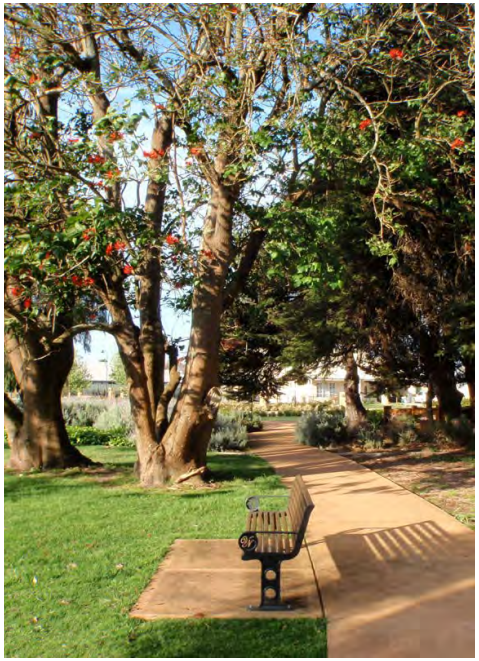
FUNCTIONS

- Paved open pedestrian space
- Shade structures, BBQ & picnic facilities
- Kickabout turf areas

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections

Small POS Character Images (Indicative Only)



Linear POS

5.4 Linear POS 4

AREA =10,187m²

CONCEPT

- Linear park with opportunities for multiple use
- Retention of existing trees
- Key green linkage between north and south of site

FUNCTIONS

- Drainage retention
- Kickabout turf areas
- Limited play opportunities
- Internal path network connecting into the broader path network
- Visual buffer

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Source local materials where possible

SWALE BASIN 2

• 1% AEP TWL (mAHD)	2.18
• Volume (m³)	4,210
• Slope	1:6
• Depth (m)	1.18

Linear POS Character Images (Indicative Only)

Acoustic Buffer & Character Images (Indicative Only)

5.5 Acoustic Buffer

AREA =20,580m²

CONCEPT

- Linear park with opportunities for multiple use
- Retention of existing trees where possible
- Key green linkage between east and west of site
- 2m high bund to be extended west along Vasse Bypass towards BMD if there is consensus that screen planting only is insufficient

FUNCTIONS

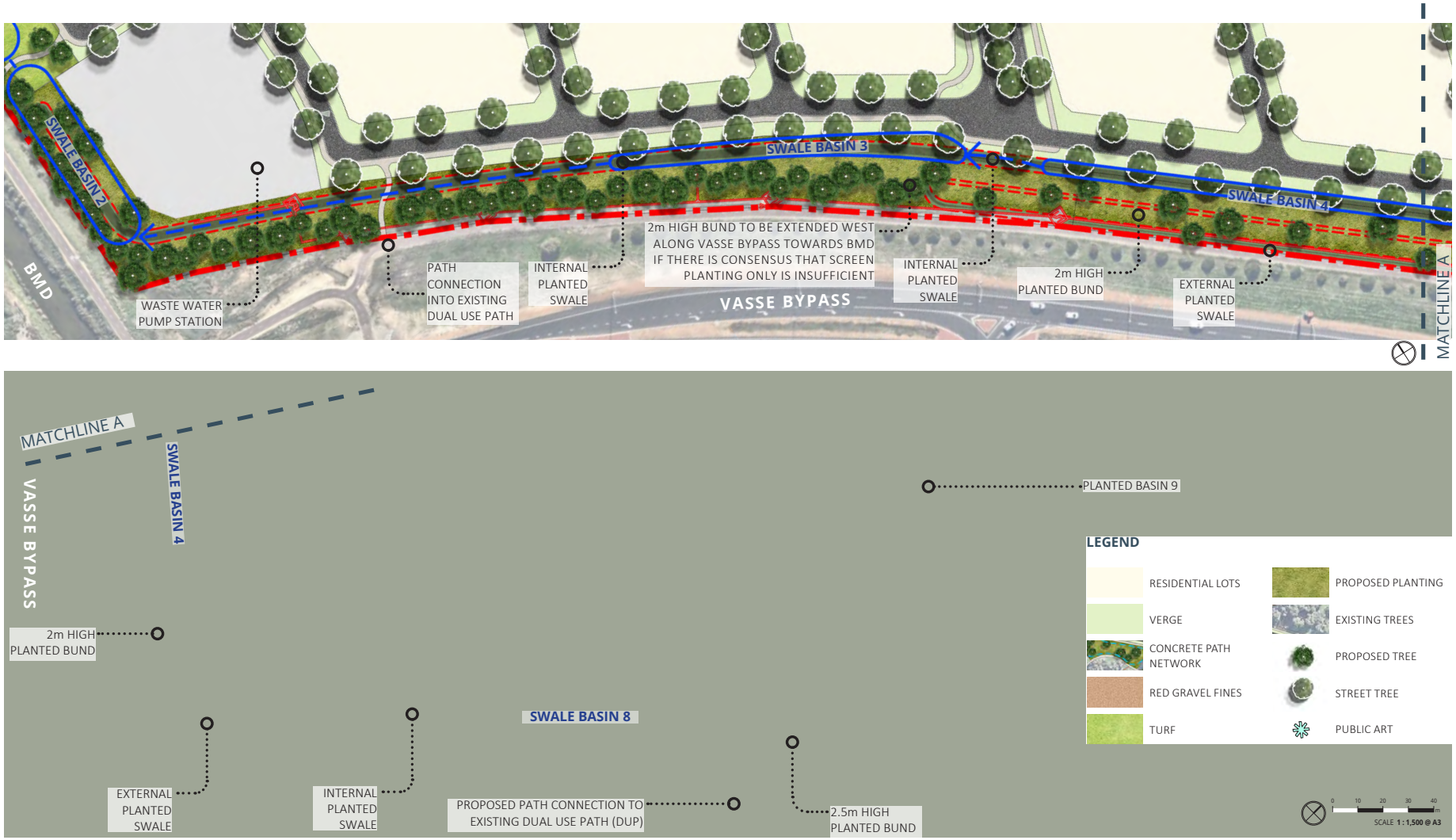
- Screen views into development
- Noise buffer from adjacent highways
- Drainage conveyance
- Internal path network connecting into the broader path network
- Entry Statement signage

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Source local materials where possible

SWALE BASIN 3		**SWALE BASIN 4**	
• 1% AEP TWL (mAHD)	3.00	• 1% AEP TWL (mAHD)	3.54
• Volume (m³)	190	• Volume (m³)	160
• Slope	1:6	• Slope	1:6
• Depth (m)	0.65	• Depth (m)	0.74
SWALE BASIN 8		**BASIN 9**	
• 1% AEP TWL (mAHD)	3.22	• 1% AEP TWL (mAHD)	2.74
• Volume (m³)	150	• Volume (m³)	620
• Slope	1:6	• Slope	1:6
• Depth (m)	0.72	• Depth (m)	0.79

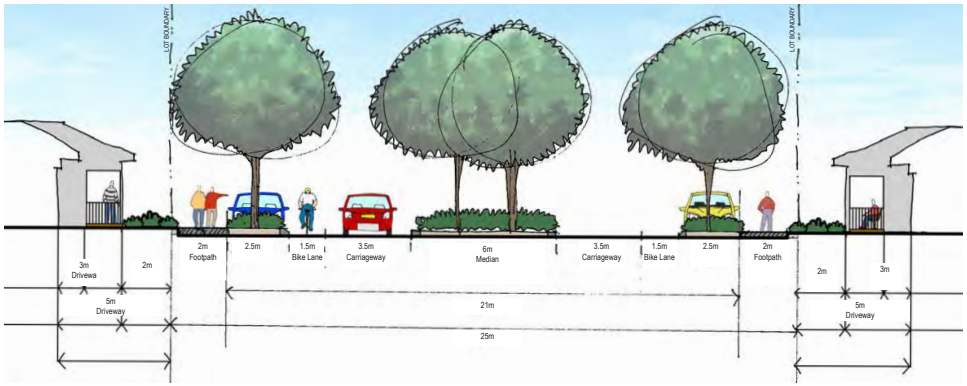
Acoustic Buffer Detail Plan



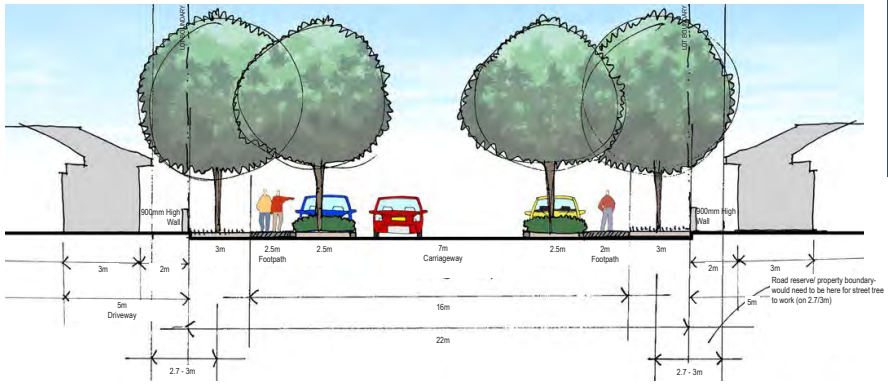
6.0 Street Hierachy Plan

01 NEIGHBOURHOOD CONNECTOR A (25m)
02 NEIGHBOURHOOD CONNECTOR B (22m)
03 VASSE BYPASS 2.0m HIGH BUND (14m)
04 BUSSELL HWY 2.5m HIGH BUND (14m)
05 EASTBOUND BUND NEAR BRIDGE
06 ACCESS STREET A (20m)
07 ACCESS STREET B (20m ADJACENT BUSHLAND)
08 ACCESS STREET C (15m)
09 ACCESS STREET D (11.5m ADJACENT POS 1)
10 LANEWAY (6m)
11 LINEAR POS 4
12 SMALL POS 3
13 LOCAL POS 2

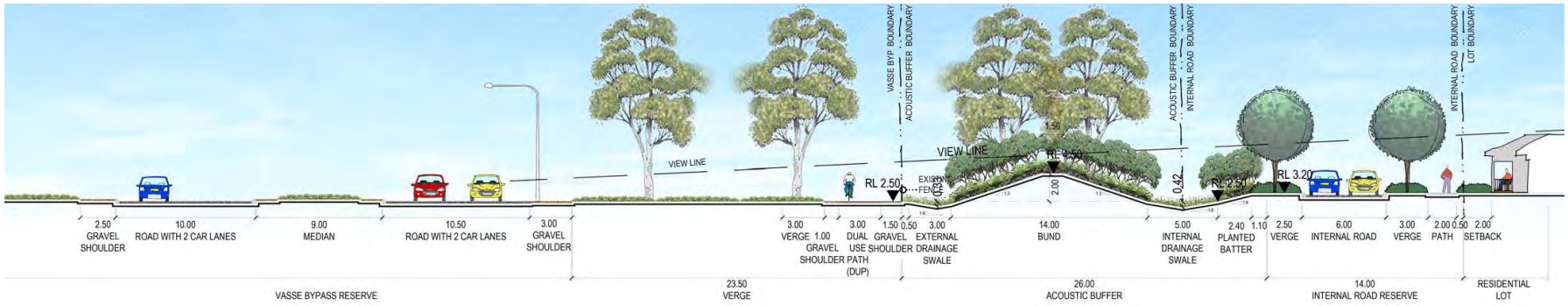
6.1 Typical Sections



01
NEIGHBOURHOOD CONNECTOR A (25m)
SCALE 1:200 @ A3

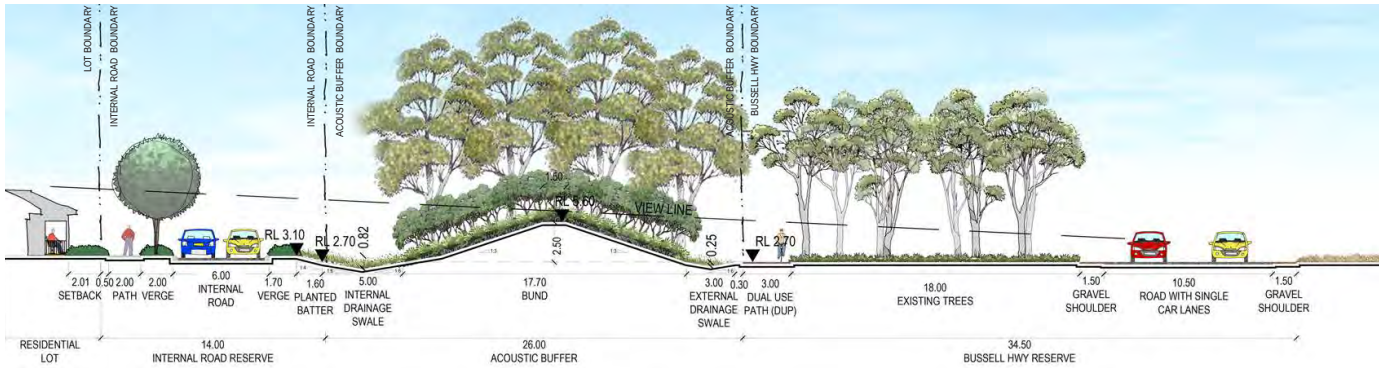


02
NEIGHBOURHOOD CONNECTOR B (22m)
SCALE 1:200 @ A3



03
Vasse Bypass 2m High Bund (14m)
1:300 @ A3

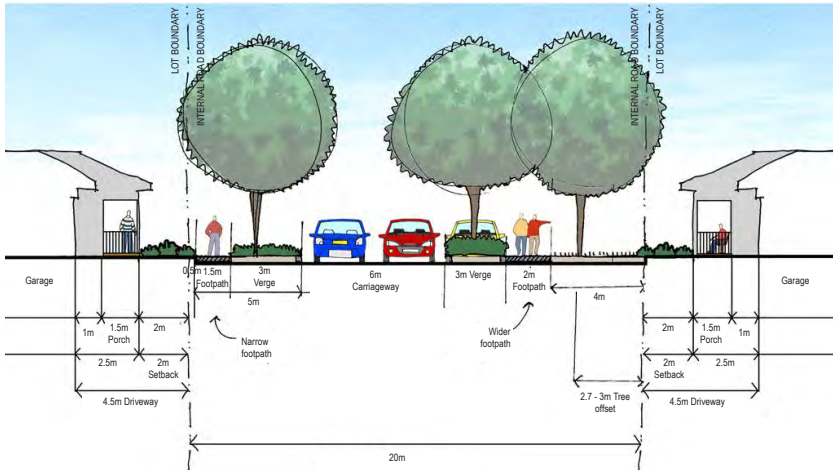
6.2 Typical Sections



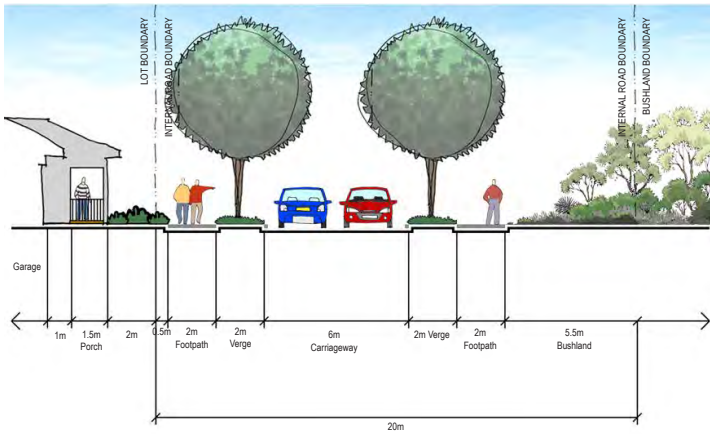
04
Bussell Highway 2.5m High Bund (14m)
1:300 @ A3

05
EASTBOUND BUND NEAR BRIDGE
1:500 @ A3

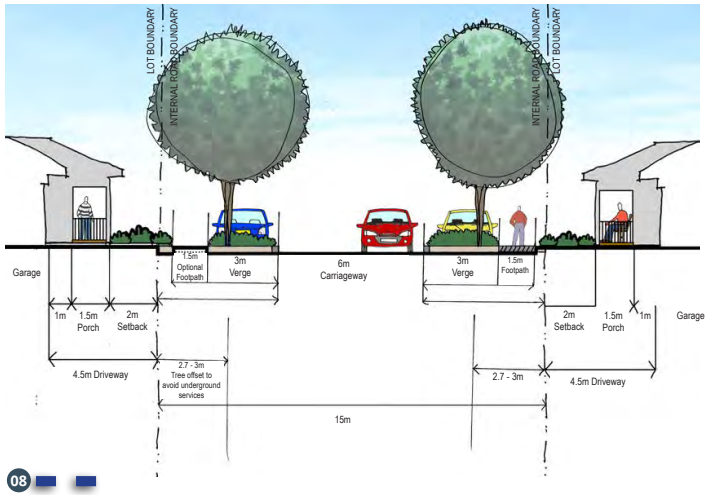
6.3 Typical Sections



06
ACCESS STREET A (20m)
SCALE 1:200 @ A3

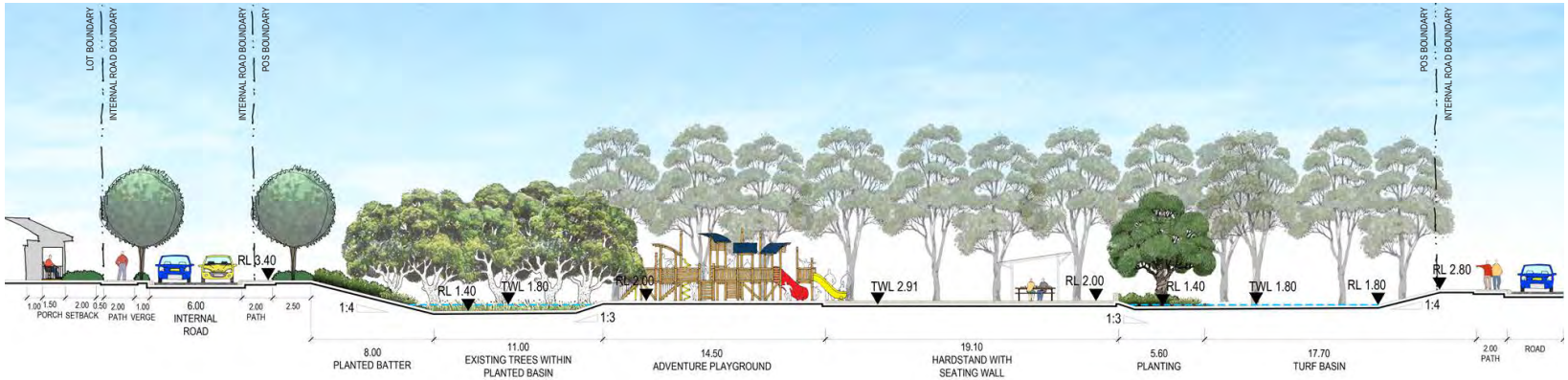


07
ACCESS STREET B (20m ADJACENT BUSHLAND)
SCALE 1:200 @ A3

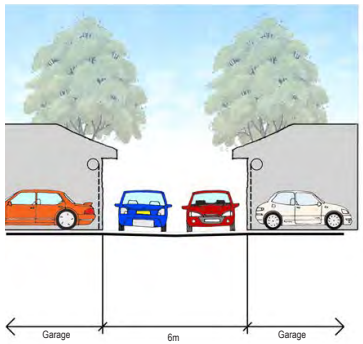


08
ACCESS STREET C (15m)
SCALE 1:200 @ A3

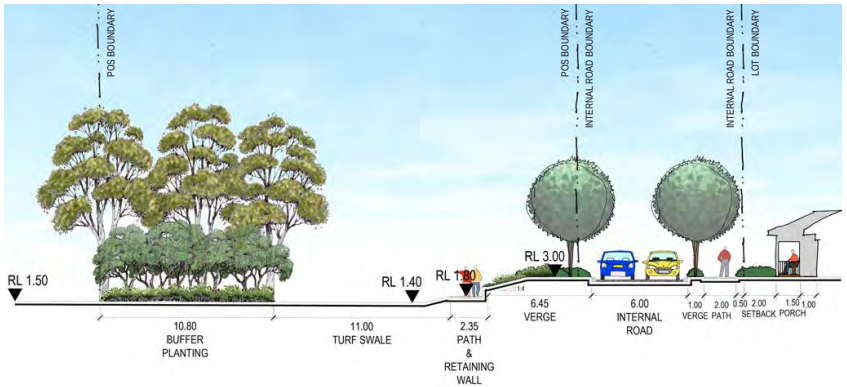
6.4 Typical Sections



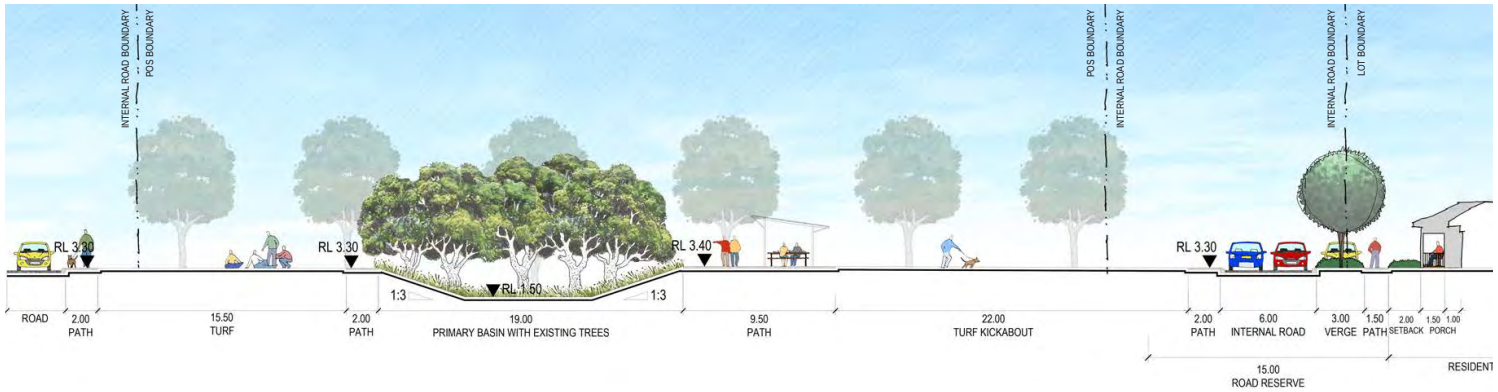
09
ACCESS STREET D (11.5m ADJACENT NEIGHBOURHOOD POS 1)
SCALE 1:300 @ A3



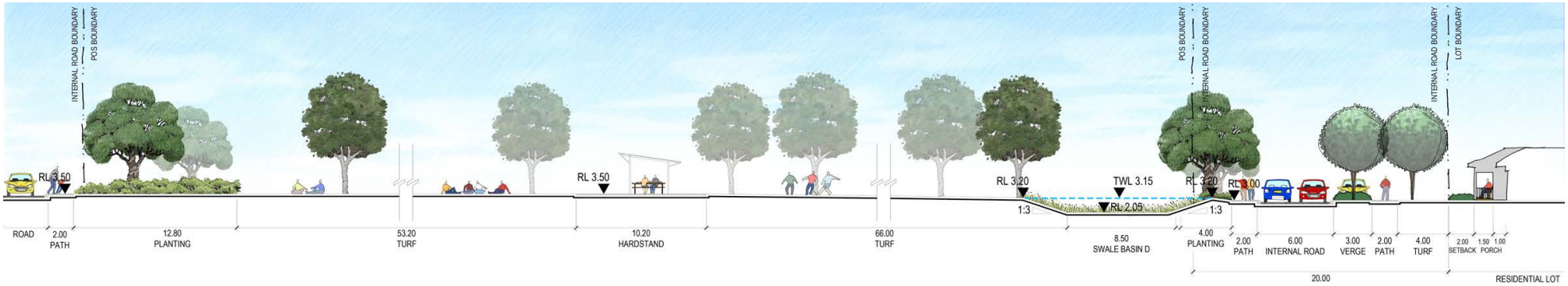
10
LANEWAY (6m)
SCALE 1:200 @ A3



11
LINEAR POS 4
1:300 @ A3



12
SMALL POS 3
SCALE 1:300 @ A3



13
LOCAL POS 2
SCALE 1:300 @ A3

7.0 Streetscapes

7.1 Street Tree Masterplan

Street trees are a desirable design element to increase shade and amenity. The selection and placement of street trees shall vary, depending on the street hierarchy network. It is proposed that along major roads, street trees will form a strong visual avenue, and not impede traffic flow, safety or sightlines.

In residential streets, the roads may vary in character from precinct to precinct; however they are characterised as smaller scale pedestrian friendly environments. Therefore, street trees will be of a smaller scale, and will take advantage of passive solar principles that allows for summer shade and winter sun.

As the road reserve widths may vary to allow for the retention of existing vegetation and the interconnection of the linear park network, it may be possible to allow for clustering or grouping of trees in the road reserve. This will be reviewed at the detailed design phase.

TREE LEGEND

- PRIMARY STREET TREE
- INTERNAL STREET TREE
- ACCESS STREET
- PERIMETER ROAD

8.0 Street Tree Palette

Primary Street Tree **Internal Street Tree** **Access Street Tree** **Perimeter Street Tree**

Agonis flexuosa
WA Peppermint

Callistemon 'Kings Park Special'
Bottlebrush

Eucalyptus torquata
Torwood

Corymbia calophylla
Marri

Corymbia ficifolia
Red Flowering Gum

Eucalyptus erythrocorys
Illyarri

Jacaranda mimosifolia
Jacaranda

Eucalyptus gomphocephala
Tuart

Lagerstroemia indica 'Comanche'
Crepe Myrtle

Eucalyptus synandra
Jingymia Mallee

Pyrus nivalis
Snow Pear

9.0 Indicative Planting Palette

Trees (>3m)

Agonis flexuosa	WA Peppermint
Banksia grandis	Bull Banksia
Corymbia calophylla	Marri
Eucalyptus marginata	Jarrah
Eucalyptus rudis	Flooded Gum
Melaleuca raphiophylla	Swamp Paperbark
Taxandria linearifolia	Swamp Peppermint
Xanthorrhoea preissii	Grass Tree

Large Shrubs (>1m)

Acacia cyclops	Coastal Wattle
Acacia saligna	Golden Wreath Wattle
Atriplex cinerea	Grey Saltbush
Grevillea olivacea	Olive Grevillea
Melaleuca huegelii	Chenille Honeymyrtle
Olearia axillaris	Coastal Daisy-Bush
Scaevola crassifolia	Cushion Fanflower

Small Shrubs (0.5 - 1m)

Anigozanthos manglesii	Red & Green Kangaroo Paw
Conostylis aculeata	Prickly Conostylis
Conostylis candicans	Grey Cottonhead
Grevillea preissii	Spider Net Grevillea
Dianella revoluta	Blueberry Lily
Olearia axillaris 'Little Smokie'	Coastal Daisybush
Poa poiformis	Coastal Poa

Sedges

Bolboschoenus caldwellii	Marsh Club Rush
Carex appressa	Tall Sedge
Ficinia nodosa	Knotted Club Rush
Juncus kraussii	Sea Rush
Juncus pallidus	Pale Rush
Meeboldina scariosa	Velvet Rush
Schoenoplectus vallidus	Lake Club Rush

Groundcovers (<0.5m)

Billardiera fusiformis	Australian Bluebell
Carpobrotus virescens	Coastal Pigface
Grevillea obtusifolia	Obtuse Leaved Grevillea
Hemiandra pungens	Snakebush
Kennedia coccinea	Coral Vine
Kennedia prostrata	Running Postman
Myoporum parvifolium	Creeping Boobialla

Trees

Agonis flexuosa
WA Peppermint

Banksia grandis
Bull Banksia

Corymbia calophylla
Marri

Eucalyptus marginata
Jarrah

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Golden Wreath Wattle

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Grevillea obtusifolia
Obtuse Leaved Grevillea

Hemiandra pungens
Snakebush

Myoporum parvifolium
Creeping Boobialla

9.1 Proposed Planting in the Public Realm

The provision of planting in public areas and streetscapes serves to provide character, shade, interest, habitat and a point of reference in major streets or feature locations.

The locations of planting and types of vegetation will include;

- Predominantly native tree species to be nominated throughout the estate.
- Exotic specimen, shade and historical/cultural reference trees are to be nominated in high profile street or entry locations.
- Smaller scale exotic trees may be nominated in feature locations and avenue plantings to secondary residential streets,
- Bushland and habitat regeneration in disturbed areas,
- Shrub planting for screening and to provide spatial definition,
- Groundcover planting to medians, planters and areas requiring clear views,
- Reed and sedge planting to drainage swales,
- Irrigated grass to informal open space and recreation areas,

The proposed mix of native species and exotic plantings in feature locations will provide a variation of character and define feature points. In general POS planting shall be composed of 75% native species.

The selection and placement of species shall consider adjacent elements so as to limit future maintenance and public health and safety issues. It will promote the survival and health of the existing vegetation, while also providing ongoing social and visual benefits. Items of consideration may include;

- Proximity to traffic sight lines to ensure suitable view corridors,
- Proximity and alignment to underground services to ensure no adverse impact,
- Seasonal influence of shade on adjacent facilities and areas,
- Passive solar benefits influencing adjacent built form and residential dwellings,
- Provision of seasonal visual colour,
- Provision of a seasonal food source to local fauna,
- Plant selection based on suitability to local climate, soils, rainfall and temperatures,
- Selection based on reduced maintenance, trimming, pruning, fertilising and watering
- Develop a species palette with subtle variations through the development to tie in with identifiable communities.
- Buffer screening will be provided to residential or sensitive areas where required
- Fringing vegetation to the surrounding areas is to be retained and protected.

9.2 Waterwise Planting

It is intended that local species shall be used where suitable to maximise local habitat and minimise water dependence. Soil amendments will be used in order to reduce leaching and increase soil moisture holding capacity. All garden beds will be mulched to reduce water loss through evaporation and all irrigation to be appropriately hydrozoned.

9.3 Retained Vegetation

A primary goal of the layout of the Local Structure Plan is the protection of existing vegetation. The retention of existing vegetation in defined locations caters for existing habitat, preserves natural assets and provides visual relief against the broader development area.

9.4 Vegetation Type & Quality

Whilst some of the vegetation on site has suffered through the effect of historical land uses and management, the areas of remnant vegetation offer positive outcomes if the development can be engineered to protect these areas. The majority of remnant vegetation is aligned with the public open space in either contiguous groupings of trees or, in the form of occasional isolated individual trees in a cleared pastoral setting.

The retention of vegetation shall be maximised through minor realignment of road reserves, carriageways and lot boundaries.

9.5 Retention & Protection

The retention and protection of existing trees shall occur during construction, following building works and in conjunction with maintenance. Retention and protection strategies shall include;

Temporary fencing and signage to all retained areas and individual specimen trees.

Ripping or compaction within 5m of the drip line of existing trees to be prohibited.

In order to restrict the spread of exotic weeds the construction of clearly defined and easily maintained boundaries between retained vegetation and ornamental landscape may include methods such as, increased depth to mowing kerbs, footpaths, roads, bollards and permanent fencing.

All works shall comply with the recommendations of the Bushfire Management Plan.

10.0 Indicative Materials & Furniture Palette

Timber & Boulder Mounds

Stainless Steel BBQ

Red Gravel Fines

Picnic Setting

Limestone Boulder

Natural Timber Log

Limestone Spalling Wall

Stainless Steel Water Play

Seat

Aged Timber

10.1 Entry Treatments

The entry points as defined on the Landscape Masterplan should express the design character of the development in respect to the local context. Any signage shall be clearly legible, reflect the estate's design style and comply with the local authority's signage policy.

Where appropriate, street trees and entry features will be used to promote the significant nature of these entry precincts by creating landmarks, forming strong avenues and framing views to distant feature elements. Feature planting is preferable in order to create a landmark and, assist in providing a hierarchy and legibility through the streetscape network. Landscape design options shall be tailored to meet all necessary civil design standards while expressing the character of the precinct.

10.2 Site Furniture

The provision of street furniture demonstrates detailed consideration of human use and comfort. The inclusion of quality street furniture elements reinforces the intended design character, develops a sense of community and ownership amongst residents and encourages outdoor activities.

The location of street furniture elements should closely correspond with more intensive areas of human use, gathering and recreation. Basic functional requirements shall typically include;

- Local availability for quick and cost effective replacement or parts as may be required,
- Cost effectiveness of installation, ongoing replacement and maintenance,
- Robust design to minimise the effects of vandalism or weathering,
- Robust appropriate fixing methods to prevent theft but allow maintenance,
- Colour being defined but neutral where possible to enable the maximum chance of matching with other site elements,
- Galvanised and powder coated finishes to maximise lifespan.

Elements shall provide a visually recognisable, clear and useful function. The types of street furniture envisaged include;

- Picnic settings & seating (formal and informal)
- Shade structures
- BBQs
- Rubbish bins
- Bollards
- Bicycle parking
- Drinking fountains
- Boardwalks
- Interpretive signage

10.3 Public Art

The selection and installation of appropriate public art creates interest, social discussion and promotes a sense of community and ownership to public spaces. Public art can provide historic, social, cultural and environmental comment and act as a reference to define a local area and community values.

It is intended that public art be distributed at either high profile points or community gathering spaces to ensure its value in place making is maximised. Locations should include vista and axis views from roads or pedestrian paths, inclusion into playgrounds or placement adjacent picnic locations. Individual lighting may be desirable in some instances to provide additional importance and focus to specific artwork.

11.0 Implementation

11.1 Irrigation Strategy

The planting design of all Streetscape and Public Open Space areas will consist of predominantly native species. Planting design is proposed to include a water sensitive design approach and will also seek to reduce irrigation rates over the long term to planting areas to promote a longer term water saving strategy for the development.

Hydrozoning will also provide a supplementary design principle whereby groups of plants with similar irrigation demand needs will be grouped together. This will facilitate irrigation efficiencies that can be made across the scheme.

Areas within the drainage swales, retention basins and revegetation areas are proposed to be in the main non-irrigated. Swales and basins and will be planted with native sedges and rushes to facilitate with the drainage engineering required for the site. The water table in these areas will be close to the surface particularly in winter months possibly limiting the need for irrigation within swale. Revegetation areas will be planted with endemic native species.

11.2 Maintenance Strategy

The developer funds and manages landscape and irrigation maintenance for a period of two years. This will apply to all public open space areas following completion of landscape construction works.

The maintenance period commences on the date of Practical Completion. Typically the first year is an establishment period, followed by a year of landscape maintenance. After the two year period the POS landscape and irrigation maintenance will be handed over to the Local Government Authority to control, fund and manage. In some cases the 2 year maintenance timeframe may be extended in certain locations at the developer's discretion in liaison with the City.

Maintenance will be undertaken via general access to all public accessible areas. Light maintenance vehicles can access all public areas and can adjoin all private areas within the development. This will occur initially via the road system and then by careful access over landscaped grass areas and select areas of the pedestrian path system. Use of removable bollards will limit and control unauthorize access to link areas between roads.

In conjunction with the detail design of public open space and verge areas, they are ultimately vested and controlled by the Local Government Authority (LGA), a maintenance minimisation review and an asset management plan shall be undertaken by the developer to assist in assessing and reducing the likely future maintenance costs. This process may typically include;

- review of all materials to ensure fitness for purpose and lifespan requirement,
- review of the areas of planting verses turf,
- review of plant and turf species and their specific growth habits and requirements,
- monitoring of groundwater quality and levels,
- review of irrigation materials and standards,
- implementation of sustainability and water wise principles to enable the reduction of ongoing costs, through removal of some short term landscape establishment assets,
- review of all structural design to ensure fitness for purpose and lifespan.

11.3 Approvals

As part of an ongoing process, once the Local Structure Plan has been endorsed by the LGA and the sub division approvals received, each POS landscape and irrigation design will be submitted as a detailed documentation package to the City for review and approval.

The landscape design will incorporate recreation and environmental requirements, while focusing on maintenance minimisation principles and techniques.

The developer is committed to working with the local council to deliver long term outcomes in this process to reflect best practice throughout the development.

11.4 Practical Completion (PC)

Upon reaching Practical Completion of the landscape and irrigation works, a meeting shall be arranged and attended by the consulting landscape architect and the relevant council officers to inspect the completed landscape works.

Following this inspection the Developer's representative shall issue to council the following:

- A list of items requiring completion
- As-constructed landscape and irrigation drawings
- Details including capital costs of all physical assets for inclusion in the Councils asset register

Following Practical Completion the Developer shall organise to:

- Carry out any remedial works noted during the Practical Completion inspection without delay
- Undertake maintenance of the POS as agreed with council

11.5 Scheduled Handover (HO)

Three months prior to the expiration of the maintenance period (from practical completion), the Developer shall contact the relevant Council officer to initiate the handover process, which will commence with an inspection of the POS.

At the handover inspection, the Developer shall provide to the Officer:

- Details of the areas maintained
- As-constructed irrigation drawings to include changes made to the system during the maintenance period
- Warranties, manuals and logbooks.

Following handover inspection and prior to the handover date, the Developer shall:

- Rectify all defects noted during the handover inspection and others that may emerge before the handover date
- The Council shall provide written confirmation that Council accepts responsibility for maintenance and liability for the location involved.

Appendix B Photos of vegetation plots

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Plot 1		
Vegetation classification	**Pre-development**	Class A Forest
	Post-development	Class A Forest
Description / justification		
Trees 10-30 m high at maturity, dominated by Eucalypts, multi-tiered structure comprising tall canopy layer, shrubby middle layer and grass/herb/sedge understorey		

Photo ID: 1a

Photo ID: 1b

Photo ID: 1c

Photo ID: 1d

Photo ID: 1e

Photo ID: 1f

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Plot 1

Photo ID: 1g

Photo ID: 1h

Photo ID: 1i

Photo ID: 1j

Photo ID: 1k

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Plot 2		
Vegetation classification	**Pre-development**	Class B Woodland
	Post-development	Class B Woodland
Description / justification		
Trees 2-30 m at maturity, dominated by trees with a grassy understorey (lacks shrubby middle layer and deep surface litter)		

Photo ID: 2a

Photo ID: 2b

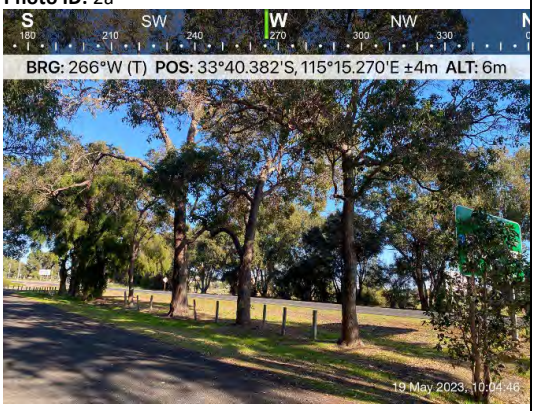

Photo ID: 2c

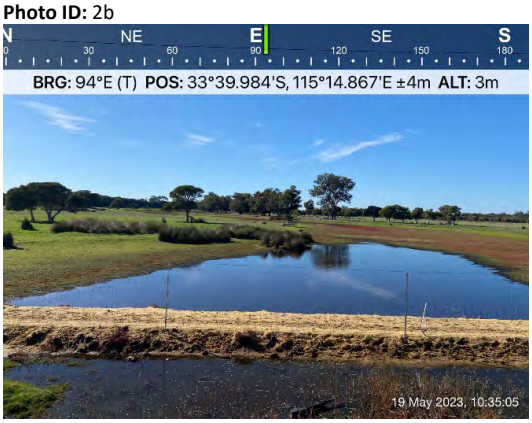

Photo ID: 2d

Photo ID: 2e

Photo ID: 2f

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Plot 2	
Photo ID: 2g	

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Plot 3		
Vegetation classification	**Pre-development**	Class D Scrub
	Post-development	Class D Scrub
Description / justification		
Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity		

Photo ID: 3a

Photo ID: 3b

Photo ID: 3c

Photo ID: 3d

Photo ID: 3e

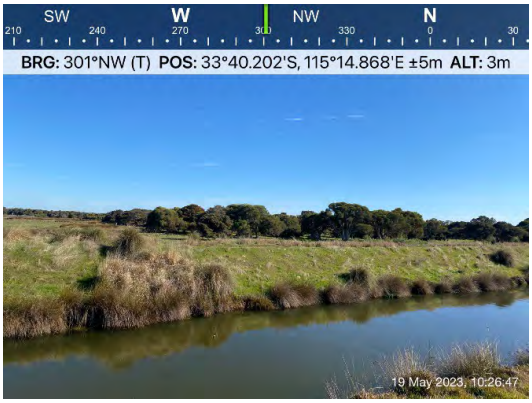

Photo ID: 3f

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Plot 3

Photo ID: 3g

Photo ID: 3h

Photo ID: 3i

Photo ID: 3j

Photo ID: 3k

Photo ID: 3l

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Plot 3	
Photo ID: 3m	**Photo ID:** 3n
Photo ID: 3o	**Photo ID:** 3p
Photo ID: 3p	**Photo ID:** 3q

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Plot 3

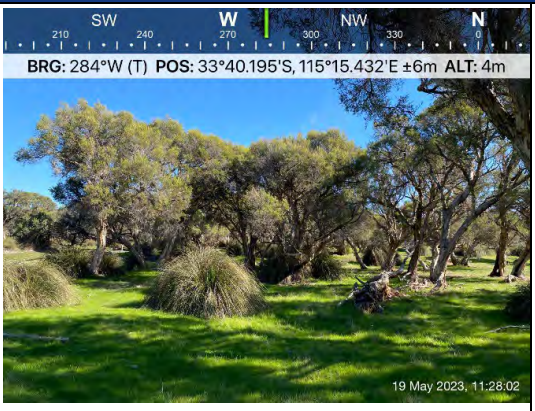

Photo ID: 3r

Photo ID: 3s

Photo ID: 3t

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Plot 4		
Vegetation classification	**Pre-development**	Class G Grassland
	Post-development	Class G Grassland
Description / justification		
Grassland at maturity, greater than 100 mm in height		

Photo ID: 4a

Photo ID: 4b

Photo ID: 4c

Photo ID: 4d

Photo ID: 4e

Photo ID: 4f

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Plot 4	
Photo ID: 4g	**Photo ID:** 4h
Photo ID: 4i	**Photo ID:** 4j
Photo ID: 4k	**Photo ID:** 4l

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Plot 4

Photo ID: 4m

Photo ID: 4n

Photo ID: 4o

Photo ID: 4p

Photo ID: 4p

Photo ID: 4q

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Plot 4	
Photo ID: 4r	**Photo ID:** 4s
Photo ID: 4t	**Photo ID:** 4u

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Plot 5		
Vegetation classification	**Pre-development**	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
	Post-development	Excluded – Clause 2.2.3.2 [c]
Description / justification		
Low threat maintained lawns and non-vegetated areas including roads, footpaths and waterbodies		

Photo ID: 5a

Photo ID: 5b

Photo ID: 5c

Photo ID: 5d

Photo ID: 5e

Photo ID: 5f

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Appendix C Asset Protection Zone standards and explanatory notes

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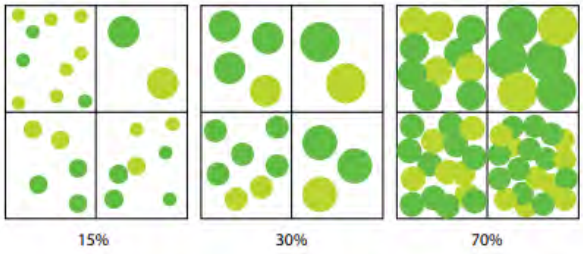
Schedule 1: Standards for Asset Protection Zones	
Object	**Requirement**
Fences within the APZ	• Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	• Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. **Figure 19:** Tree canopy cover – ranging from 15 to 70 per cent at maturity 
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	• Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.

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Schedule 1: Standards for Asset Protection Zones	
Defendable space	Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. The pressure relief valve should point away from the house. No flammable material within six metres from the front of the valve. Must sit on a firm, level and non-combustible base and be secured to a solid structure.

***** *Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes*

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

Element 2 Explanatory Notes

E2 Managing an Asset Protection Zone (APZ) to a low threat state

An APZ is a low fuel area maintained around a habitable building to increase the likelihood that it will survive a bushfire, by providing a defendable space and reducing the potential for direct flame contact, radiant heat exposure and ember attack.

Vegetation management within an APZ should provide defendable space and be maintained to a low threat state, in perpetuity, in accordance with the requirements outlined in Schedule 1.

The width of an APZ varies with slope and vegetation type, however it should only be as wide as needed to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29), or 10kW/m² where a building is identified for use as an on-site shelter. An APZ is generally not required where a building or development site achieves 29kW/m² (BAL-29) or lower in its pre-development state (prior to any vegetation clearing or modification).

An APZ should include an area of defendable space immediately adjoining a building, that is kept free from combustible items and obstructions, within which firefighting operations can be undertaken to defend the structure. Where a lot contains a building envelope, it may not be necessary for the entire building envelope to achieve 29kW/m² (BAL-29) as this may result in significant unnecessary clearing. It is recommended that the BMP identifies that a sufficient APZ can be accommodated within the building envelope, with the development site and associated APZ to be determined at the development approval stage.

An APZ should be contained within the boundaries of the lot on which the building is situated, except in instances where it is demonstrated that the vegetation on the adjoining land is managed in a low threat state, as per cl. 2.2.3.2 of AS 3959, such as a road, managed park, rocky outcrop or a water body.

The siting of a habitable building and associated APZ should aim to minimise the clearing of vegetation. The BMP should demonstrate that the proposed APZ has minimised the unnecessary loss of vegetation or potential for conflict with landscape or environmental objectives; and complies with environmental approvals/exemptions (where necessary). A re-design or reduction in lot yield may be necessary to minimise the removal and modification of remnant vegetation.

It is recommended that development be located on flat areas or slopes less than 20 degrees (especially where classified vegetation is located downslope to a building) and away from ridge tops, crests or narrow gullies, as bushfire can spread rapidly in these areas. Circumstances where these locations may be suitable for development to occur include where the land is already cleared, and 29kW/m² (BAL-29) or lower can be achieved for the whole development site

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Element 2 Explanatory Notes

without the use of an APZ. To ensure soil stability within an APZ, vegetation removal on slopes exceeding 18 degrees is discouraged.

Fine fuel load should be maintained to less than two tonnes per hectare, however this is often a subjective assessment. Reducing fuel load levels does not necessarily require the removal of existing vegetation. A combination of methods can be utilised to reduce fuel load such as raking, weed removal, pruning, mulching and/or the removal of plant material.

A simple method to estimate fuel load is to roughly equate one tonne of fuel load per hectare as 100 grams per square metre. For example, two tonnes per hectare of leaf litter is roughly 200 grams of leaf litter per square metre and eight tonnes per hectare is roughly 800 grams. Eucalyptus leaf litter is approximately 100 grams per handful, so two handfuls of litter per square metre will roughly equate to two tonnes per hectare. Different types of fine fuel, like mulch or pine needles may be more or less than a handful, however the 100 grams per square metre rule of thumb can still be used.

The landowner or proponent is responsible for maintaining an APZ in accordance with Schedule 1 - Standards for Asset Protection Zones. Ongoing maintenance of an APZ is usually enforced through the local government firebreak notice issued under section 33 of the Bushfires Act 1954, and/or through a condition of a development approval, which requires the implementation of measures identified within a BMP.

A copy of the firebreak notice and Schedule 1 should be included in a BMP specifically as a how-to guide for the landowner, and to demonstrate to decision-makers that the measures outlined in the BMP to achieve the appropriate BAL rating through provision and ongoing management of an APZ, can be implemented.

E2 Landscaping and design of an Asset Protection Zone

Landscaping, design, and maintenance of an APZ in a bushfire prone area can significantly improve the bushfire resilience of a building. An APZ should not be seen as an area entirely cleared of vegetation, but as a strategically designed space that gives holistic consideration to how existing or proposed vegetation or non-combustible features interact with, or affect the building's bushfire resilience.

A well designed APZ provides a greater level of vegetation management within the first few metres of a building with, for example, less vegetation or inclusion of non-combustible materials. The vegetation within the remainder of an APZ can increase further away from the building with carefully considered plant selection and landscaping techniques.

Strategic landscaping measures can be applied, such as replacing weeds with low flammability vegetation (refer to E2 Plant Flammability) to create horizontal and vertical separations between the retained vegetation. The accumulation of fine fuel load from different plants is an important consideration for ongoing maintenance in accordance with Schedule 1. For example, when planting ground covers under deciduous trees within an APZ, the total fine fuel load prescribed in Schedule 1 will include any dead plant material from ground covers and leaf litter from the trees.

Plant density and final structure and form of mature vegetation should be considered in the initial landscaping stages. For example, clumps of sapling shrubs planted at a density without consideration of future growth, may increase the bushfire risk as a clump will quickly grow to exceed $5m^2$. It should be noted that in some cases, a single shrub in a mature state may be so dense as to fill a $5m^2$ clump alone.

The location of plants within an APZ is a key design technique. Separation of garden beds with areas of low fuel or non-combustible material, will break up fuel continuity and reduce the likelihood of a bushfire running through an APZ and subjecting a dwelling to radiant heat or direct flame contact. It is important to note, where mature trees are separated from a building

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Element 2 Explanatory Notes

by six metres, but the canopy has grown to extend or overhang a building, maintenance and pruning to remove the overhanging branches should be undertaken without the entirety of the tree being removed.

Mulches used within the APZ should be non-combustible. The use of stone, gravel, rock and crushed mineral earth is encouraged. Wood mulch >6mm in thickness may be used, however it is recommended that it is used in garden beds or areas where the moisture level is higher by regular irrigation. These materials could be sourced from non-toxic construction and demolition waste giving the added benefit of reducing the environmental impact of any 'hard landscaping' actions.

Combustible objects, plants, garden supplies such as mulches, fences made from combustible material, should be avoided within 10 metres of a building. Vines or climbing plants on pergolas, posts or beams, should be located away from vulnerable parts of the building, such as windows and doors. Non-flammable features can be used to provide hazard separation from classified vegetation, such as tennis courts, pools, lawns and driveways or paths that use inorganic mulches (gravel or crushed rock). Consider locating firewood stacks away from trees and habitable buildings.

Incorporation of landscaping features, such as masonry feature walls can provide habitable buildings with barriers to wind, radiant heat and embers. These features can include noise walls or wind breaks. Use of Appendix F of AS 3959 for bushfire resistant timber selection within areas of 29kW/m² (BAL-29) or below, or the use of non-combustible fencing materials such as iron, brick, limestone, metal post and wire is encouraged.

In addition to regular maintenance of an APZ, further bushfire protection can be provided at any time by:

- ensuring gutters are free from vegetation;
- installing gutter guards or plugs;
- regular cleaning of underfloor spaces, or enclosing them to prevent gaps;
- trimming and removing dead plants or leaf litter;
- pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors;
- removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank; and/or
- following the requirements of the relevant local government section 33 fire break notice, which may include additional provisions such as locating wood piles more than 10 metres from a building.

Preparation of a property prior to the bushfire season and/or in anticipation of a bushfire is beneficial even if your plan is to evacuate. As embers can travel up to several kilometres from a bushfire and fall into small spaces and crevices or land against the external walls of a building, best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- door mats;
- outdoor furniture;
- potted plants;
- shade sails or umbrellas;
- plastic garbage bins;
- firewood stacks;
- flammable sculptures; and/or
- playground equipment and children's toys.

E2 Plant flammability

There are certain plant characteristics that are known to influence flammability, such as moisture or oil content and the presence and type of bark. Plants with lower flammability

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Element 2 Explanatory Notes

properties may still burn during a bushfire event, but may be more resistant to burning and some may regenerate faster post-bushfire.

There are many terms for plant flammability that should not be confused, including:

- Fire resistant – plant species that survive being burnt and will regrow after a bushfire and therefore may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- Fire retardant – plants that may not burn readily or may slow the passage of a bushfire.
- Fire wise – plants that have been identified and selected based on their flammability properties and linked to maintenance advice and planting location within a garden.

Although not a requirement of these Guidelines, local governments may develop their own list of fire wise or fire retardant plant species that suit the environmental characteristics of an area. When developing a recommended plant species list, local governments should consult with ecologists, land care officers or environmental authorities to ensure the plants do not present a risk to endangered ecological communities, threatened, or endangered species or their habitat.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- grow in a predicted structure, shape and height;
- are open and loose branching with leaves that are thinly spread;
- have a coarse texture and low surface-area-to-volume ratio;
- will not drop large amounts of leaves or limbs, that require regular maintenance;
- have wide, flat, and thick or succulent leaves;
- trees that have bark attached tightly to their trunk or have smooth bark;
- have low amounts of oils, waxes, and resins (which will often have a strong scent when crushed);
- do not produce or hold large amounts of fine dead material in their crowns; and/or
- will not become a weed in the area.

Refer to the WAPC Bushfire and Vegetation Fact Sheet for further information on clearing and vegetation management and APZ landscaping, design and plant selection reference material.

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Appendix D Vehicular access explanatory notes

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Acceptable Solution A3.1 – Public Roads
Explanatory Note E3.1

These Guidelines do not prescribe values for the trafficable (carriageway/pavement) width of public roads as they should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area.

The IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards do not prescribe a horizontal clearance. However, it is recommended that a traversable verge is provided to allow for emergency services vehicles to stop and operate on the side of the public road, specifically where the public road may traverse large areas of classified vegetation.

Where local government roads are proposed to be widened by the proponent, they must obtain approval from the local government.

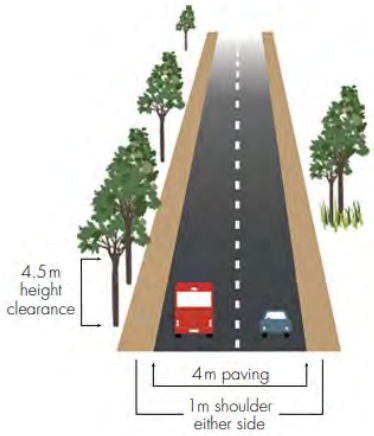

Figure 20: Example of a public road

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.2a – Multiple access routes

Explanatory Note E3.2a

Two-way public road access is public road access from a lot in at least two different directions to two suitable destinations, and provides residents and the community, as well as emergency services, with access and egress from both the subdivision and individual habitable buildings/development in the event of a bushfire emergency. A single road provides no alternative route if the access becomes congested or is unable to be traversed due to smoke and/or fallen trees during a bushfire.

Two-way public road access applies to access/egress routes leading into a subdivision, as well as those within a subdivision. A road that loops back onto itself does not constitute the option of two different directions.

Two-way public road access should always be the first option. Where the site is not able to achieve two-way access within 200 metres of the lot boundary, due to demonstrated site or environmental constraints, the proponent should identify options for an emergency access way from the subject site to a suitable destination. Where an emergency access way cannot be provided, the proponent should demonstrate compliance with the performance principle.

Subject sites or proposed lots greater than 200 metres from an intersection, which provides two-way access, do not satisfy the requirement for two-way access unless they meet the provisions which allow for no-through roads greater than 200 metres in A3.2a.

To demonstrate compliance with the performance principle for two-way access, the bushfire planning practitioner may have regard to:

a. the extent of the bushfire hazard, location and vegetation classification, the likelihood, potential severity and impact of bushfire to the subject site and the road network;
b. time between fire detection and the onset of conditions in comparison to travel time for the community to evacuate to a suitable destination;
c. available access route(s) travelling towards a suitable destination; and
d. turn-around area for a fire appliance for no-through roads.

Figure 21: Example of compliant and non-compliant two-way

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.2b – Emergency access way

Explanatory Note E3.2b

An emergency access way is not a preferred alternative to through public road access and should only be considered acceptable where it has been demonstrated that it will provide the safety and performance needs of emergency services and the community, including consideration for future needs, and that public road access to satisfy A3.2a cannot be achieved due to site constraints, such as an established road network with no opportunity to provide a public road for secondary access. Acceptance of an emergency access way should also consider the ability to accommodate reasonable worst-case vehicle volumes.

The principle function of the emergency access way is to provide a contingency (second) community evacuation route and simultaneously provide access for emergency services, in the event of a bushfire emergency. Where an emergency access way traverses classified vegetation, which has the potential to create a bushfire hazard, an emergency access way performs the secondary function of providing access by emergency services to this vegetation.

Emergency access ways should connect to a public road to allow alternative two-way through access. An emergency access way should not exceed 500 metres in length as they may not be as safe for road-use due to not being designed or constructed to the full requirements of a public road and may present uncertainties to emergency service personnel and the public as they are not part of the daily road network and not identified on Maps.

Permanent public emergency access way

An emergency access way can be provided as either a public easement in gross or a right-of-way. In both approaches, the management of the emergency access way is by the local government as the grantee of the easement or management body of the right-of-way. The proponent must obtain written consent from the local government that the local government will accept care, control and management of the easement or right-of-way; this must be provided to the decision-maker prior to granting planning approval. The approach taken is at the discretion of the decision-maker and/ or the local government and is also dependent on whether the land is to remain in private ownership or be ceded to the Crown. Consultation with Land Use Management at the Department of Planning, Lands and Heritage should also be considered if the land is to be ceded to the Crown or if the local government is uncertain of which approach to take.

If the emergency access way is provided as an easement, it should be provided as a public easement in gross under sections 195 and 196 of the Land Administration Act 1997 in favour of the local government and/or public authority, to ensure accessibility for emergency services and the public at all times. To be provided as a right-of-way the emergency access way should be vested in the Crown under section 152 of the Planning and Development Act 2005 as a right-of-way and such land to be ceded free of cost and without any payment or compensation by the Crown. If gates are used to control traffic flow during non-emergency periods, these will be managed by the local government and must not be locked. Gates should be double gates wide enough to access the full pavement width and accommodate Type 3.4 fire appliances with the design and construction to be approved by the relevant local government.

Temporary public emergency access way

A temporary emergency access way may be proposed to facilitate the staging arrangements of a subdivision. The provision of two public roads may not be possible in the first stage of the subdivision and an emergency access way can be provided as an interim access route until the second public road is developed and gazetted in a subsequent stage of the subdivision (see figure 22). The emergency access way should be provided in the same manner as a permanent emergency access way, but it should be removed from the certificate of title once the public road

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Acceptable Solution A3.2b – Emergency access way

Explanatory Note E3.2b

is developed and gazetted. Where an emergency access way is proposed as an alternative to a public road, the Bushfire Management Plan should provide thorough justification for its use.

Restricted public emergency access way

There may be some instances where a restricted emergency access way is proposed as a performance principle based solution where access is only available to the public in the event of a bushfire emergency. This option can only be considered where the local government or Main Roads WA have advised that vehicular access on the emergency access way is not allowed during non-emergency periods, as it provides an additional thoroughfare and entry point on a local or State road. In this scenario, the emergency access way can be provided as an easement under section 195 of the Land Administration Act 1997, as public access in the event of a bushfire emergency or vested in the Crown as a reserve under section 152 of the Planning and Development Act 2005. Such land is to be ceded free of cost without any payment or compensation by the Crown. The proponent must obtain written consent from the local government that the local government will accept care, control and management of the proposed reserve and agree to the terms of the Management Order Conditions (if applicable); this must be provided to the decision-maker prior to granting planning approval.

The purpose of the reserve should be for a public purpose specified in the condition related to the subdivision, for example for emergency access only, or for emergency access and recreation. A reserve for emergency access and recreation can optimise the land-use as a dual purpose where it provides vehicular access in the event of a bushfire emergency, but can be accessed by the public (on foot) on a day-to-day basis as a recreation link. Appropriate signage can ensure the general public is aware of the purpose of the reserve. The approach taken is at the discretion of the decision-maker and/or local government.

Right-of-carriageway emergency access way

There may be some instances where a right-of-carriageway easement is proposed as a performance principle-based solution. This may be where particular landowner(s) and emergency services, but not the public, require access over a neighbouring lot(s). A right-of-carriageway easement should be provided under section 195 of the Land Administration Act 1997. The easement is to provide alternative access for the particular landowner(s) in the event of a bushfire emergency and not for use by the public. In this scenario, support will be necessary from the adjoining lot owner(s). The easement is to be granted to the local government and it is to agree with the landowner on the arrangements of the management of the easement area by deed. These management arrangements will be at the discretion of the local government. If gated, the easement area can be locked to restrict day-to-day vehicular access.

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Acceptable Solution A3.2b – Emergency access way

Explanatory Note E3.2b

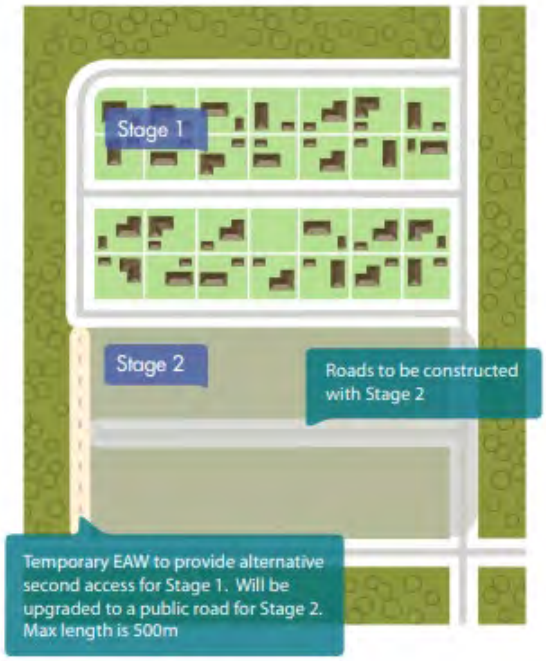

Figure 22: Example of an emergency access way

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

Acceptable Solution A3.3 – Through roads

Explanatory Note E3.3

In bushfire prone areas, a proposed structure plan or subdivision that incorporates no-through roads should be avoided because they do not provide a connected and legible design that allows for easy access and egress by the community, residents and emergency services in the event of a bushfire. No-through roads also reduce the options available for access and egress in the event of a bushfire emergency.

There will however be situations where a subject site is accessed via an existing or proposed no-through road and alternative access cannot be provided. In these situations, the proponent should demonstrate to the decision-maker, that all efforts have been made with the local government and/or adjoining landowners to secure alternative public road access or an emergency access way and that a redesign has been explored. The bushfire planning practitioner may need to develop a performance principle-based solution or address the non-compliance and demonstrate to the decisionmaker why discretion should be exercised in accordance with section 2.6 of these Guidelines.

No-through roads will only be considered an acceptable solution where it is demonstrated by the proponent, to the satisfaction of the decision maker, that a no through-road cannot be avoided due to site constraints. For example, the internal road design of a structure plan or subdivision

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Acceptable Solution A3.3 – Through roads

Explanatory Note E3.3

where site constraints, such as a water body or Bush Forever, prevent the ability to create a through-road and a no through road may be a more appropriate road layout.

No-through roads should be a maximum of 200 metres from the lot(s) boundary to an intersection where two-way access is provided and may only exceed 200 metres if it meets the provisions which allow for no-through roads greater than 200 metres in A3.2a.

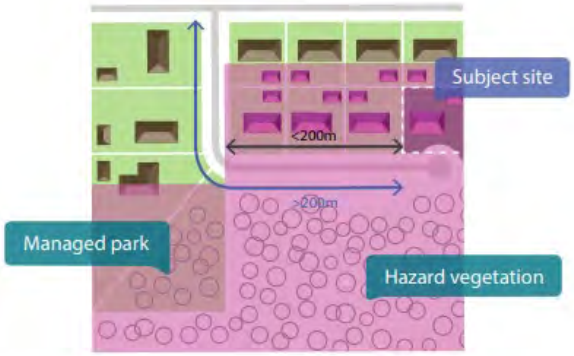

Figure 23: Example of a site on a no-through road greater than 200 metres from the intersection, but within 200 metres of BAL-LOW

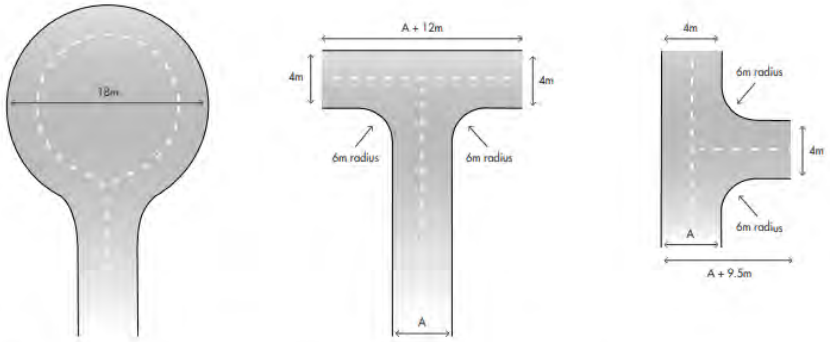

Figure 24: Turn-around area dimensions for a no-through road

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.4a – Perimeter roads

Explanatory Note E3.4a

Where a planning proposal includes the creation of 10 or more lots adjacent to each other, which adjoin classified vegetation under AS 3959 with the exception of Class G Grassland, as part of a greenfield development or large urban infill site, hazard separation and defendable space should be provided in the form of a perimeter road. Greenfield is 'undeveloped or minimally developed areas that have been identified for urban development'; and urban infill is 'the redevelopment of existing urban areas at a higher density than currently exists'. The creation of 10 or more lots includes cumulative subdivision applications where the subdivision application may be part of a staged subdivision.

A perimeter road should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area as per the requirements of a public road in Table 6, Column 1.

As the road is likely to function as a key neighbourhood distributor, or similar, consideration should be given to the provision of additional width to allow for emergency services vehicles to stop and operate on the side of the perimeter road, whilst simultaneously proving for the evacuation of the community (Figure 20).

When designing a strategic planning proposal and/or subdivision, creating a large setback between classified vegetation and proposed lots with a perimeter road, and orientating habitable buildings to front onto (rather than back onto) areas of vegetation has many benefits, including:

- passive surveillance;
- defendable space for firefighting and emergency management purposes;
- reducing the potential radiant heat that may impact a habitable building in a bushfire event;
- reducing the need for battle-axe lots; and
- unconstrained public access/egress for the community in the event of a bushfire.

In developments where no perimeter road exists, property defence in a bushfire event is difficult and can be impossible. Where proposed lots have frontage to an existing public road and abut the hazard at the rear or side, it may be an undesirable planning outcome to create lots which front the existing public road and back onto a perimeter road. In this instance, consideration should be given to a fire service access route. Refer to E3.4b below.

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Acceptable Solution A3.4a – Perimeter roads

Explanatory Note E3.4a

Figure 25: Example of a perimeter road

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.4b – Fire service access route

Explanatory Note E3.4b

Where a subdivision adjoins classified vegetation and where A3.2a has been satisfied, hazard separation and defendable space across multiple lots may be required in the form of a fire service access route.

A fire service access route is not intended to provide residents and the general public with emergency egress and therefore is not a suitable second access or substitute for a public road. A fire service access route is to provide access for emergency services to classified vegetation for firefighting and fire management purposes.

A fire service access route can be provided as either an easement in gross over private or Crown land, or ceded to the Crown as a reserve. In both approaches, the management of the fire service access route is by the local government as the grantee of the easement or management body of the reserve. Determining which approach to take is dependent on what the intended tenure of the fire service access route is, which is explained further below. The proponent must obtain written consent from the local government that the local government will accept care, control and management of the easement or reserve and agree to the terms of the Management Order Conditions (if applicable); this must be provided to the decision-maker prior to granting planning approval. The approach taken is at the discretion of the decision-maker and/or the local government. Consultation with Land Use Management at the Department of Planning, Lands and Heritage should also be considered if the land is to be ceded to the Crown or if the local government is uncertain of which approach to take.

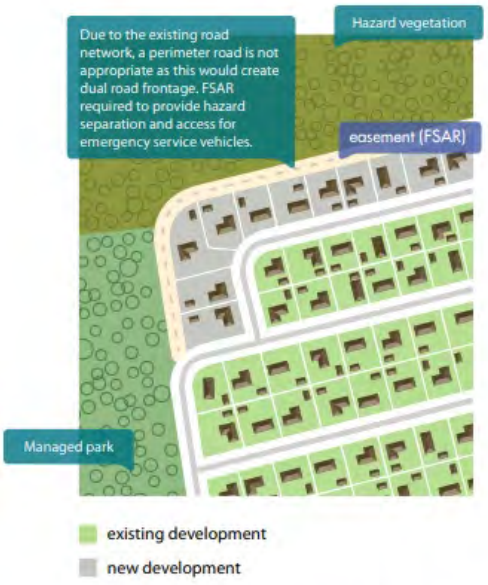

Figure 26: Example of a fire service access route

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Acceptable Solution A3.4b – Fire service access route
Explanatory Note E3.4b

Where gates are used, these should be double gates wide enough to access the full required horizontal clearance and accommodate type 3.4 fire appliances with the design and construction to be approved by the relevant local government. Gates on fire service access routes may be locked to restrict access, provided a common key system is used, and such keys are made available for emergency services and designated fire officers within the local government area and/or surrounding district. Gates should be installed where fences cross fire service access routes. If an easement in gross is proposed, such arrangements for gates should be included in the deed of easement and be agreed to by the local government.

Fire service access route to remain in private ownership of multiple landowners

Where a fire service access route is proposed to traverse multiple private lots and they are intended to remain in the private ownership of the multiple landowners, it should be provided as an easement in gross under section 196 of the Land Administration Act 1997, to ensure accessibility for fire emergency services and not for use by the public. The easement is to be granted to the local government and/or public authority for firefighting and emergency management purposes.

Fire service access route to be created under State ownership

Where a fire service access route is proposed to traverse multiple private lots, but the decision-maker and/or local government prefer for the fire service access route to remain in one ownership under the State for management purposes, the fire service access route can be vested in the Crown under section 152 of the Planning and Development Act 2005 as a reserve, such land to be ceded free of cost without any payment or compensation by the Crown. The purpose of the reserve should be for a public purpose specified in the condition related to the subdivision, for example for vehicular access for emergency services and the local government only, or for vehicular access for emergency services and the local government and recreation. A reserve for emergency services access and recreation can optimise the land-use as a dual purpose, where it provides vehicular access for emergency services, but can be accessed by the public (on foot) on a day-to-day basis as a recreation link. Appropriate signage will ensure the general public is aware of the purpose of the reserve. The approach taken is at the discretion of the decision-maker and/or local government.

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.5 – Battle-axe access legs

Explanatory Note E3.5

In bushfire prone areas, lots with battle-axe access legs should be avoided because they:

- do not enable the habitable building to be located close to a public road where it is visible to emergency services;
- result in longer than necessary access routes for evacuation and the response of emergency services;
- may be blocked by falling trees or debris; and
- may not provide certainty for emergency services regarding the width, length and ability to turn emergency services vehicle around.

In some instances, it may be appropriate for battle-axe access legs to be used to overcome specific site or design constraints created by the existing road networks or lot layout. The Bushfire Management Plan should provide justification for proposed battle-axe access leg(s), including exploration of a redesign of the proposal, and the decision-maker should determine whether the justification is valid.

The measurement of the battle-axe access leg should be from the edge of the public road to where the access leg joins the effective area of the lot. Effective lot area means that part of the battle-axe lot that is capable of development and excludes the access leg and associated truncations for vehicle manoeuvrability. Where a proposed battle-axe lot has an existing habitable building that will be retained, the private driveway requirements and/or the battle-axe requirements (as appropriate) should be satisfied.

Battle-axe access should be 6 metres in width where the battle-axe is more than 50m in length or for lots serviced by a water source within the property, such as a water tank. It is acceptable for a single battle-axe to have a trafficable width of 4 metres with a traversable edge of 1 metre on either side of the carriageway.

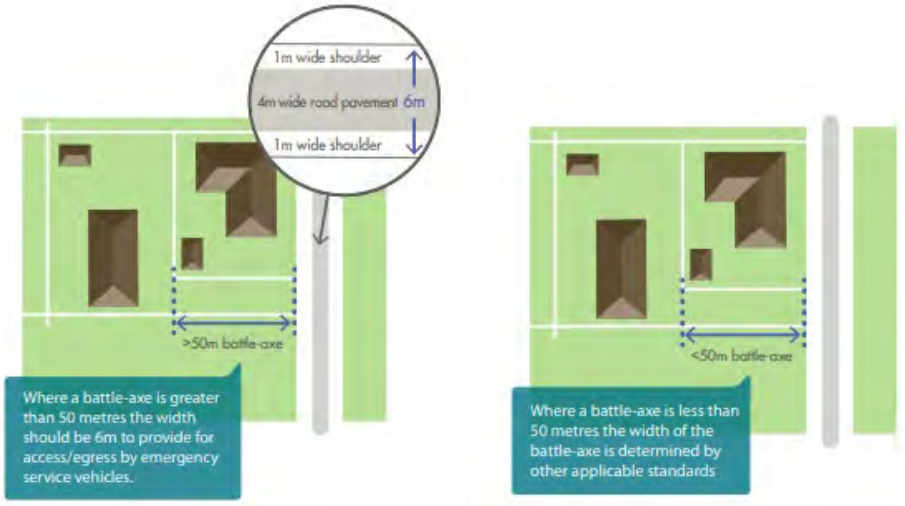

Figure 27: Battle-axe design requirements where required under A3.5

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Acceptable Solution A3.6 – Private driveways

Explanatory Note E3.6

In areas serviced by reticulated water, where the road speed limit is not greater than 70 km/h, and where the distance from the public road to the further part of the habitable building is no greater than 70 metres, emergency service vehicles typically operate from the street frontage.

In the event the habitable building cannot be reached by hose reel from the public road, then emergency service vehicles will need to gain access within the property. Emergency service vehicles will also need to gain access within the property, where access to reticulated water (fire hydrants) is not possible. In these situations, the driveway and battle-axe (if applicable) will need to be wide enough for access for an emergency service vehicle and a vehicle to evacuate.

Turnaround areas should be available for both conventional two-wheel drive vehicles of residents and Type 3.4 fire appliances. Turn-around areas should be located within 30 metres of habitable buildings. Circular and loop driveway design may also be considered. Note that the design requirements for a turn-around area for a private driveway or battle-axe differ to a cul-de-sac.

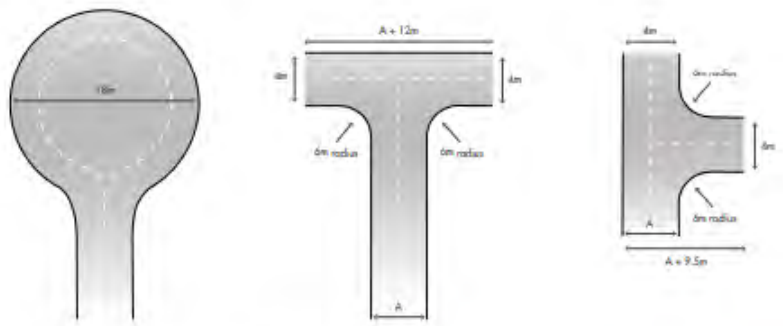

Figure 28: Design requirements for a turn-around area for a private driveway or battle-axe

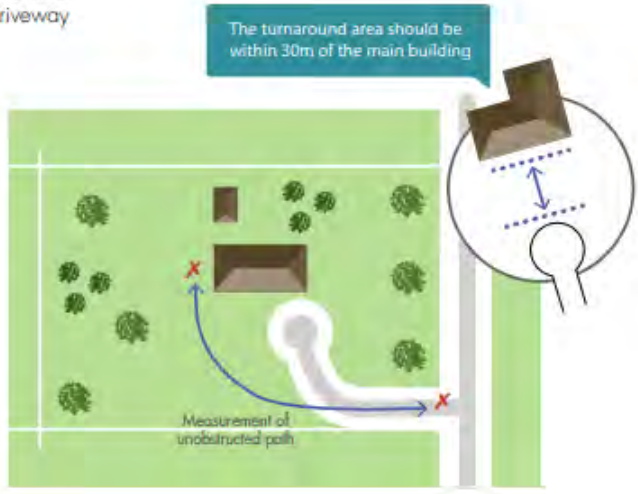

Figure 29: Design requirements for a private driveway where required under A3.6

Source: *Guidelines for Planning in Bushfire Prone Areas (WAPC 2021)*

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Technical requirement	1	2	3	4
	Public road	Emergency access way[1]	Fire service access route[1]	Battle-axe and private driveways[2]
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (m)	N/A	6	6	6
Minimum vertical clearance (m)	4.5	4.5	4.5	4.5
Minimum weight capacity (t)	15	15	15	15
Maximum grade unsealed road[3]	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%, 6°)	1:10 (10%, 6°)	1:10 (10%, 6°)
Maximum grade sealed road[3]		1:7 (14.3%, 8°)	1:7 (14.3%, 8°)	1:7 (14.3%, 8°)
Maximum average grade sealed road		1:10 (10%, 6°)	1:10 (10%, 6°)	1:10 (10%, 6°)
Minimum inner radius of road curves (m)		8.5	8.5	8.5

[1] To have crossfalls between 3 and 6%

[2] Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision

[3] Dips must have no more than a 1 in 8 (12.5% -7.1 degree) entry and exit angle.

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Appendix E City of Busselton Firebreak Notice

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PERMITS TO BURN

Permits to Burn are required for the whole of the Restricted Burning Times and can only be obtained from the Fire Control Officer for your area

A list of Fire Control Officers is available on the **Fire and Emergency Services** page on the City's website

Most of our Fire Control Officers are volunteers, make sure you **plan ahead** if you intend to apply for a Permit to Burn

A Permit to Burn must be obtained before any burning takes place and the permit holder **must be in possession** of the permit throughout the duration of the burn

The permit holder shall ensure **all conditions** of the permit, as shown on the permit, are **fully complied** with

NOTIFY DFES COMMUNICATIONS CENTRE

DFES Communications Centre (9395 9209) are to be advised whenever the holder of a permit **commences burning**; and/or whenever a person is carrying out burning activities **outside of the Prohibited and Restricted Burning Times**

HARVEST & VEHICLE MOVEMENT BANS

The City may declare **Harvest & Vehicle Movement Bans** (HVMBs) at any time. For further information or to receive notification of HVMBs please visit the **Fire and Emergency Services** page on the City's website

SMS Notifications for Harvest and Vehicle Movement Bans

The City has implemented an **SMS notification system** to advise community members when a **Harvest and Vehicle Movement Ban is being issued**

To receive these notifications you will need to **register on the City's website**. To register select the **"Resident"** tab on the front page of our website, then the **"SMS notification"** tab under the **"Fire and Emergency Services"** page

HVMBs (issued by the City) are **different from Total Fire Bans** (issued by DFES). **Residents and visitors** to the City are encouraged to **monitor the Emergency WA** website to see if a **TFB is in place**

GENERAL INFORMATION

Burning of Garden Refuse: pursuant to section 24G(2) of the *Bush Fires Act 1954*, the burning of garden refuse is prohibited throughout the District during Prohibited Burning Times, and prohibited in urban areas of the District during Restricted Burning Times

During Restricted Burning Times, a Permit to Burn is required for the burning of garden refuse in Rural Residential or Rural areas

Camping and/or Cooking Fires: pursuant to section 25(1a) of the *Bush Fires Act 1954*, the lighting of fires in the open for the purpose of camping and/or cooking is prohibited throughout the District during Prohibited Burning Times

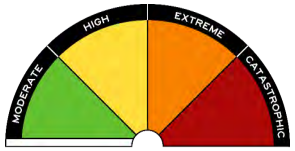
The lighting of fires in the open for the purpose of camping and/or cooking is prohibited at all times when the **Fire Danger Rating** for the District is ***High or above** without the written approval of the City

Fire Pits, Chimineas, and/or Braziers: the lighting of fire pits, Chimineas and/or braziers is prohibited during Prohibited Burning Times, and otherwise prohibited if the **Fire Danger Rating** for the District is ***High or above**

Conditions for the Lighting and Extinguishing of Fires in the Open: when burning garden refuse; or lighting camping and/or cooking fires; or when lighting fire pits, Chimineas and/or braziers the space of ground around the site of the fire, having a radius of at least 3 metres from the site at the centre, shall be clear of all vegetation and other flammable materials

The person who lit the fire, or a person left in attendance at the fire as the case may be, shall completely extinguish the fire by the application of water and/or earth before that person leaves the site unattended

Australian Fire Danger Rating System



Moderate: plan and prepare
High: be ready to act
Extreme: take action now to protect life and property
Catastrophic: for your survival, leave bushfire risk areas

KEY DATES

Dates **may change due to seasonal fire conditions** in which case details will be published in local newspapers and on the City's website

PROHIBITED BURNING TIME
(BURNING IN THE OPEN IS PROHIBITED)

1 December 2023 to 29 February 2024

RESTRICTED BURNING TIMES
(BURNING PERMITS ARE REQUIRED)

15 October 2023 to 30 November 2023
and 1 March 2024 to 30 April 2024
(Burning on Public Holidays Prohibited)

COMPLIANCE DATES

Rural Residential / Urban / Industrial Land

Compliance with this Notice must be achieved no later than 15 November 2023 and maintained until 30 April 2024

Rural Land

Compliance with this Notice must be achieved no later than 15 December 2023 and maintained until 30 April 2024

FIREBREAK INSPECTIONS AND RIGHT OF ENTRY

The City will commence its annual firebreak inspection program on 15 November 2023

Rangers are appointed Bush Fire Control Officers under the provisions of the *Bush Fires Act 1954* and carry out annual inspections

Under the provisions of the Act, Bush Fire Control Officers may in the performance of their duties, enter any land or building including private property

FIREBREAK VARIATIONS

Where there are valid environmental and/or on-ground considerations that prevent full compliance with this Notice, landowners may apply to the City for a firebreak variation. A variation must be lodged in writing on an Application for Variation form that is available on the City's website

City of Busselton
Geographe Bay

FIREBREAK AND FUEL HAZARD REDUCTION NOTICE

2023/2024 BUSH FIRE SEASON

FIRST AND FINAL NOTICE

Take notice that pursuant to Part 3 Division 6 Section 33 of the ***Bush Fires Act 1954***, landowner(s) or occupier(s) of land shall construct firebreaks and carry out fire prevention work in accordance with this Notice

Failure to comply with this Notice may result in a fine of up to

$5,000

This year the City will be prioritising the inspection of properties that were issued Work Orders during the 2022/2023 bush fire season

Should you require assistance or clarification of the requirements of this Notice, please contact the City's Ranger Services on 9781 0444

FIREBREAK CATEGORY CODE AND SUMMARY OF REQUIREMENTS

ALL REQUIREMENTS IN THIS NOTICE ARE TO BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE FIRE SEASON

FAILURE TO COMPLY MAY RESULT IN A $5,000 FINE

PLEASE BE ADVISED THAT YOUR PROPERTY MUST COMPLY WITH CATEGORY REQUIREMENTS AS

CATEGORY	A	B	C	D
It is the land owner's responsibility to identify the category that relates to their property and to ensure the necessary fire prevention works are completed on time. Please contact the City if you are unsure of your category.				
CATEGORY 1 **RURAL** Except plantations and vineyards (for tourist chalets, refer to Estate Fire Management Plan or Individual Fire Management Plan) Sections A, C and D apply to this category.	✓		✓	✓
CATEGORY 2 **URBAN RESIDENTIAL & INDUSTRIAL - COMMERCIAL** Sections A, B, D and E1 Trees, apply to this category. Refer to section E - Interpretation and Additional Requirements (E1 Trees).	✓	✓		✓
CATEGORY 3 & 4 **PLANTATIONS** Fire Management Plan applies	N/A	N/A	N/A	N/A
CATEGORY 5 **PROTEA PLANTATIONS / VINEYARDS** (For tourist chalets, refer to Estate Fire Management Plan or Individual Fire Management Plan) Sections A, B, C and D apply to this category.	✓	✓	✓	✓
CATEGORY 6 **RURAL RESIDENTIAL - LOTS WITH INDIVIDUAL (MINERAL EARTH) BOUNDARY BREAKS** Sections A, B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan	✓	✓	✓	✓
CATEGORY 7 **RURAL RESIDENTIAL - LOTS WITH A STRATEGIC FIREBREAK ON ONE OR MORE BOUNDARIES** Sections A, B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan	✓	✓	✓	✓
CATEGORY 8 **RURAL RESIDENTIAL - LOTS WITHIN A STRATEGIC FIREBREAK AREA WITH NO STRATEGIC FIREBREAKS ON THE LOT BOUNDARIES** Sections B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan		✓	✓	✓

A - Firebreak

– The term firebreak includes a mineral earth firebreak. A mineral earth firebreak means a 3 metre wide area of the owner(s)/occupiers(s) land, cleared and maintained totally clear of all vegetation material (living or dead) so there is only mineral earth left. Any overhanging trees and other vegetation must be pruned to a height of 5 metres above the ground level of a mineral earth firebreak.

Category 1 – Rural: A mineral earth **FIREBREAK** shall be constructed **3 metres** wide, except in pasture or crop areas where a **FIREBREAK** shall be **2 metres** wide. **FIREBREAKS** shall be located adjacent to all external boundaries of the land. Where the land area exceeds 120 hectares, an additional **FIREBREAK** must divide the land into areas of not more than 120 hectares with each part completely surrounded by a **FIREBREAK.**

Category 2 - Urban Residential and Industrial-Commercial: Where the area of land exceeds 2024m² (½ acre) a mineral earth **FIREBREAK** shall be constructed and maintained at least **3 metres** wide and within **6 metres** of the inside of all external boundaries of the land. Where the area of land is 2024m² (½ acre) or less, hazardous material must be removed in accordance with section **B - Fuel Reduction (refer to B1).**

Category 5 - Protea Plantations/Vineyards: A mineral earth **FIREBREAK** shall be 3 metres wide. A low fuel area is to be maintained in accordance with section **B - Fuel Reduction (refer to B2).**

Category 6 and 7 - Rural Residential: A mineral earth **FIREBREAK** shall be constructed **3 metres** wide. On Category 6 Rural Residential land with pasture or crop, a **FIREBREAK** shall be **2 metres** wide and located within **6 metres** of all external boundaries of the land. For Category 7 Rural Residential land, free access along a Strategic **FIREBREAK** is to be maintained at all times and including across the boundary of a lot, by means of a **3.5 metres wide field gate** in the adjoining lot boundary fence.

B - Fuel Reduction

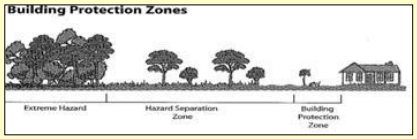
1) **Category 2 - Urban Residential and Industrial-Commercial:** Where the area of land is 2024m² (½ acre) or less, **ALL HAZARDOUS MATERIAL** must be removed from the whole of the land except living trees. In the area remaining, vegetation is to be maintained to a height of no greater than **10 centimetres**; this includes piles of timber, branches and other vegetation. Trees shall be pruned in accordance with section **E – Interpretation and Additional Requirements (refer to E1).**
2) **Category 5 - Protea Plantations/Vineyards:** A **5 metre** low fuel area is to be maintained between the **3 metre FIREBREAK** and the plantation/vineyard area. In this area, vegetation is to be maintained to a height of no greater than **10 centimetres**; this includes piles of timber, branches and other vegetation.
3) **Category 6, 7 and 8 - Rural Residential:** Parkland clearing must be carried out in all open paddocks and along the boundary of the property. Clearing means that all dead vegetation and dry grasses (excluding approved crops, pasture areas and living trees/shrubs) including piles of timber and disused materials must be maintained to a height of no greater than **10 centimetres**.

C - Building Protection Zones (BPZ) - This is a modified area of reduced fuel immediately surrounding a building

BPZ's starve the fire by reducing the fuel levels around your house. These requirements are designed to reduce the fire's intensity and minimise the likelihood of flame contact with buildings. The BPZ gives more protection to families should a fire threaten suddenly and they cannot leave. It also provides extra protection for fire fighters and property owners who may decide to stay with their property.

A BPZ shall be provided for buildings in bush fire prone areas. The surroundings of buildings must comply with the following requirements:

1) The BPZ for existing buildings must be at least 20 metres from any external wall of the building unless varied under an approved Fire Management Plan (FMP) in accordance with section **E - Interpretation and Additional Requirements (refer to E4).**
2) The minimum BPZ for buildings constructed after 1 November 2011, in all cases shall be 25 metres.
3) The BPZ must be located within the boundary of the lot that the building is situated on.
4) Hazardous/flammable materials must not exceed the maximum fuel load specified in Point 5 below with grass areas not exceeding a height greater than 10 cm.
5) Fuel loads must be reduced and maintained at 2 tonne per hectare.
6) Isolated trees and shrubs may be retained, however, the first 5 metres around all buildings is to be clear of all hazardous/flammable materials.
7) Reticulated gardens in the BPZ shall be maintained to a height of no greater than 500 millimetres.
8) Wood piles must be at least 10 metres away from habitable dwellings.
9) Trees in the BPZ must comply with section **E - Interpretation and Additional Requirements (refer to E1).**
10) Where the land has an approved FMP, compliance must be achieved in accordance with the FMP. The FMP may vary the above BPZ requirements.
11) A Hazard Separation Zone (HSZ) is also recommended in the absence of a Fire Management Plan. **Section E - Interpretation and Additional Requirements (refer to E3).**



D – Fuel Storage & Haystack Protection Zones

A **3 metre** mineral earth **FIREBREAK** shall be located within **6 metres** of fuel storage tanks, sheds, gas cylinders and haystacks. The mineral earth firebreak shall be maintained so that it is totally clear of all material (living or dead).

E – Interpretation and Additional Requirements

1) **Trees** On **Urban, Industrial, Rural,** and **Rural Residential** land, all tree branches must be removed or pruned to ensure a clear separation of at least **3 metres** back from the eaves of all buildings and **5 metres** above the top of the roof. Branches that may fall on the house must also be removed. In the **BPZ** the following is 'recommended'; the spacing of individual or groups of trees should be 15 metres apart to provide for a 5 metres separation between tree crowns. There is also a requirement of 2.5 metres between trees and power lines so they do not come into contact and start a fire or bring down a power line.
2) **Hazardous and Flammable Materials** means the accumulation of fuel including burn piles (living or dead) such as leaf litter, twigs, trash, bush, dead trees and scrub capable of carrying a running fire, but excludes standing living trees and isolated shrubs. **NOTE**: All remaining vegetation, piles of timber, branches and other living vegetation must be maintained to a height of no greater than 10 centimetres. To measure and determine fuel loads use DFES's *Visual Fuel Load Guide* at http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/pages/publications.aspx#5 and select *Visual Fuel Load Guide Swan Coastal (Part 1 & 2)*. Surface bush fire fuels should be kept low to the ground.
3) **Hazard Separation Zones (HSZ)** A HSZ is a modified area of reduced fuel load outside of the BPZ and is recommended to assist in reducing the fires intensity when flames are approaching buildings. Both the BPZ and the HSZ are essential strategies for the protection of buildings. A HSZ covers the area 75 metres outside the BPZ.
   The HSZ should be modified to have a maximum fuel load of 6-8 tonne per hectare. This can be implemented by fuel reduction methods such as burning, mowing and slashing to remove the hazard. This should not require the removal of living trees or shrubs. **REMEMBER:** reduce the fuel level of the fire to lower the intensity of the blaze. Further information on fuel loading can be found in the *Visual Fuel Load Guide* available by calling DFES or via their website at www.dfes.wa.gov.au
4) **Fire Management Plan (FMP)** A FMP is a comprehensive plan for the prevention and control of bushfires which may apply to individual land holdings. A notification, pursuant to the Transfer of Land Act 1893 (as amended) may be placed on the Certificate(s) of Title of the land for medium to long term fire management to reduce the occurrence and minimise the impact of uncontrolled bush fires, thereby reducing the threat to life, property and the environment. The land owner must comply with the FMP. **Building in bush fire prone areas**, new dwellings and other forms of accommodation, as well as additions to existing buildings are to be constructed in accordance with in *Australian Standard 3959-2009*. In designated bush fire prone areas, the minimum BPZ in all cases shall be 25 metres. Further information on this and other information relating to fire safety issues can be found on the City's website www.busselton.wa.gov.au

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Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue	
			Name	Date
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1	**Revised final report**	**Louisa Robertson (BPAD 36748, Level 3)**	**Louisa Robertson (BPAD 36748, Level 3)**	**31 May 2024**

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Appendix 4 - Traffic Impact Assessment (Uloth & Associates)

Vasse North Urban Development Area

TRANSPORT IMPACT ASSESSMENT FOR PROPOSED SCHEME AMENDMENT AND STRUCTURE PLAN

Uloth & ASSOCIATES

23 May 2024

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1. INTRODUCTION

Hatch Roberts Day is preparing a Scheme Amendment and Local Structure Plan for the proposed Vasse North Urban Development Area, which is located at the northwest corner of the Bussell Highway - Busselton Bypass - Northerly Street roundabout (on the northern side of the 'Vasse Bypass' section of Bussell Highway), as shown in the overall Locality Plan in Figure 1.

The subject site is currently zoned Rural within City of Busselton Local Planning Scheme No. 21; however, the proposed scheme amendment would rezone a portion of the site for urban development, and a concept design has been prepared to identify the likely dwelling yield for residential development under the proposed Vasse North Local Structure Plan.

Uloth and Associates has been appointed to provide input to the proposed local structure plan (and supporting concept plan) and to prepare a Transport Impact Assessment in support of the proposal.

1.1 BACKGROUND AND PREVIOUS STUDIES

Figure 1 also shows the proposed Abbey South Development Area, located south of Caves Road, immediately north of the proposed Vasse North development. The Abbey South Local Structure Plan has been recently approved by City of Busselton (August 2023) subject to modifications, as discussed below in Section 2.2.1.

It is also important to note that Uloth and Associates has been extensively involved in traffic studies for the Vasse Structure Plan area, including the preparation of a microsimulation traffic model (October 2022) for the identification of future traffic flows for the overall Vasse development.

1.2 STUDY OBJECTIVES

The overall objective for this study is to prepare a Transport Impact Assessment for the proposed Vasse North Local Structure Plan, and to confirm the suitability of the proposed overall road network.

Specific study objectives are therefore as follows:

- Identify and document the existing situation within and adjacent to the proposed structure plan area.
- Identify the future land use and traffic generation for the proposed development.
- Prepare a future traffic model to identify future weekday traffic flows, vehicular access requirements and the resulting recommended road hierarchy.
- Make recommendations regarding the required overall road network, road layouts, intersection treatments, and resulting road reserves.

2. STUDY FINDINGS AND CONCLUSIONS

The study findings and conclusions regarding the existing situation and the proposed development are presented and discussed in this chapter, with additional information documented in the Technical Appendix.

2.1 EXISTING SITUATION

The existing situation in the vicinity of the Vasse North Urban Development Area, including the existing Lots within the overall subject site, is shown in an aerial photograph in Figure A.1 in Chapter A.1 in the Technical Appendix, while Figure A.2 shows the existing roads and intersections in the vicinity of the proposed development.

- Figure A.1 shows the overall Vasse North development area, comprising Lots S19, S20, 600, 9001 and 9010, together with a smaller boundary area identifying the proposed Urban Development Area.

- Bussell Highway east of the development site is an important 2-lane undivided road linking the Bussell Highway (Vasse Bypass) - Busselton Bypass - Northerly Street roundabout to Dunsborough (via Caves Road) and to Busselton (via Bussell Highway). It is identified as a Primary Distributor road under the Main Roads WA functional road hierarchy and has a speed limit of 60 kilometres per hour adjacent to the proposed development site (for approximately 380 metres north of the Busselton Bypass - Northerly Street roundabout), before increasing to 80 kilometres per hour further north.

- The 'Vasse Bypass' section of Bussell Highway is also primarily a 2-lane undivided road; however, it can be seen in Figures A.1 and A.2 that the section immediately adjacent to the proposed development is 4-lanes divided, from the Busselton Bypass - Northerly Street roundabout to just west of Coomidup Boulevard. This section is also classified as Primary Distributor under the Main Roads WA functional road hierarchy, with a speed limit of 60 kilometres per hour adjacent to the proposed development site, increasing to 90 kilometres per hour to the west of Buayanup Drain.

- Existing weekday traffic flows adjacent to the proposed development are shown in Figure A.3 in Chapter A.2 in the Technical Appendix, based on data available from the Main Roads WA TrafficMap website plus additional traffic surveys carried out by Uloth and Associates in August 2022. It can be seen in Figure A.3 that Bussell Highway carried approximately 8,000 vehicles per weekday in August 2022, between Northerly Street and Coomidup Boulevard, and 9,300 vehicles per day to the north of the Busselton Bypass - Northerly Street roundabout. However, it can also be seen that this had increased to 11,040 vehicles per day in 2022/23, further to the north.

- Historical crash data was also obtained from Main Roads WA, indicating that there were 31 reported crashes along Bussell Highway adjacent to the proposed development site over the past 5 years to December 2022.

- There were 27 crashes reported at the Bussell Highway - Northerly Street - Busselton Bypass roundabout (with 3 identified as 'medical' in severity), including 10 sideswipe, 9 right angle, and 7 rear end incidents, plus a motorcycle hitting the kerb after losing control.

- There were also 2 crashes reported at the Bussell Highway (Vasse Bypass) - Coomidup Boulevard junction (a right-angle collision and rear-end collision), while the 2 remaining incidents involved a vehicle hitting a fallen tree just north of McDaniell Court, and a rear-end collision (identified as 'medical' in severity) at the junction with Glenview Drive.

2.2 PROPOSED DEVELOPMENTS

Figures A.4 and A.5 in Chapter A.3 in the Technical Appendix show the proposed Local Structure Plan for the Abbey South development and the proposed Structure Plan for the Vasse North development, respectively, while Figure A.6 shows the overall Combined Development Plan for both areas.

Abbey South

- The proposed Abbey South Local Structure Plan is expected to accommodate an ultimate yield of approximately 350 residential dwellings.

- It can be seen in Figure A.4 that the proposal included 2 full-movement intersections off Caves Road plus a left-in/left-out access off Bussell Highway. However, as noted above in Section 1.1, the structure plan was approved by City of Busselton with modifications, including the removal of the proposed eastern access road off Caves Road, and the relocation of the proposed western access road to form a 4-way intersection (with a single-lane roundabout) at the existing Caves Road - Cuthbert Street junction, as indicated in Figure A.6.

Vasse North

- The proposed Vasse North Urban Development Area is expected to accommodate an overall yield of approximately 400 to 450 residential dwellings (based on existing development densities within the existing Vasse development areas). However, with the proposed R40 and R60 zonings, as a worst-case scenario for analysis purposes, this overall yield could increase to an estimated 630 residential dwellings (including an estimated 310 dwellings on R20-sized Lots plus 320 dwellings on R40- to R60-sized Lots).

- Access is proposed via a single local road intersection off Bussell Highway, located opposite Glenview Drive, as shown in Figure A.5. However, the plan also includes provision for an Emergency Access Way to the north of the site, into Abbey South, or the alternative conversion of the proposed Access Way to a future local road, as also indicated in Figure A.6. A small service commercial site is also proposed, which will be accessed internally from the proposed access (Road 1) off Bussell Highway.

- It is also noted that there has been discussions regarding the possible inclusion of a South Regional TAFE site within the Vasse North development, which would be located on an ‘Education Use’ lot at the corner of the proposed Bussell Highway - Road 1 intersection (with access only via Road 1).

2.3 ROAD NETWORK ALTERNATIVES AND PROPOSED ACCESS INTERSECTION

Figure 2 shows two possible local road networks, for consideration as part of the proposed Vasse North development.

- Option 1A reflects the currently proposed road network as shown in the combined development plan in Figure A.6 in Chapter A.3 in the Technical Appendix, while Option 1B shows an alternative plan with the Emergency Access Way converted to a local road to provide improved connectivity for the overall development area. Both scenarios are based on a single access road off Bussell Highway for the proposed Vasse North development; however, with an existing intersection spacing of just 135 metres between the existing Bussell Highway intersections at Glenview Drive and McDaniell Court, there is insufficient space for a new intersection in between.

- The proposed access (Road 1) off Bussell Highway will therefore need to be constructed as a 4-way roundabout at Glenview Drive, with a recommended concept plan as shown in Figure 3 in Chapter 3 Overall Conclusions and Recommendations. Figure 4 in Chapter 3 then shows a possible long-term concept plan for the proposed roundabout, to confirm that no additional road reserve widening would be required if Bussell Highway is ever widened to 4-lanes divided.

2.4 FUTURE TRAFFIC FLOWS

- The proposed Abbey South development is estimated to generate 3,500 vehicle trips per day, with 260 trips and 350 trips during the AM and PM peak hours, respectively, as documented in the December 2022 Transport Impact Assessment Report prepared by Stantec.

- Trip generation for the proposed Vasse North development is based on daily trip generation rates provided in the NSW RMS 'Guide to Traffic Generating Developments' publication, but with peak hour percentages and In/Out directional splits based on data provided within the ITE 'Trip Generation Manual - 11th Edition'. This includes a daily rate of 9 trips per dwelling for R20 Lots (with peak hour rates of 0.67 trips per dwelling for the AM peak hour and 0.94 trips per dwelling for the PM peak hour), reducing to 6 trips per dwelling for R40 - R60 Lots (with 0.44 trips per dwelling for the AM peak hour and 0.6 trips per dwelling for the PM peak hour). The expected maximum yield of 450 dwellings would therefore generate a total of 4,050 vehicle trips per day. However, for analysis purposes, the worst-case scenario of 630 dwellings is estimated to generate 4,710 vehicle trips per day, with 349 trips and 469 trips during the AM and PM peak hours, respectively.

- It is important to note that no additional traffic has been added for the proposed service commercial site, since activity on this site is expected to be low-key, with a high proportion of trips being 'internal' trips generated from within the structure plan area (and since the residential traffic flows have already been overstated). It is also important to note that the possible introduction of a South Regional TAFE site is addressed separately below, in Section 2.7.

- Taking into account the previous traffic studies for both Vasse and Abbey South, it is first assumed that an estimated 20 percent of all trips generated within both Abbey South and Vasse North will travel to/from the Vasse Village Centre, with the remaining ('external') trips distributed as follows:
  - Caves Road, west 10 percent
  - Bussell Highway, east 20 percent
  - Busselton Bypass, east 45 percent
  - Northerly Street, south 5 percent
  - Bussell Highway, west 20 percent

- The resulting overall traffic distribution for the future AM peak hour, PM peak hour and Daily scenarios for both the Abbey South and Vasse North development areas are therefore as shown in Figure A.7 in Chapter A.4 in the Technical Appendix, with the assumed Vasse Village traffic flows allocated (for diagrammatic purposes) onto Coomidup Boulevard.

- An AIMSUN traffic model was then prepared for the combined development plan, based on future traffic zones identified in Figure A.8 in Chapter A.4, and with background traffic flows on the adjacent roads as identified from previous microsimulation modelling carried out for the overall Vasse Structure Plan area.

- Future 'Development Traffic Flows' were then identified for the 2 local road network alternatives, with resulting daily traffic flows as shown in Figure A.9 in Chapter A.4. It can be seen in Figure A.9 that Road 1 is expected to carry 4,710 vehicles per day west of Bussell Highway under Option 1A, decreasing to 4,140 vehicles per day under Option 1B, noting that the proposed local road between Vasse North and Abbey South (in Option 1B) is estimated to carry just 810 vehicles per day, as also shown.

- Future peak hour traffic flows for the key access intersections under each road network option are then shown in Figures A.10 to A.11 in Chapter A.4 in the Technical Appendix.

2.5 INTERSECTION OPERATIONAL ANALYSES

Intersection operational (SIDRA) analyses for the proposed Vasse North development are documented in Tables A.1 and A.2 in Chapter A.5 in the Technical Appendix, based on the two local road network alternatives discussed above in Section 2.3 and the future AM and PM peak hour traffic flows identified in Chapter A.4.

- Tables A.1 and A.2 show the future weekday AM and PM peak hour operational analyses for the proposed Bussell Highway - Road 1 - Glenview Drive single-lane roundabout under Options 1A and 1B, respectively (as shown in Figure 2 in Section 2.3), based on the future peak hour traffic flows in Figures A.10 and A.11 in Chapter A.4.

- It can be seen in Table A.1 that the proposed single-lane roundabout will operate at a high overall Level of Service A during both the AM and PM peak hours (indicating very good operating conditions with little or no traffic delays), for both Options 1A and 1B.

2.6 RESULTING FUTURE ROAD HIERARCHY

- As discussed above, the proposed development plan for Vasse North will need to be flexible enough to cater for the 2 alternative road network options, with the corresponding variations of internal traffic volumes, as presented in Figure A.9 in Chapter A.4 in the Technical Appendix.

- It is therefore recommended to adopt a Neighbourhood Connector B classification under Liveable Neighbourhoods for the north-south road extending through the proposed Vasse North development, in order to accommodate the possible extension of this public roadway into Abbey South. However, the east-west access (Road 1) off Bussell Highway should be classified as Neighbourhood Connector A.

- The recommended road hierarchy for the proposed Vasse North development is therefore as shown in Figure 5 in Chapter 3, with corresponding road reserves to be as specified under Liveable Neighbourhoods.

2.7 POSSIBLE ALTERNATIVE DEVELOPMENT

- As noted above in Section 2.2, discussions have occurred regarding the possible introduction of a South Regional TAFE within the Vasse North development, at the south-west corner of the proposed Bussell Highway - Road 1 - Glenview Drive roundabout.

- For an assumed capacity of perhaps 800 to 1,000 students, it is estimated that the TAFE site could generate approximately 1,300 to 1,500 vehicle trips per day. However, with a corresponding reduction of residential development, the net traffic increase is expected to be a maximum of perhaps 1,300 vehicles per day.

- This would increase the total future traffic flows on Road 1 to approximately 6,000 vehicles per day, which is still within the acceptable range for a Neighbourhood Connector A.

- Additional analysis has also been carried out for the proposed Bussell Highway - Road 1 roundabout under this possible alternative scenario, with results confirming that the recommended roundabout (as shown in Figure 3 in Chapter 3) would continue to operate at high Levels of Service A and B during the future AM and PM peak hours.

3. OVERALL CONCLUSIONS AND RECOMMENDATIONS

The overall conclusions and recommendations regarding the proposed Vasse North Structure Plan are documented in this chapter, on the basis of the study findings and conclusions presented and discussed above in Chapter 2, and the additional information provided in the Technical Appendix.

- The proposed Vasse Structure Plan is expected to accommodate an overall yield of 400-450 residential dwellings, but potentially as high as 630 dwellings (as a worst-case scenario, for analysis purposes), with access via a single access road off Bussell Highway.
- It is also proposed provide an Emergency Access Way at the northern end of the development (into the adjacent Abbey South development area). The Emergency Access Way has the potential to be upgraded to a public road, providing improved access opportunities to/from Caves Road (for Vasse North residents) and to/from Bussell Highway south (for Abbey South residents). However, this is not required for acceptable intersection operations at the proposed Vasse North access off Bussell Highway, and does not form part of the Structure Plan proposal.
- It is estimated that the proposed Vasse North development area will generate a total of 4,050 vehicle trips per day (for the expected maximum yield of 450 dwellings). However, for analysis purposes, a worst-case trip generation of approximately 4,700 vehicle trips per day has been adopted, compared to approximately 3,500 vehicles per day for Abbey South.
- The proposed access (Road 1) onto Bussell Highway is therefore estimated to carry approximately 4,700 vehicles per day under Option 1A (that is, with no public access to/from Abbey South), decreasing slightly to 4,100 vehicles per day under Option 1B (with the Emergency Access Way converted to a public road), as shown in Figure A.9 in Chapter A.4 in the Technical Appendix.
- Figure 3 shows a recommended concept plan for a 4-way single-lane roundabout at Bussell Highway - Glenview Drive - Road 1, ensuring that an appropriate intersection spacing is maintained between the proposed roundabout and the existing junction at McDaniell Court, while Figure 4 shows a possible long-term concept plan for the proposed roundabout, if Bussell Highway is widened to 4-lanes divided (to confirm that no additional road reserve widening would be required).
- Figure 5 then shows the recommended road hierarchy for the proposed Vasse North development, taking into account the possible future conversion of the Emergency Access Way to a public road, noting that pedestrian/cyclist facilities should also be provided, with corresponding road reserves in accordance with Liveable Neighbourhoods requirements.

TECHNICAL APPENDIX

The Technical Appendix documents the existing situation and the proposed developments for both Vasse North and Abbey South, together with future traffic flows and intersection operational analyses.

A.1 EXISTING ROADS AND INTERSECTIONS

Figure A.1 shows the existing situation in the vicinity of the proposed development, while Figure A.2 shows a more detailed view of the adjacent roads and intersections.

A.2 EXISTING TRAFFIC FLOWS

Figure A.3 shows the existing weekday traffic flows in the vicinity of the proposed development, including turning patterns at the Bussell Highway - Busselton Bypass - Northerly Street roundabout.

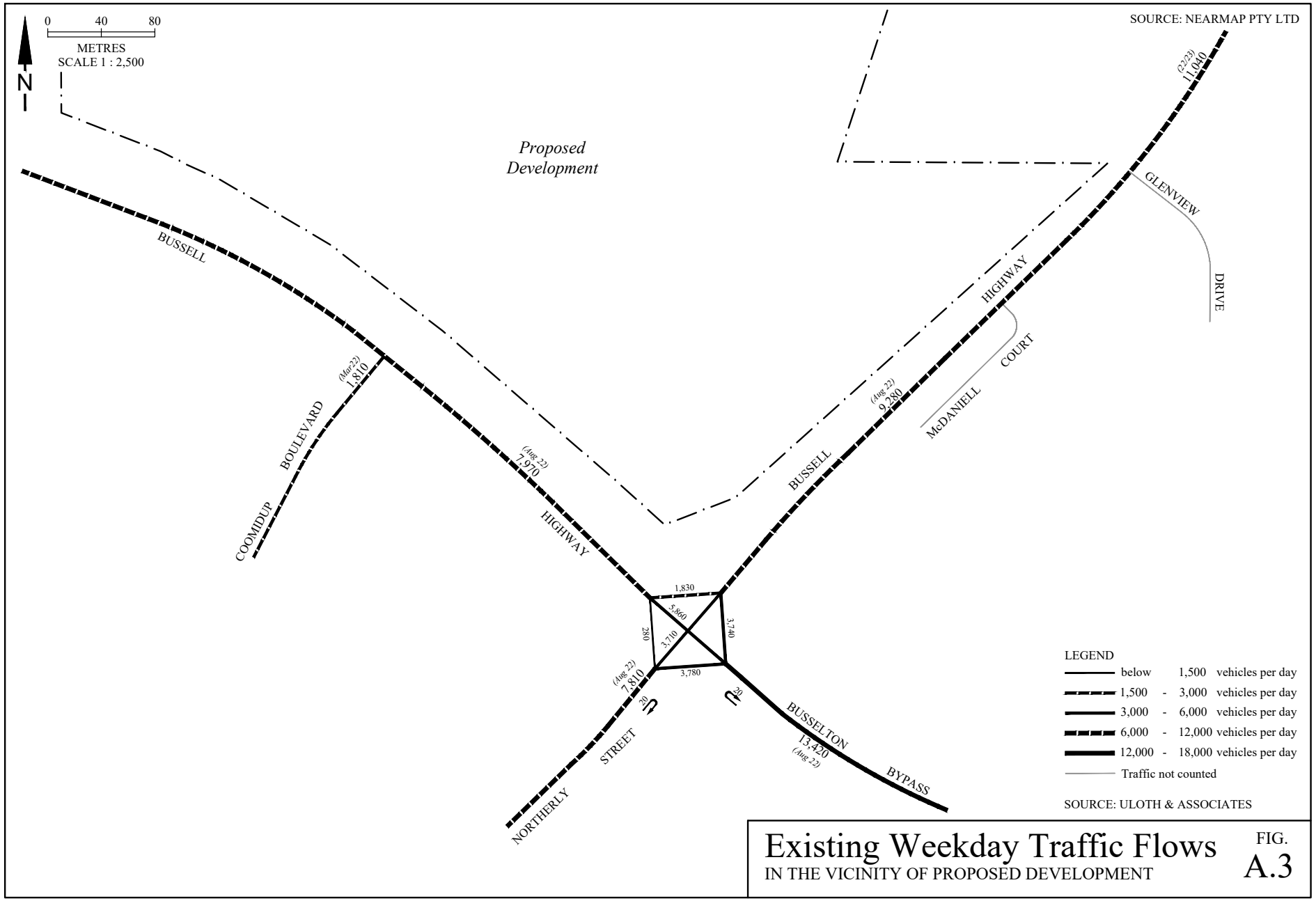
Existing Situation

VASSE NORTH URBAN DEVELOPMENT AREA

FIG. A.1

Existing Roads and Intersections
IN THE VICINITY OF PROPOSED DEVELOPMENT

FIG. A.2



Existing Weekday Traffic Flows
IN THE VICINITY OF PROPOSED DEVELOPMENT

FIG. A.3

A.3 OVERALL DEVELOPMENT PLANS

Figure A.4 shows the initially proposed Abbey South Local Structure Plan, located south of Caves Road and west of Bussell Highway, while Figure A.5 shows the currently proposed Structure Plan for Vasse North, as prepared by Hatch Roberts Day.

Figure A.6 then shows a combined development plan for both the Vasse North and Abbey South development areas, including the proposed access off Bussell Highway for Vasse North, the proposed Emergency Access Way from Vasse North into Abbey South, and the proposed modifications to the Abbey South development plan, as recommended by City of Busselton.

A.4 TRAFFIC MODEL AND FUTURE TRAFFIC FLOWS

Figure A.7 shows the overall traffic distribution for both the Abbey South and Vasse North development areas, while Figure A.8 shows the breakdown of the 2 development areas into traffic zones, as used for the preparation of the overall Aimsun traffic model, as noted above in Section 2.4.

Figure A.9 shows the future daily traffic flows derived from the peak hour traffic forecasts under each of the alternative future local road network scenarios (Options 1A and 1B).

Figures A.10 and A.11 then show the corresponding future AM and PM peak hour traffic flows at the proposed Bussell Highway - Road 1 - Glenview Drive roundabout under Options 1A and 1B, respectively.

PLAN A: STRUCTURE PLAN MAP

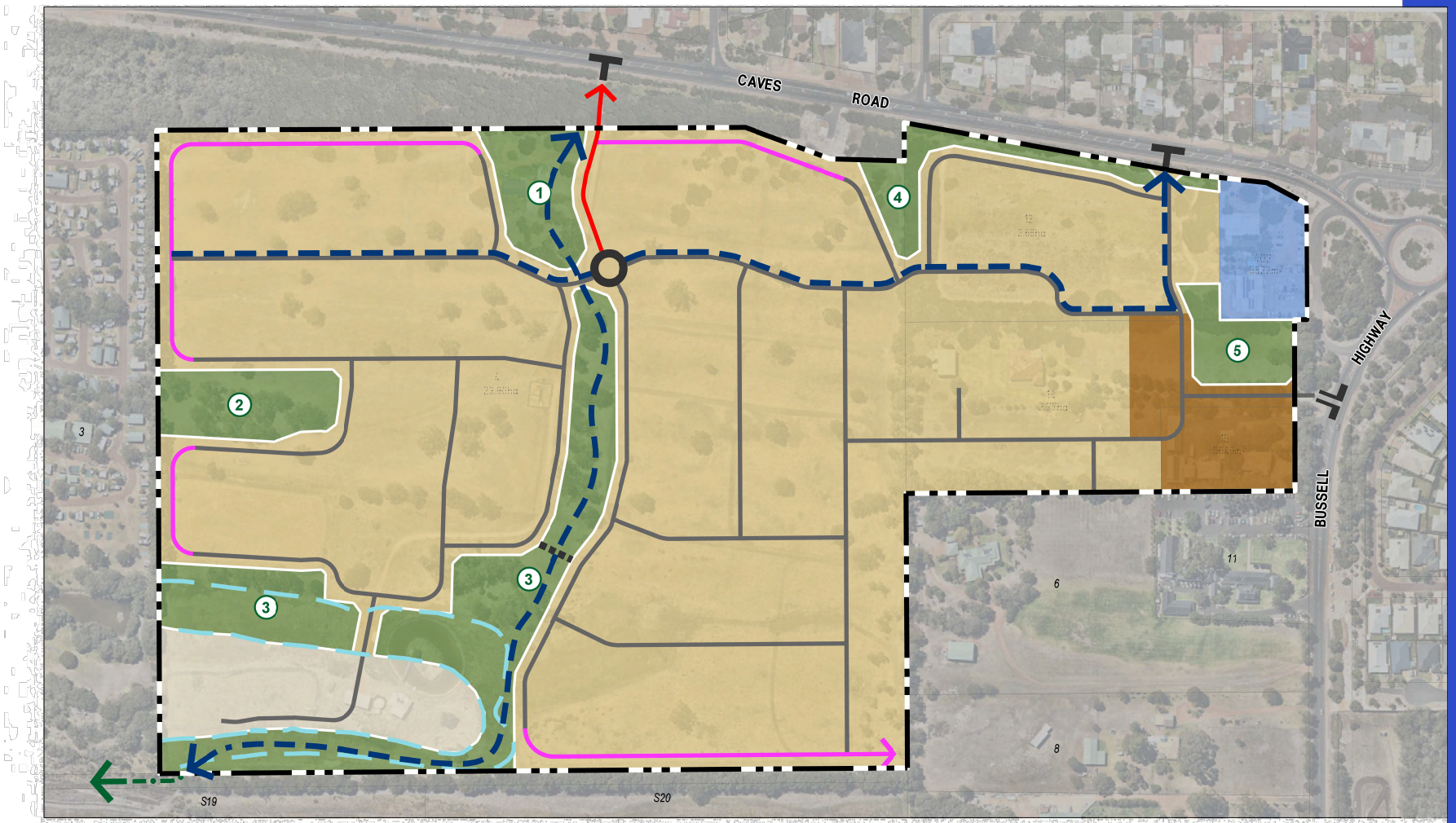


FIG. A.4

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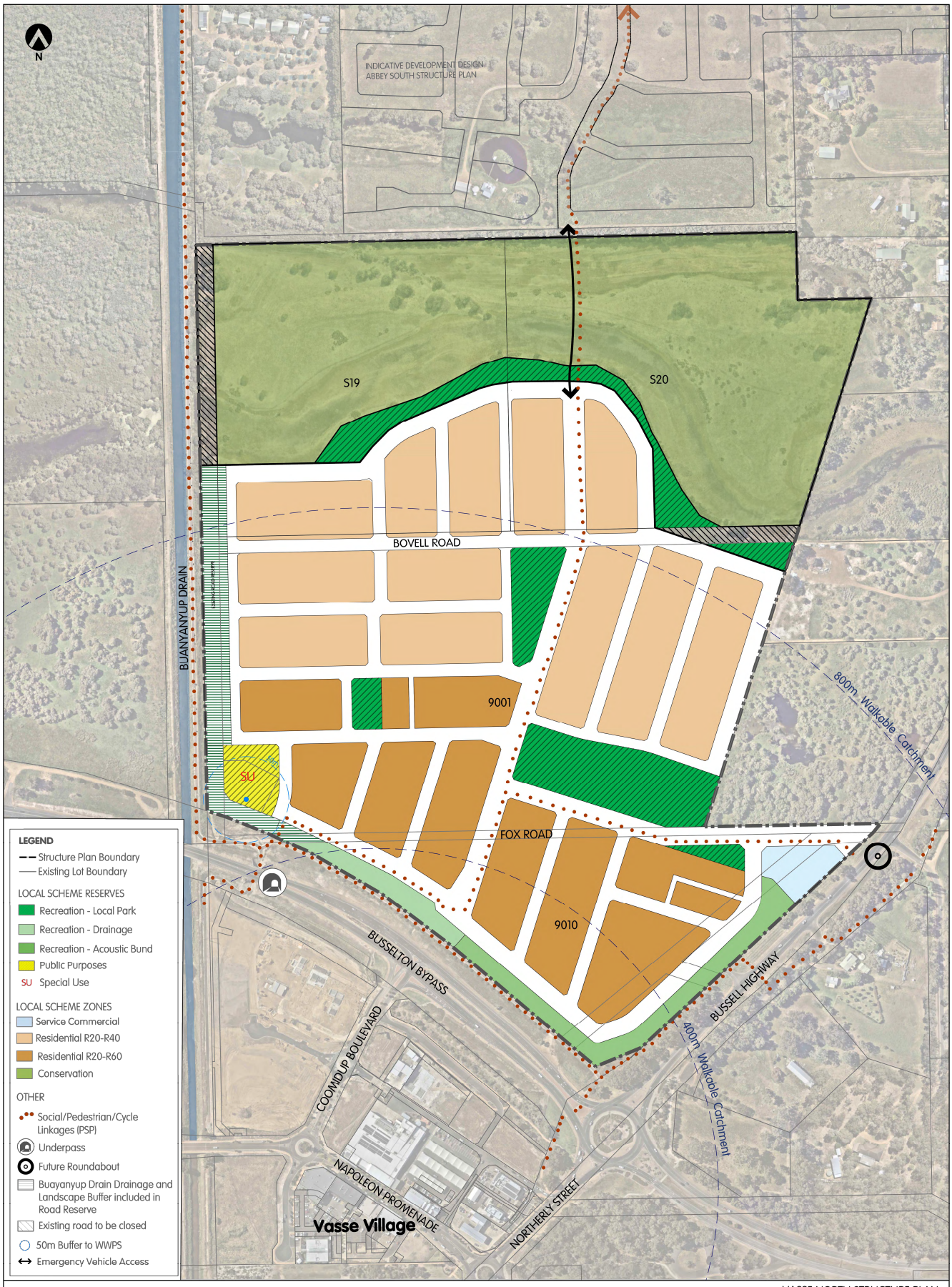


FIG. A.5

CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94

AERIAL PHOTOGRAPHY
NEARMAP

HATCH

SIZE A3 1:4000

0 metres 40 80 120 160 200

VASSE NORTH STRUCTURE PLAN

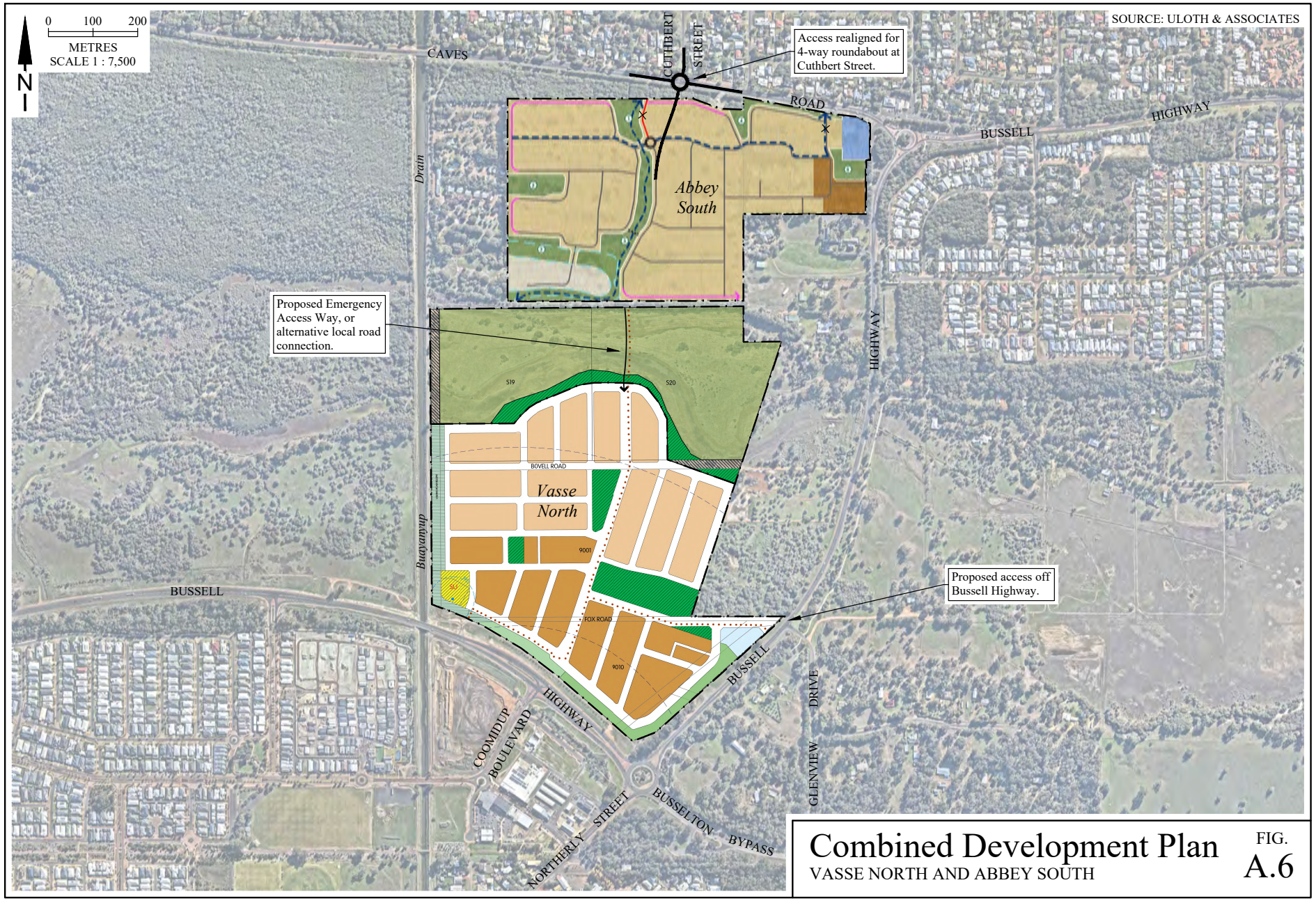
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse

City of Busselton

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
G	POS AREAS	240520	TG	DP
F	CONSERVATION AREA	240516	TG	DP
E	MOD SUBJECT BOUNDARY	240424	TG	DP
D	DESIGN MODIFICATION	240314	TG	DP
C	PATHS, MODS LEGEND	240219	TG	DP

JOBE CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
PGP VAS	DES	DWG	605	G

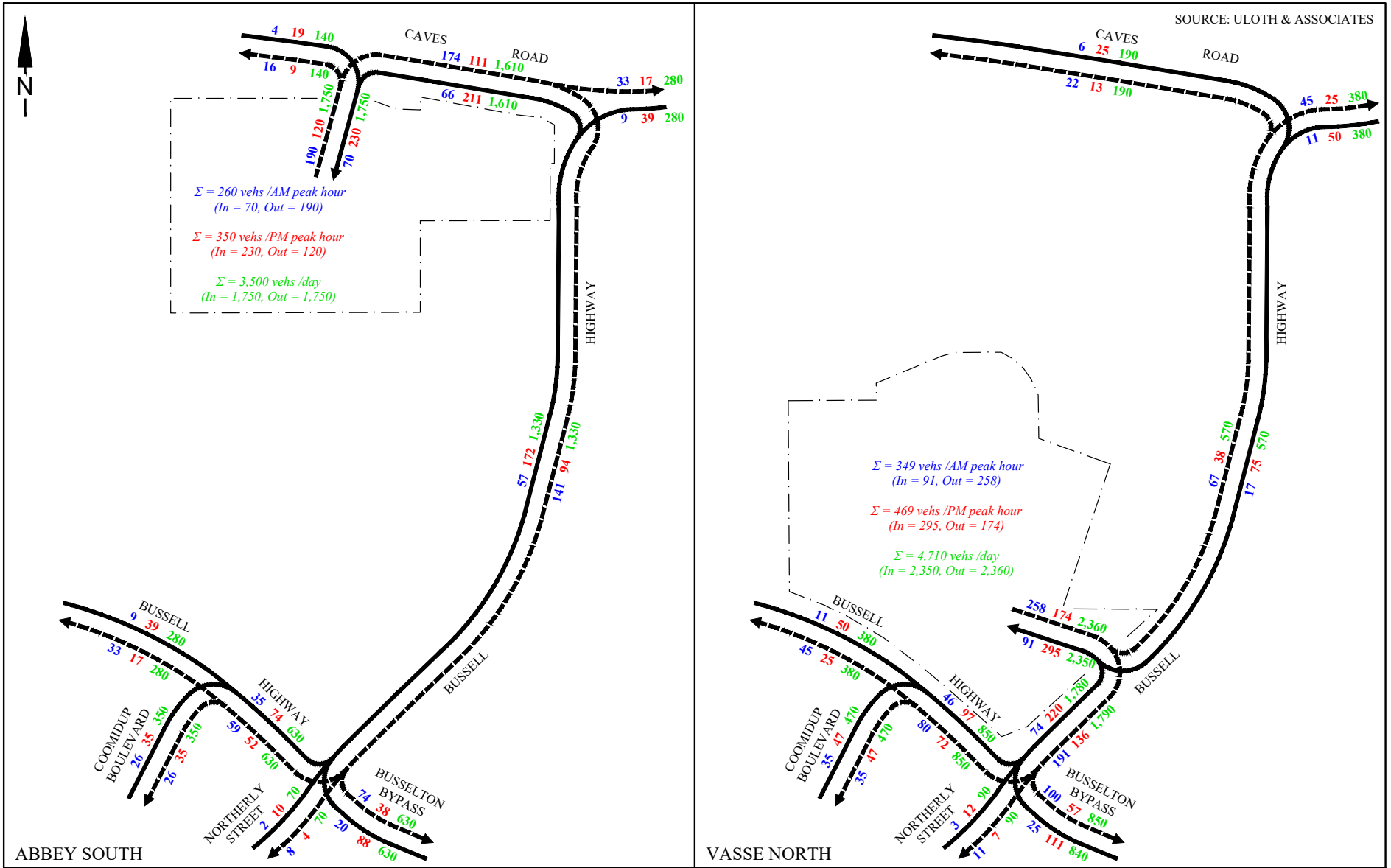
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY



Combined Development Plan

VASSE NORTH AND ABBEY SOUTH

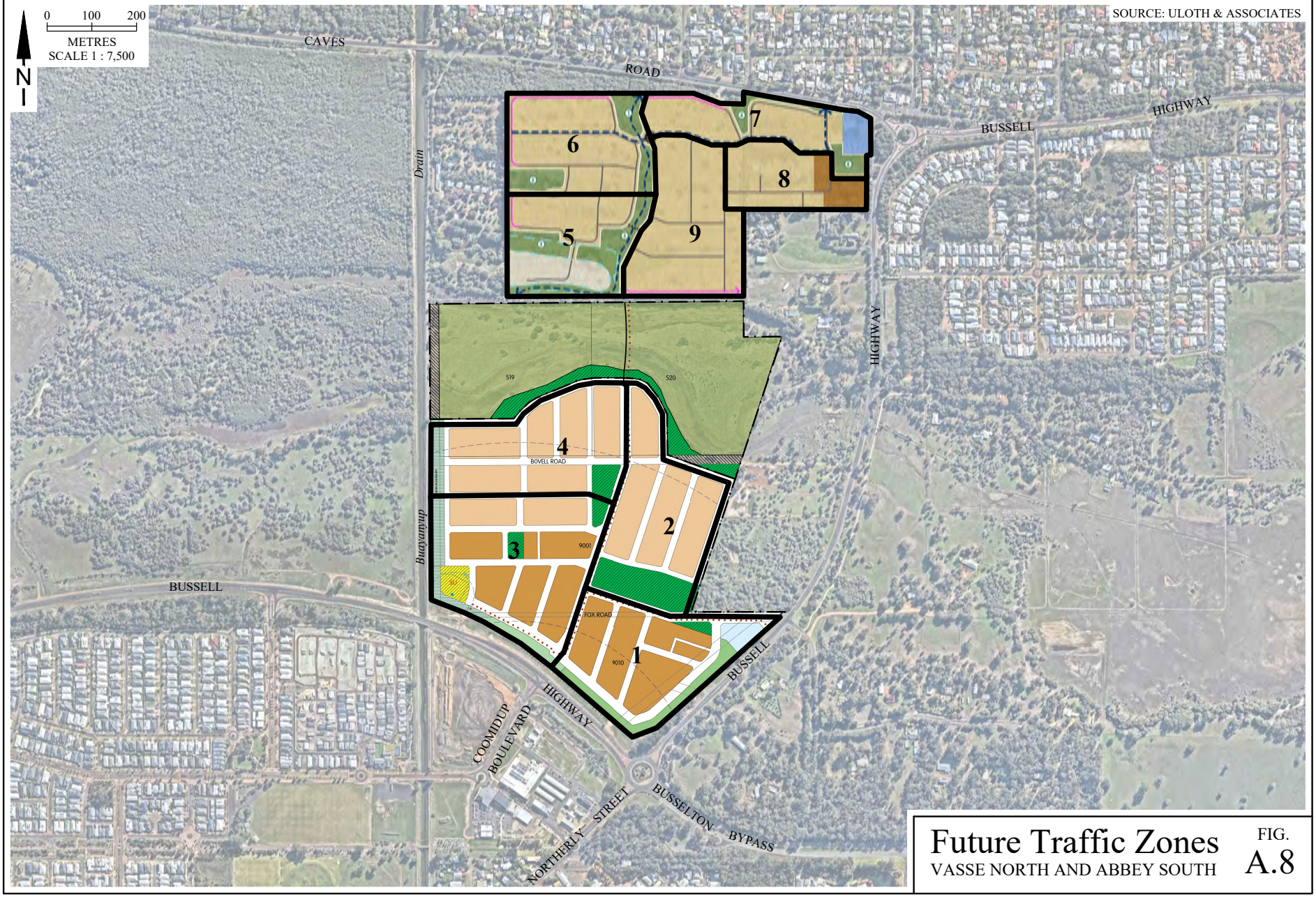
FIG. A.6



Overall Traffic Distribution

ABBEY SOUTH AND VASSE NORTH DEVELOPMENT AREAS

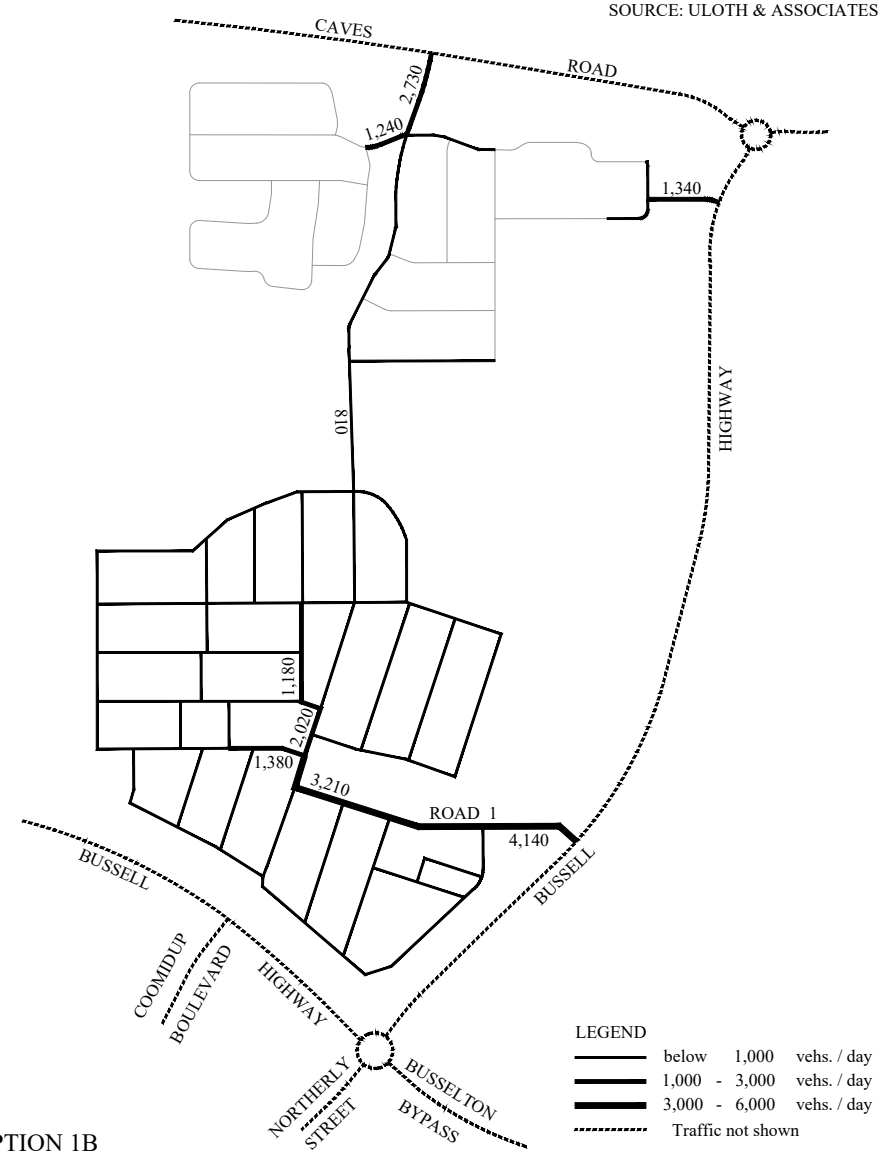
FIG. A.7



Future Traffic Zones
VASSE NORTH AND ABBEY SOUTH

FIG. A.8

OPTION 1A



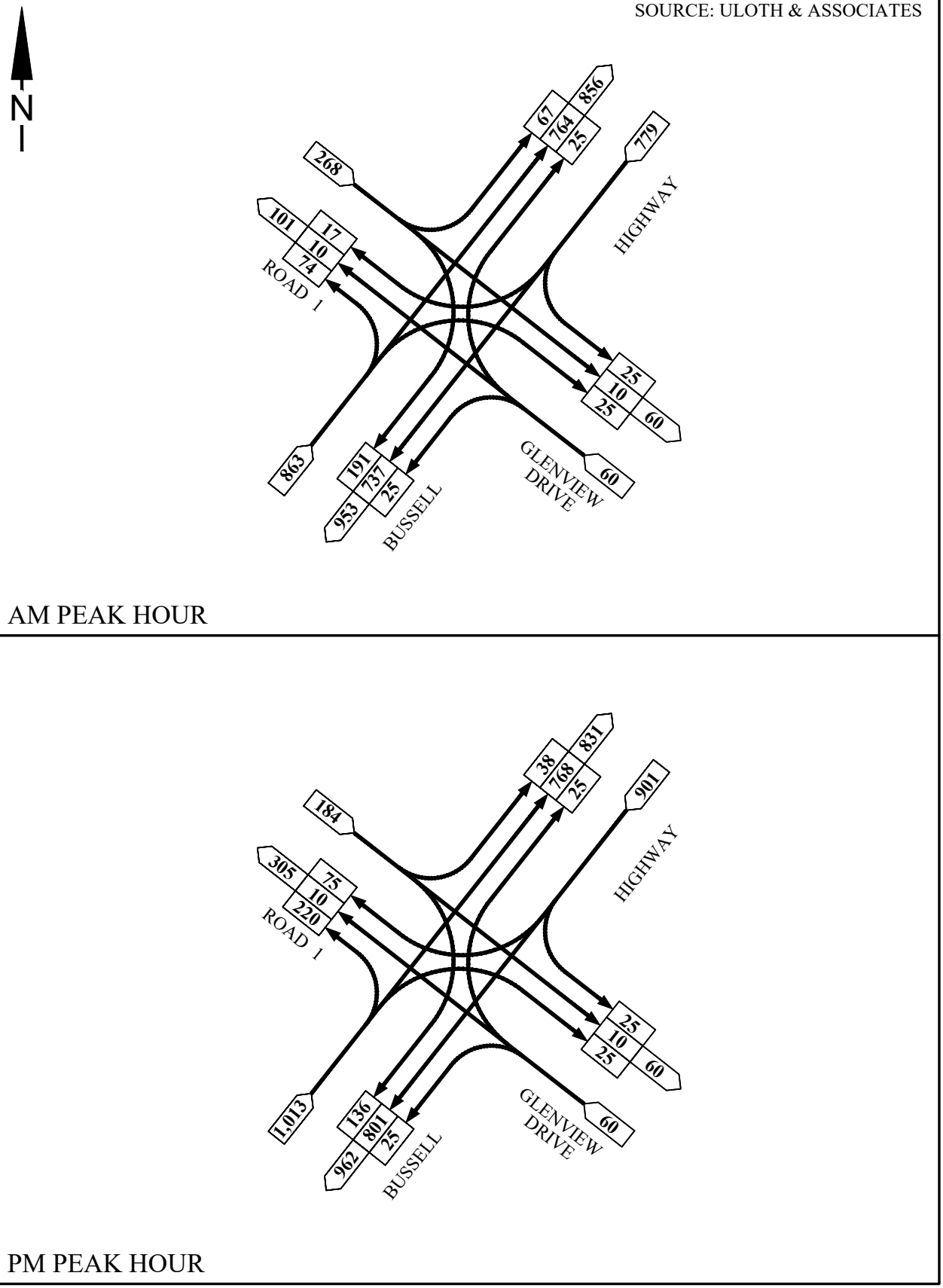
OPTION 1B

Future Development Traffic Flows

VASSE NORTH AND ABBEY SOUTH - OPTIONS 1A AND 1B

FIG. A.9

SOURCE: ULOTH & ASSOCIATES

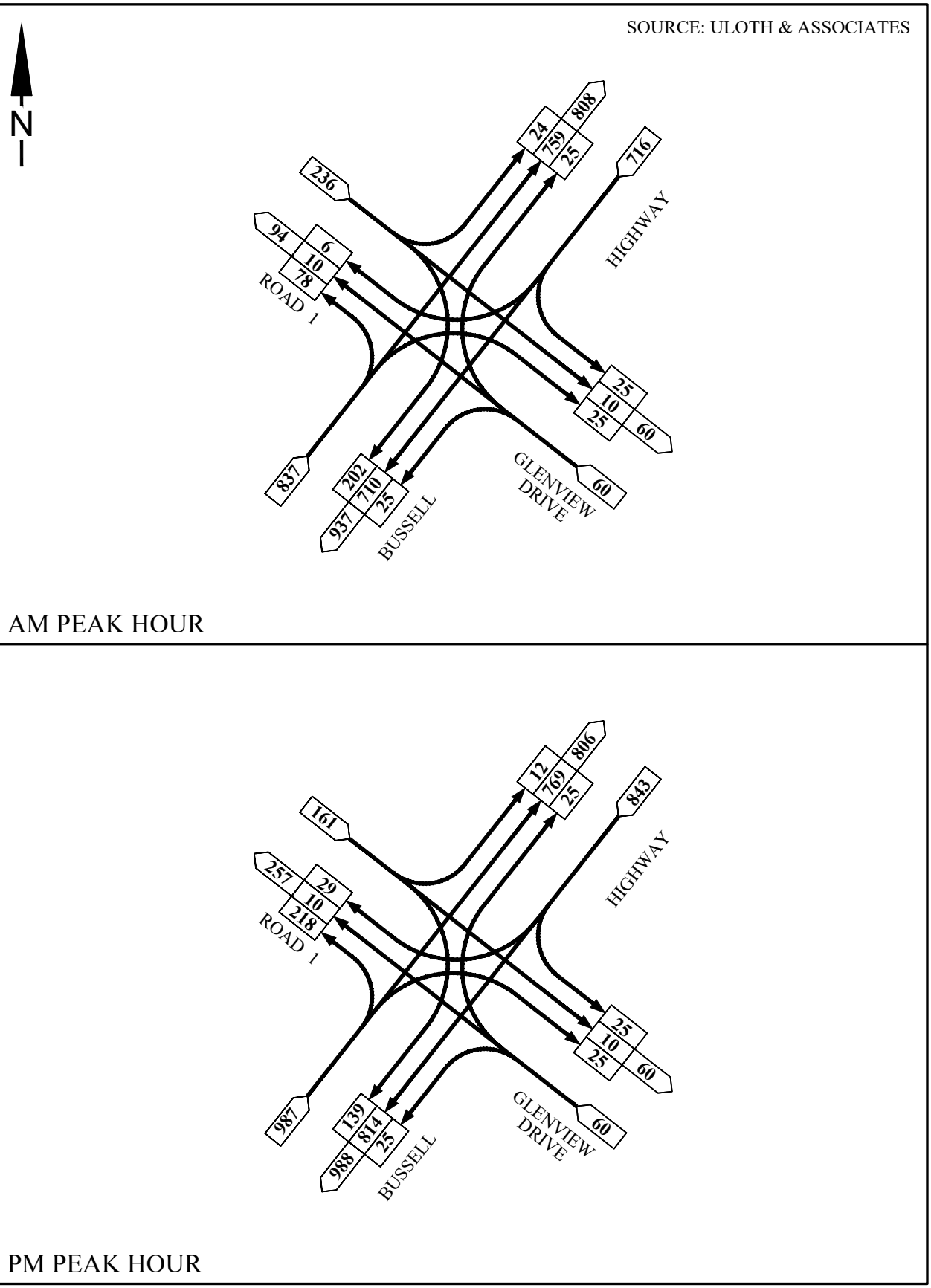


Future Peak Hour Traffic Flows

BUSSELL HIGHWAY - GLENVIEW DRIVE - ROAD 1 (OPTION 1A)

FIG. A.10

SOURCE: ULOTH & ASSOCIATES



Future Peak Hour Traffic Flows

BUSSELL HIGHWAY - GLENVIEW DRIVE - ROAD 1 (OPTION 1B)

FIG. A.11

A.5 INTERSECTION OPERATIONAL CHARACTERISTICS

Table A.1 shows the future AM and PM peak hour intersection operational (SIDRA) analysis for the Bussell Highway - Road 1 - Glenview Drive 4-way roundabout under Option 1A (that is, with no public road connection between Vasse North and Abbey South), based on the future peak hour traffic flows identified in Figure A.10 in Chapter A.4 and the proposed roundabout concept plan identified in Figure 4 in Chapter 3.

Table A.2 then shows the alternative operational characteristics under Option 1B, based on the traffic flows identified in Figure A.11 in Chapter A.4.

TABLE A.1
OPERATIONAL CHARACTERISTICS FOR BUSSELL HIGHWAY - ROAD 1 - GLENVIEW DRIVE SINGLE-LANE ROUNDABOUT
OPTION 1A (WITH NO PUBLIC ACCESS VIA ABBEY SOUTH)
FUTURE WEEKDAY AM AND PM PEAK HOURS

ITEMS	OPERATIONAL CHARACTERISTICS											
	AM Peak Hour						PM Peak Hour					
No. of Approach Lanes: N E S W Max X Value Avrge Delay (sec) Level of Service	1 1 1 1 0.721 7.0 A						1 1 1 1 0.781 6.7 A					
Approach	Move-ment	X-Value	Max. Queue Veh.	Max. Queue m	Avrge Delay (sec)	Level of Serv.	Move-ment	X-Value	Max. Queue Veh.	Max. Queue m	Avrge Delay (sec)	Level of Serv.
Bussell Highway - north	LTR	0.721	9.1	70	6.9	A	LTR	0.771	10.8	83	6.5	A
Glenview Drive - east	LTR	0.127	0.9	7	13.7	B	LTR	0.148	1.1	8	15.2	B
Bussell Highway - south	LTR	0.614	6.9	53	4.1	A	LTR	<u>0.781</u>	11.1	84	5.0	A
Road 1 - west	LTR	<u>0.420</u>	3.3	23	15.2	B	LTR	0.330	2.5	18	14.3	B

Notes: Level of Service calculations are based on Average Delay.
Underlined X-values denote maximum values.

Source: Uloth and Associates

TABLE A.2
OPERATIONAL CHARACTERISTICS FOR BUSSELL HIGHWAY - ROAD 1 -
GLENVIEW DRIVE SINGLE-LANE ROUNDABOUT
OPTION 1B (WITH PUBLIC ACCESS VIA ABBEY SOUTH)
FUTURE WEEKDAY AM AND PM PEAK HOURS

ITEMS	OPERATIONAL CHARACTERISTICS											
	AM Peak Hour						PM Peak Hour					
No. of Approach Lanes: N E S W Max X Value Avrge Delay (sec) Level of Service	1 1 1 1 0.698 6.7 A						1 1 1 1 0.749 6.2 A					
Approach	Move-ment	X-Value	Max. Queue Veh.	Max. Queue m	Avrge Delay (sec)	Level of Serv.	Move-ment	X-Value	Max. Queue Veh.	Max. Queue m	Avrge Delay (sec)	Level of Serv.
Bussell Highway - north	LTR	<u>0.698</u>	8.3	64	6.8	A	LTR	0.749	9.8	76	6.1	A
Glenview Drive - east	LTR	0.121	0.9	6	13.2	B	LTR	0.138	1.0	7	14.6	B
Bussell Highway - south	LTR	0.602	7.0	54	4.0	A	LTR	<u>0.726</u>	9.9	75	4.3	A
Road 1 - west	LTR	0.366	2.6	18	15.1	B	LTR	0.268	1.9	14	14.9	B

Notes: Level of Service calculations are based on Average Delay.
Underlined X-values denote maximum values.

Source: Uloth and Associates

Appendix 5 - Transportation Noise Assessment (Lloyd George Acoustics)

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Transportation Noise Assessment

Lots 19, 20, 9001 & 9010 Vasse North

Reference: 22087504-01B

Prepared for:
Hatch

Reference: 22087504-01B

Lloyd George Acoustics Pty Ltd
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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
18-10-23	0	Issued to Client	Daniel Lloyd	
17/04/24	A	Updated plan and minor edits	Daniel Lloyd	
24/05/24	B	Updated plan	Daniel Lloyd	

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1. INTRODUCTION

It is proposed to rezone the land at Lots 19, 20, 9001 & 9010 Vasse North (refer *Figure 1-1*) for a future residential subdivision, with the proposed subdivision plan shown in *Figure 1-2*. The site adjoins Bussell Highway and Vasse Bypass, which are considered a 'Major Traffic Route' in accordance with the PlanWA Maps, such that a noise assessment is required against *State Planning Policy No. 5.4 Road and Rail Noise*, being the subject of this report.

Figure 1-1: Subdivision Location

Appendix B contains a description of some of the terminology used throughout this report.

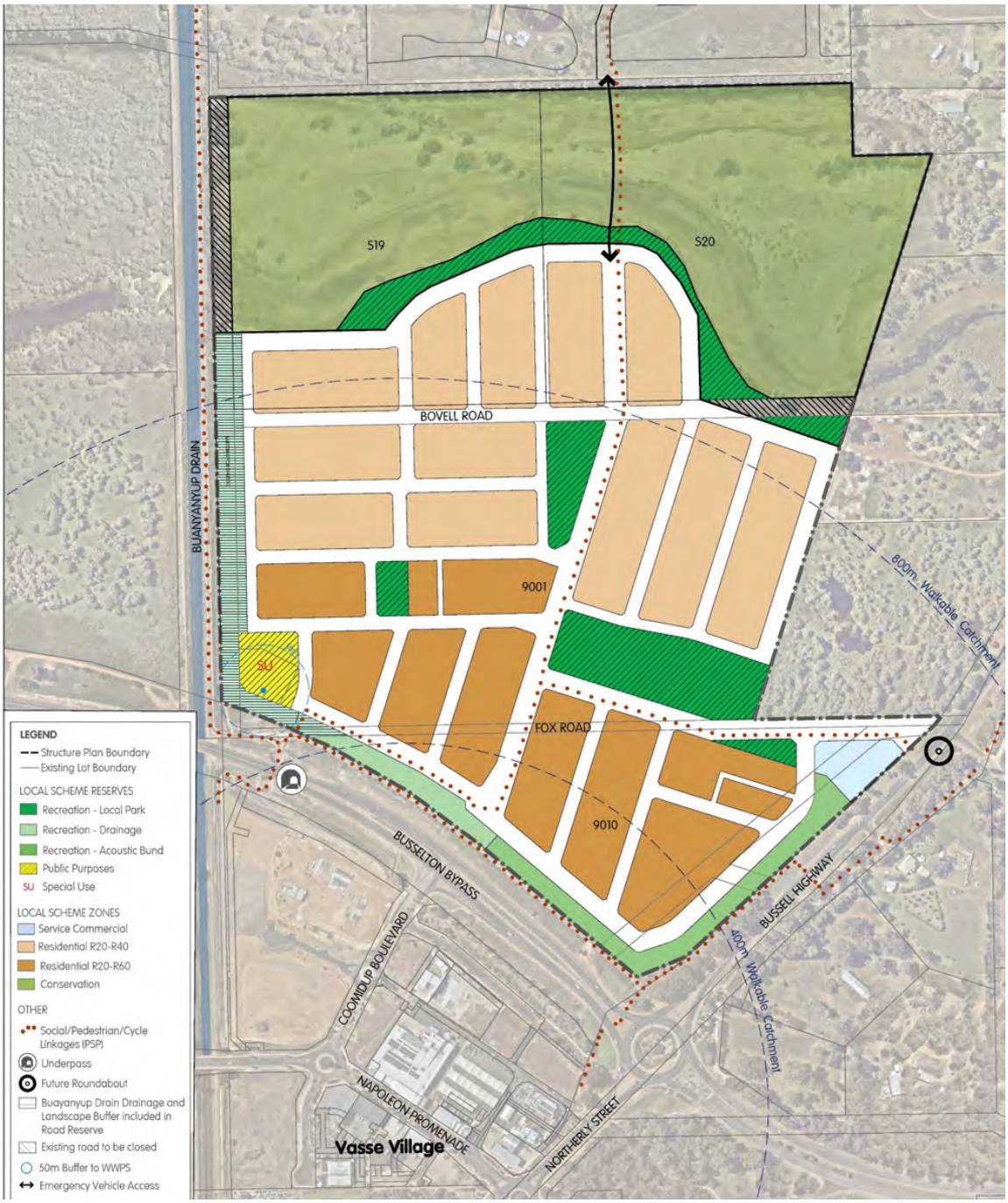


Figure 1-2: Structure Plan Concept

2. CRITERIA

The criteria relevant to this project 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[1] 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.

[1] *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

Noise measurements and modelling have been undertaken in accordance with the requirements of SPP 5.4 and associated Guidelines.

3.1. Site Measurements

Noise monitoring was undertaken on site using two (2) Ngara Noise Data Logger (S/N: 97803E & 9780F7)) (refer *Figure 3-1*). The logger was programmed to record hourly L_{A1}, L_{A10}, L_{A90}, and L_{Aeq} levels. The logger complies with the instrumentation requirements of *Australian Standard 2702-1984 Acoustics – Methods for the Measurement of Road Traffic Noise*. The logger was field calibrated before and after the measurement session and found to be accurate to within ± 1.0 dB. Lloyd George Acoustics holds current laboratory calibration certificate for the logger.

The microphone was approximately 1.4 metres above existing ground level and approximately 39 m from the edge of Bussell Highway and 55 m from the edge of Vasse Bypass. The measurements were recorded between 22nd and 26th August 2022.

Figure 3-1: Photograph of Sound Level Meter on Site

3.2. Noise Modelling

The computer program *SoundPLAN 8.2* was utilised incorporating the *Calculation of Road Traffic Noise* (CoRTN) algorithms, modified to reflect Australian conditions. The modifications included the following:

- Vehicles were separated into heavy (Austroads Class 3 upwards) and non-heavy (Austroads Class 1 and 2) with non-heavy vehicles having a source height of 0.5 metres above road level and heavy vehicles having two source heights at 1.5 metres and 3.6 metres above road level;
- A -0.8 dB correction has been applied to the lower level heavy vehicle noise source and -8.0 dB to the higher level noise source based on the *Transportation Noise Reference Book*; Paul Nelson (1987), so as to provide consistent results with the CoRTN algorithms;
- Adjustments of -0.8 dB and -1.7 dB have been applied to the predicted levels for the 'free-field' and 'at façade' cases respectively, based on the findings of *An Evaluation of the U.K. DoE Traffic Noise Prediction*; Australian Road Research Board, Report 122 ARRB – NAASRA Planning Group (March 1983).

Predictions are made at heights of 1.4 metres above ground floor level for single storey buildings and 4.2 metres above ground floor level for possible first floors of double storey buildings. The noise is predicted at 1-metre from an assumed building façade, resulting in a + 2.5 dB correction due to reflected noise.

Various input data are included in the modelling and these are discussed in *Section 3.2.1* to *Section 3.2.5*.

3.2.1. Ground Topography

Topographical data was obtained via Google Earth spot heights. The subdivision ground contours were provided by Stantec.

Indicative building outlines have been included as these can provide barrier attenuation when located between a source and a receiver, in much the same way as a hill or wall. All buildings are assumed to be single storey with heights of 3.5 metres. This means where modelling is undertaken to a possible upper floor, the noise is predicting above these building outlines.

3.2.2. Road Surface

The corrections applied for different road surface finishes are provided in *Table 3-1*.

Table 3-1: Noise Relationship between Different Road Surfaces

Chip Seal				Asphalt			
14mm	10mm	5mm	Slurry	Dense Graded	Novachip	Stone Mastic	Open Graded
+3.5 dB	+2.5 dB	+1.5 dB	+1.0 dB	0.0 dB	-0.2 dB	-1.5 dB	-2.5 dB

The existing road surface is assumed to be dense graded asphalt and assumed to remain unchanged into the future.

3.2.3. Vehicle Speed

The existing posted speed is 60 km/hr on both roads and is assumed to remain unchanged into the future.

3.2.4. Traffic Volumes

Existing traffic volumes were obtained from Main Roads WA Traffic Map. We were instructed by Main Roads WA (Thomas Ng, Traffic Modelling Analyst #42355) to use a compound growth rate in the order of 1.7% per annum to calculate the Forecast 2042 traffic volumes. *Table 3-2* provides the traffic volumes used in the noise modelling. Note that the percentage heavy vehicles are assumed to be the same in the future as existing.

Table 3-2: Traffic Information Used in Noise Modelling

Road	Parameter	Scenario			
		Existing – 2021/22		Future – 2042	
		Northbound	Southbound	Northbound	Southbound
Bussell Highway	18-hour Volume	5267	5093	7379	7135
	% Heavy	15	15	15	15
Vasse Bypass	18-hour Volume	2859	2896	4005	4057
	% Heavy	17	17	17	17

3.2.5. Ground Attenuation

The ground attenuation has been assumed to be 0.0 (0%) for the roads and 0.7 (70%) for the remainder of the project area. Noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass.

4. RESULTS

4.1. Noise Monitoring

The results of the noise monitoring are summarised in *Table 4-1* and *Table 4-2* and shown graphically in *Figure 4-1* and *Figure 4-2.*

Table 4-1: Measured Average Noise Levels at Bussell Highway Logger

Date	Parameter			
	$L_{A10,18hour}$, dB	$L_{Aeq,24hour}$, dB	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Monday, 22 August 2022	58.8	56.6	58.2	46.9
Tuesday, 23 August 2022	59.1	56.8	58.4	48.2
Wednesday, 24 August 2022	59.5	57.1	58.8	47.1
Thursday, 25 August 2022	59.4	56.5	58.0	47.9
Friday, 26 August 2022	60.5	57.1	58.7	48.8
Average	**59.4**	**56.8**	**58.4**	**47.8**

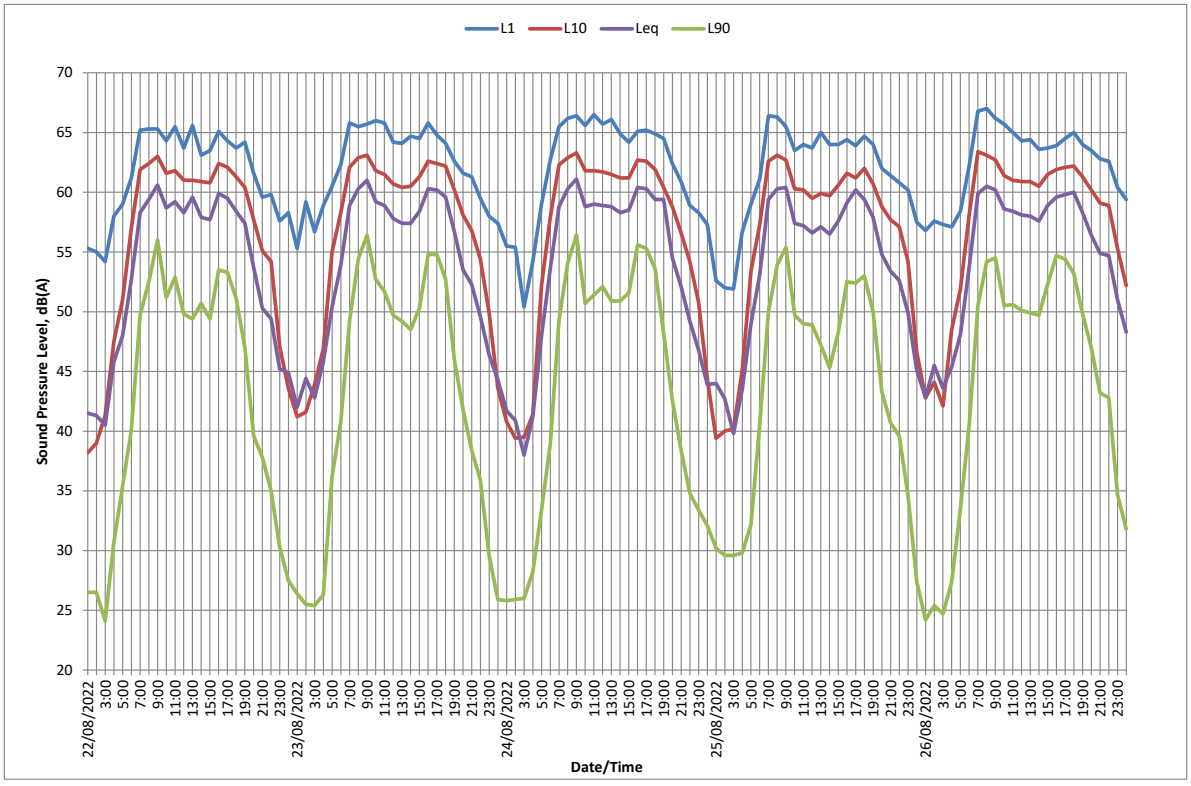


Figure 4-1: Hourly Noise Measurement Results at Bussell Hwy Noise Logger

Table 4-2: Measured Average Noise Levels at Vasse Bypass Logger

Date	Parameter			
	$L_{A10,18hour}$, dB	$L_{Aeq,24hour}$, dB	$L_{Aeq(Day)}$, dB	$L_{Aeq(Night)}$, dB
Monday, 22 August 2022	54.5	52.8	54.2	46.4
Tuesday, 23 August 2022	54.1	52.4	53.8	46.1
Wednesday, 24 August 2022	53.6	52.0	53.5	45.3
Thursday, 25 August 2022	54.4	51.8	53.0	46.9
Friday, 26 August 2022	56.6	53.9	55.3	48.0
Average	**54.6**	**52.6**	**54.0**	**46.5**

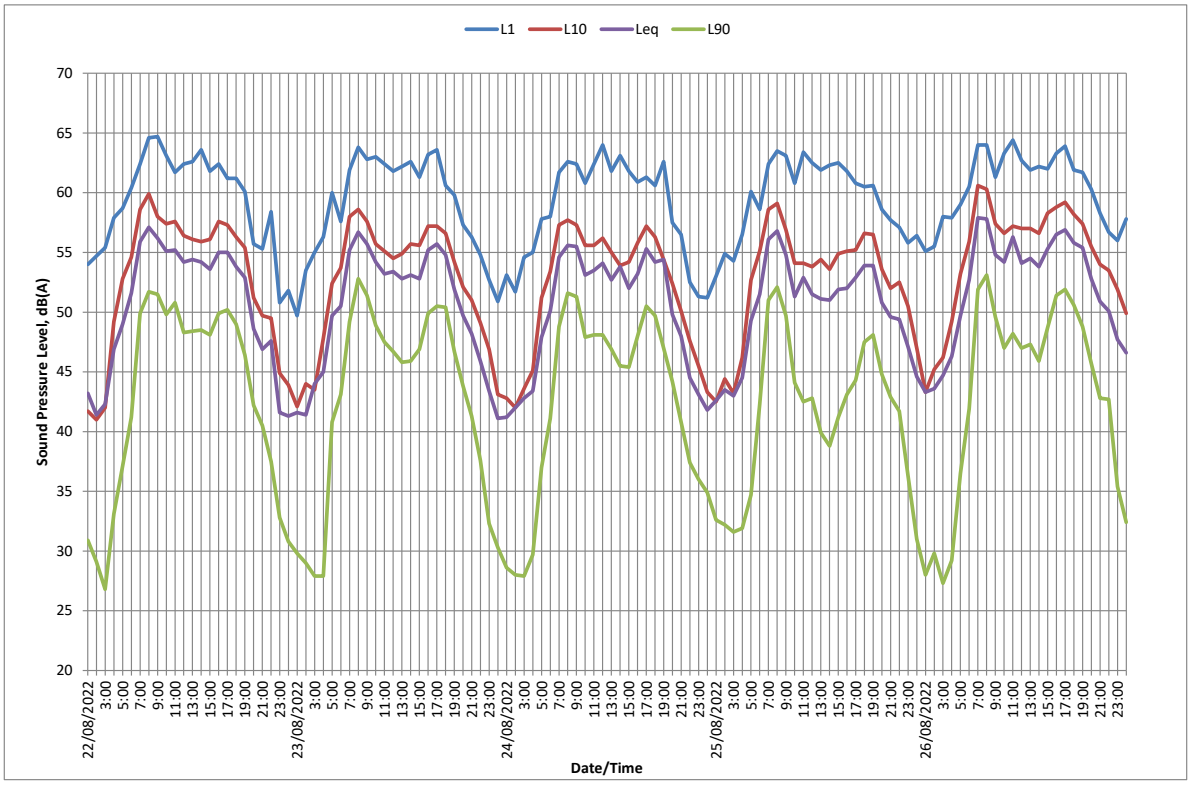


Figure 4-2: Hourly Noise Measurement Results at Vasse Bypass Noise Logger

The average difference between the weekday $L_{Aeq(Day)}$ and $L_{Aeq(Night)}$ is 10.8 dB for Bussell Highway and 7.4 dB for Vasse Bypass. This same difference has been assumed to exist in future years.

As the difference between these two parameters is more than 5 dB, it is the daytime noise that will dictate compliance or otherwise (refer *Section 2*).

4.2. Model Calibration

The noise model is calibrated by comparing the measured noise levels from the noise loggers to the modelled noise levels at the same location assuming existing conditions and traffic volumes.

The results provided in *Table 4-3* show a good correlation between measured and modelled values. As a conservative approach, a +0.4 dB calibration factor has been used in the modelling.

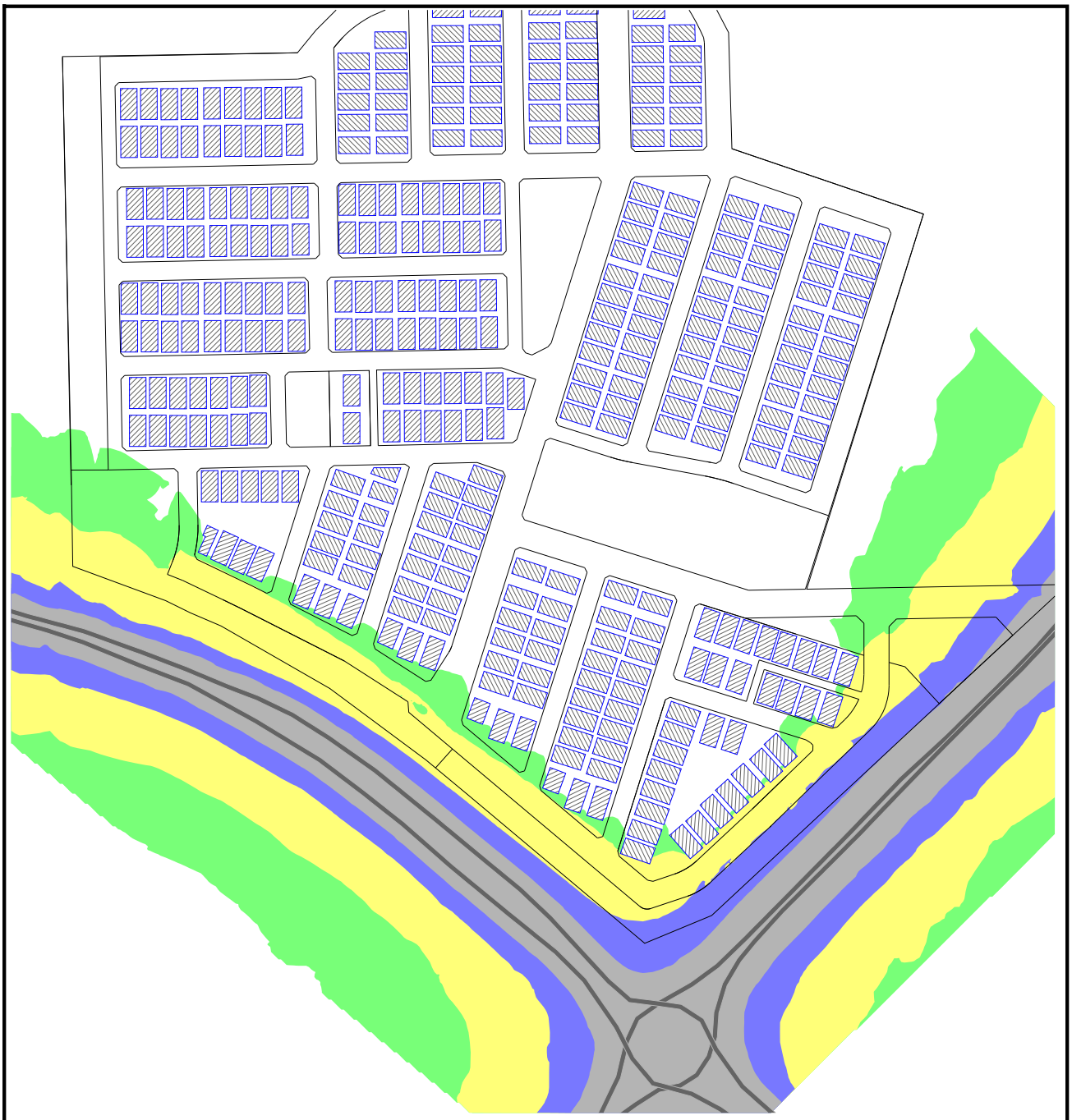
Table 4-3: Comparison between Measured and Modelled Noise Levels

Road Name	Measured Noise Level ($L_{Aeq(Day)}$, dB)	Modelled Noise Level ($L_{Aeq(Day)}$, dB)	Difference dB
Bussell Highway	58.4	58.5	+0.1
Vasse Bypass	54.0	53.6	+0.4

Note. Modelled noise level adjusted by -0.7 dB (free field) in accordance with NAASRA.

4.3. Noise Modelling

The noise model was initially set-up for existing conditions and calibrated to the noise measurement location. The model is then updated to include the proposed subdivision, indicative buildings and future traffic volumes, maintaining the same model calibration. The results of the noise modelling are provided as noise contour plots in *Figure 4-3* and *Figure 4-4* representing ground floor and upper floor respectively.



Vasse North Subdivision
Future Traffic Noise Levels - No Mitigation

$L_{Aeq(Day)}$ Noise Level Contours Based on Future Conditions
Ground Floor Level

SoundPlan v9.0
CoRTN Algorithms

17 April 2024

Signs and symbols
- Road
- Building

N

Noise levels
$L_{Aeq,Day}$ dB

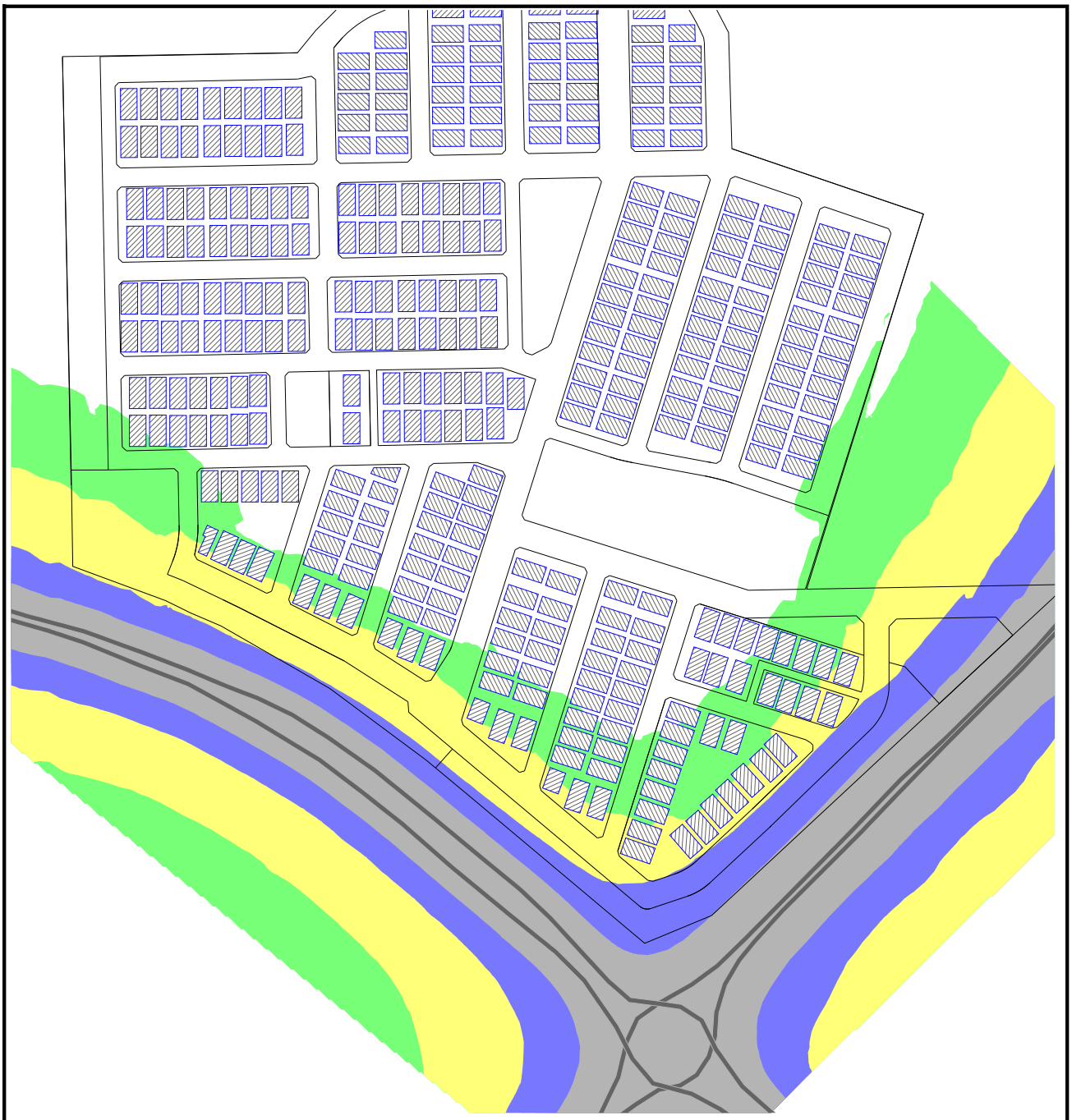
<= 55	
<= 56	Exposure A
<= 57	
<= 58	
<= 59	Exposure B
<= 60	
<= 61	
<= 62	
<= 63	Exposure C
<= 64	
<= 65	
<= 66	
> 66	Exposure D

SPP 5.4 (Sep 2019)

Lloyd George Acoustics
PO Box 717
HILLARYS WA 6923
(08) 9401 7770

Length Scale
0 20 40 80 120 160 m

Figure 4-3



Vasse North Subdivision
Future Traffic Noise Levels - No Mitigation

$L_{Aeq(Day)}$ Noise Level Contours Based on Future Conditions
Upper Floor Level

SoundPlan v9.0
CoRTN Algorithms

17 April 2024

Signs and symbols
- Road
- Building

N

Noise levels
$L_{Aeq,Day}$ dB

<= 55	
<= 56	Exposure A
<= 57	
<= 58	
<= 59	Exposure B
<= 60	
<= 61	
<= 62	
<= 63	Exposure C
<= 64	
<= 65	
<= 66	
> 66	Exposure D

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Length Scale
0 20 40 80 120 160 m

Figure 4-4

5. ASSESSMENT

The objectives of SPP 5.4 are to achieve:

- Indoor noise levels specified in *Table 2-1* in noise-sensitive areas (e.g. bedrooms and living rooms or houses); and
- A reasonable degree of acoustic amenity for outdoor living areas on each residential lot.

Where the outdoor noise targets of *Table 2-1* are achieved, no further noise controls are necessary. With reference to *Section 4.3*, in particular *Figures 4-3 and 4-4*, it is evident the outdoor noise target will be exceeded at some lots and therefore noise mitigation is to be considered in the subdivision design.

With reference to the various Exposure Levels, these are:

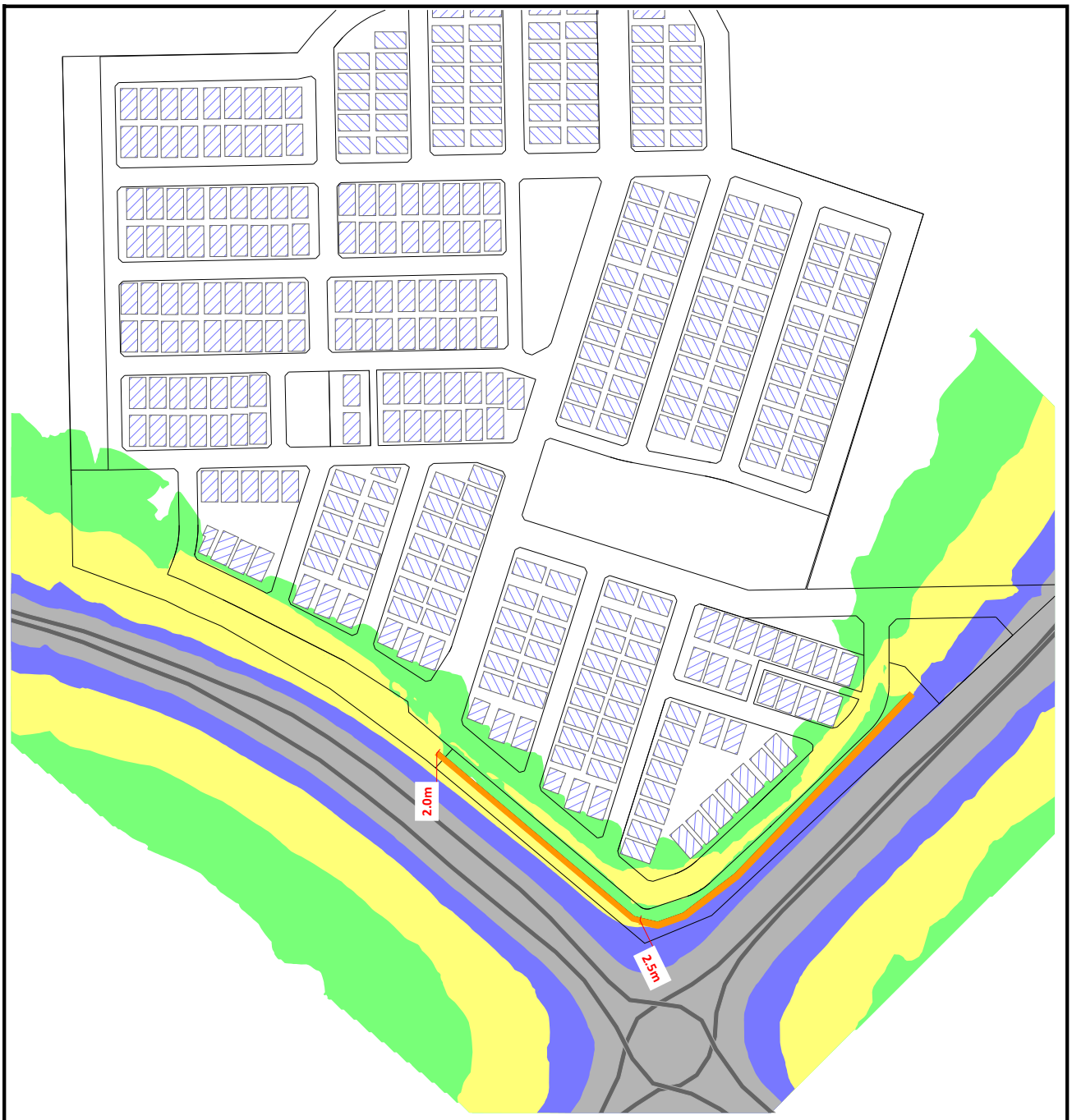
- Exposure A – 56 to 58 dB $L_{Aeq(Day)}$;
- Exposure B – 59 to 62 dB $L_{Aeq(Day)}$; and
- Exposure C – 63 to 66 dB $L_{Aeq(Day)}$.

Due to the geometry of the road in relation to the proposed ground levels within the subdivision, it is not considered practicable to reduce traffic noise levels to below the Exposure Levels. It is therefore proposed to use a combination of an earth noise bund and building facade protection packages.

The location and height of the proposed earth noise bund and the predicted future traffic noise levels assuming the bunds are constructed, are provided in *Figure 5-1* and *Figure 5-2*.

The required facade packages, in combination with the bund, to address road traffic noise are provided in *Figure 5-3* and *Figure 5-4,* being for the ground and upper floor respectively. It should be noted that a restriction on two-storey residential development within 150m of Bussell Highway and Vasse Bypass will be imposed for any future subdivision.

In addition to the facade packages, where the backyards of lots are affected by traffic noise exceeding the outdoor noise targets (as shown in *Figures 5-1 and 5-2*), they must be protected by a fence or similar structure to achieve reasonable noise levels in the outdoor living area. For lots that front the road, the house will act as a barrier to the alfresco area at the rear, however when backing-on or side-on, a barrier 2.0 metre (Package A) or 2.4 metre (Package B and C) high must be constructed on boundary to shield any alfresco area. The required screening is described in the tables in *Appendix A.*



Vasse North Subdivision
Future Traffic Noise Levels - With Mitigation

$L_{Aeq(Day)}$ Noise Level Contours Based on Future Conditions
Ground Floor Level

SoundPlan v9.0
CoRTN Algorithms

17 April 2024

Signs and symbols
- Road
- Building
- Bund

N

Noise levels
$L_{Aeq,Day}$ dB

<= 55	
<= 56	Exposure A
<= 57	
<= 58	
<= 59	Exposure B
<= 60	
<= 61	
<= 62	
<= 63	Exposure C
<= 64	
<= 65	
<= 66	
> 66	Exposure D

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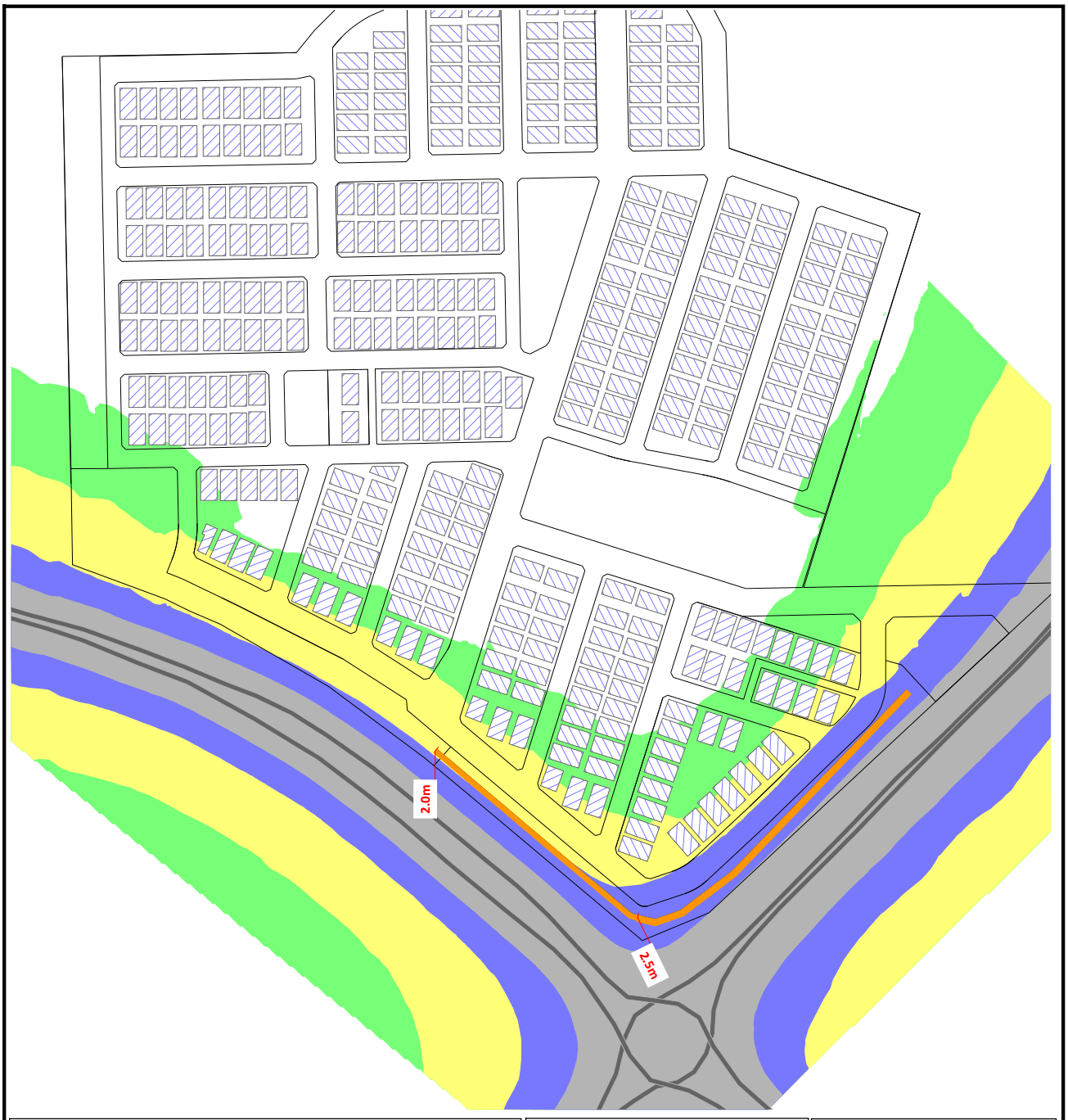
(08) 9401 7770

Length Scale
0 20 40 80 120 160 m

Figure 5-1



Vasse North Subdivision
Future Traffic Noise Levels - With Mitigation

$L_{Aeq(Day)}$ Noise Level Contours Based on Future Conditions
Upper Floor Level

SoundPlan v9.0
CoRTN Algorithms

17 April 2024

Signs and symbols
- Road
- Building
- Bund

Noise levels
$L_{Aeq,Day}$ dB

<= 55	
<= 56	Exposure A
<= 57	
<= 58	
<= 59	Exposure B
<= 60	
<= 61	
<= 62	
<= 63	Exposure C
<= 64	
<= 65	
<= 66	
> 66	Exposure D

SPP 5.4 (Sep 2019)

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Length Scale
0 20 40 80 120 160 m

Figure 5-2

Vasse North Subdivision

Facade Package Requirements - Ground Floor

17 April 2024

Signs and symbols

- Facade Package Not Required
- Facade Package A
- Facade Package B
- Road
- Noise protection berm

N

Lloyd George Acoustics
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HILLARYS WA 6923
(08) 9401 7770

Length Scale

0 20 40 80 120 160 m

Figure 5-3

Vasse North Subdivision

Facade Package Requirements - Upper Floor

17 April 2024

Signs and symbols

- Facade Package Not Required
- Facade Package A
- Facade Package B
- Road
- Noise protection berm

N

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HILLARYS WA 6923
(08) 9401 7770

Length Scale

0 20 40 80 120 160 m

Figure 5-4

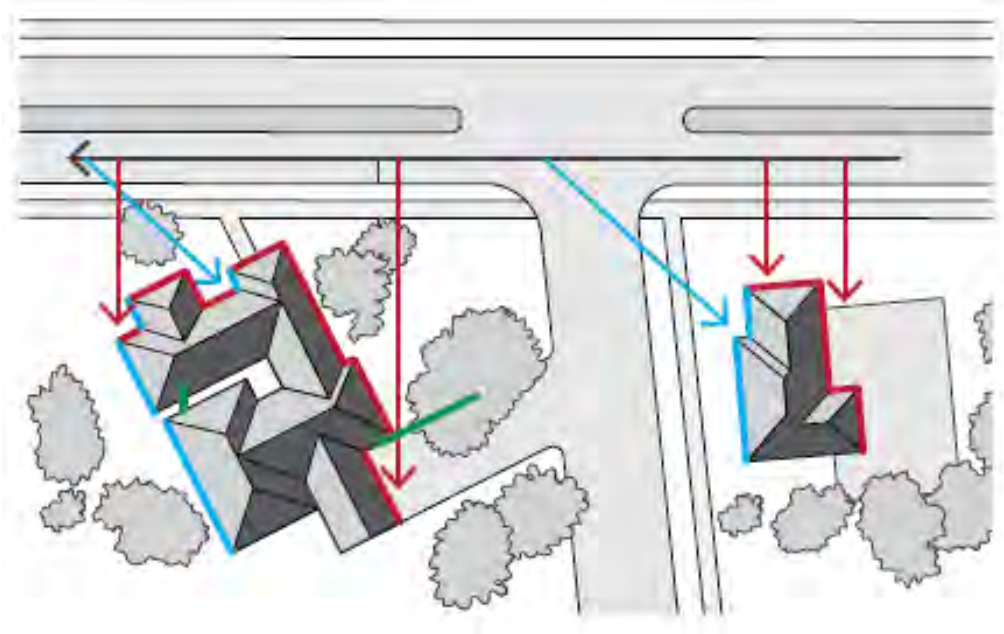
Appendix A – Quiet House Packages

The packages and information provided on the following pages are taken from *Road and Rail Noise Guidelines* (September 2019).

Where outdoor and indoor noise levels received by a noise-sensitive land-use and/or development exceed the policy's noise target, implementation of quiet house requirements is an acceptable solution.

With regards to the packages, the following definitions are provided:

- **Facing** the transport corridor (red): Any part of a building façade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the façade without obstruction (ignoring any fence).
- **Side-on** to transport corridor (blue): Any part of a building façade that is not 'facing' is 'side-on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).
- **Opposite** to transport corridor (green): Neither 'side on' nor 'facing', as defined above.



Quiet House Package A

56-58 dB $L_{Aeq(Day)}$ & 51-53 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; – Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$): – Sealed awning or casement windows with minimum 6mm glass.	• Up to 40% floor area ($R_w + C_{tr} \geq 25$): – Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; • Up to 60% floor area ($R_w + C_{tr} \geq 28$); • Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	• Doors to achieve $R_w + C_{tr} \geq 25$: – 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; – Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	• $R_w + C_{tr} \geq 45$: – Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or – Single leaf of 150mm brick masonry with 13mm cement render on each face; or – One row of 92mm studs at 600mm centres with: ▪ Resilient steel channels fixed to the outside of the studs; and ▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; ▪ 75mm thick mineral wool insulation with a density of at least 11kg/m^3; and ▪ 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: • Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	

Quiet House Package B

59-62 dB $L_{Aeq(Day)}$ & 54-57 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): – Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): – Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – Sliding or double hung with 6mm-12mm-10mm double insulated glazing; – Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$); • Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	• Doors to achieve $R_w + C_{tr} \geq 28$: – 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; – Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: – Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m^3). Resilient ties used where required to connect leaves. – Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). – Single leaf of 220mm brick masonry with 13mm cement render on each face. – 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. – Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m^3) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: – Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

Quiet House Package C

63-66 dB $L_{Aeq(Day)}$ & 58-61 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 20% floor area ($R_w + C_{tr} \geq 31$): – Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 40% floor area ($R_w + C_{tr} \geq 34$): – Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): – Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): – Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Not recommended.	• Doors to achieve $R_w + C_{tr} \geq 30$: – Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; – 40mm Solid timber core side hinged door, frame and seal system certified to R_w 32 including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: – Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Resilient ties used where required to connect leaves. – Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). – Single leaf of 220mm brick masonry with 13mm cement render on each face. – 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. – Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m^3) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 40$: – Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; – R3.0+ insulation batts above ceiling; – 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

Mechanical Ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.

Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations.

The Notification is to state as follows:

This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.

Appendix B – 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:

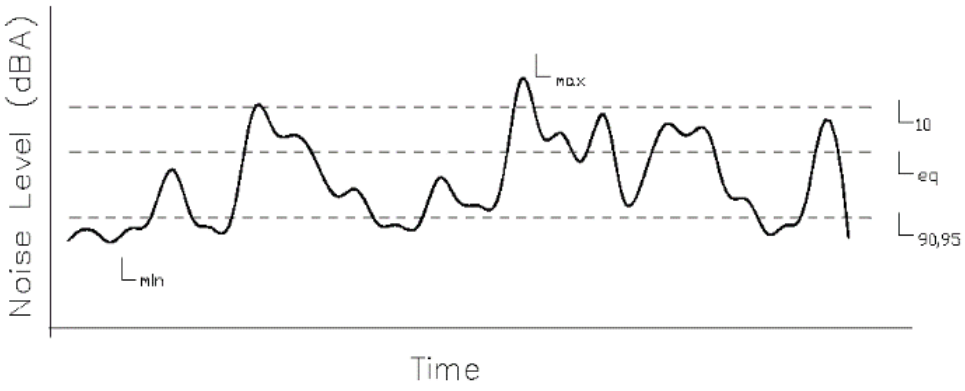
- The noise reduction benefit provided;
- The number of people protected;
- The relative cost vs benefit of mitigation;
- Road conditions (speed and road surface) significantly differ from noise forecast table assumptions;
- Existing and future noise levels, including changes in noise levels;
- Aesthetic 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'**

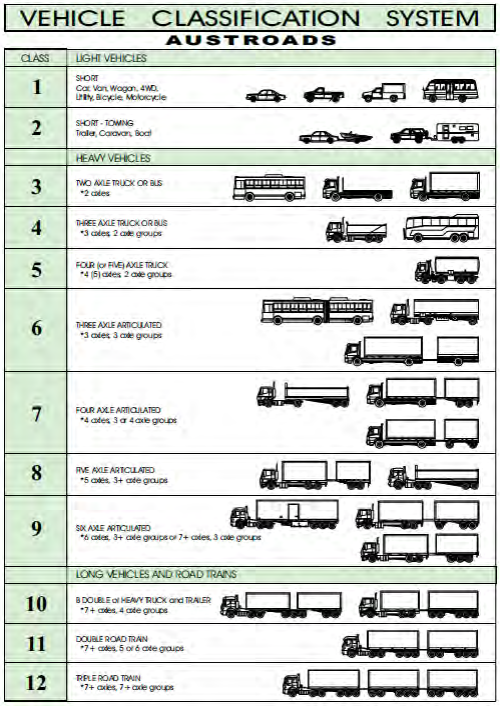
'Practicable' considerations for the purposes of the policy normally relate to the engineering aspects of the noise mitigation measures under evaluation. It is defined as "reasonably practicable having regard to, among other things, local conditions and circumstances (including costs) and to the current 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.

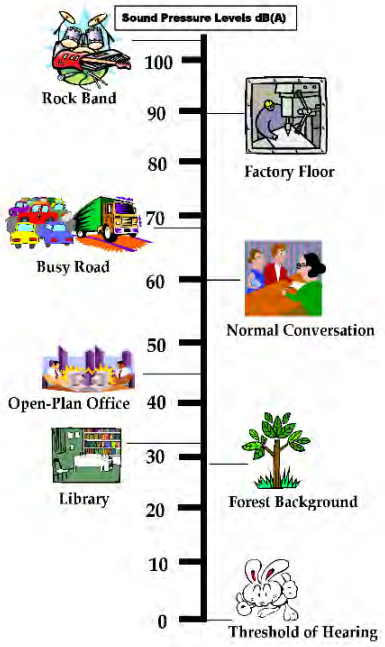
- **Chart of Noise Level Descriptors**



- **Austroads Vehicle Class**



- **Typical Noise Levels**



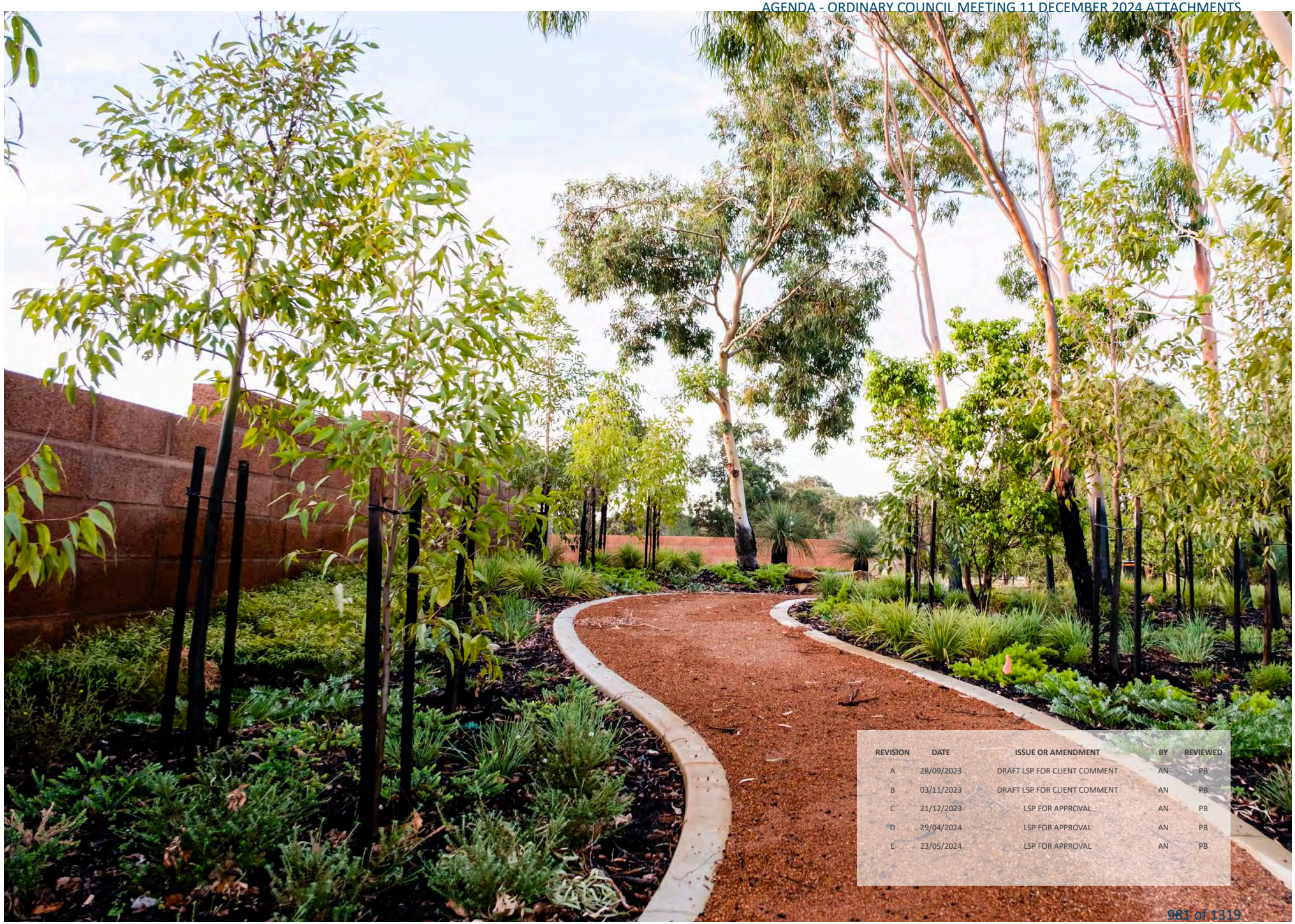
Appendix 6 - Landscape Strategy Report (Emerge Associates)

Vasse North

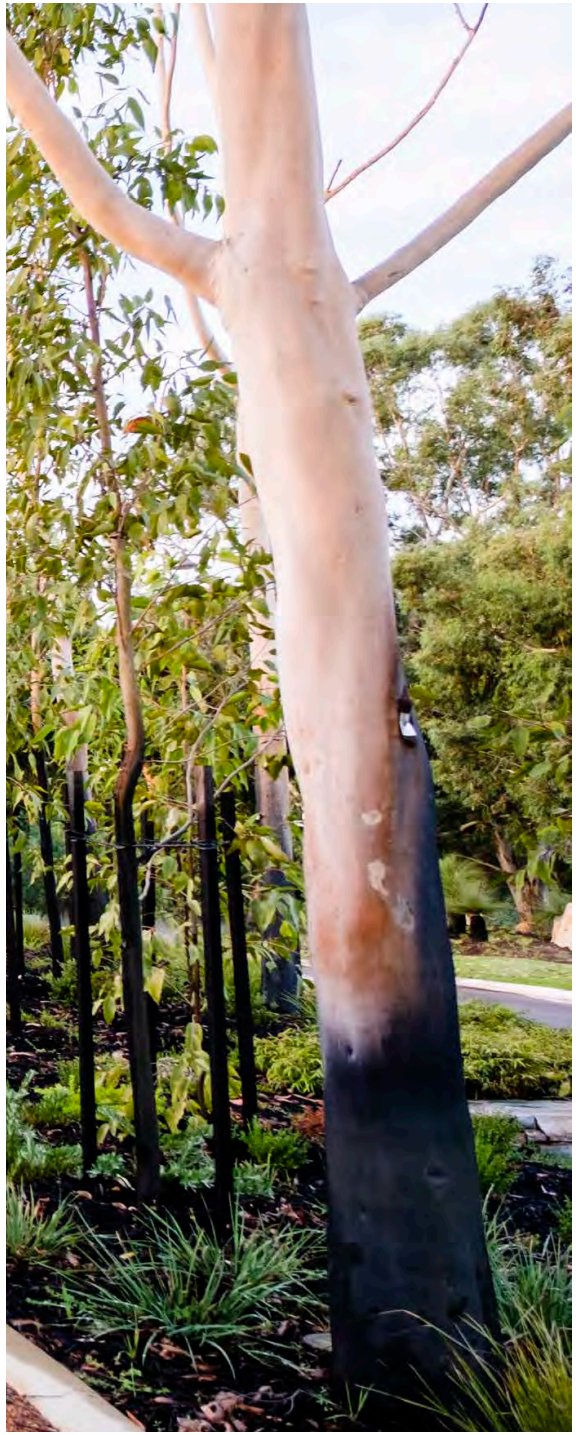
Local Structure Plan (LSP) - Landscape Strategy Report

emerge ASSOCIATES

May 2024



REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	28/09/2023	DRAFT LSP FOR CLIENT COMMENT	AN	PB
B	03/11/2023	DRAFT LSP FOR CLIENT COMMENT	AN	PB
C	21/12/2023	LSP FOR APPROVAL	AN	PB
D	29/04/2024	LSP FOR APPROVAL	AN	PB
E	23/05/2024	LSP FOR APPROVAL	AN	PB



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1.0 Context

1.1 Purpose of this Report

Perron Developments Pty Ltd & Stawell Pty Ltd (the proponent) are preparing a local structure plan for amendment Lots 9010, 9001 and part of lots S19 and S20 Bussell Highway, Vasse (herein referred to as 'the site', and known as Vasse North), to support future residential development.

The purpose of this Landscape Report is to identify the guiding principles to the treatment of retained vegetation, streetscapes and public open space amenity within the project.

1.2 Site Location

Vasse North is located in the South West region of the City of Busselton and is situated approximately 10km west of Busselton. The site is generally located in an area that has historically supported a mixture of agricultural land uses, however is transitioning to residential land uses. The site consists of an area approximately 38 ha and is bounded by Broadwater Swamp to the north, Vasse Bypass to the south, Bussell Highway to the east, and Buayanyup Main Drain to the west.

The landscape strategy plan (LSP) report allows for the creation of residential lots, one large and two small areas of public open space, as well as a linear public open space weaving through the site.

The LSP provides for a well-connected open space network which will provide the local community with safe parklands, supporting various open space functions whilst facilitating significant environmental outcomes through the retention and protection of existing vegetation.

Imagery of existing site conditions.

2.0 Landscape Strategy

The Landscape Strategy is intended to be an overall guide to the proposed functions, amenities and landscape treatment within The Vasse North LSP.

The development of this site in the south west of Western Australia provides the opportunity for the rural character & natural landscape features of the existing locale to be interpreted and sensibly enhanced within practical limits throughout the project area.

The key Landscape Strategies to be explored during the design phase shall be:

- Respecting the ecological corridors/buffers and incorporating these into a linear Public Open Space (POS) network and, adopting a programme of revegetation and rehabilitation.
- Understanding that the linear POS network provides the opportunity to provide connection into existing dual use pathways as a highly legible and pedestrian/bicycle friendly framework throughout the estate.
- Retention of existing stands of scattered and isolated *Eucalyptus* & *Melaleuca* trees, via incorporation into POS or through the creation of wider road reserves.
- Appreciation that a balanced approach is required to ensure the social and recreational requirements of the future residents are balanced with the ecological and engineering constraints imposed by the site.
- Provide a variety of outdoor public space for recreational and social opportunities appropriate to the size of the proposed community.
- Provide a legible network of walking and bicycle paths linking mixed use and areas of public open space
- Mitigate post development drainage flows through incorporation of waterway treatment drains within the open space network and widened road reserves.

The project will be developed around offering a range of open space opportunities. The public open space within the site has been planned to provide a network of parkland and corridors which integrate with the buffer areas, and aims to contribute to the ecological and social fabric of the community.

Being strategically located, they will provide accessibility and connectivity through the development whilst also playing an important role in protecting the site's natural assets.

The areas of POS have been divided into broad categories based on their specific treatments and design:

- Neighbourhood POS

Located throughout the development (typically 1,800 - 19,800m^2 in area) and provides local residents with areas for informal play and passive uses. Also provides seating areas under shelter/shade and are typically within 400m of most dwellings. Are able to service approx. 600 dwellings within the surrounding area.

- Local POS

Designed to accommodate daily passive recreation for the local community. These consist of informal recreational areas, defined by parkland plantings. Shelters with amenities such as BBQs and picnic settings are centrally located to overlook open turf areas. Path systems will link to the adjoining residential streets, connecting the linear POS and neighbourhood POS.

- Small POS

These small parks contribute to the landscape character and quality of the neighbourhood, making walking through the area more enjoyable and appealing to residents. They are generally linked in a network of green, shaded streetscapes and linear parklands to facilitate ease of access for all residents.

- Linear POS

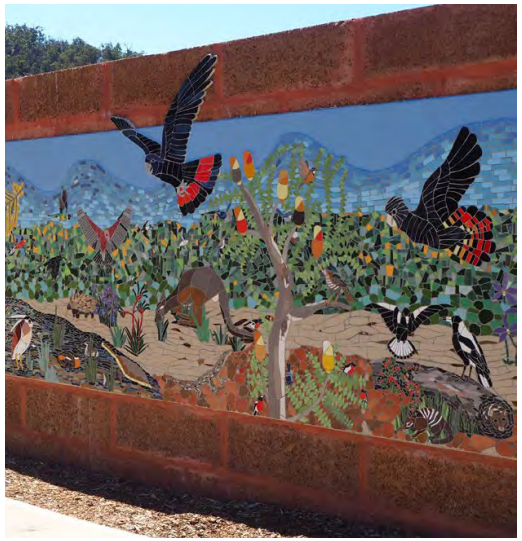
Open spaces which provide a connection between smaller recreational nodes (neighbourhood POS). Provides legibility and sense of place for local residents. Also enables retention of existing trees and allows for drainage conveyance through the site.

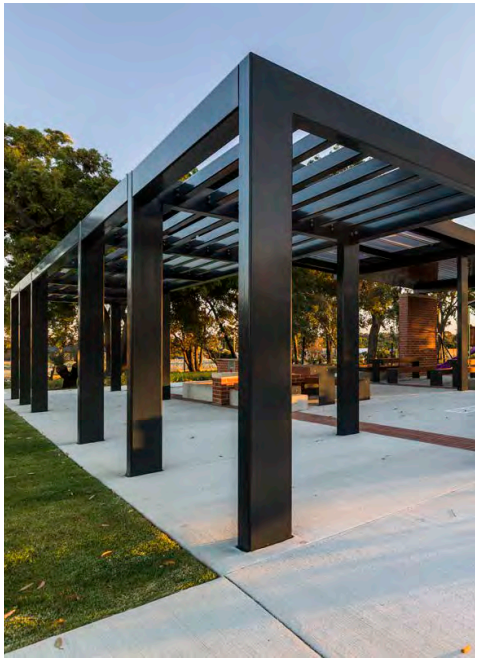
- Acoustic Buffer

The vegetation buffer adjacent Vasse Bypass and Bussell Highway will screen views of westbound and eastbound traffic into the development, while providing a noise barrier for future residents.

The buffer will cater for stormwater runoff with swales on either side to convey flows.

Local Character Images (Indicative Only)





3.0 Drainage Strategy (to be read in conjunction with hydrology strategy)

3.1 Stormwater Drainage

All stormwater from the development will be directed into a system of bio-retention treatment areas constructed along the edges of the POS and other landscape areas. These devices will be sized to treat the flows from the small rainfall event in accordance with the principles of the Department of Water and Environmental Regulation. Storm events in excess of these will be directed into flood storage areas also typically located within POS. Bio-retention areas will be located outside of Floodways and planted with native species.

The development aims to utilise water sensitive urban design principles covering the following:

- At source treatment of water quality within select road reserves, buffers and POS'
- Bio-retention swales to improve water quality and convey stormwater runoff to existing waterways
- Reed and fringing vegetation to swales to provide a nutrient stripping function

It is important that proposed swales/basins allow for multiple uses; including recreation, stormwater management and creation of natural habitat.

3.2 Drainage Treatment Adjacent POS

All stormwater from the development will be directed into a system of drainage swales and bio-retention basins constructed along the edges of the POS and within the road reserve. These devices will be sized to treat the flows from the 1 in 1 yr event in accordance with the principles of the Department of Water, Stormwater Management Manual for Western Australia. Storm events in excess of these will be directed into outlet basins located within the POS area.

4.0 Landscape Masterplan

LEGEND

- EXISTING LARGE TREES
- OPEN TURF
- BASIN & SWALES
- DUAL USE PATH
- EMERGENCY ACCESS
- ENTRY FEATURE
- PUBLIC ART OPPORTUNITY
- PLAYGROUND
- PARK SHELTER
- PICNIC SETTING
- BENCH SEAT
- BBQ
- DRINK FOUNTAIN
- FITNESS NODE

01 ENTRY STATEMENT
02 ENTRY ROAD
03 NEIGHBOURHOOD POS 1
04 LOCAL POS 2
05 SMALL POS 3
06 LINEAR POS 4
07 LINEAR POS 5
08 LANDSCAPED ACOUSTIC BUFFER WITH 2m HIGH BUND
09 LANDSCAPED ACOUSTIC BUFFER WITH 2.5m HIGH BUND
10 EXISTING WASTE WATER PUMP STATION
11 PATH CONNECTION INTO EXISTING DUAL USE PATH (DUP)
12 COMMERCIAL SITE
13 EMERGENCY ACCESS WAY
BASIN
SWALE BASIN

POS 5
POS 4
POS 2
POS 3
POS 1

5.0 Public Open Space (POS) Typologies

5.1 Neighbourhood POS 1

AREA = 18,730m²

CONCEPT

- Combination of active/ passive recreational areas adjacent the main entry road
- Focussed on retention of existing trees

FUNCTIONS

- Adventure playground integrated amongst existing trees
- Informal trails through existing trees and passive seating area with central public art feature or interpretive/ educational signage
- Shade structures, BBQ & picnic facilities
- Kickabout turf areas

ENVIRONMENTAL CONSIDERATIONS

- Large groupings of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Water treatment planting slection to bio-retention area
- Flood storage provision

BASIN 6		BASIN 7A	
• 1% AEP TWL (mAHD)	2.33	• 1% AEP TWL (mAHD)	2.52
• Volume (m³)	1,110	• Volume (m³)	1,010
• Slope	1:6	• Slope	1:6
• Depth (m)	0.63	• Depth (m)	0.62

Neighbourhood POS Character Images (Indicative Only)

Local POS

5.2 Local POS 2

AREA = 5,372m²

CONCEPT

- Small active recreational parK
- Provide green pedestrian link within path network

FUNCTIONS

- Provides a 'green' view for surrounding dwellings
- A landmark park providing a pedestrian halfway point through the development
- Shade structure and seating area
- Various fitness equipment to meet different fitness needs

ENVIRONMENTAL CONSIDERATIONS

- Water-wise native plant species selections
- Water treatment planting selection to bio-retention area

BASIN 5	
• 1% AEP TWL (mAHD)	2.01
• Volume (m³)	560
• Slope	1:6
• Depth (m)	0.61

Local POS Character Images (Indicative Only)

Small POS

5.3 Small POS 3

AREA =2,872m²

CONCEPT

- A small park providing passive facilities for those residents with smaller yards; encouraging community congregation and socialisation
- Parkland views promote legibility within estate
- Retention of stand of existing trees
- Key green linkage between two larger parks in the east and west

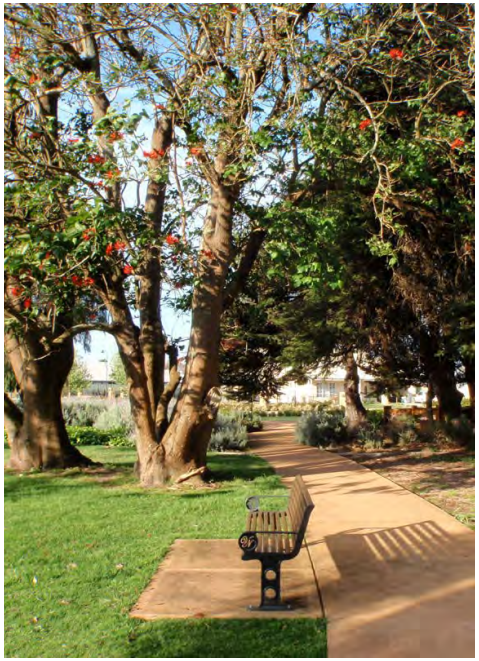
FUNCTIONS

- Paved open pedestrian space
- Shade structures, BBQ & picnic facilities
- Kickabout turf areas

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections

Small POS Character Images (Indicative Only)



Linear POS

5.4 Linear POS 4

AREA =10,187m²

CONCEPT

- Linear park with opportunities for multiple use
- Retention of existing trees
- Key green linkage between north and south of site

FUNCTIONS

- Drainage retention
- Kickabout turf areas
- Limited play opportunities
- Internal path network connecting into the broader path network
- Visual buffer

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Source local materials where possible

SWALE BASIN 2

• 1% AEP TWL (mAHD)	2.18
• Volume (m³)	4,210
• Slope	1:6
• Depth (m)	1.18

Linear POS Character Images (Indicative Only)

Acoustic Buffer & Character Images (Indicative Only)

5.5 Acoustic Buffer

AREA =20,580m²

CONCEPT

- Linear park with opportunities for multiple use
- Retention of existing trees where possible
- Key green linkage between east and west of site
- 2m high bund to be extended west along Vasse Bypass towards BMD if there is consensus that screen planting only is insufficient

FUNCTIONS

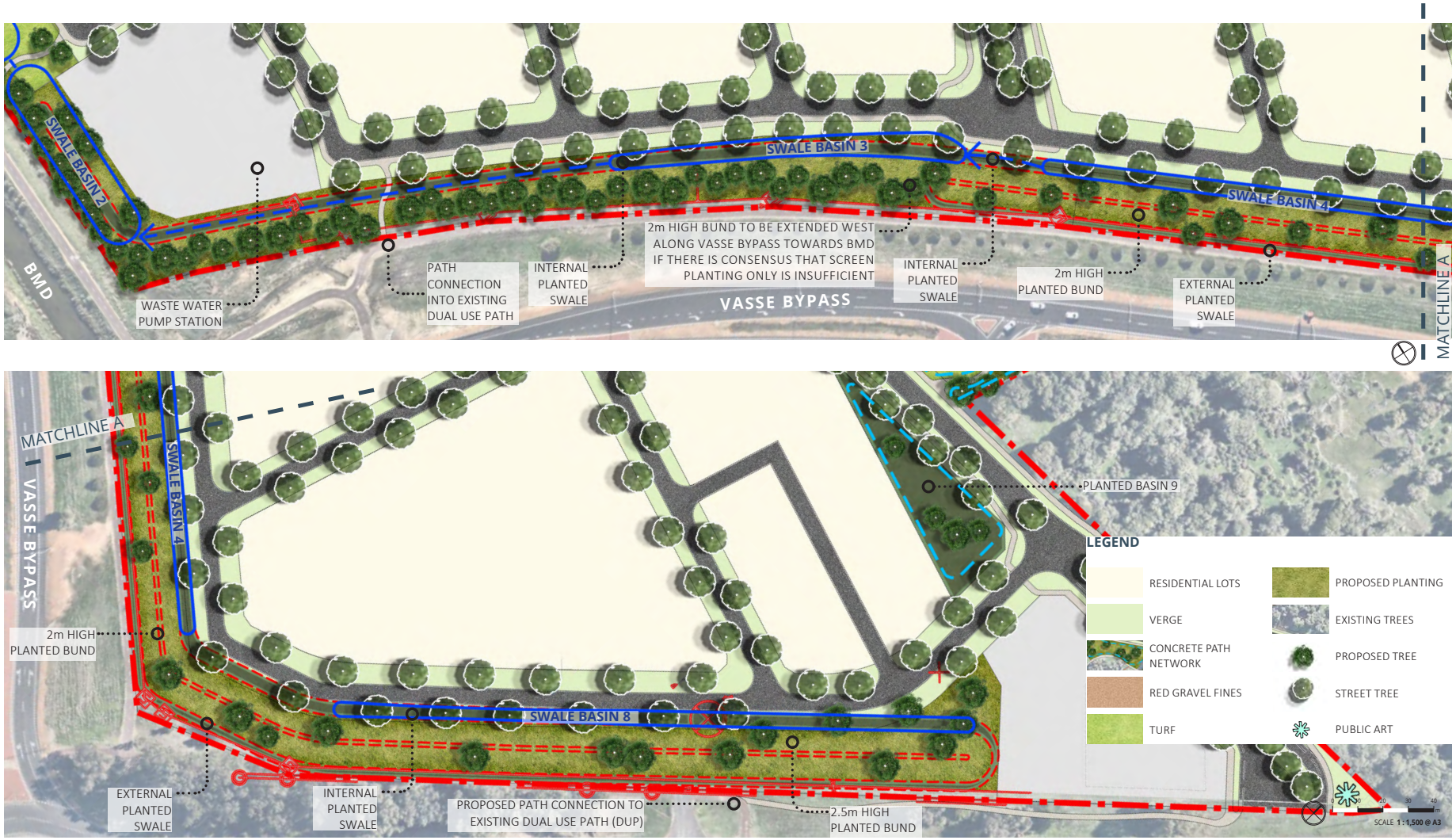
- Screen views into development
- Noise buffer from adjacent highways
- Drainage conveyance
- Internal path network connecting into the broader path network
- Entry Statement signage

ENVIRONMENTAL CONSIDERATIONS

- Large grouping of existing vegetation to be retained for shade and fauna habitat
- Water-wise native plant species selections
- Source local materials where possible

SWALE BASIN 3		**SWALE BASIN 4**	
• 1% AEP TWL (mAHD)	3.00	• 1% AEP TWL (mAHD)	3.54
• Volume (m³)	190	• Volume (m³)	160
• Slope	1:6	• Slope	1:6
• Depth (m)	0.65	• Depth (m)	0.74
SWALE BASIN 8		**BASIN 9**	
• 1% AEP TWL (mAHD)	3.22	• 1% AEP TWL (mAHD)	2.74
• Volume (m³)	150	• Volume (m³)	620
• Slope	1:6	• Slope	1:6
• Depth (m)	0.72	• Depth (m)	0.79

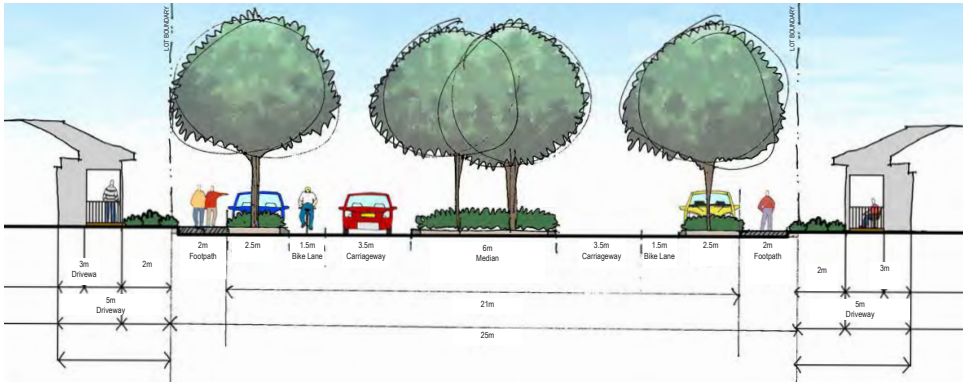
Acoustic Buffer Detail Plan



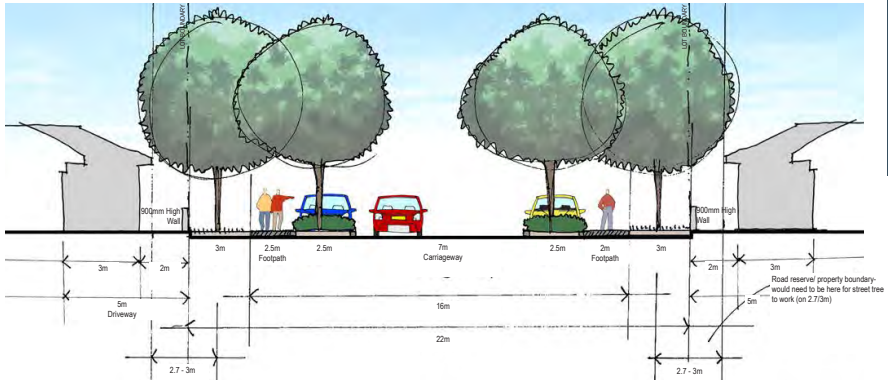
6.0 Street Hierachy Plan

01 NEIGHBOURHOOD CONNECTOR A (25m)
02 NEIGHBOURHOOD CONNECTOR B (22m)
03 VASSE BYPASS 2.0m HIGH BUND (14m)
04 BUSSELL HWY 2.5m HIGH BUND (14m)
05 EASTBOUND BUND NEAR BRIDGE
06 ACCESS STREET A (20m)
07 ACCESS STREET B (20m ADJACENT BUSHLAND)
08 ACCESS STREET C (15m)
09 ACCESS STREET D (11.5m ADJACENT POS 1)
10 LANEWAY (6m)
11 LINEAR POS 4
12 SMALL POS 3
13 LOCAL POS 2

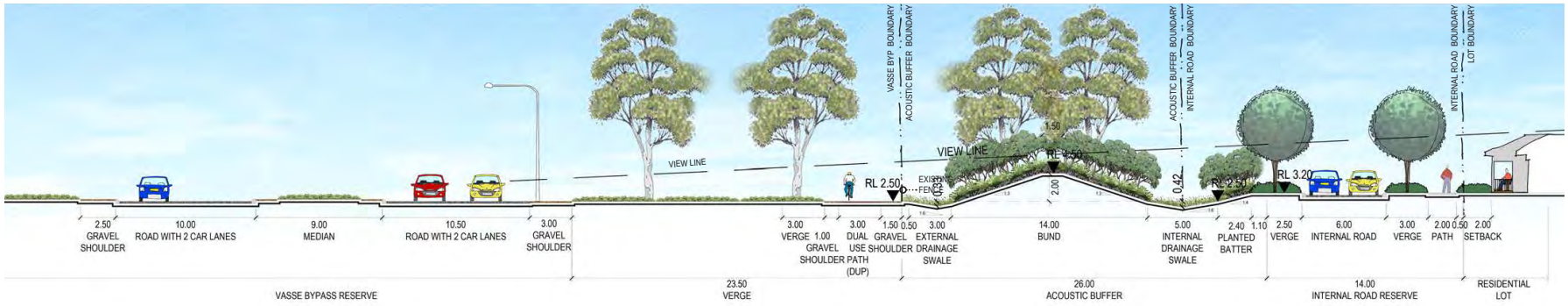
6.1 Typical Sections



01
NEIGHBOURHOOD CONNECTOR A (25m)
SCALE 1:200 @ A3

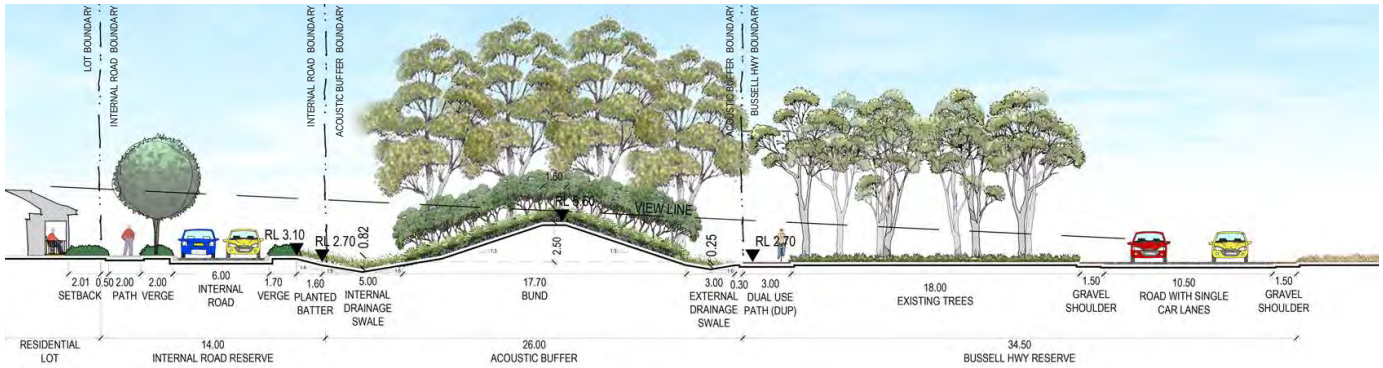


02
NEIGHBOURHOOD CONNECTOR B (22m)
SCALE 1:200 @ A3



03
Vasse Bypass 2m High Bund (14m)
1:300 @ A3

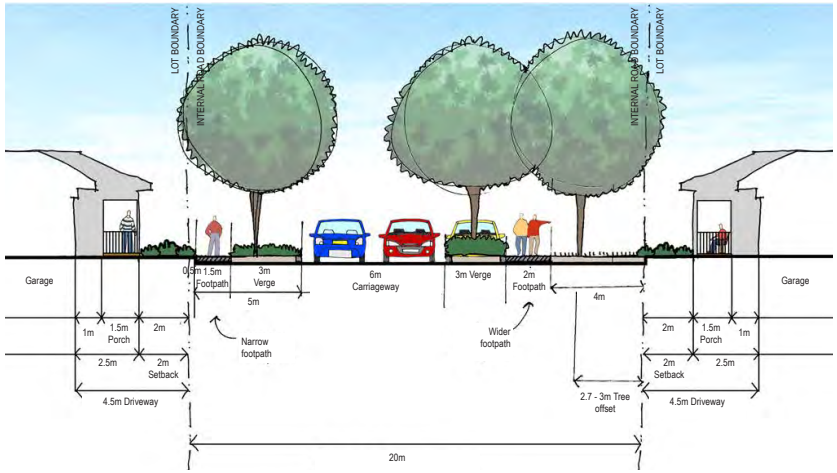
6.2 Typical Sections



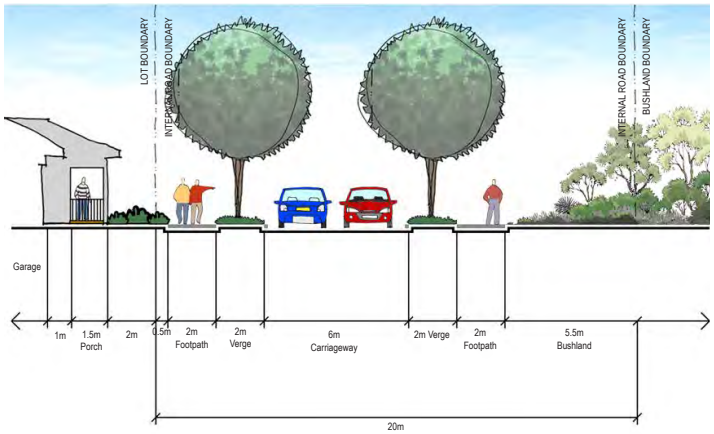
04
Bussell Highway 2.5m High Bund (14m)
1:300 @ A3

05
EASTBOUND BUND NEAR BRIDGE
1:500 @ A3

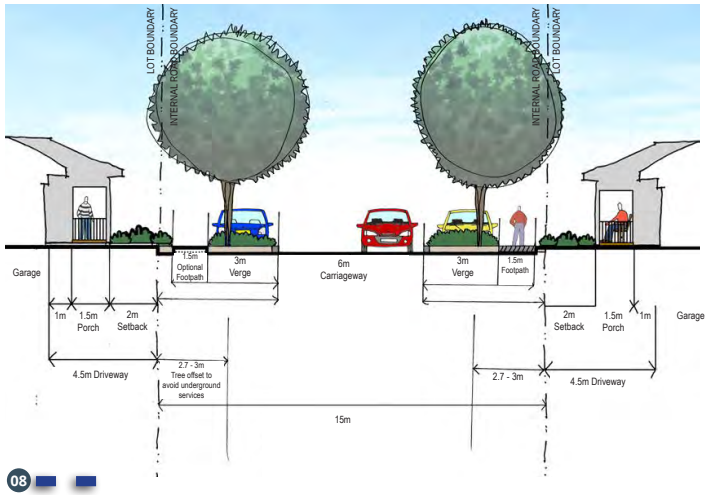
6.3 Typical Sections



06
ACCESS STREET A (20m)
SCALE 1:200 @ A3

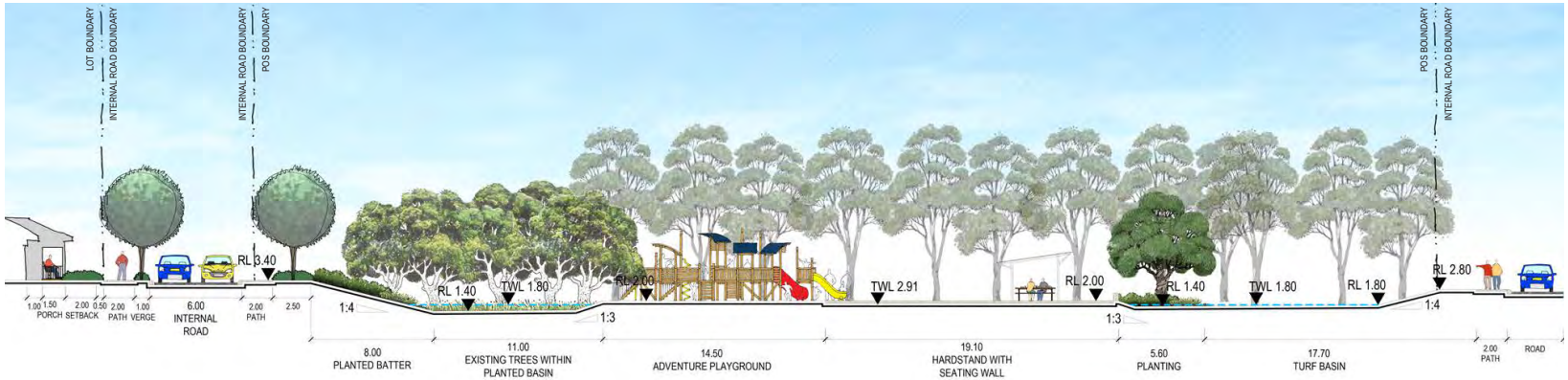


07
ACCESS STREET B (20m ADJACENT BUSHLAND)
SCALE 1:200 @ A3

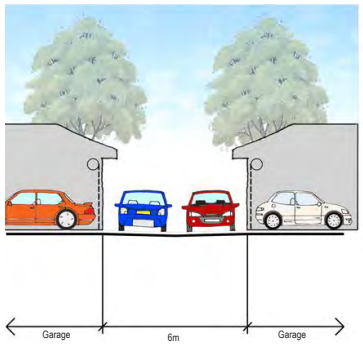


08
ACCESS STREET C (15m)
SCALE 1:200 @ A3

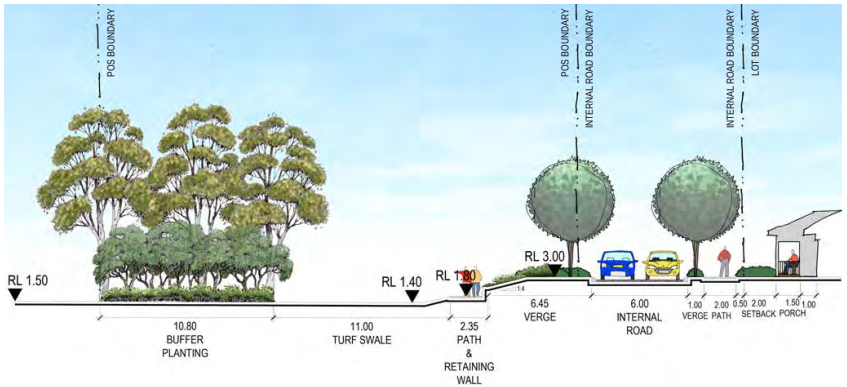
6.4 Typical Sections



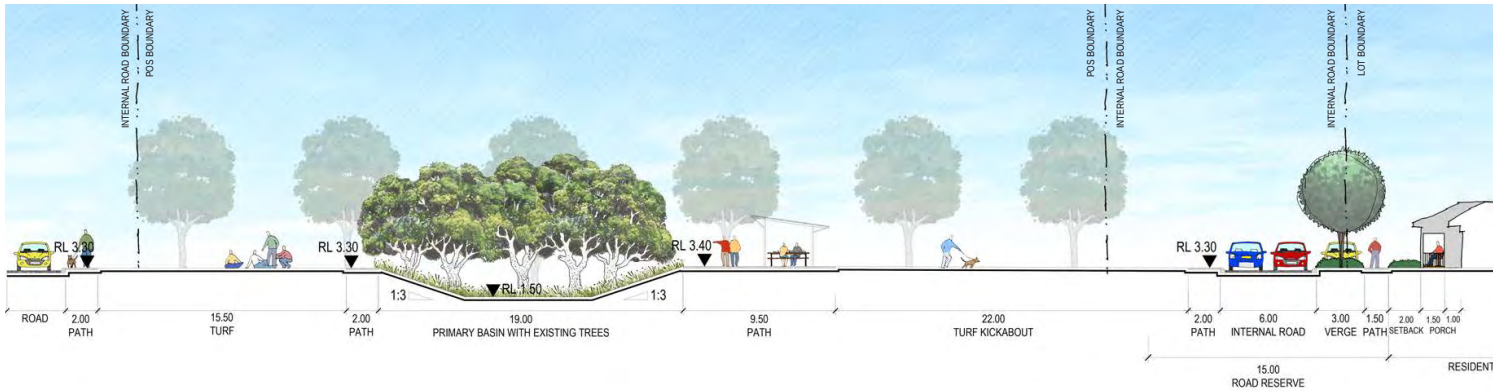
09
ACCESS STREET D (11.5m ADJACENT NEIGHBOURHOOD POS 1)
SCALE 1:300 @ A3



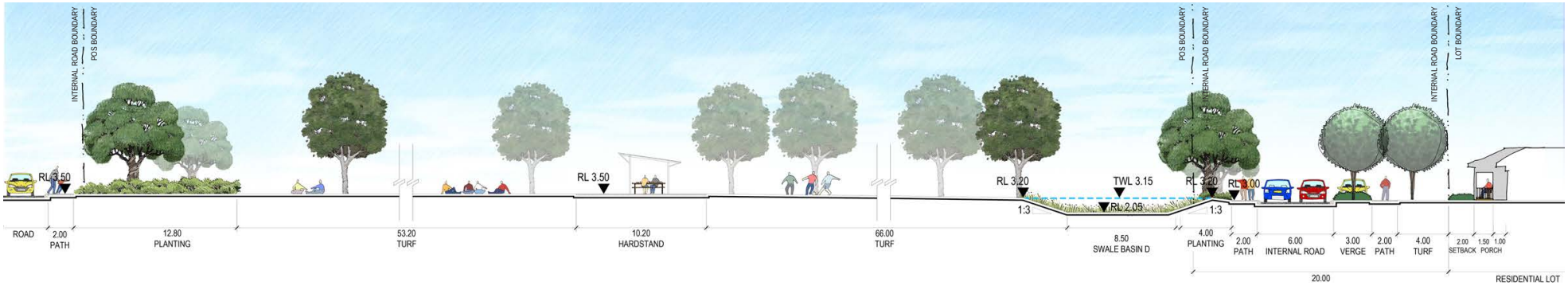
10
LANEWAY (6m)
SCALE 1:200 @ A3



11
LINEAR POS 4
1:300 @ A3



12
SMALL POS 3
SCALE 1:300 @ A3



13
LOCAL POS 2
SCALE 1:300 @ A3

7.0 Streetscapes

7.1 Street Tree Masterplan

Street trees are a desirable design element to increase shade and amenity. The selection and placement of street trees shall vary, depending on the street hierarchy network. It is proposed that along major roads, street trees will form a strong visual avenue, and not impede traffic flow, safety or sightlines.

In residential streets, the roads may vary in character from precinct to precinct; however they are characterised as smaller scale pedestrian friendly environments. Therefore, street trees will be of a smaller scale, and will take advantage of passive solar principles that allows for summer shade and winter sun.

As the road reserve widths may vary to allow for the retention of existing vegetation and the interconnection of the linear park network, it may be possible to allow for clustering or grouping of trees in the road reserve. This will be reviewed at the detailed design phase.

TREE LEGEND

- PRIMARY STREET TREE
- INTERNAL STREET TREE
- ACCESS STREET
- PERIMETER ROAD

8.0 Street Tree Palette

Primary Street Tree **Internal Street Tree** **Access Street Tree** **Perimeter Street Tree**

Agonis flexuosa
WA Peppermint

Callistemon 'Kings Park Special'
Bottlebrush

Eucalyptus torquata
Torwood

Corymbia calophylla
Marri

Corymbia ficifolia
Red Flowering Gum

Eucalyptus erythrocorys
Illyarri

Jacaranda mimosifolia
Jacaranda

Eucalyptus gomphocephala
Tuart

Lagerstroemia indica 'Comanche'
Crepe Myrtle

Eucalyptus synandra
Jingymia Mallee

Pyrus nivalis
Snow Pear

9.0 Indicative Planting Palette

Trees (>3m)

Agonis flexuosa	WA Peppermint
Banksia grandis	Bull Banksia
Corymbia calophylla	Marri
Eucalyptus marginata	Jarrah
Eucalyptus rudis	Flooded Gum
Melaleuca raphiophylla	Swamp Paperbark
Taxandria linearifolia	Swamp Peppermint
Xanthorrhoea preissii	Grass Tree

Large Shrubs (>1m)

Acacia cyclops	Coastal Wattle
Acacia saligna	Golden Wreath Wattle
Atriplex cinerea	Grey Saltbush
Grevillea olivacea	Olive Grevillea
Melaleuca huegelii	Chenille Honeymyrtle
Olearia axillaris	Coastal Daisy-Bush
Scaevola crassifolia	Cushion Fanflower

Small Shrubs (0.5 - 1m)

Anigozanthos manglesii	Red & Green Kangaroo Paw
Conostylis aculeata	Prickly Conostylis
Conostylis candicans	Grey Cottonhead
Grevillea preissii	Spider Net Grevillea
Dianella revoluta	Blueberry Lily
Olearia axillaris 'Little Smokie'	Coastal Daisybush
Poa poiformis	Coastal Poa

Sedges

Bolboschoenus caldwellii	Marsh Club Rush
Carex appressa	Tall Sedge
Ficinia nodosa	Knotted Club Rush
Juncus kraussii	Sea Rush
Juncus pallidus	Pale Rush
Meeboldina scariosa	Velvet Rush
Schoenoplectus vallidus	Lake Club Rush

Groundcovers (<0.5m)

Billardiera fusiformis	Australian Bluebell
Carpobrotus virescens	Coastal Pigface
Grevillea obtusifolia	Obtuse Leaved Grevillea
Hemiandra pungens	Snakebush
Kennedia coccinea	Coral Vine
Kennedia prostrata	Running Postman
Myoporum parvifolium	Creeping Boobialla

Trees

Agonis flexuosa
WA Peppermint

Banksia grandis
Bull Banksia

Corymbia calophylla
Marri

Eucalyptus marginata
Jarrah

Large Shrubs

Acacia saligna
Golden Wreath Wattle

Atriplex cinerea
Grey Saltbush

Melaleuca huegelii
Chenille Honeymyrtle

Scaevola crassifolia
Cushion Fanflower

Small Shrubs

Anigozanthos manglesii
Red & Green Kangaroo Paw

Conostylis aculeata
Prickly Conostylis

Olearia axillaris 'Little Smokie'
Coastal Daisybush

Poa poiformis
Coastal Poa

Sedges

Bolboschoenus caldwellii
Marsh Club Rush

Carex appressa
Tall Sedge

Ficinia nodosa
Knotted Club Rush

Meeboldina scariosa
Velvet Rush

Groundcovers

Carpobrotus virescens
Coastal Pigface

Grevillea obtusifolia
Obtuse Leaved Grevillea

Hemiandra pungens
Snakebush

Myoporum parvifolium
Creeping Boobialla

9.1 Proposed Planting in the Public Realm

The provision of planting in public areas and streetscapes serves to provide character, shade, interest, habitat and a point of reference in major streets or feature locations.

The locations of planting and types of vegetation will include;

- Predominantly native tree species to be nominated throughout the estate.
- Exotic specimen, shade and historical/cultural reference trees are to be nominated in high profile street or entry locations.
- Smaller scale exotic trees may be nominated in feature locations and avenue plantings to secondary residential streets,
- Bushland and habitat regeneration in disturbed areas,
- Shrub planting for screening and to provide spatial definition,
- Groundcover planting to medians, planters and areas requiring clear views,
- Reed and sedge planting to drainage swales,
- Irrigated grass to informal open space and recreation areas,

The proposed mix of native species and exotic plantings in feature locations will provide a variation of character and define feature points. In general POS planting shall be composed of 75% native species.

The selection and placement of species shall consider adjacent elements so as to limit future maintenance and public health and safety issues. It will promote the survival and health of the existing vegetation, while also providing ongoing social and visual benefits. Items of consideration may include;

- Proximity to traffic sight lines to ensure suitable view corridors,
- Proximity and alignment to underground services to ensure no adverse impact,
- Seasonal influence of shade on adjacent facilities and areas,
- Passive solar benefits influencing adjacent built form and residential dwellings,
- Provision of seasonal visual colour,
- Provision of a seasonal food source to local fauna,
- Plant selection based on suitability to local climate, soils, rainfall and temperatures,
- Selection based on reduced maintenance, trimming, pruning, fertilising and watering
- Develop a species palette with subtle variations through the development to tie in with identifiable communities.
- Buffer screening will be provided to residential or sensitive areas where required
- Fringing vegetation to the surrounding areas is to be retained and protected.

9.2 Waterwise Planting

It is intended that local species shall be used where suitable to maximise local habitat and minimise water dependence. Soil amendments will be used in order to reduce leaching and increase soil moisture holding capacity. All garden beds will be mulched to reduce water loss through evaporation and all irrigation to be appropriately hydrozoned.

9.3 Retained Vegetation

A primary goal of the layout of the Local Structure Plan is the protection of existing vegetation. The retention of existing vegetation in defined locations caters for existing habitat, preserves natural assets and provides visual relief against the broader development area.

9.4 Vegetation Type & Quality

Whilst some of the vegetation on site has suffered through the effect of historical land uses and management, the areas of remnant vegetation offer positive outcomes if the development can be engineered to protect these areas. The majority of remnant vegetation is aligned with the public open space in either contiguous groupings of trees or, in the form of occasional isolated individual trees in a cleared pastoral setting.

The retention of vegetation shall be maximised through minor realignment of road reserves, carriageways and lot boundaries.

9.5 Retention & Protection

The retention and protection of existing trees shall occur during construction, following building works and in conjunction with maintenance. Retention and protection strategies shall include;

Temporary fencing and signage to all retained areas and individual specimen trees.

Ripping or compaction within 5m of the drip line of existing trees to be prohibited.

In order to restrict the spread of exotic weeds the construction of clearly defined and easily maintained boundaries between retained vegetation and ornamental landscape may include methods such as, increased depth to mowing kerbs, footpaths, roads, bollards and permanent fencing.

All works shall comply with the recommendations of the Bushfire Management Plan.

10.0 Indicative Materials & Furniture Palette

Timber & Boulder Mounds

Stainless Steel BBQ

Red Gravel Fines

Picnic Setting

Limestone Boulder

Natural Timber Log

Limestone Spalling Wall

Stainless Steel Water Play

Seat

Aged Timber

10.1 Entry Treatments

The entry points as defined on the Landscape Masterplan should express the design character of the development in respect to the local context. Any signage shall be clearly legible, reflect the estate's design style and comply with the local authority's signage policy.

Where appropriate, street trees and entry features will be used to promote the significant nature of these entry precincts by creating landmarks, forming strong avenues and framing views to distant feature elements. Feature planting is preferable in order to create a landmark and, assist in providing a hierarchy and legibility through the streetscape network. Landscape design options shall be tailored to meet all necessary civil design standards while expressing the character of the precinct.

10.2 Site Furniture

The provision of street furniture demonstrates detailed consideration of human use and comfort. The inclusion of quality street furniture elements reinforces the intended design character, develops a sense of community and ownership amongst residents and encourages outdoor activities.

The location of street furniture elements should closely correspond with more intensive areas of human use, gathering and recreation. Basic functional requirements shall typically include;

- Local availability for quick and cost effective replacement or parts as may be required,
- Cost effectiveness of installation, ongoing replacement and maintenance,
- Robust design to minimise the effects of vandalism or weathering,
- Robust appropriate fixing methods to prevent theft but allow maintenance,
- Colour being defined but neutral where possible to enable the maximum chance of matching with other site elements,
- Galvanised and powder coated finishes to maximise lifespan.

Elements shall provide a visually recognisable, clear and useful function. The types of street furniture envisaged include;

- Picnic settings & seating (formal and informal)
- Shade structures
- BBQs
- Rubbish bins
- Bollards
- Bicycle parking
- Drinking fountains
- Boardwalks
- Interpretive signage

10.3 Public Art

The selection and installation of appropriate public art creates interest, social discussion and promotes a sense of community and ownership to public spaces. Public art can provide historic, social, cultural and environmental comment and act as a reference to define a local area and community values.

It is intended that public art be distributed at either high profile points or community gathering spaces to ensure its value in place making is maximised. Locations should include vista and axis views from roads or pedestrian paths, inclusion into playgrounds or placement adjacent picnic locations. Individual lighting may be desirable in some instances to provide additional importance and focus to specific artwork.

11.0 Implementation

11.1 Irrigation Strategy

The planting design of all Streetscape and Public Open Space areas will consist of predominantly native species. Planting design is proposed to include a water sensitive design approach and will also seek to reduce irrigation rates over the long term to planting areas to promote a longer term water saving strategy for the development.

Hydrozoning will also provide a supplementary design principle whereby groups of plants with similar irrigation demand needs will be grouped together. This will facilitate irrigation efficiencies that can be made across the scheme.

Areas within the drainage swales, retention basins and revegetation areas are proposed to be in the main non-irrigated. Swales and basins and will be planted with native sedges and rushes to facilitate with the drainage engineering required for the site. The water table in these areas will be close to the surface particularly in winter months possibly limiting the need for irrigation within swale. Revegetation areas will be planted with endemic native species.

11.2 Maintenance Strategy

The developer funds and manages landscape and irrigation maintenance for a period of two years. This will apply to all public open space areas following completion of landscape construction works.

The maintenance period commences on the date of Practical Completion. Typically the first year is an establishment period, followed by a year of landscape maintenance. After the two year period the POS landscape and irrigation maintenance will be handed over to the Local Government Authority to control, fund and manage. In some cases the 2 year maintenance timeframe may be extended in certain locations at the developer's discretion in liaison with the City.

Maintenance will be undertaken via general access to all public accessible areas. Light maintenance vehicles can access all public areas and can adjoin all private areas within the development. This will occur initially via the road system and then by careful access over landscaped grass areas and select areas of the pedestrian path system. Use of removable bollards will limit and control unauthorize access to link areas between roads.

In conjunction with the detail design of public open space and verge areas, they are ultimately vested and controlled by the Local Government Authority (LGA), a maintenance minimisation review and an asset management plan shall be undertaken by the developer to assist in assessing and reducing the likely future maintenance costs. This process may typically include;

- review of all materials to ensure fitness for purpose and lifespan requirement,
- review of the areas of planting verses turf,
- review of plant and turf species and their specific growth habits and requirements,
- monitoring of groundwater quality and levels,
- review of irrigation materials and standards,
- implementation of sustainability and water wise principles to enable the reduction of ongoing costs, through removal of some short term landscape establishment assets,
- review of all structural design to ensure fitness for purpose and lifespan.

11.3 Approvals

As part of an ongoing process, once the Local Structure Plan has been endorsed by the LGA and the sub division approvals received, each POS landscape and irrigation design will be submitted as a detailed documentation package to the City for review and approval.

The landscape design will incorporate recreation and environmental requirements, while focusing on maintenance minimisation principles and techniques.

The developer is committed to working with the local council to deliver long term outcomes in this process to reflect best practice throughout the development.

11.4 Practical Completion (PC)

Upon reaching Practical Completion of the landscape and irrigation works, a meeting shall be arranged and attended by the consulting landscape architect and the relevant council officers to inspect the completed landscape works.

Following this inspection the Developer's representative shall issue to council the following:

- A list of items requiring completion
- As-constructed landscape and irrigation drawings
- Details including capital costs of all physical assets for inclusion in the Councils asset register

Following Practical Completion the Developer shall organise to:

- Carry out any remedial works noted during the Practical Completion inspection without delay
- Undertake maintenance of the POS as agreed with council

11.5 Scheduled Handover (HO)

Three months prior to the expiration of the maintenance period (from practical completion), the Developer shall contact the relevant Council officer to initiate the handover process, which will commence with an inspection of the POS.

At the handover inspection, the Developer shall provide to the Officer:

- Details of the areas maintained
- As-constructed irrigation drawings to include changes made to the system during the maintenance period
- Warranties, manuals and logbooks.

Following handover inspection and prior to the handover date, the Developer shall:

- Rectify all defects noted during the handover inspection and others that may emerge before the handover date
- The Council shall provide written confirmation that Council accepts responsibility for maintenance and liability for the location involved.

Appendix 7 - Infrastructure Engineering Report (Stantec)

Vasse North

Infrastructure Engineering Report

Prepared for: JV of Perron Development Pty Ltd / Stawell Pty Ltd c/o ON-Q Projects

Attention: Alex Meares

Date: 16 April 2024

Prepared by: Raveena Ranepura / Albert Lo

Ref: 304770204

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Stantec

Revision

Revision	Date	Comment	Prepared By	Approved By
A	1/11/2023	Draft	Raveena Ranepura / Albert Lo	Darren Pesich
1	15/12/2023	Final	Raveena Ranepura / Albert Lo	Darren Pesich
2	16/04/2024	Final – Revised Structure Plan	Raveena Ranepura / Albert Lo	Darren Pesich

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2.2 Groundwater 2
2.3 Earthworks 2
2.4 Roadworks 2
2.5 Wastewater 2
2.6 Water 3
2.7 Stormwater 3
2.8 Power 3
2.9 Communications 4
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Appendix B – Geology Soil Mapping 2

Appendix C – ASS Risk Mapping 3

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Certified System
Quality
ISO 9001
SAI GLOBAL

Contents

1. Introduction

Stantec has been engaged by JV of Perron Development Pty Ltd / Stawell Pty Ltd c/o ON-Q Projects to provide infrastructure engineering services for Lot S19, S20, 9001 and 9010 Bussell Highway, Abbey WA. This subject land is referred to as Vasse North herein this report.

Vasse North has a total area of 58 hectares and is bounded by Bussell Highway to the south, Buayanyup River Main Drain (Water Corporation) to the west, Broadwater Swamp to the north and vegetated lots to the east. 38 hectares of the total site area is proposed to be developed into a residential development comprising of residential lots, a service commercial lot, internal road reservations and Public Open Spaces (POS). Refer to Appendix A for the proposed structure plan.

This report covers the infrastructure servicing requirements of Vasse North and will be the basis from which detailed design will be undertaken.

2. Infrastructure

2.1 Topography & Soils

The site generally grades down from the south to the north with elevation of 2.5m AHD to 0.75m AHD respectively. A depression spanning east west exists along the northern boundary of the development area and has a base level of 0.5m AHD.

Appendix B contains geology soil mapping indicating limestone exists in the southern portion of the site, while calcareous sand and silt exist in the balance of the site. A geotechnical site investigation has been competed by Structerre confirming the suitability of the site for development.

Appendix C contains the Department of Water and Environmental Regulation acid sulfate soil (ASS) risk mapping indicates that about northern two thirds of the site present a high to moderate risk of ASS occurring within 3m of the natural soil surface. Balance of the site has moderate to low risk of ASS occurring within 3m of the natural soil surface.

2.2 Groundwater

With reference to JDA Local Water Management Report (J7433b), groundwater ranges from 0.75m AHD to 1.75m AHD.

Groundwater flows in from south of site in a north-westerly direction.

2.3 Earthworks

The earthworks design will be dictated by providing minimum freeboard to 1% AEP flood levels. A preliminary earthworks design is included in Appendix D which incorporates the following flood protection in terms of minimum lot finished levels.

- 300mm above the estimated 1% AEP flood level of the local drainage system
- 500mm above the 1% AEP flood level of the Buayanyup River Main Drain
- 500mm above the 1% AEP flood level of the Broadwater Swamp
- 2.7m AHD as the minimum finished floor level as medium to long term protection strategy for inundation

Based on the above, an average 1.3m of fill is necessary to earthwork the site.

It is anticipated proposed lots will achieve a minimum Site Classification of 'S' in accordance with AS 2870-2011 Residential Slabs and Footings.

2.4 Roadworks

Vasse North proposes a road access off Bussell Highway via a proposed roundabout with Bussell Highway and Glenview Drive.

It is anticipated site egress will be via an internal network of 6m wide asphalted road pavement.

2.5 Wastewater

Information obtained from Water Corporation's online database (Esinet) indicates that Fox Road PS20 Sewer Pump Station (SPS) exists in the south western corner of Vasse North (Appendix E). This SPS pumps the sewage collected from contributing catchments located north and south of Vasse North to the Busselton Waste Water Treatment Plant (approximately 6.5km east) via the Fox Road Sewer Pressure main (DN300 PVC).

The DN300 Fox Road Sewer Pressure Main resides within Vasse North and runs along the proposed acoustic buffer. A section of this pressure main presently runs across the proposed internal road connection to Bussell Highway and within a proposed service commercial lot located at the eastern site corner. Preliminary advice from Water Corporation indicates modification of the eastern corner lot will need to be considered via the provision of a road reservation or POS along the intruding section of the pressure main. Alternatively, this section of pressure main can be relocated out of the proposed dwelling area into the Bussell Highway reservation via a main diversion.

It is expected that all proposed dwellings will be serviced with new gravity sewer reticulation that gravitates down to the Foxy Road PS20 SPS. Water Corporation has preliminarily advised that the SPS has capacity to accept the expected total gravity sewer flow of Vasse North.

Appendix D contains sewer critical lines shown in green. Conceptual sewer pipe inverts indicate dewatering during construction can be expected, especially if installation occurs when groundwater is at the highest (typically late spring).

2.6 Water

Based on the Before you Dig Australia (BDYA) information (Appendix F), a DN375 trunk main exists in Bussell Highway road reservation located east of Vasse North. This trunk main is an asset of Busselton Water (BW), who is the water authority in Busselton.

BW has indicated there is capacity in the existing DN375 trunk main to service Vasse North. Two main connections to the DN375 trunk main are anticipated to reticulate the development with potable water. Refer to Appendix I for locations of main connections.

BW has indicated a new trunk main through the development has been planned for. Details of this trunk main are not presently known, however, the installation of this new trunk main will be funded by BW. Refer to Appendix I for indicative alignment of the new trunk main.

2.7 Stormwater

2.7.1 Existing Infrastructure

There is no existing City of Busselton drainage infrastructure in the vicinity of Vasse North.

A Water Corporation open channel drain (Buayanyup River Main Drain) lies west of the proposed site.

2.7.2 Stormwater and Flood Management

Stormwater and flood management will consist of the following.

- First 16.5mm lot runoff to be captured and be infiltrated at source. Excess to be directed to road drainage system.
- First 16.5mm of road runoff to be directed to treatment areas within attenuation basins or swales for treatment and infiltration.
- Road drainage network consisting of pits and pipes designed to capture and convey flow for events up to 20% AEP to basins located in POS areas. Basins to attenuate outflows to pre-development levels prior to discharge offsite.
- Roads to provide conveyance of flow for events up to 1% AEP to basins located in POS areas for storage and attenuation prior to discharge offsite.
- Invert of all basins and swales to be set 300mm above the AAMGL/CGL.
- Minimum lot finished levels to be 300mm above the estimated 1% AEP local drainage flood level.
- Minimum lot finished levels to be 500mm above the 1% AEP flood level of Buayanyup River Main Drain and Broadwater Swamp.

2.7.3 Groundwater Management

Groundwater management will consist of the following.

- Provide subsoil drainage in proposed roads where separation between finished lot level and AAMGL is less than 2m. Groundwater discharge to be minimised by setting the subsoil inverts at pre-development AAMGL or higher.
- Provide subsoil drainage below nominated basins and swales to control groundwater levels to facilitate infiltration.

2.8 Power

2.8.1 Existing Infrastructure

An analysis of Western Powers (WP) DFIS system has been conducted to determine the existing power supply configuration surrounding the development. The existing Western Power network surrounding the site consists of the following:

- HV underground cables within the Northerly Street of the Vasse Village development. This underground cable transitions into an overhead line which runs in a north easterly direction, parallel with Bussell Hwy, within the southeastern corner of the land to be developed.

- HV overhead line running north to south along the Buayanyup drainage reserve on the western boundary of the land to be developed. The southern portion of the overhead line transitions to underground cabling to supply a HV switch and transformer within the Water Corporation WWPS site.

Refer to Appendix G for existing power infrastructure.

2.8.2 Infrastructure Capacity/Proposed Upgrades

Based on the proposed development, it is likely that the site power demand will be in the vicinity of 2.4MVA. This is based on the standard Western Power load allocation of 4.7kVA per residential lot.

The Western Power Network Capacity Mapping Tool indicates that the forecasted remaining capacity for this area for 2024/5 is in the order of 15-20MVA (04/08/2023). This figure indicates that capacity is available at the zone substation, however we are unable to confirm whether any off-site feeder upgrades may be required to service the development. This can only be confirmed via a formal WP Feasibility or Design Information Package application.

In order to service the proposed subdivision, it is likely that a new switchgear site will be established, possibly within the southeastern portion of the land near the new entrance from Bussell Hwy. The new HV switch will be supplied by cutting into the existing HV network from the Village Centre and will supply further switchgear near the center and northern sections of the land. WP will likely require that the HV feeder be designed to ultimately exit to the north (Caves Road). The development will require a minimum of 5 transformers to service the proposed number of lots. Transformers and switchgear should be installed within public open spaces to minimize the fire and noise exclusion zones within residential lots.

It should be noted that due to the dynamic nature of Western Power's network, infrastructure requirements and connection points referred above may differ when applications are placed in the future. It is recommended that a planning study be undertaken closer to the date of proposed load uptake to determine if the existing network has the capacity to service the proposed development.

2.9 Communications

The proposed development will require a fibre ready pit and conduit network to be installed at the developer's cost.

The pit and conduit will be designed in accordance with NBN standards and will be installed in the telecommunications alignment within the internal road reserves. Once installed and inspected, ownership of the pit and conduit network will be transferred to NBN.

An analysis of NBN's BDYA has been conducted to determine the location of the existing NBN network that would supply the proposed pit and conduit network. The nearest existing NBN network is located within the road reserve on the eastern side of Bussell Hwy. Based on the proposed development, it is likely that the connection will initially originate from existing pits along Bussell Hwy and interconnection at Coomidup Blvd/Vasse Byp. Minor works (relocations) may be required in this vicinity to accommodate the new connection to the subdivision.

It should be noted that due to the dynamic nature of NBN's network, infrastructure requirements and connection points referred above may differ when applications are placed in the future.

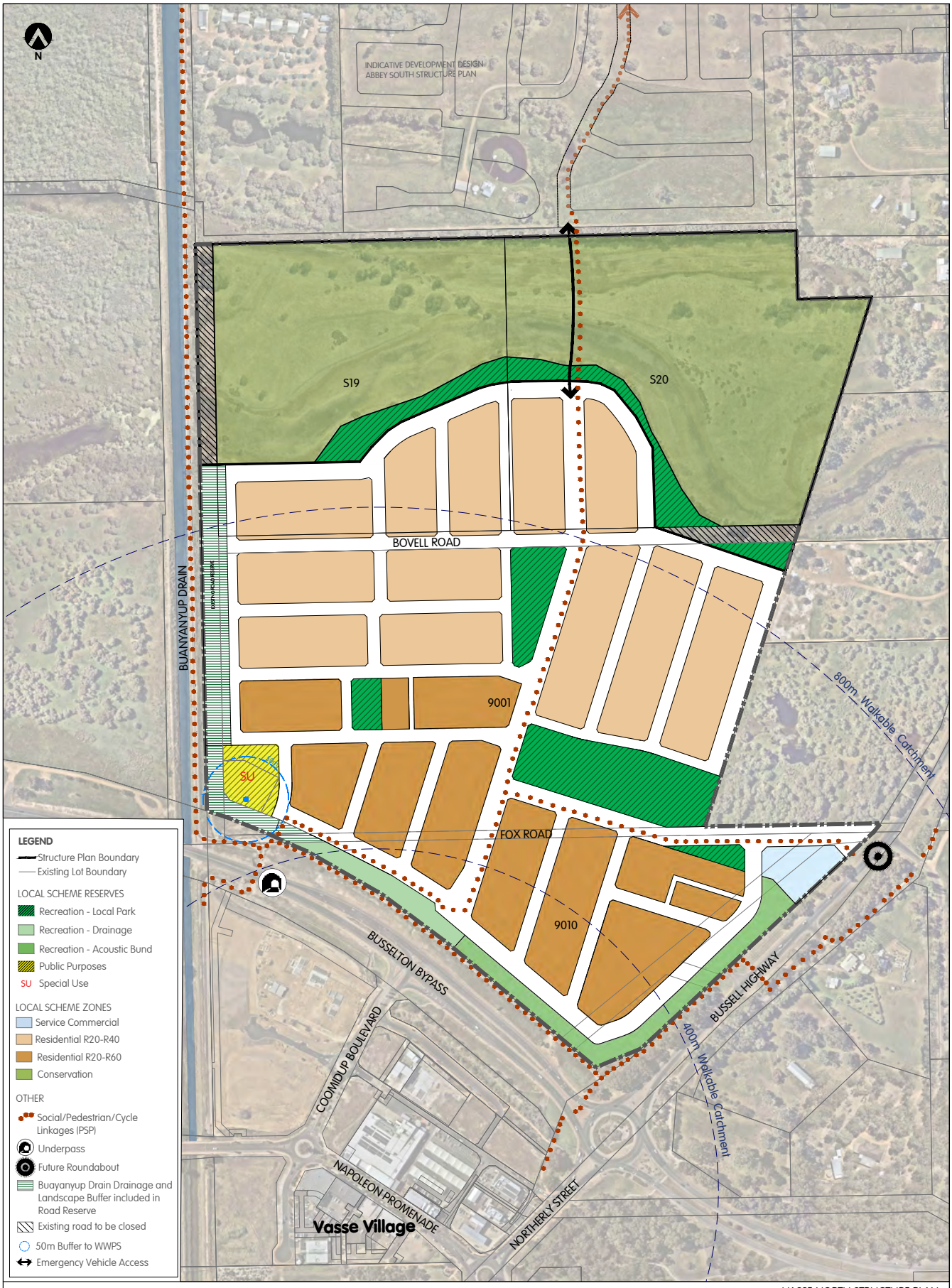
In addition to the new pit and conduit network, the developer will be required to remove all existing telecommunications infrastructure that may be located within the proposed new lots.

2.10 Gas

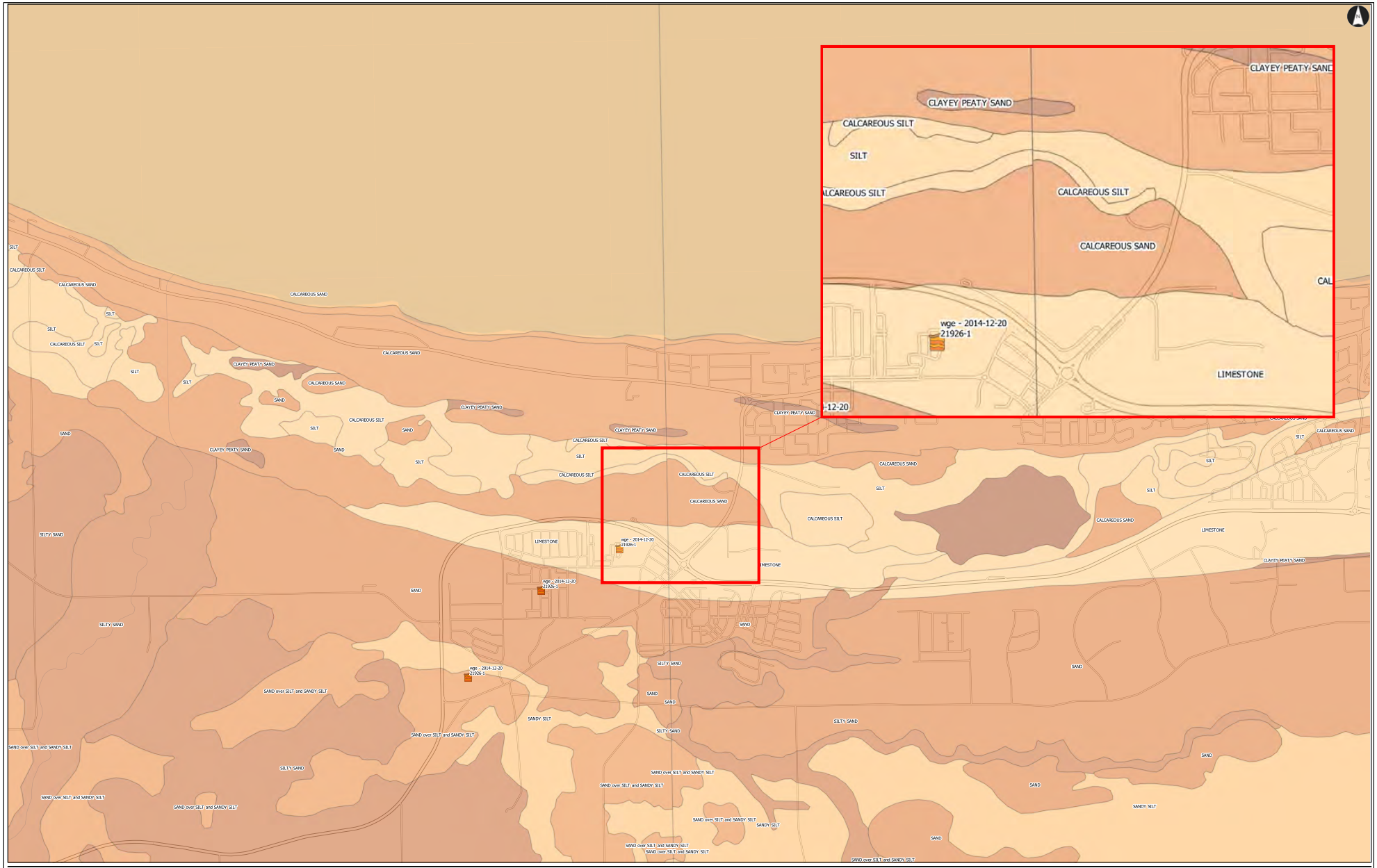
A DN160 PE (MAOP 350kPa) natural gas main exists in the western verge of Bussell Highway along the eastern boundary of Vasse North. Refer to Appendix I for existing gas infrastructure.

It is anticipated Vasse North can be serviced with gas via new reticulation connected to the existing gas main.

Appendix A – Structure Plan


N
INDICATIVE DEVELOPMENT DESIGN
ABBEY SOUTH STRUCTURE PLAN
S19
S20
BOVELL ROAD
BUANYANYUP DRAIN
9001
SU
FOX ROAD
9010
800m Walkable Catchment
BUSSELTON BYPASS
BUSSELL HIGHWAY
COOMDUP BOULEVARD
400m Walkable Catchment
NAPOLEON PROMENADE
NORTHERLY STREET
Vasse Village
LEGEND
Structure Plan Boundary
Existing Lot Boundary
LOCAL SCHEME RESERVES
Recreation - Local Park
Recreation - Drainage
Recreation - Acoustic Bund
Public Purposes
SU Special Use
LOCAL SCHEME ZONES
Service Commercial
Residential R20-R40
Residential R20-R60
Conservation
OTHER
Social/Pedestrian/Cycle Linkages (PSP)
Underpass
Future Roundabout
Buayanyup Drain Drainage and Landscape Buffer included in Road Reserve
Existing road to be closed
50m Buffer to WWPS
Emergency Vehicle Access
CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
NEARMAP
HATCH
SIZE A3 1:4000
0 metres 40 80 120 160 200
VASSE NORTH STRUCTURE PLAN
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse
City of Busselton
G POS AREAS 240520 TG DP
F CONSERVATION AREA 240516 TG DP
E MOD SUBJECT BOUNDARY 240424 TG DP
D DESIGN MODIFICATION 240314 TG DP
C PATHS, MODS LEGEND 240219 TG DP
REV DESCRIPTION YYMMDD DRAWN APPR'D
JOBE CODE PGP VAS
SERVICE DES
DOC.TYPE DWG
DRAW NO. 605
REV. G
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

Appendix B – Geology Soil Mapping


CLAYEY PEATY SAND
CALCAREOUS SILT
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LIMESTONE
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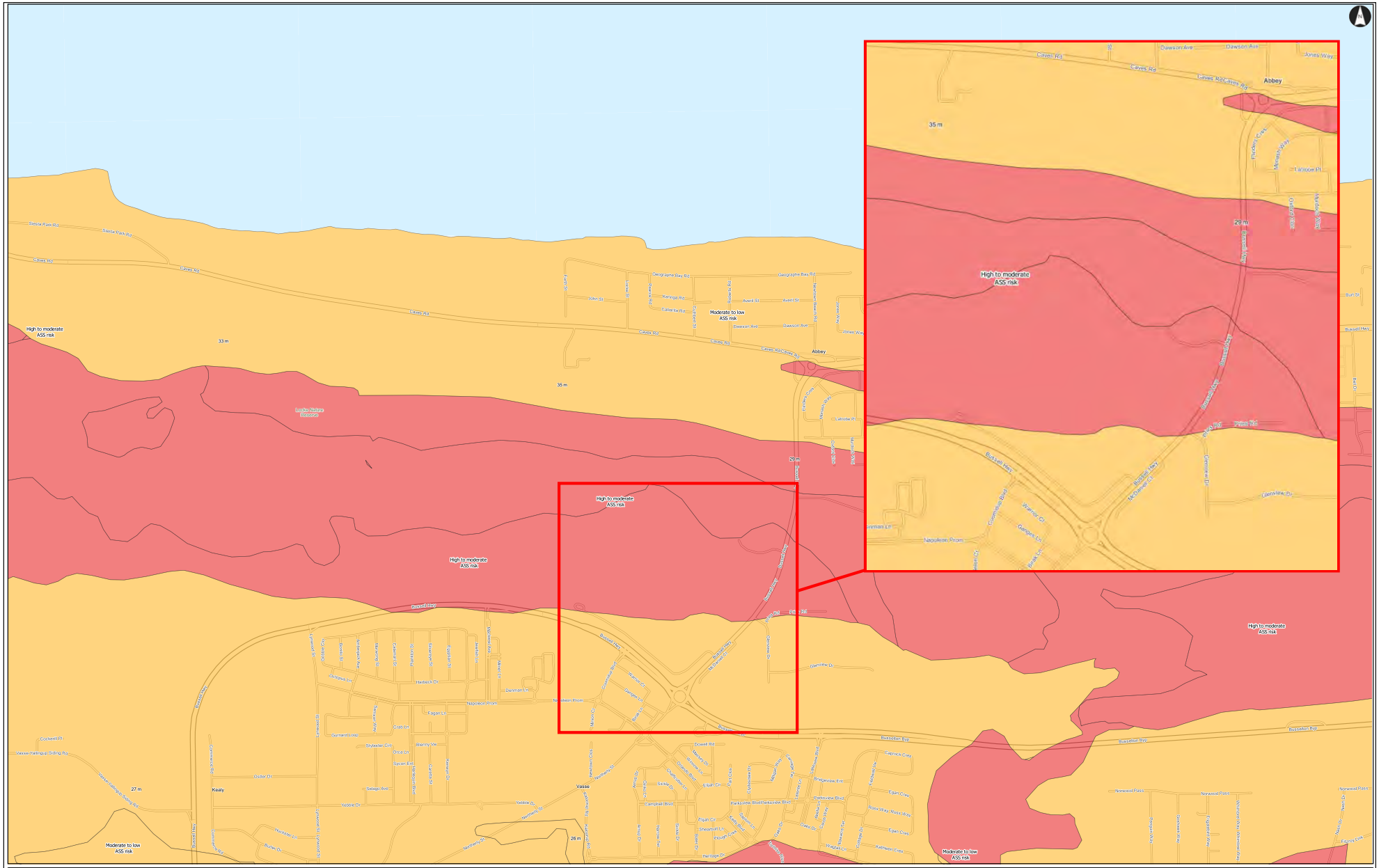
CALCAREOUS SAND
CLAYEY PEATY SAND
SILTY SAND
SAND over SILT and SANDY SILT
SANDY SILT
SAND
LIMESTONE
Geology Soil Mapping Overlay Plan
Various Surface Geology Overlays & Historical Boreholes
Project:
Legend
Geoscience
1:50,000 Geological Series
Surface Geology (most areas)
Client:
Project Code: 0
Drawn By: , Checked By:
Date: (2023-08-17)
Figure No: GIS-Q-012
Stantec
Notes:
1. Map displayed in EPSG:28350
References:
1.
2.
DRAFT - Not For Construction
Scale of A1: 1:14354
Key Map
Siesta Park
Abbey
Vasse
Busselton Hwy

Appendix C – ASS Risk Mapping



Acid Sulphate Soil Overlays Plan
Acid Sulphate Soil Overlays from Various Sources
Project:

Client:
Project Code: 0
Drawn By: , Checked By:
Date: (2023-08-17)
Figure No: GIS-Q-020

Stantec

Legend
WA Dept. of Environment
Acid Sulphate Soil Risk Map SDK (DWER-049)
1 - High to moderate risk of ASS occurring within 3m of natural soil surface
2 - Moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface

Notes:
1. Map displayed in EPSG:28350
References:
1.
2.

DRAFT - Not For Construction

80 0 80 160 240 320 m
Scale of A1: 1:7277

This document has been prepared based on information provided by others as cited in the data sources. Stantec has not verified the accuracy and/or completeness of this information as shall not be help responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Appendix D – Earthworks Concept

VOLUMES

MEASURED FROM EXISTING (RECEIVED SURVEY AND LIDAR TO COMPLETE EXTENT OF DESIGN)
TO PROPOSED LEVELS SHOWN IN PLAN

CUT	-787.225m³
FILL	502069.707m³
BALANCE	501282.482m³

ASSUMPTIONS

PADS:
SET TO 300mm ABOVE THE LOCAL HIGHEST UPSTREAM VERGE LEVEL. MODELED AS TOTAL "CELL BLOCKS"
WESTERN LOTS ADJACENT BUAYANYUP DRAIN SET TO SUIT FLOOD LEVEL IN DRAIN +500mm

ROADS:
LONGITUDINAL GRADES- MINIMUM 0.6% WITH SEE-SAW FROM LOW POINTS ADJACENT POS AREAS AND SWALES.
OVERFLOW PATH ON LONG RUNS: 60m OF +GRADE,30m -GRADE, RESULTING IN A 0.18m DROP OVER 90m (1:500 GRADE BETWEEN LOW POINTS.)
CENTERLINE LEVEL LOW POINTS ARE 300mm ABOVE TWL IN ADJACENT BASINS AND SWALES
6m WIDE PAVEMENT - CROWNED, CROSSFALL 3%
2% GRADED VERGE TO ROAD RESERVE BOUNDARIES
NO VERGE IN LANEWAYS
10m RADIUS INTERSECTION SWEEPS
BATTER 1 IN 4 TO EXISTING SURFACE IN POS AND OUTER SITE ROADS
1m BUND ON OUTER SWALE TOP BEFORE BATTER TO EXISTING
2m WIDE BUND ALONG NORTHERN SWALE BEFORE BATTER TOWARDS RIVER
GRADE AT 2% TO EXISTING DRAIN BUND ALONG WESTERN BOUNDARY

SEWER:
INVERT LEVELS SHOWN: GRADE UP FROM PUMP STATION AT 1:180 FOR LONGEST RUNS

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Notes

B	UPDATED ROAD LAYOUT	TS	DP	11.04.2024	
Issued/Revision		By	Appd	YYYY.MM.DD	
File Name: 304770204-CI-SK01.DWG		-	-	-	11.04.2024
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Issue Status

PRELIMINARY

NOT FOR CONSTRUCTION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project Logo

Client/Project

VASSE NORTH

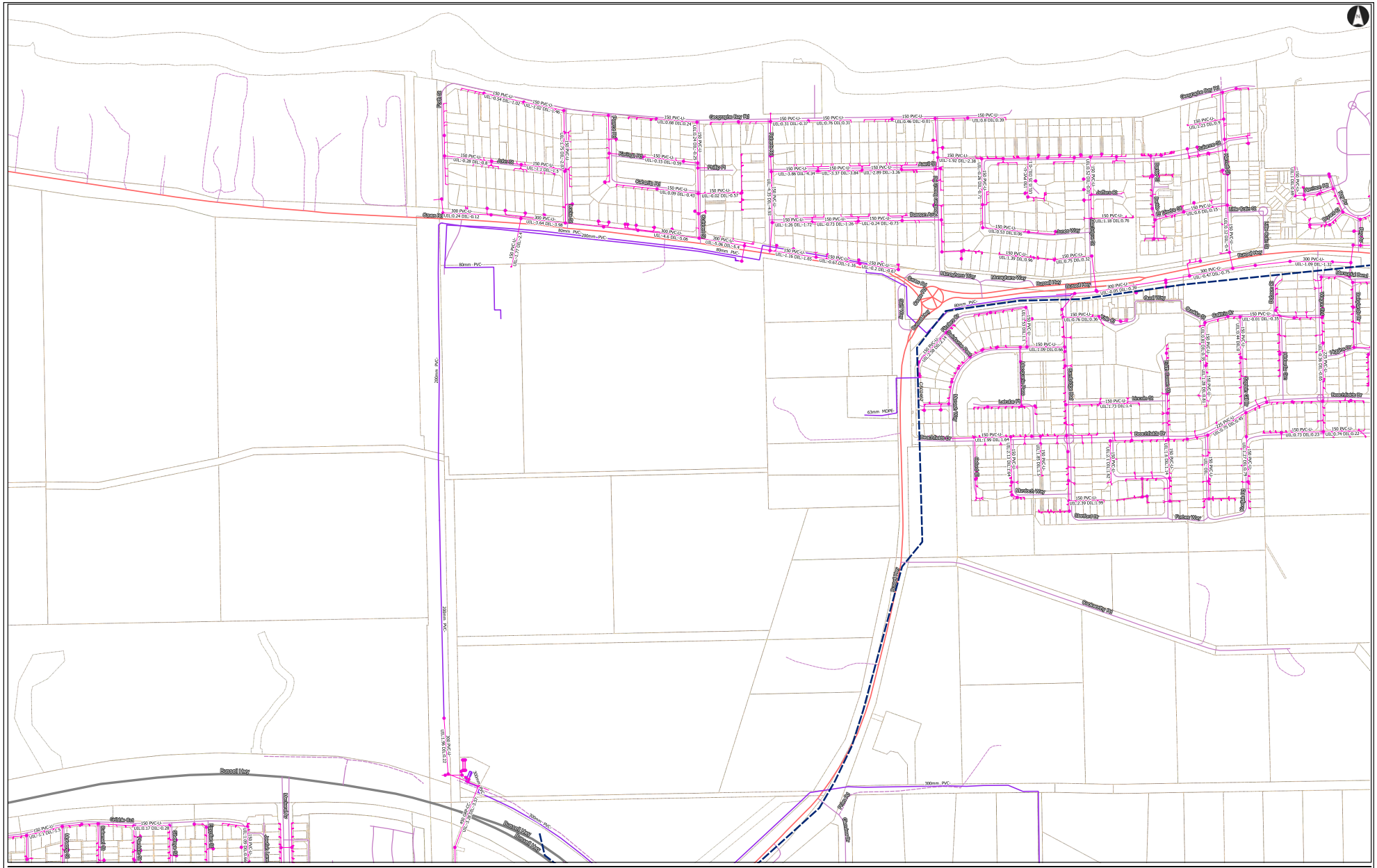
VASSE, WESTERN AUSTRALIA

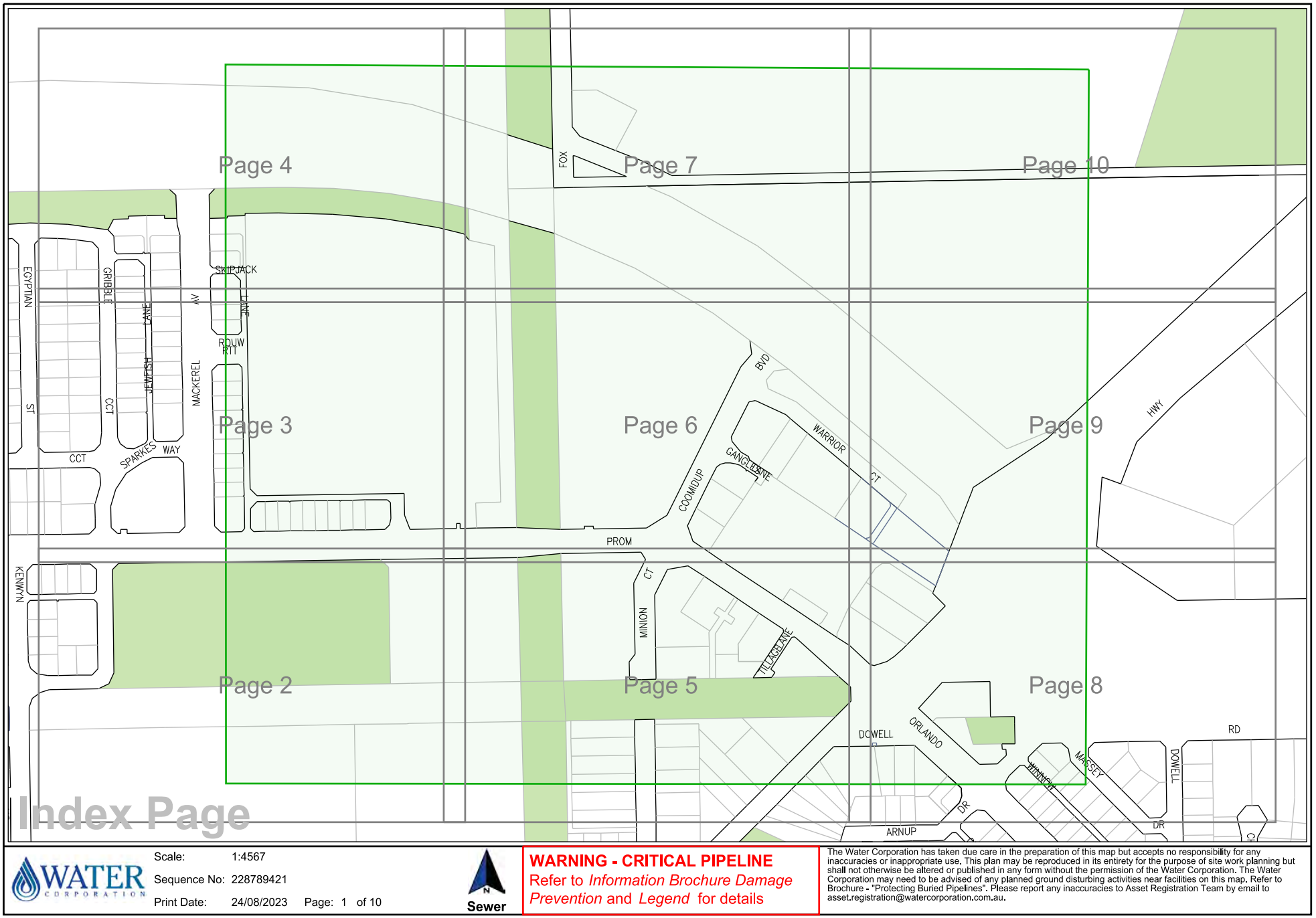
Title

PRELIMINARY EARTHWORKS LEVELS

Project No.	Scale
304770204	1:2000
Revision	Drawing No.
B	304770204-CI-SK01

Appendix E – Existing Sewer Infrastructure


Sewer Infrastructure Plan
Overlay of Available Sewer Infrastructure Assets (not all Project
Legend
Water Corp
CIF Planning Layers
Feature Server
Water_Corp_CIF_Planned_Assets_Waste_Water_(Lines)_WCORP_(WCORP-01-4)
Feature Main
Feature Server
Sewer
Sewer_Connection_ _WCORP-SML
Sewer_Pressure_Main_ _WCORP-SMP_
Sewer_Mainhole_ _WCORP-SML
Sewer_Disivity_Pipe_ _WCORP-SML
WA Local Base Map
Roads (Live WFS)
Others
Other
Minor Roads
Minor, Sealed
Minor, Sealed
Minor, Sealed
Main Roads
Main, Sealed
Main, Sealed
Main, Sealed
Notes:
1. Map displayed in EPSG:28350
References:
1.
2.
DRAFT - Not For Construction
Scale of A1: 1:3638
Key Map
Georgiana Bay Rd
Caves Rd
Abbey
Busselt Hwy
Bussell Hwy
Client:
Project Code: 0
Drawn By: , Checked By:
Date: (2023-08-17)
Figure No: GIS-Q-017
Stantec
This document has been prepared based on information provided by others as cited in the data sources. Stantec has not verified the accuracy and/or completeness of this information as shall not be help responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and recipient accepts full responsibility for verifying the accuracy and completeness of the data.



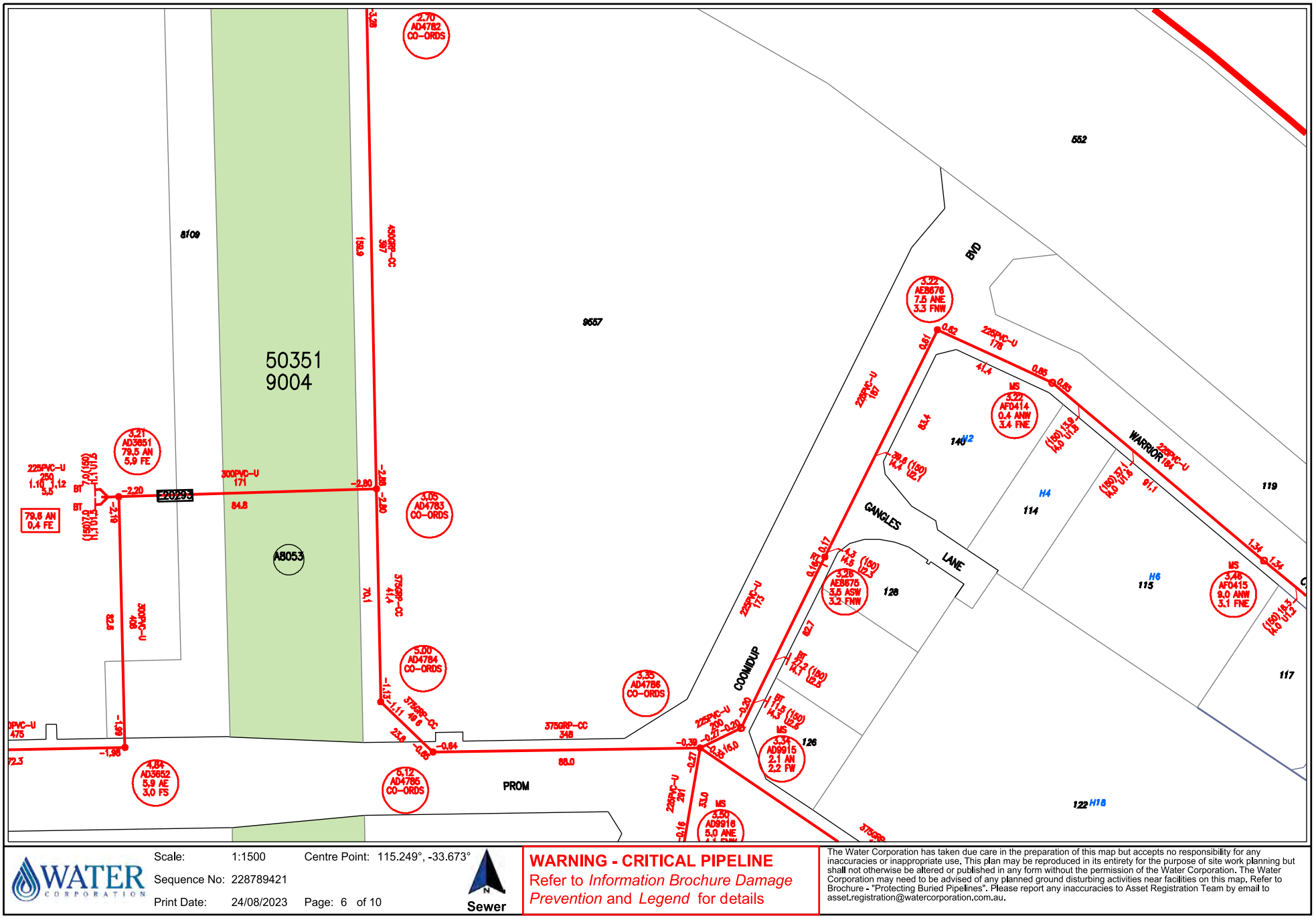
WATER CORPORATION

Scale: 1:4567
Sequence No: 228789421
Print Date: 24/08/2023 Page: 1 of 10

N
Sewer

WARNING - CRITICAL PIPELINE
Refer to *Information Brochure Damage Prevention* and *Legend* for details

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Scale: 1:1500 Centre Point: 115.249°, -33.673°

Sequence No: 228789421

Print Date: 24/08/2023 Page: 6 of 10

Sewer

WARNING - CRITICAL PIPELINE

Refer to *Information Brochure Damage Prevention* and *Legend* for details

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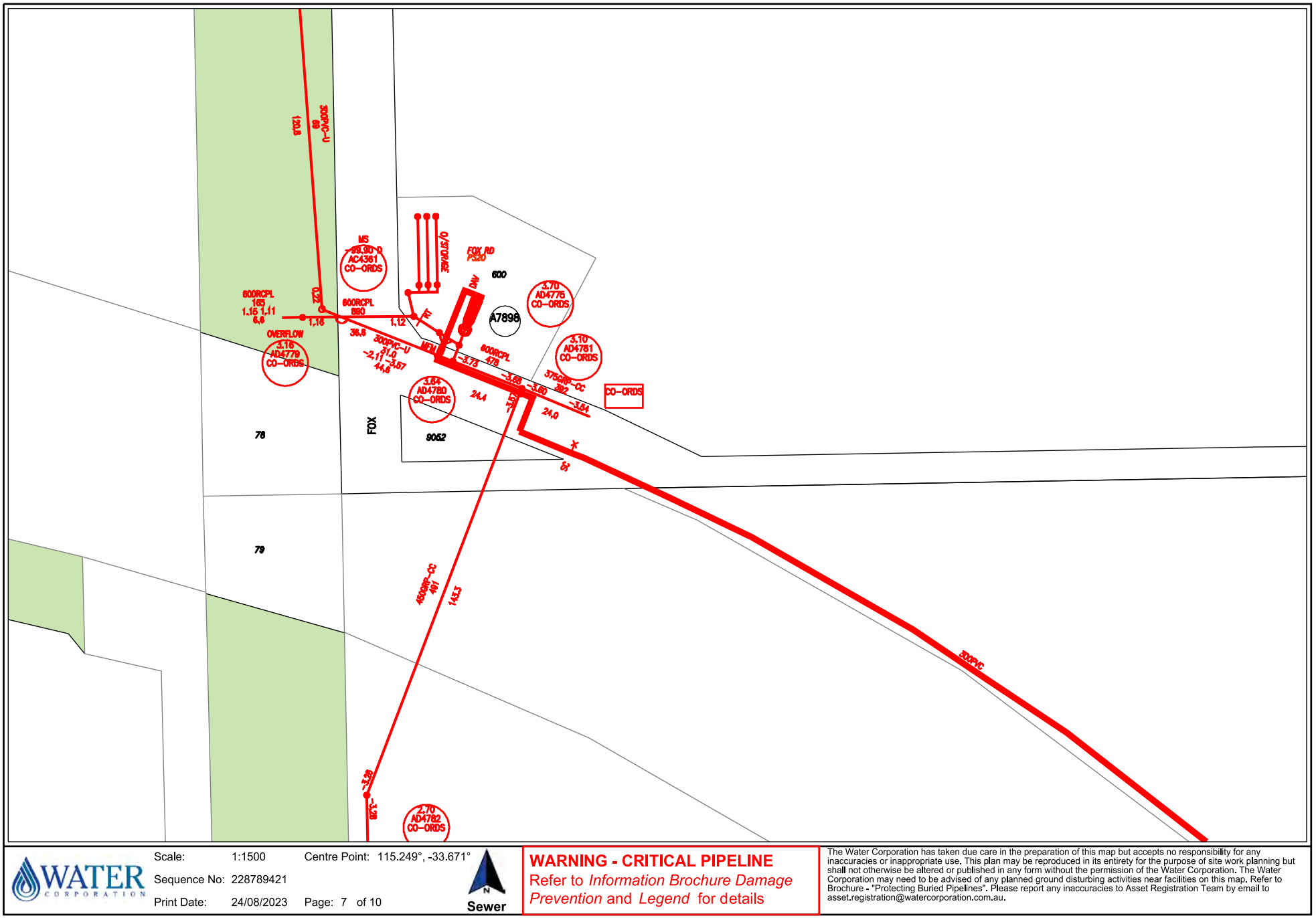

Scale: 1:1500 Centre Point: 115.249°, -33.671°

Sequence No: 228789421

Print Date: 24/08/2023 Page: 7 of 10

Sewer

WARNING - CRITICAL PIPELINE

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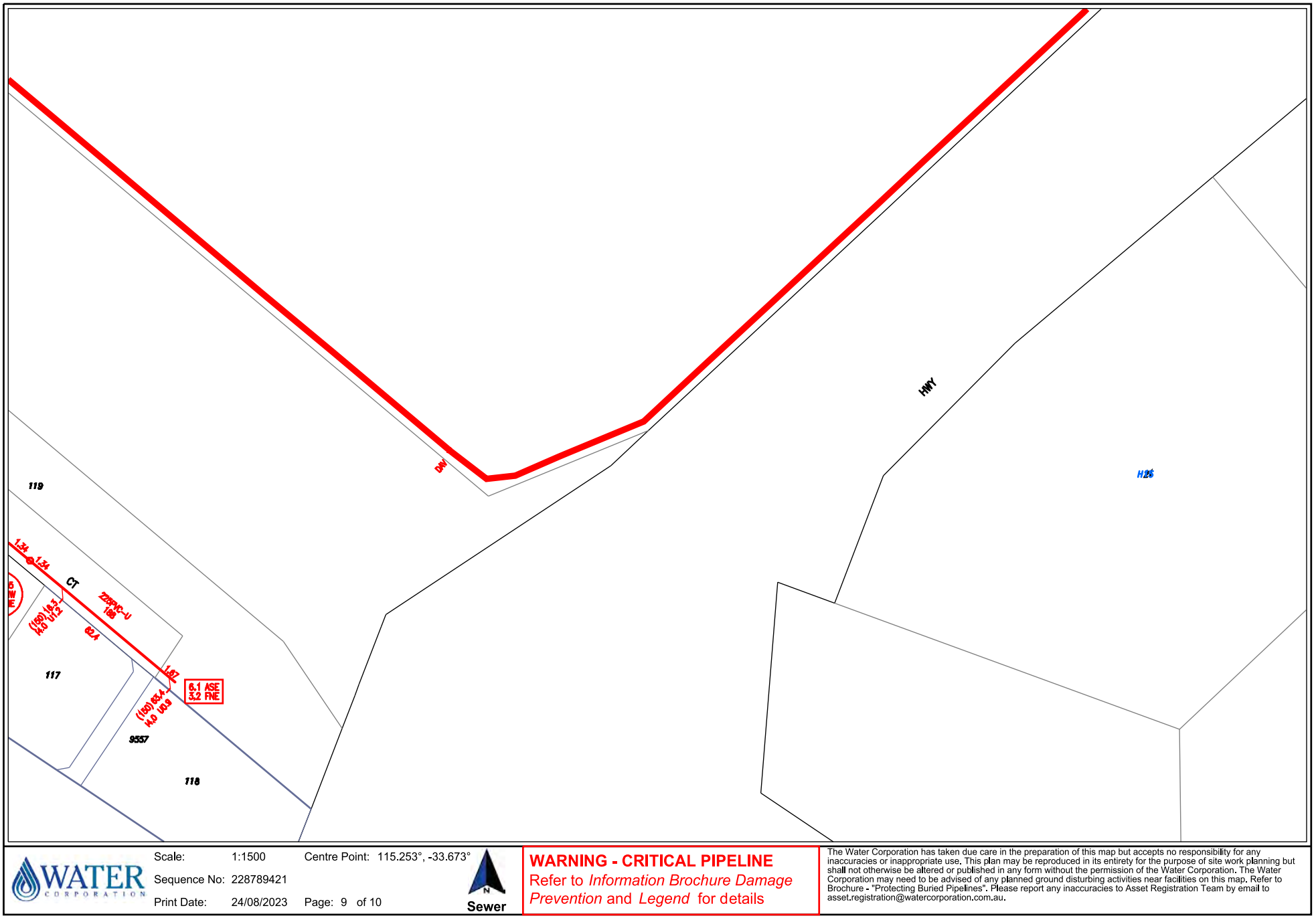

WATER CORPORATION

Scale: 1:1500 Centre Point: 115.253°, -33.673°

Sequence No: 228789421

Print Date: 24/08/2023 Page: 9 of 10

Sewer

WARNING - CRITICAL PIPELINE

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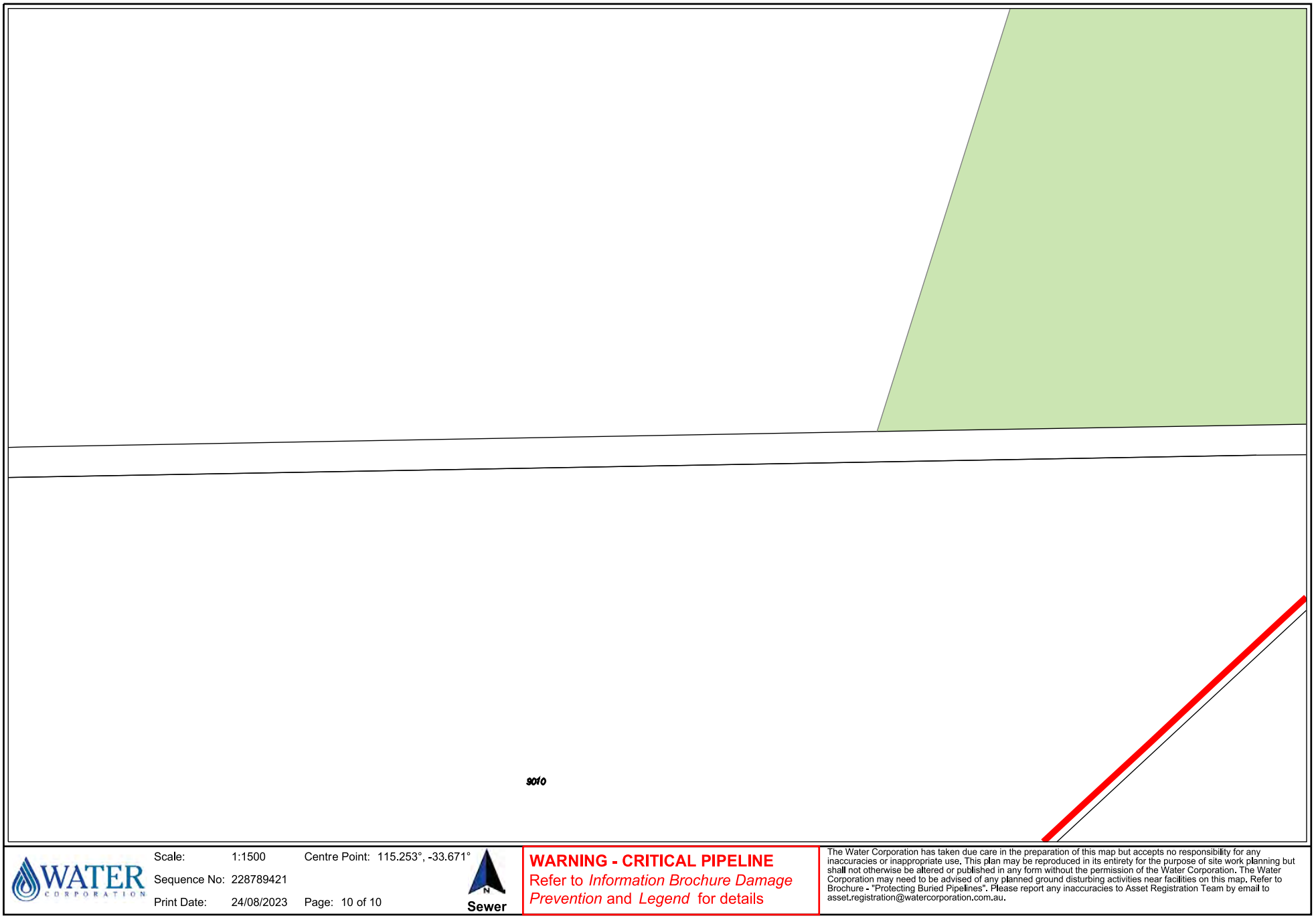

WATER CORPORATION

Scale: 1:1500 Centre Point: 115.253°, -33.671°

Sequence No: 228789421

Print Date: 24/08/2023 Page: 10 of 10

Sewer

WARNING - CRITICAL PIPELINE

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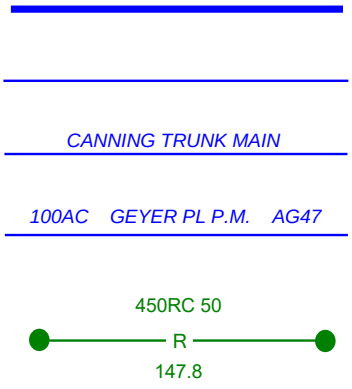
Plan Legend (summary)
INFORMATION BROCHURE

This legend is provided to Dial Before You Dig users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.



WATER, SEWERAGE AND DRAINAGE PIPELINES

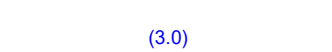
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M.	pressure main
M.S.	main sewer
R	rising main (i.e. drainage pressure main)

Common material abbreviations:

AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay

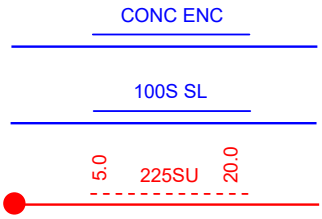


NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)

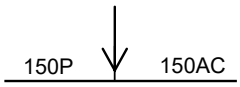
OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.

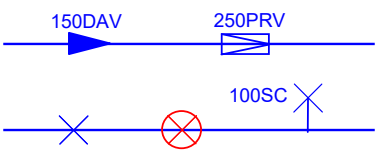


CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).

PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.



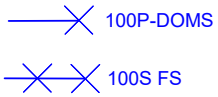
VALVES

Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

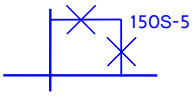
Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.

13 13 75 Faults, Emergencies & Security
13 13 95 Technical Enquiries
13 13 85 General Enquiries
Printed on environmentally friendly paper

WATER CORPORATION
www.watercorporation.com.au



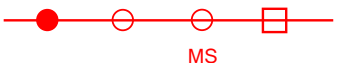
FIRE SERVICES
100 mm polythene domestic (DOMS) service
FS Fire service
FHS Fire hydrant service
Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



PIPE BYPASS
Bypass will not be on the same alignment as the main pipeline.

CATHODIC PROTECTION (CP)
Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
A buried anode – various sizes and configurations
TP test point - may be visible on a post or in-ground
TR transformer rectifier

ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
NOTE: Opening any manhole or pit is dangerous and is prohibited.
Below ground. May not be any visible signs at ground level or may be located in a pit.

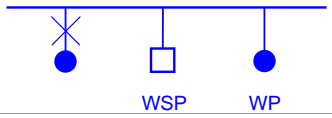


WASTEWATER ACCESS CHAMBERS (MANHOLES)
-- Manhole (shown not labelled)
-- Tee or maintenance shaft (shown not labelled)
MS maintenance shaft (labelled)
WARNING: Opening any manhole or pit is dangerous and is prohibited.

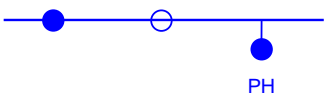
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.

HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.

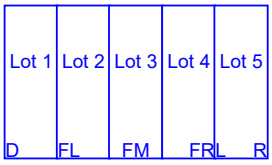
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible

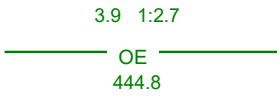


PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.

SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL
OA Landscaped
OE Normal Open Earth
OF Open channel with flood levee
OH Half Pipe
OL Lined Channel
OS Swale-Shallow Depression
OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.

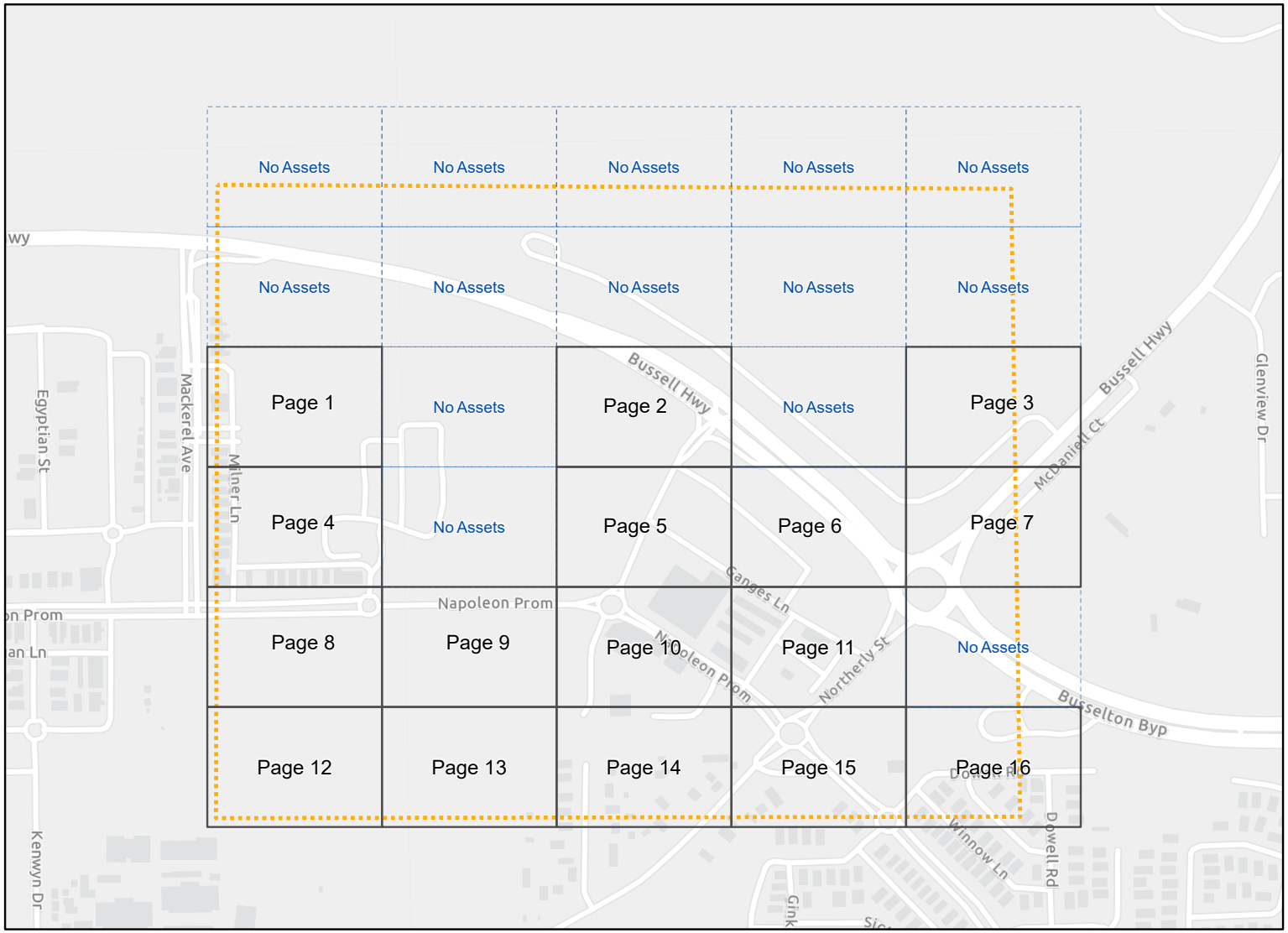
Appendix F – Existing Water Infrastructure

BUSSELTON WATER

Job # 34907331
Seq # 228789545

Provided by Busselton Water

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Busselton Water infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Busselton Water on 08 9781 0500

Index Sheet

Plans generated by SmarterWX™ Automate

0 70 140 280 m

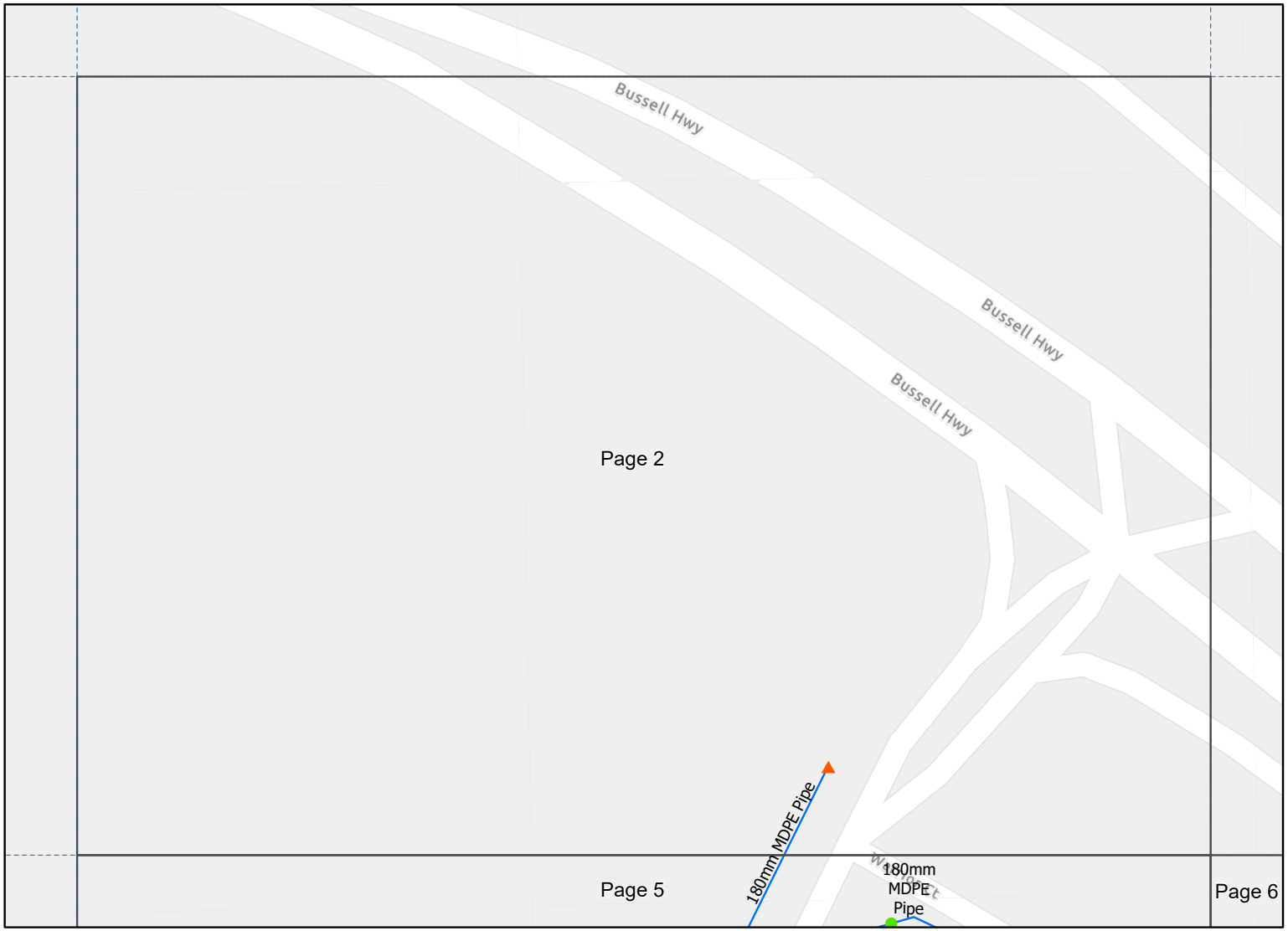
N

Scale 1:6,500

BUSSELTON WATER

Job # 34907331
Seq # 228789545
Provided by Busselton Water

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Hydrant Points
- Flushing Points
- Pipelines <250mm diameter not AC

Water Plan Symbols		Standard Abbreviations	
250P-12		AC	Asbestos Cement Pipe
Main Size: DN250mm Material: PVC Class: PN 12		CU	Copper Pipe
		DI	Ductile Iron
		DN	Diameter Nominal
		HDPE	High Density Polyethylene or PE100
100P-12 63MDPE			
Change of pipe size, material or alignment		MDPE	Medium Density Polyethylene or PE80
(1.8)		MSCL	Mild Steel Cement Lined Pipe
Non-standard alignment		PN	Pressure Nominal

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Busselton Water infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Busselton Water on 08 9781 0500
24/08/23 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m

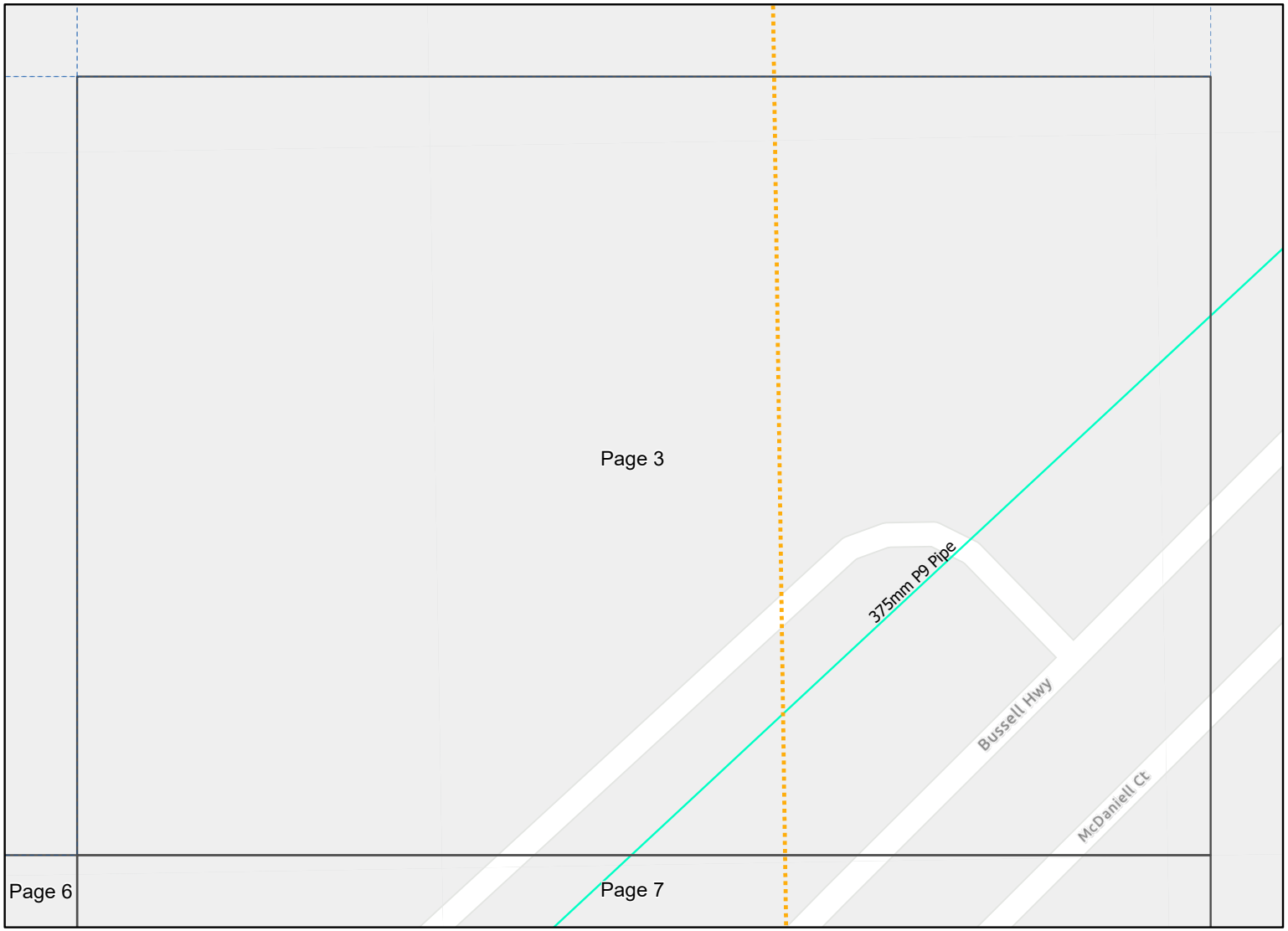
N

Scale 1:1,000

BUSSELTON WATER

Job # 34907331
Seq # 228789545
Provided by Busselton Water

BEFORE YOU DIG www.byda.com.au



Legend

BYDA Enquiry

Critical Trunk main diameter of 250mm and over

Water Plan Symbols		Standard Abbreviations	
250P-12		AC	Asbestos Cement Pipe
Main Size: DN250mm Material: PVC Class: PN 12		CU	Copper Pipe
		DI	Ductile Iron
		DN	Diameter Nominal
		HDPE	High Density Polyethylene or PE100
100P-12 63MDPE			
Change of pipe size, material or alignment		MDPE	Medium Density Polyethylene or PE80
(1.8)		MSCL	Mild Steel Cement Lined Pipe
Non-standard alignment		PN	Pressure Nominal

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In an emergency contact Busselton Water on 08 9781 0500

24/08/23 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

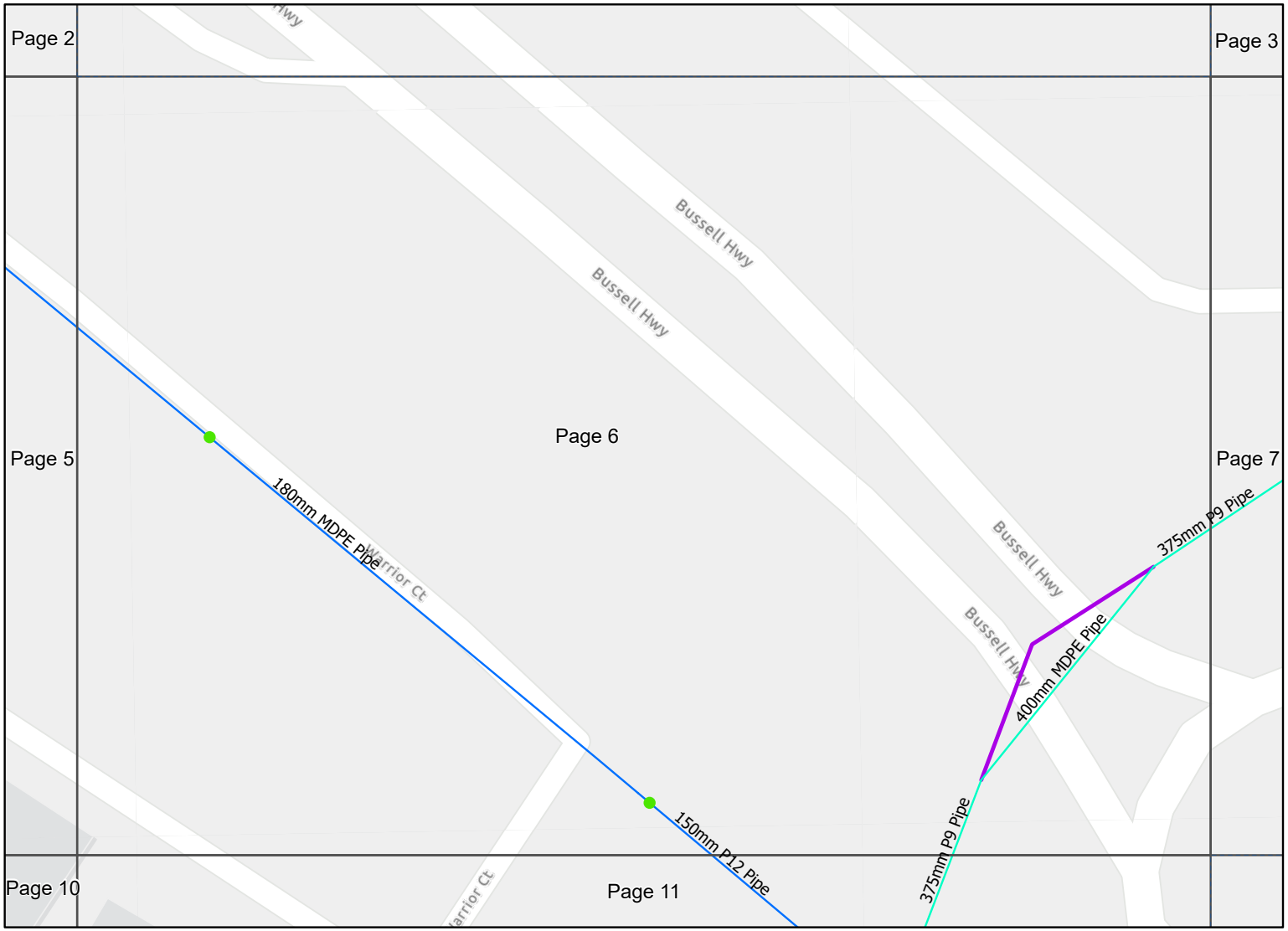
N

Scale 1:1,000

BUSSELTON WATER

Job # 34907331
Seq # 228789545
Provided by Busselton Water

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Hydrant Points
- Pipelines <250mm diameter not AC
- Critical Trunk main diameter of 250mm and over
- Dead Pipelines

Water Plan Symbols		Standard Abbreviations	
250P-12		AC	Asbestos Cement Pipe
Main Size: DN250mm Material: PVC Class: PN 12		CU	Copper Pipe
		DI	Ductile Iron
		DN	Diameter Nominal
		HDPE	High Density Polyethylene or PE100
100P-12 63MDPE			
Change of pipe size, material or alignment		MDPE	Medium Density Polyethylene or PE80
(1.8)		MSCL	Mild Steel Cement Lined Pipe
Non-standard alignment		PN	Pressure Nominal

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In an emergency contact Busselton Water on 08 9781 0500
24/08/23 (valid for 30 days)
Plans generated by SmarterWX™ Automate

0 10 20 40 m

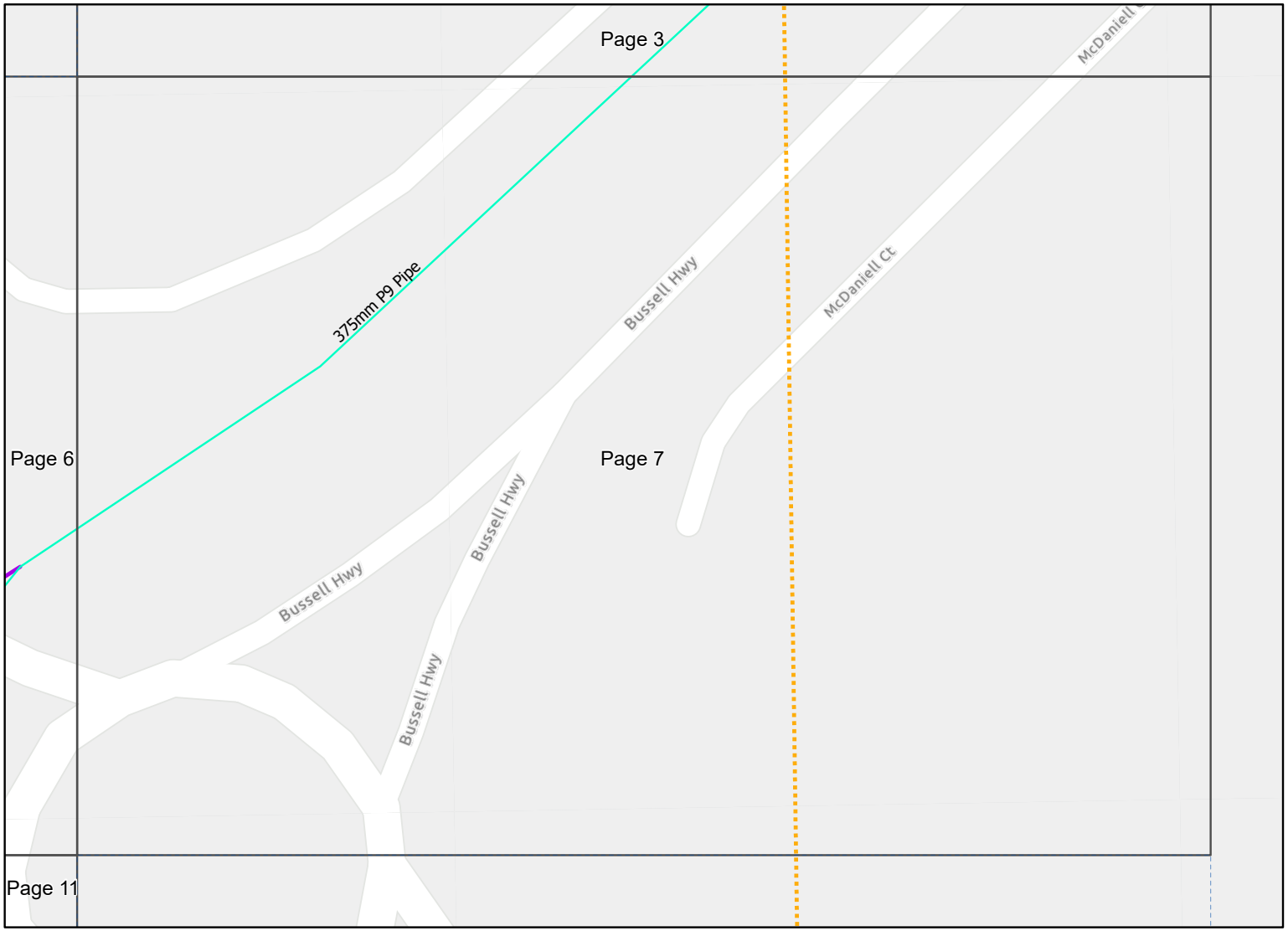
N

Scale 1:1,000

BUSSELTON WATER

Job # 34907331
Seq # 228789545
Provided by Busselton Water

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Critical Trunk main diameter of 250mm and over
- Dead Pipelines

Water Plan Symbols		Standard Abbreviations	
250P-12		AC	Asbestos Cement Pipe
Main Size: DN250mm		CU	Copper Pipe
Material: PVC		DI	Ductile Iron
Class: PN 12		DN	Diameter Nominal
		HDPE	High Density Polyethylene or PE100
100P-12 63MDPE			
Change of pipe size, material or alignment		MDPE	Medium Density Polyethylene or PE80
(1.8)		MSCL	Mild Steel Cement Lined Pipe
Non-standard alignment		PN	Pressure Nominal

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Busselton Water infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Busselton Water on 08 9781 0500
24/08/23 (valid for 30 days)
Plans generated by SmarterWX™ Automate

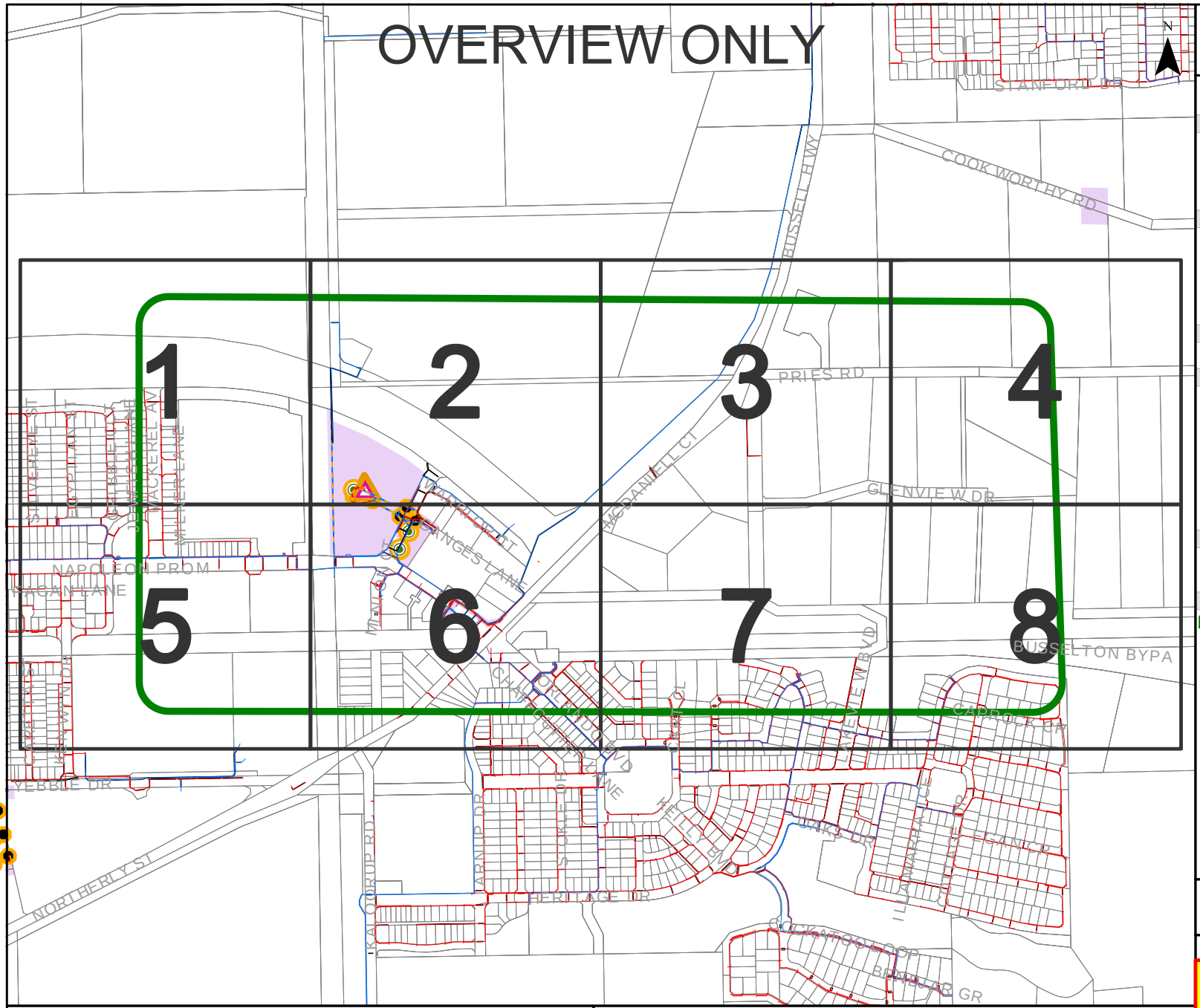
0 10 20 40 m

N

Scale 1:1,000

Appendix G – Existing Power Infrastructure

Electrical Infrastructure Plan
Overlay of Available Electrical Infrastructure Assets (not all Project
Legend
National Data
National Infrastructure
National Electricity Lines
National Electricity Substations
National Major Power Stations
Western Power
Local Files (27-02-18 downloaded)
WA Local Base Map
Roads (Live WFS)
Others
Minor Roads
Main Roads
Property Boundaries (Live WFS)
Client:
Project Code: 0
Drawn By: , Checked By:
Date: (2023-08-17)
Figure No: GIS-Q-015
Stantec
Notes:
1. Map displayed in EPSG:28350
References:
1.
2.
DRAFT - Not For Construction
Scale of A1: 1:3638
Key Map
Abbey
Bussell Hwy
Bussell Hwy
Bussell Hwy
Georgiana Bay Rd
Caves Rd
Bussell Hwy
Cowaramup Bay Rd
Wallcliffe Rd
Caves Rd
Wallcliffe Rd
Caves Rd
Wallcliffe Rd
Caves



Sequence Number: 228789424

Date of Issue: 24/08/2023

westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Termination

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- Pillar
- Transformer site
- HV Termination
- LV Termination

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

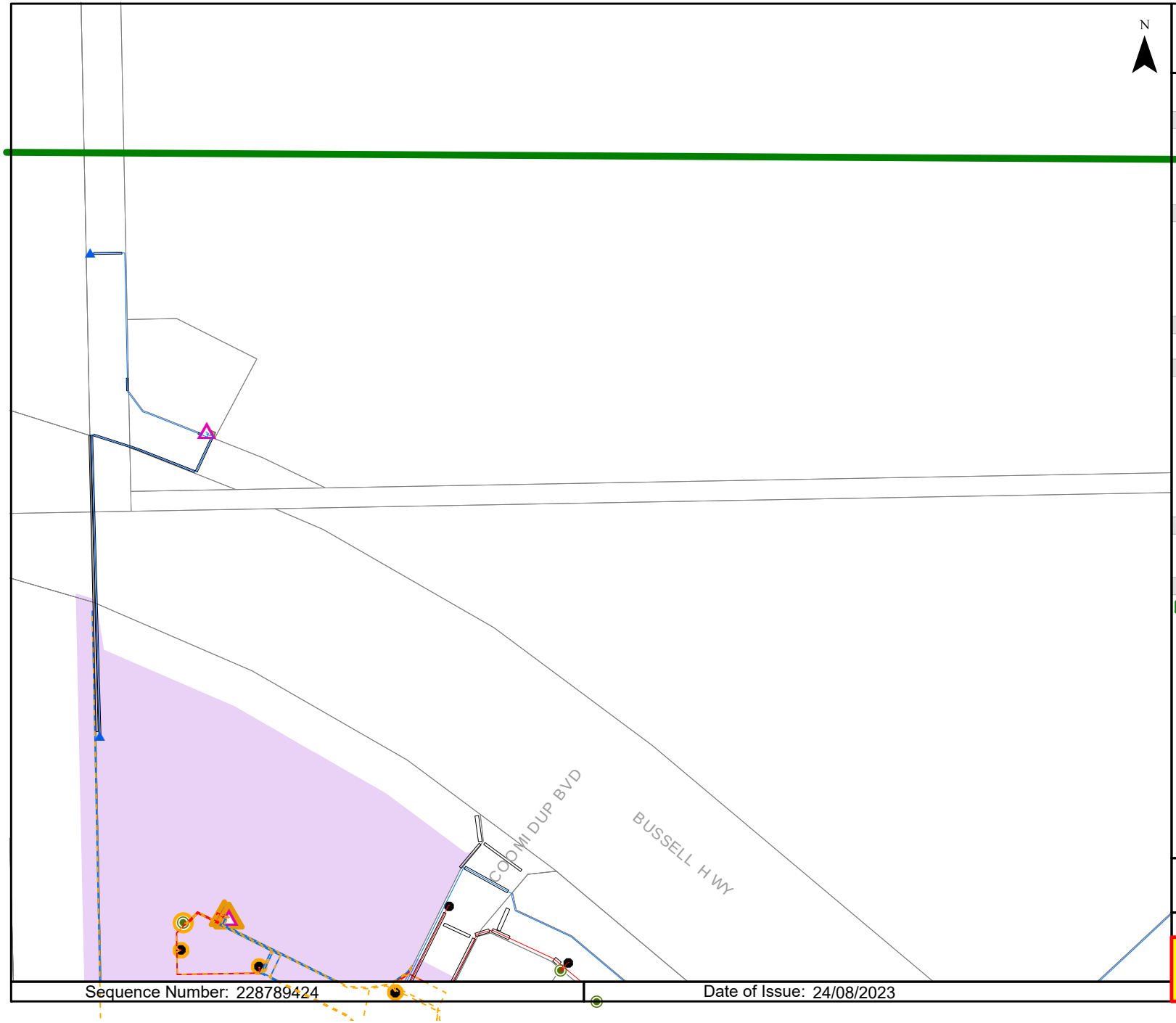
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:10250

WARNING! Look out for overhead power lines



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
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Distribution Cables

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State Underground Power Project

- CURRENT Work Area *
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Feature

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

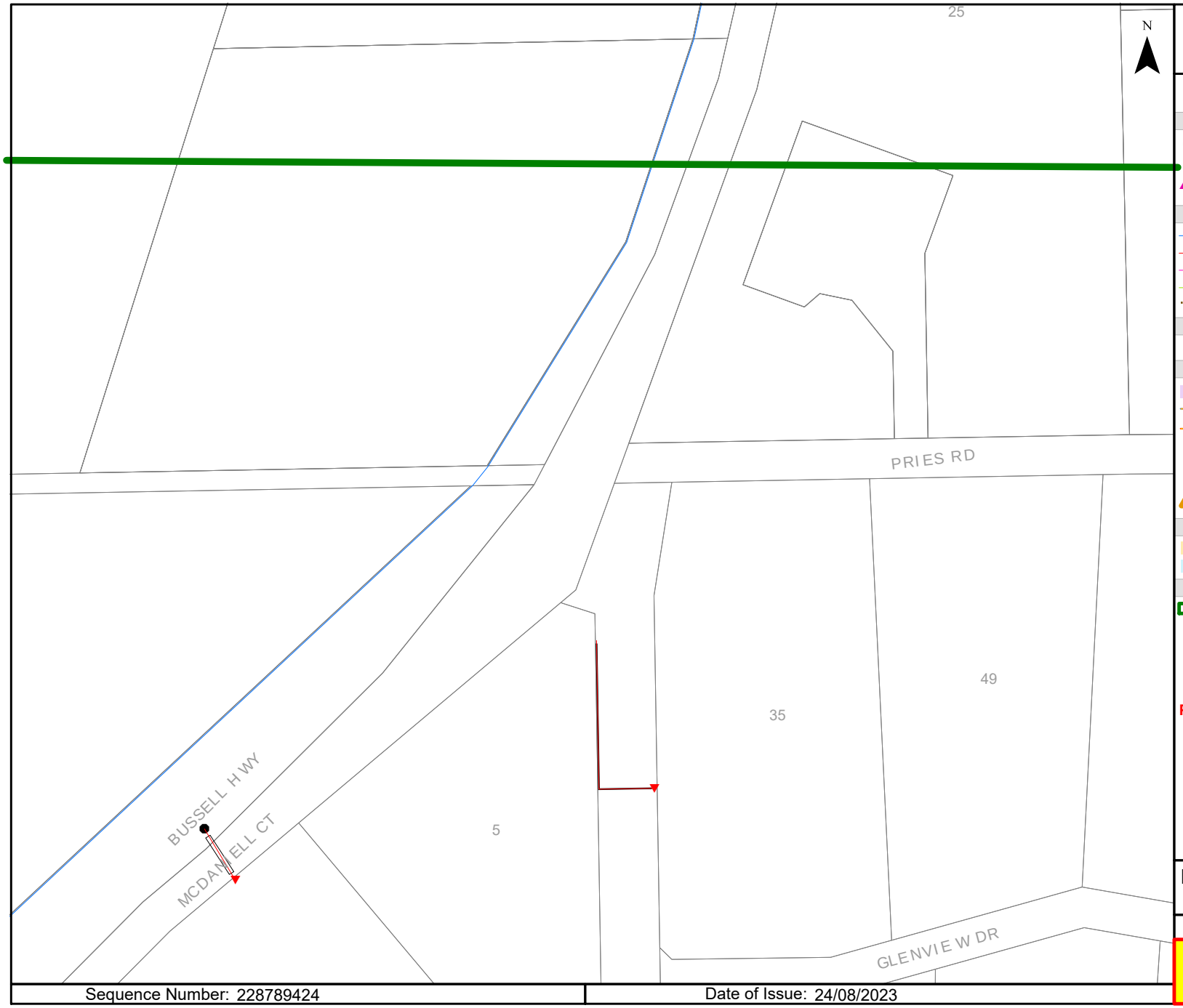
Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228789424

Date of Issue: 24/08/2023



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
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State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

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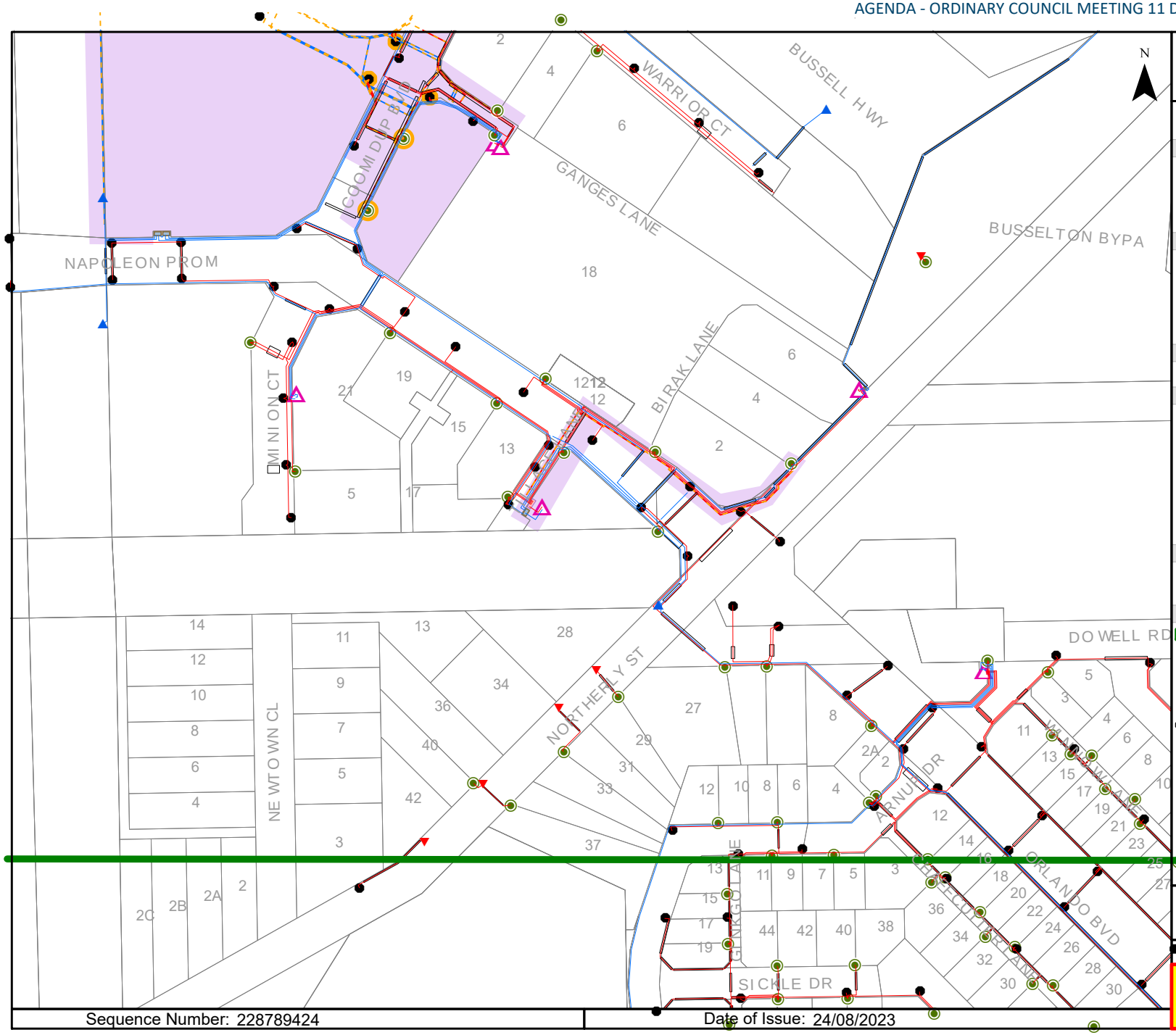
Sequence Number: 228789424 | Date of Issue: 24/08/2023



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
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State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

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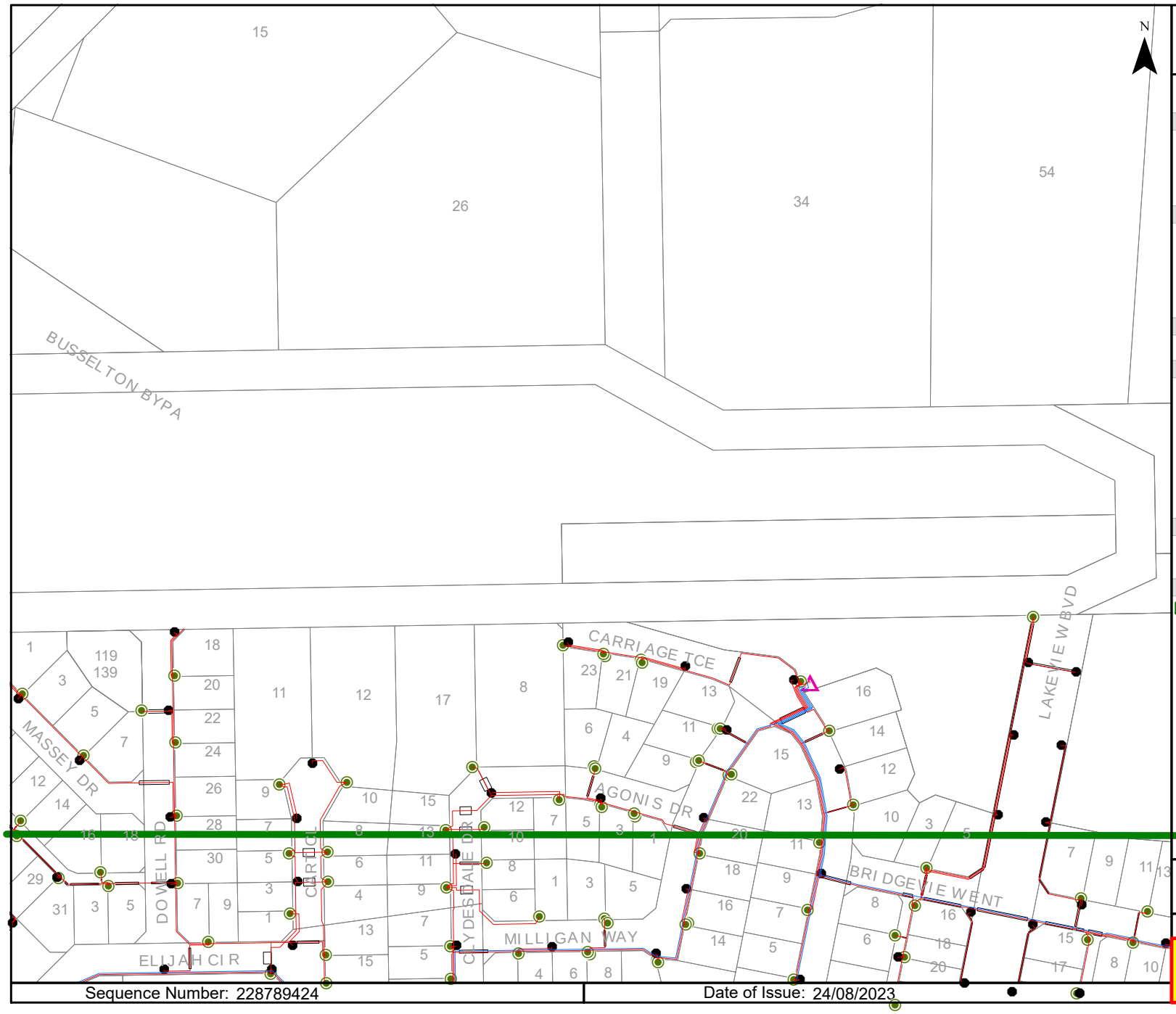
Sequence Number: 228789424 | Date of Issue: 24/08/2023



westernpower

UNDERGROUND LEGEND

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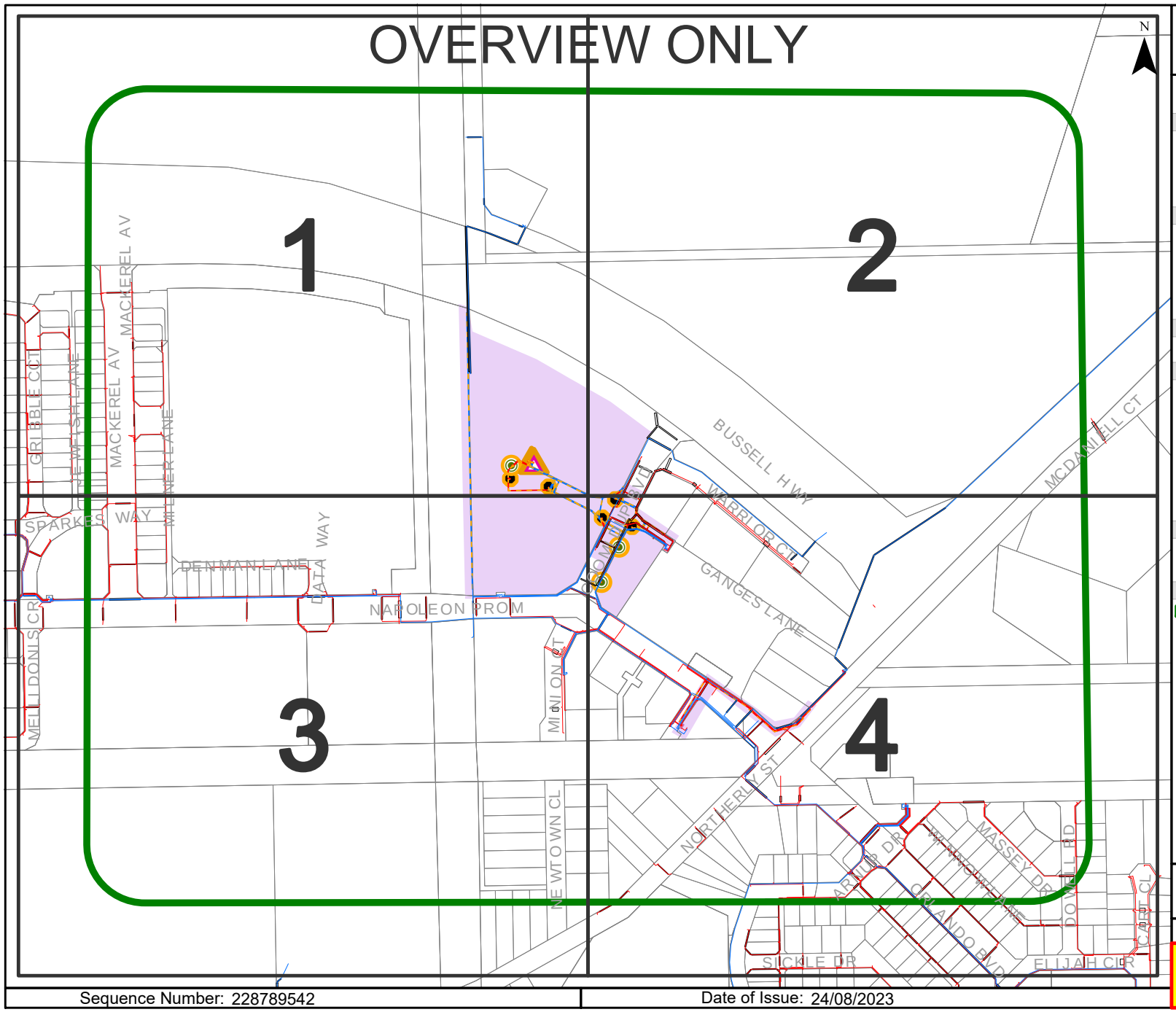

westernpower

UNDERGROUND LEGEND

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Feature

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

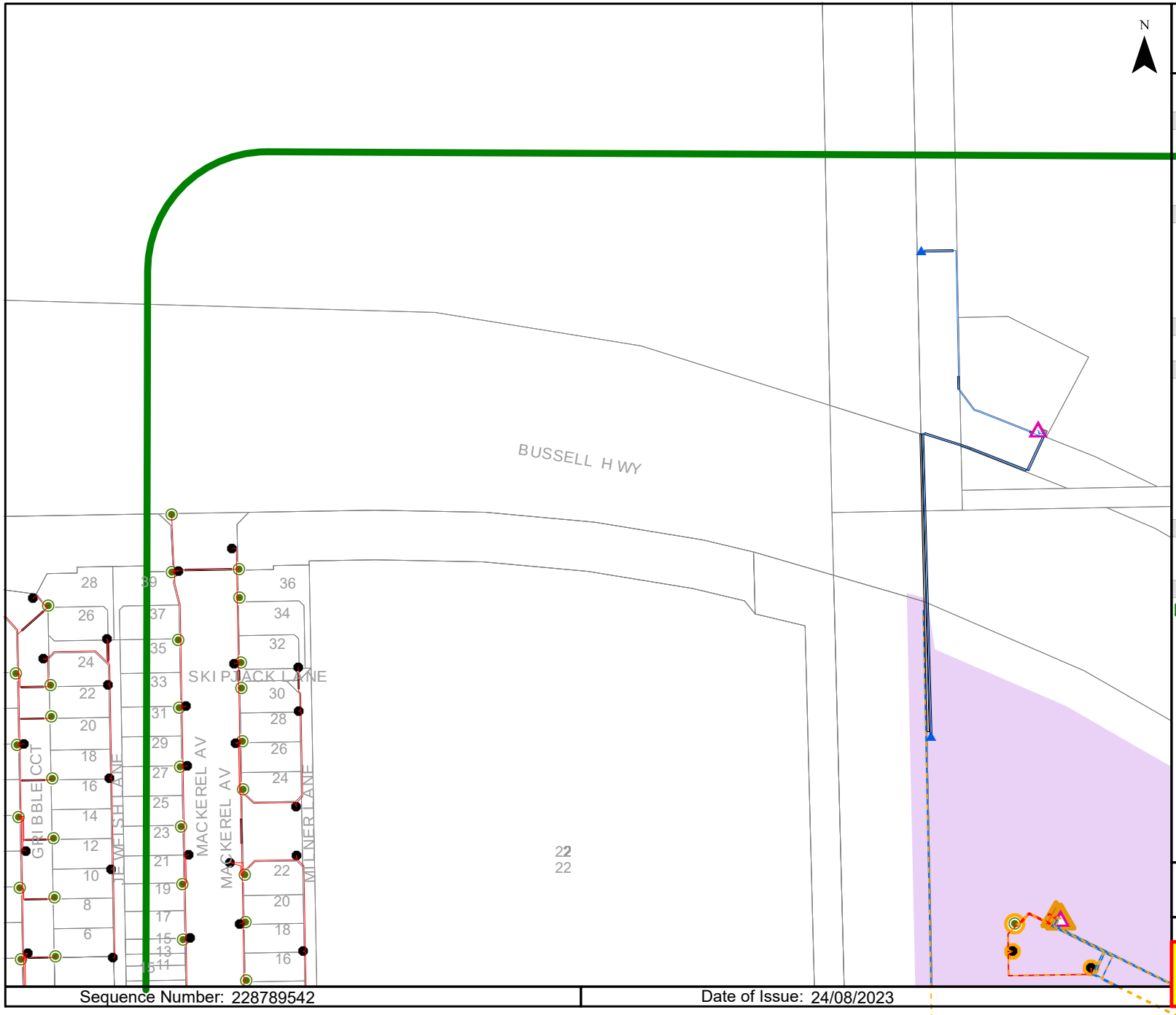
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228789542

Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

Structures

- Pillar
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- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

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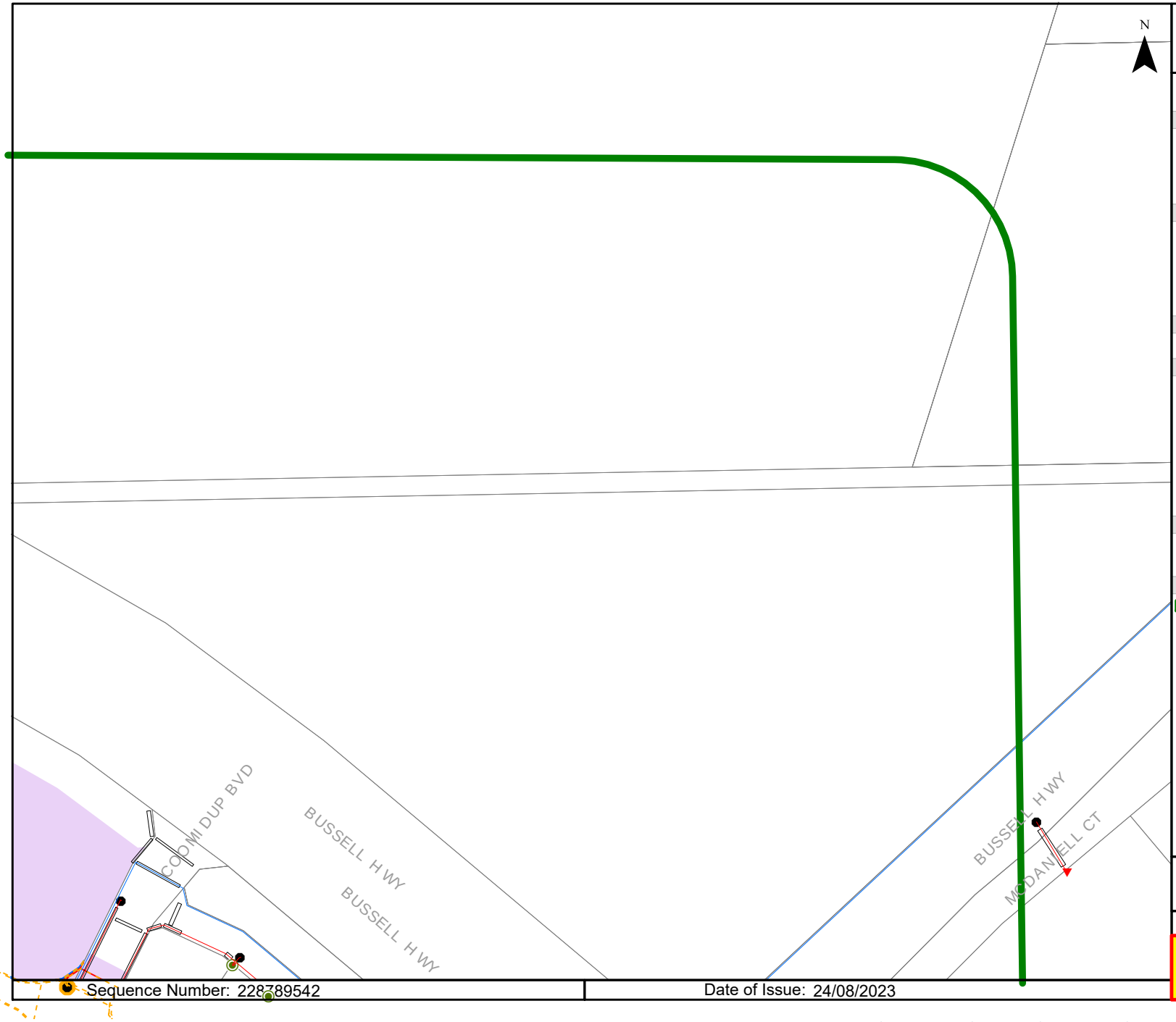
A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228789542

Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

Structures

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Feature

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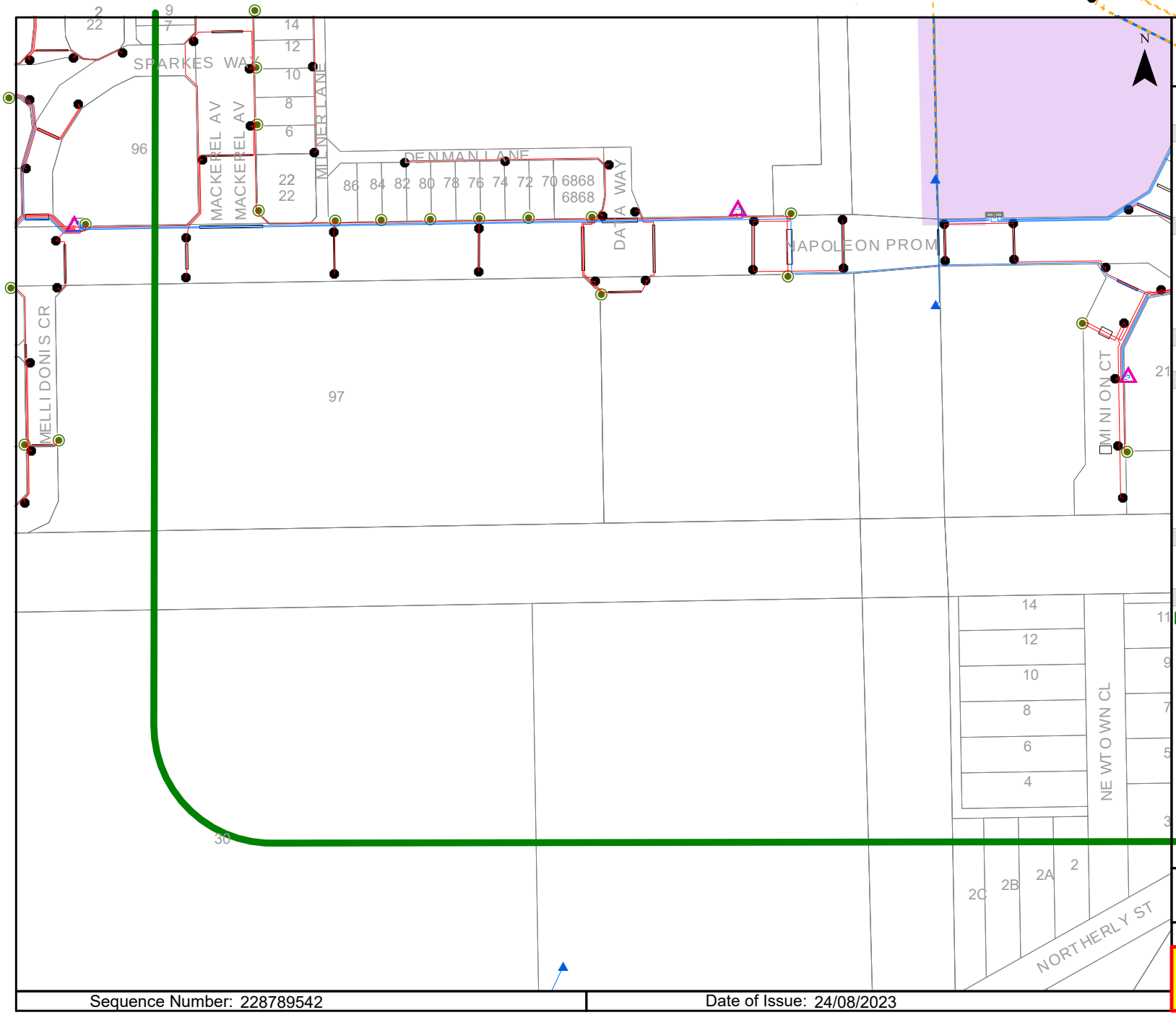
Sequence Number: 228789542

Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

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A4	Scale : 1:2500

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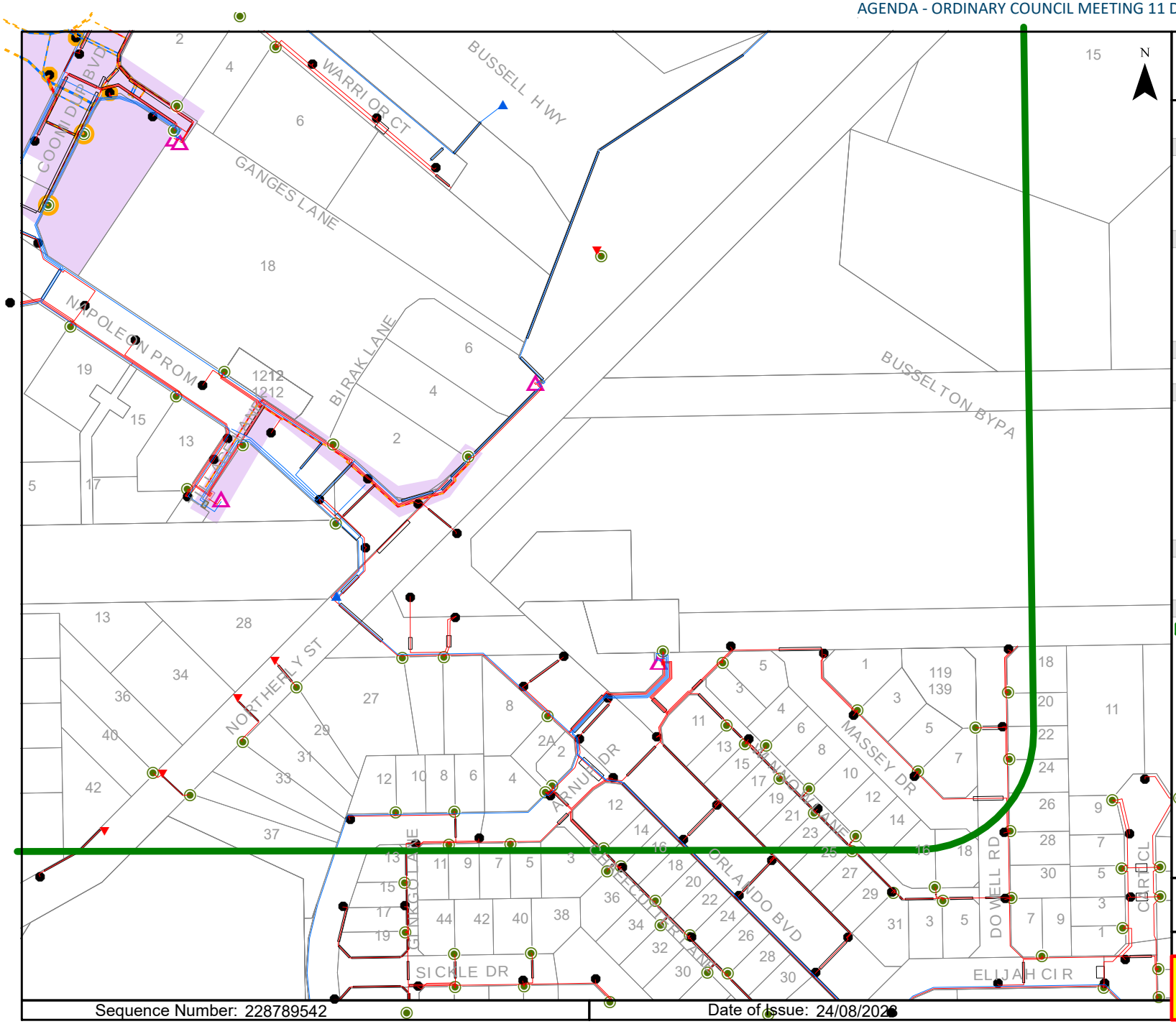
Sequence Number: 228789542

Date of Issue: 24/08/2023



UNDERGROUND LEGEND

Structures

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- CURRENT Work Area *
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Feature

- Area of Interest

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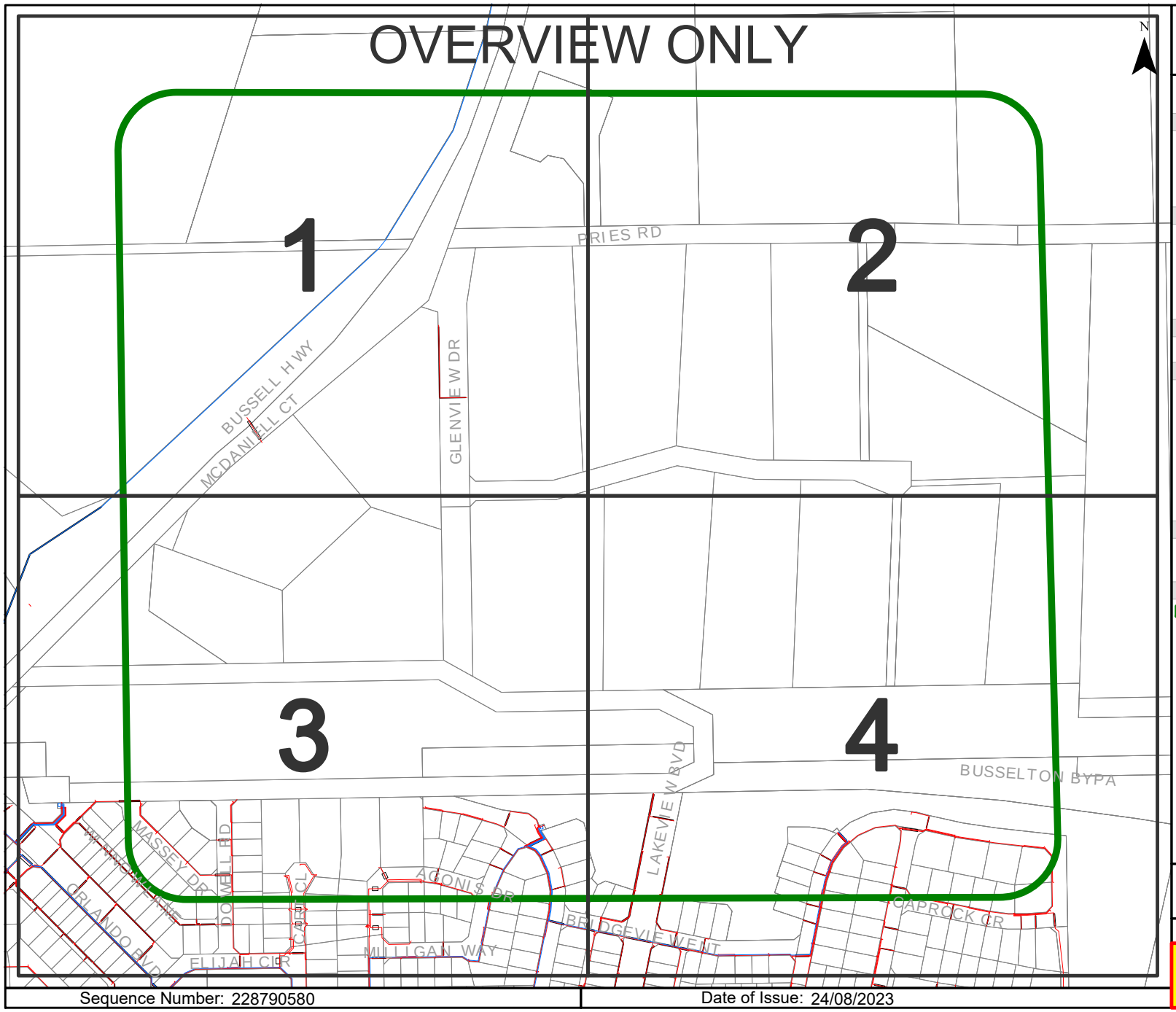
Telephone Support: 1300 769 345 Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 | Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228789542 | Date of Issue: 24/08/2026



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UNDERGROUND LEGEND

Structures

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State Underground Power Project

- CURRENT Work Area *
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Feature

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

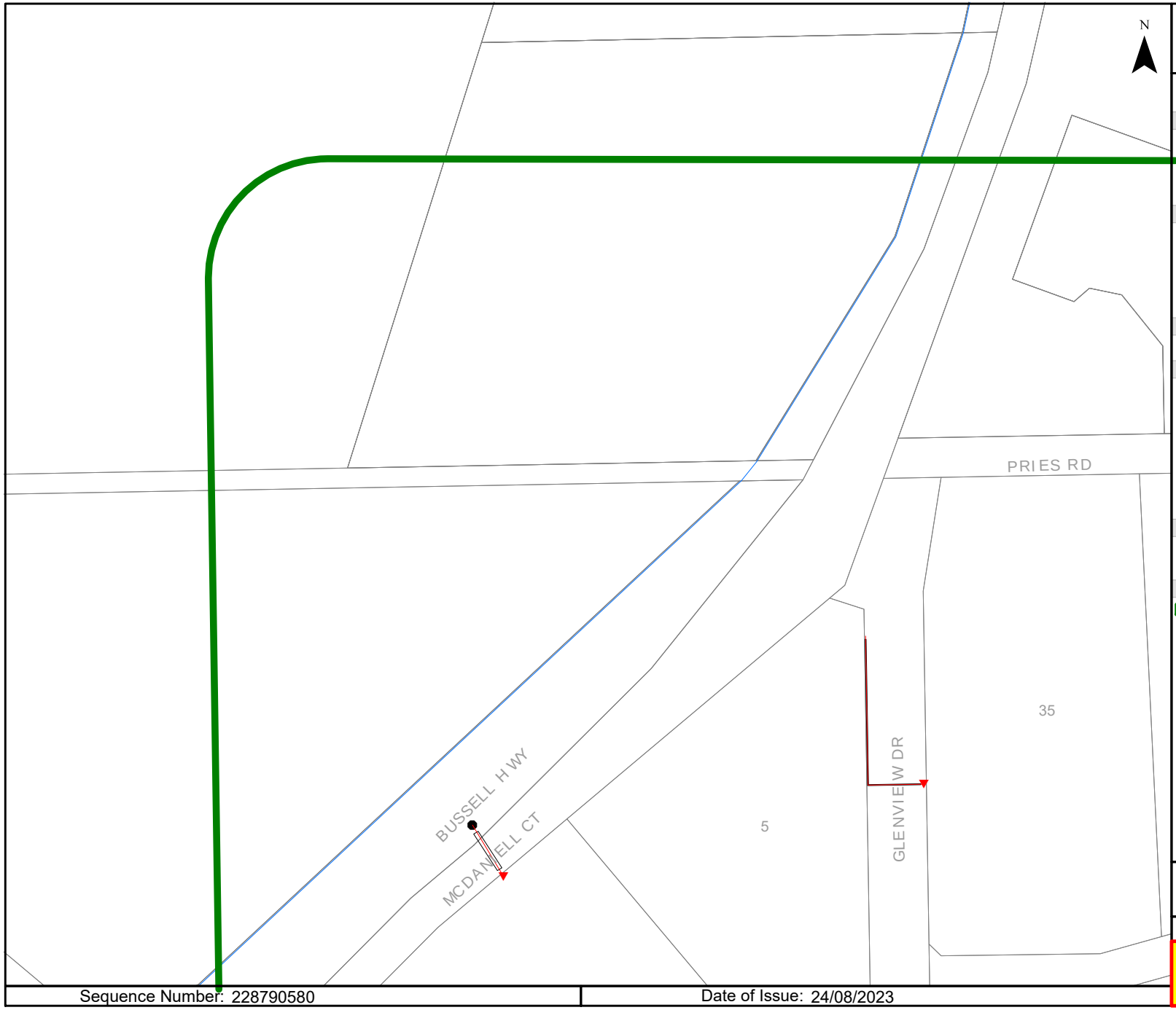
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790580

Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

Structures

- Pillar
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- Transformer Site
- UG Crossing *
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Distribution Cables

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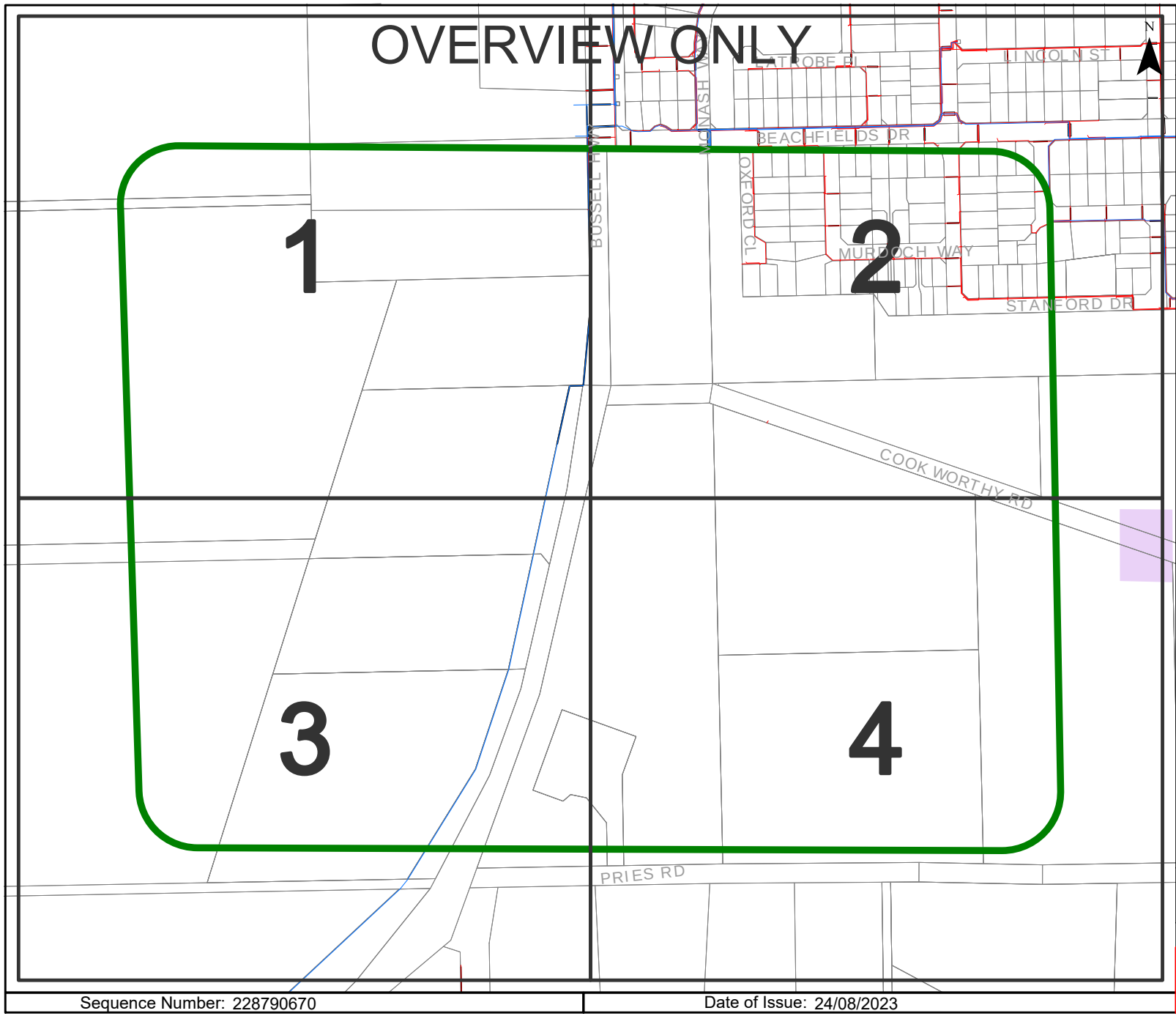
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228790580 | Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

Structures

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- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

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Feature

- Area of Interest

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

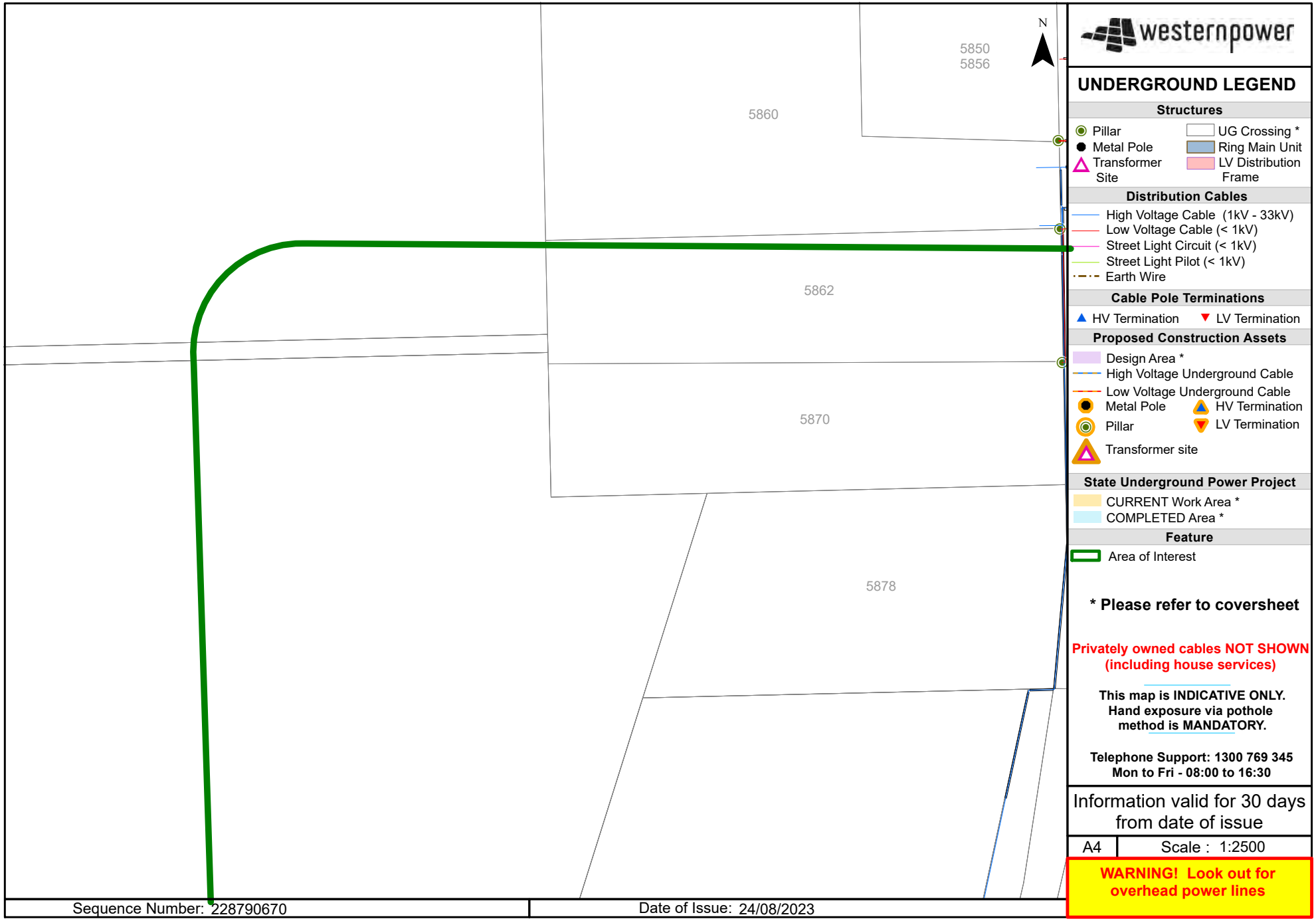
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790670

Date of Issue: 24/08/2023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5850
5856
5860
5862
5870
5878
westernpower
UNDERGROUND LEGEND
Structures
Pillar
Metal Pole
Transformer Site
UG Crossing *
Ring Main Unit
LV Distribution Frame
Distribution Cables
High Voltage Cable (1kV - 33kV)
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Design Area *
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CURRENT Work Area *
COMPLETED Area *
Feature
Area of Interest
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Mon to Fri - 08:00 to 16:30
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A4
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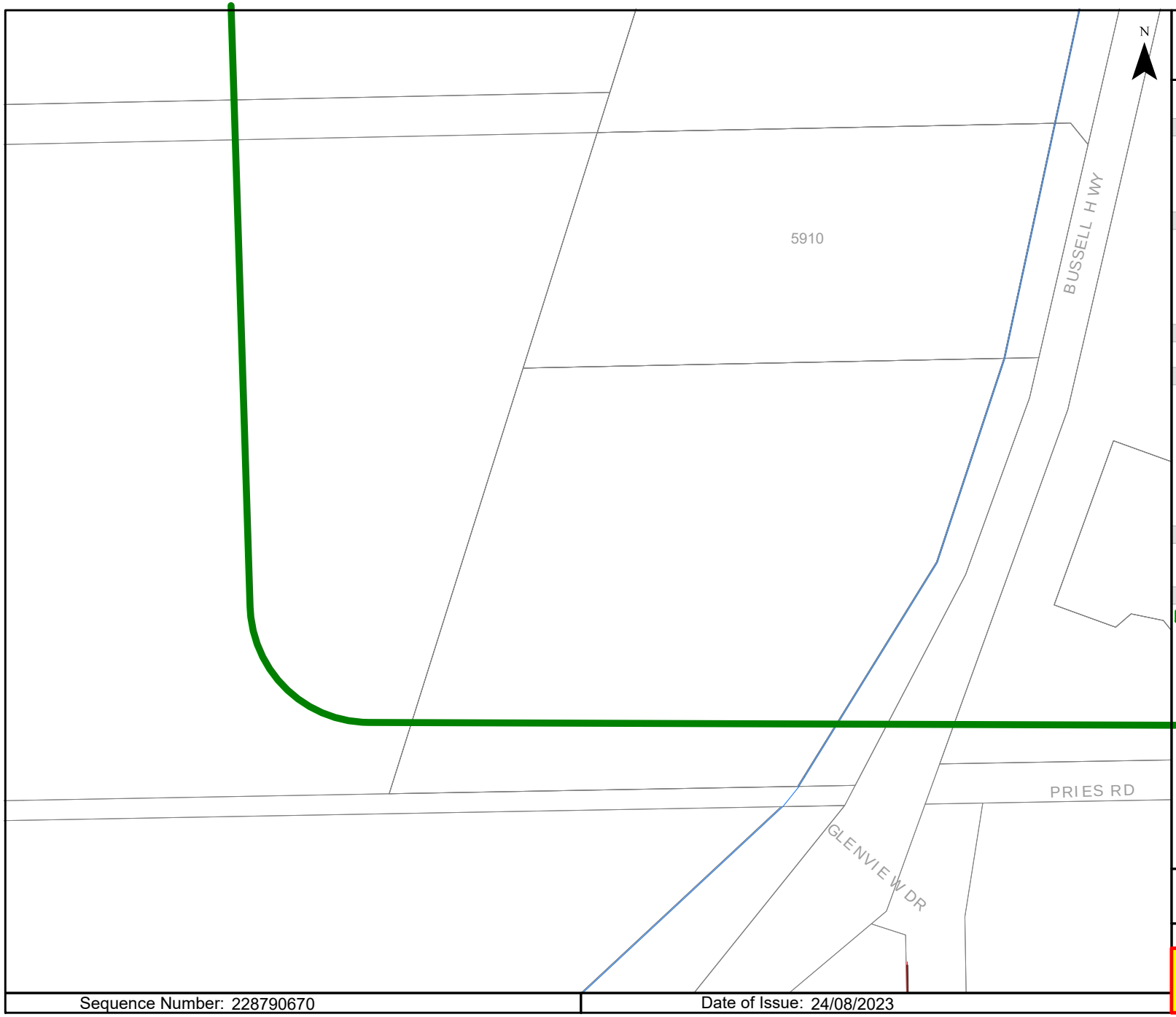

westernpower

UNDERGROUND LEGEND

Structures

- Pillar
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State Underground Power Project

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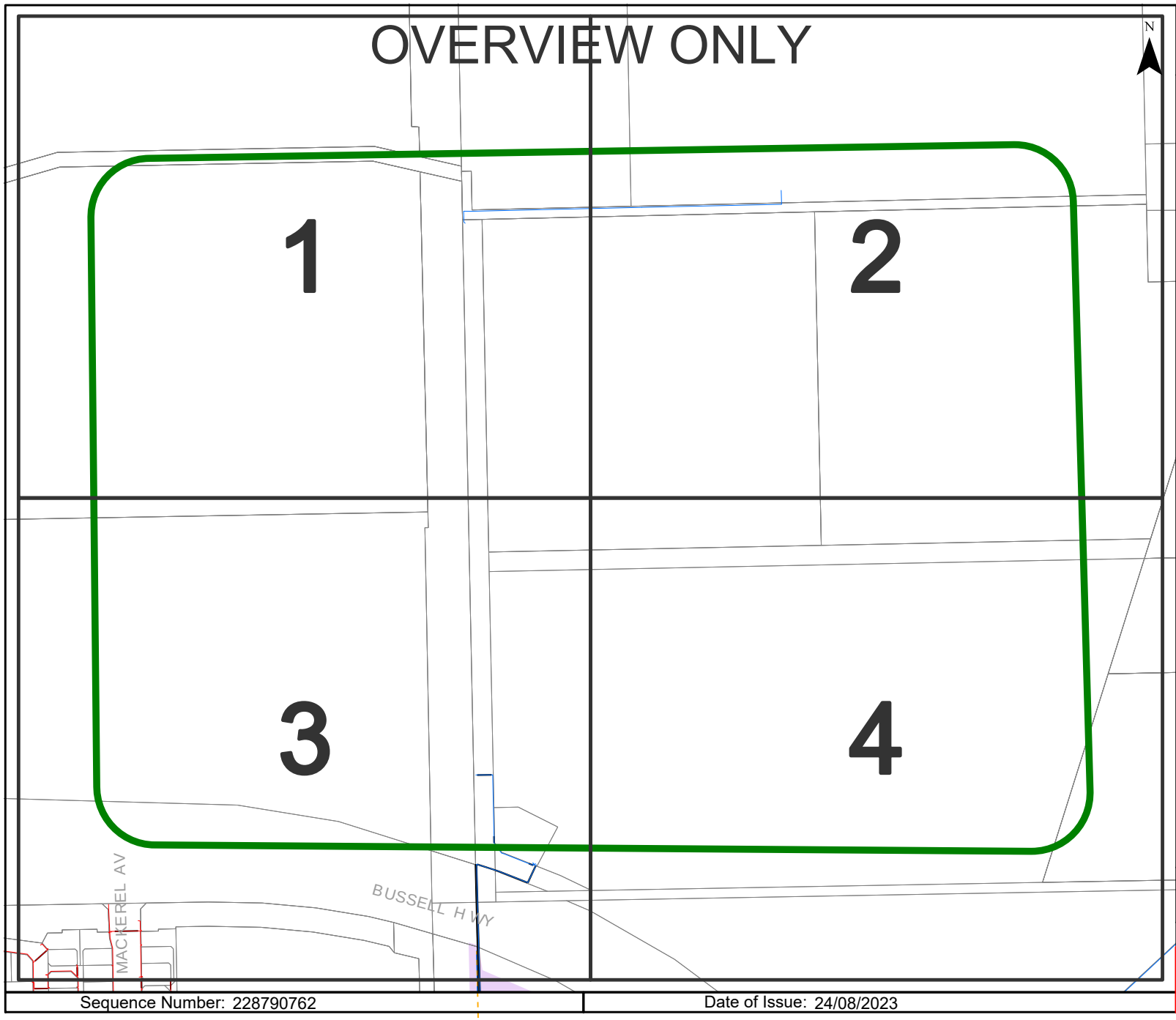

westernpower

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

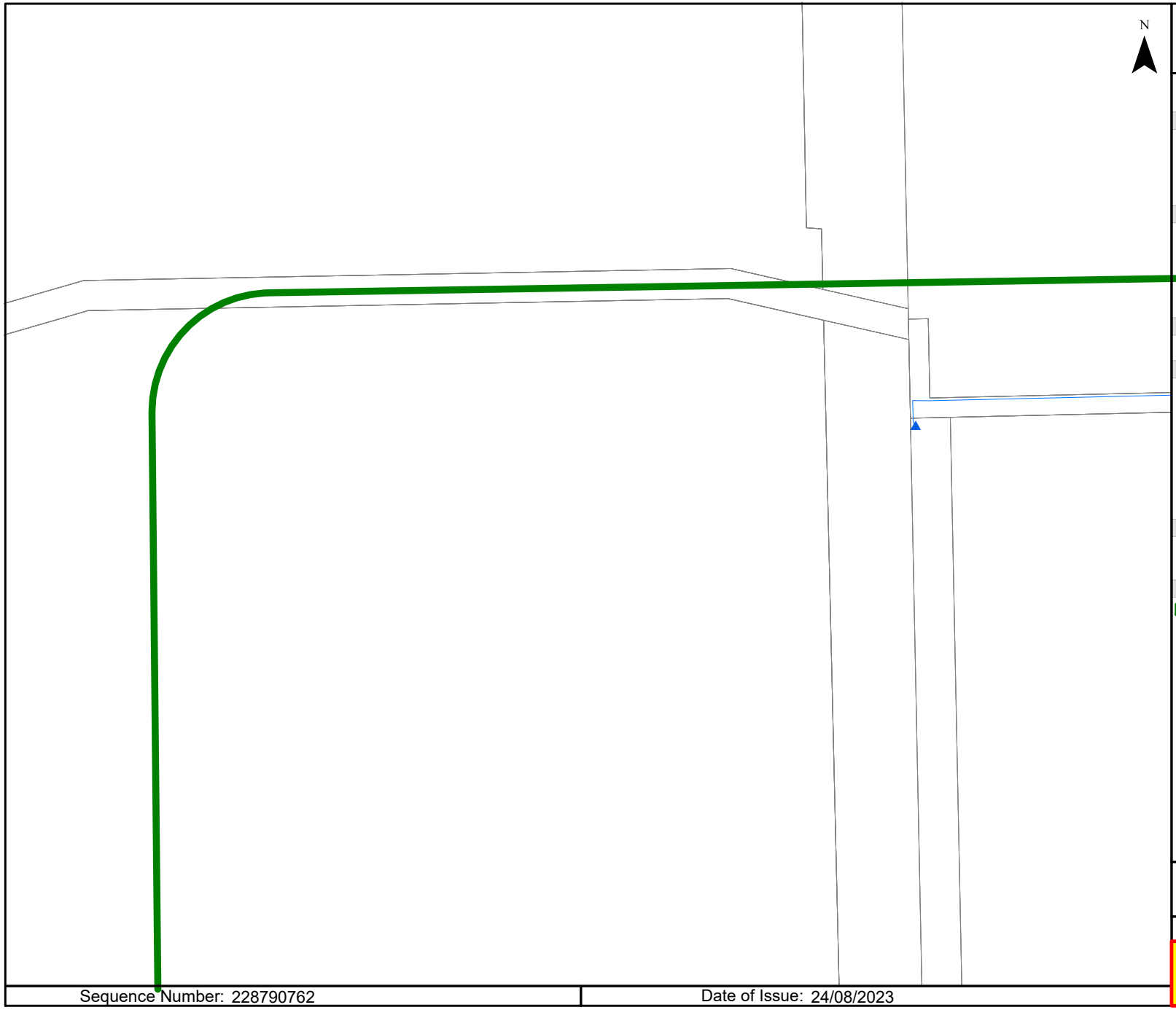
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790762

Date of Issue: 24/08/2023



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UNDERGROUND LEGEND

Structures

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- HV Termination
- LV Termination

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

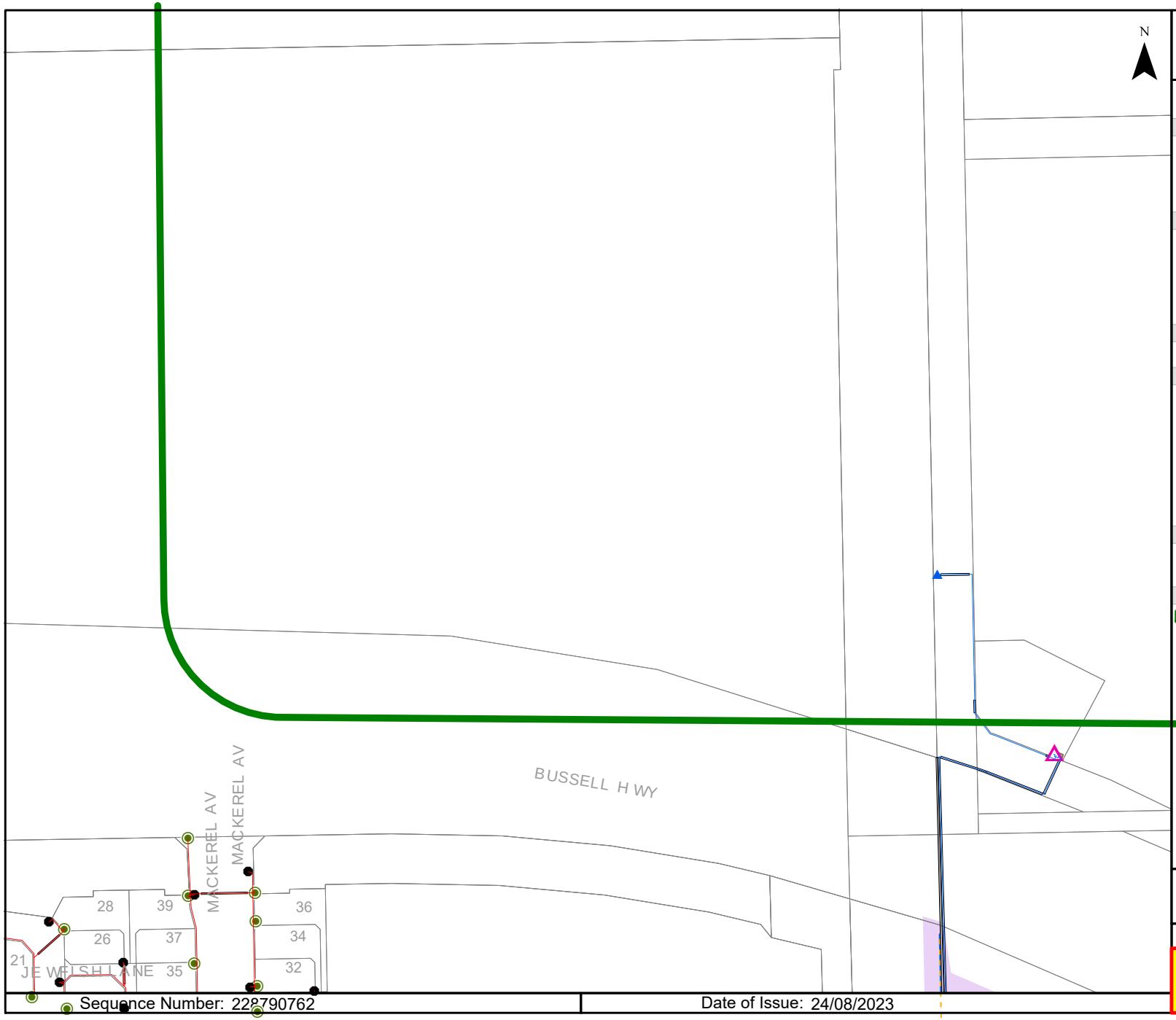
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228790762 | Date of Issue: 24/08/2023



westernpower

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Termination

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- Pillar
- Transformer site
- HV Termination
- LV Termination

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

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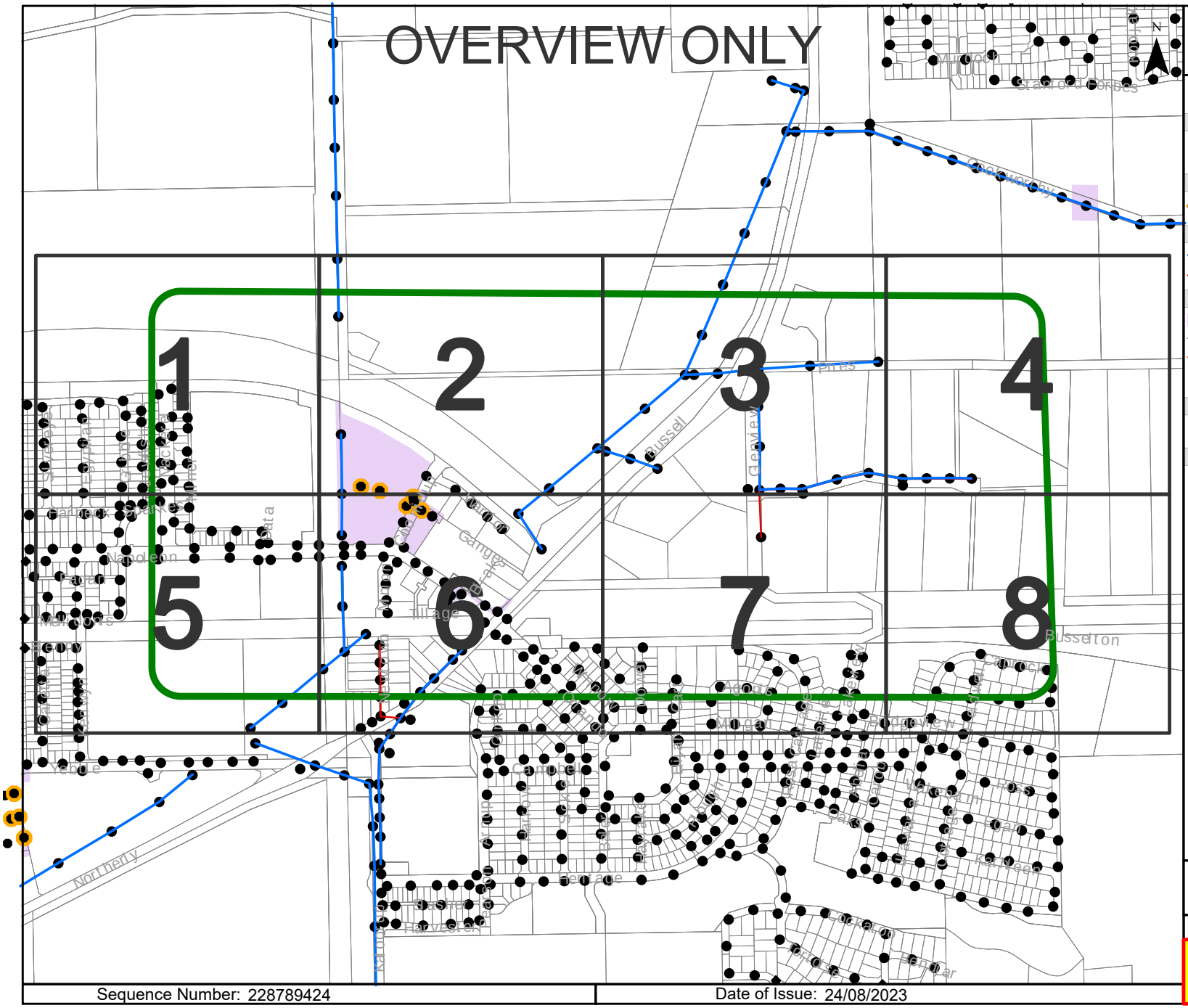

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

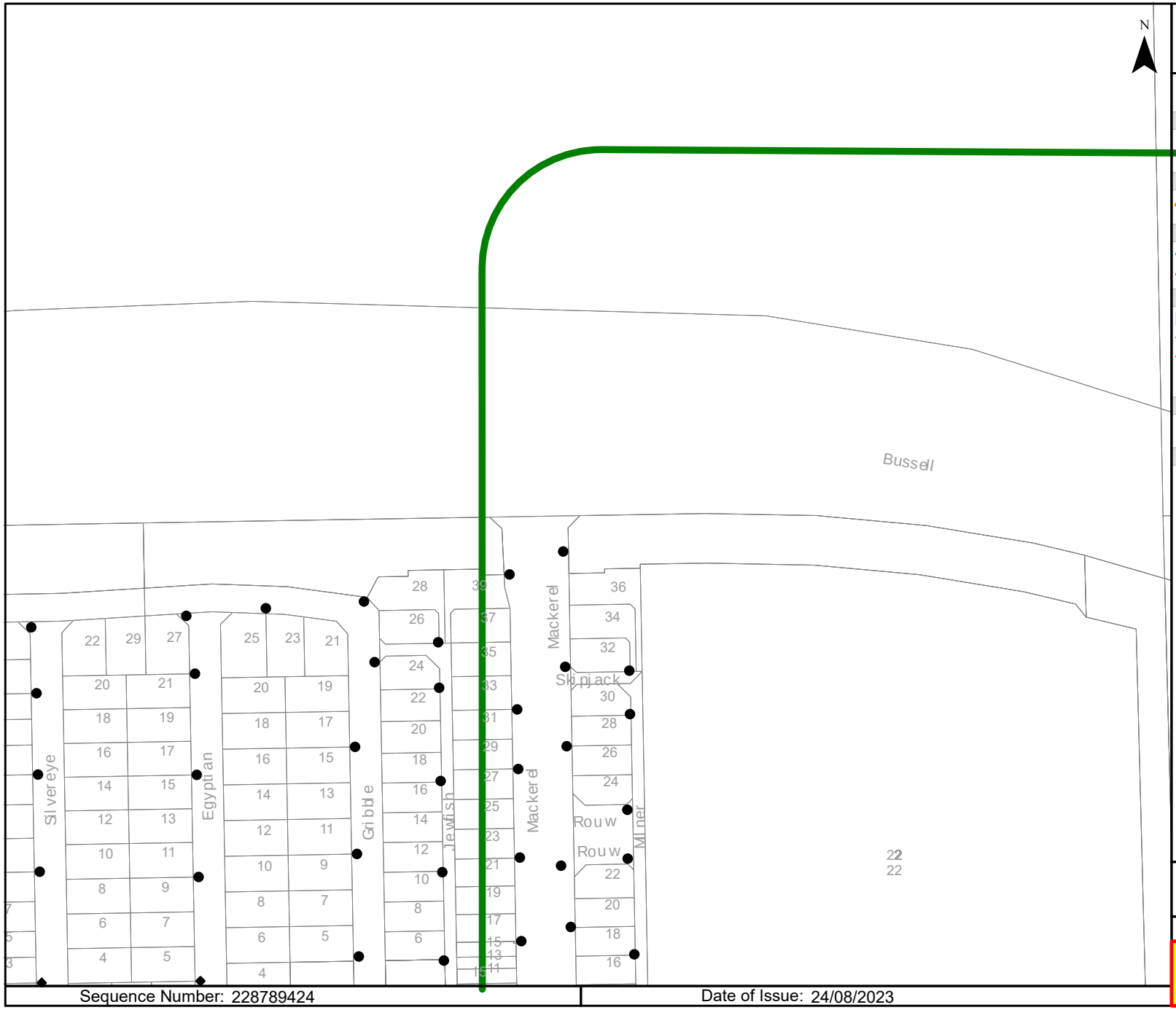
Information valid for 30 days from date of issue

A4	Scale : 1:10250

WARNING! Look out for overhead power lines

Sequence Number: 228789424

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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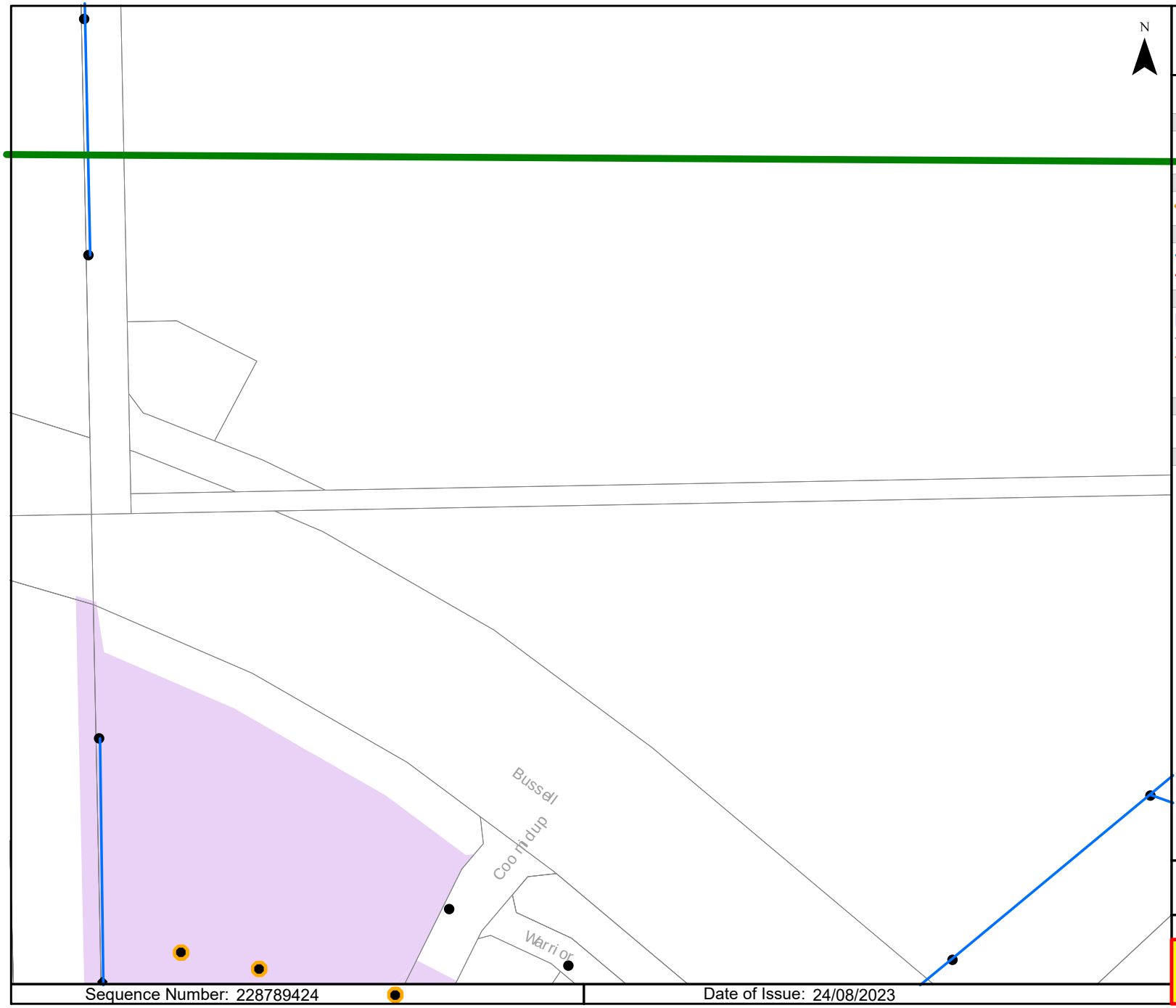
Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228789424

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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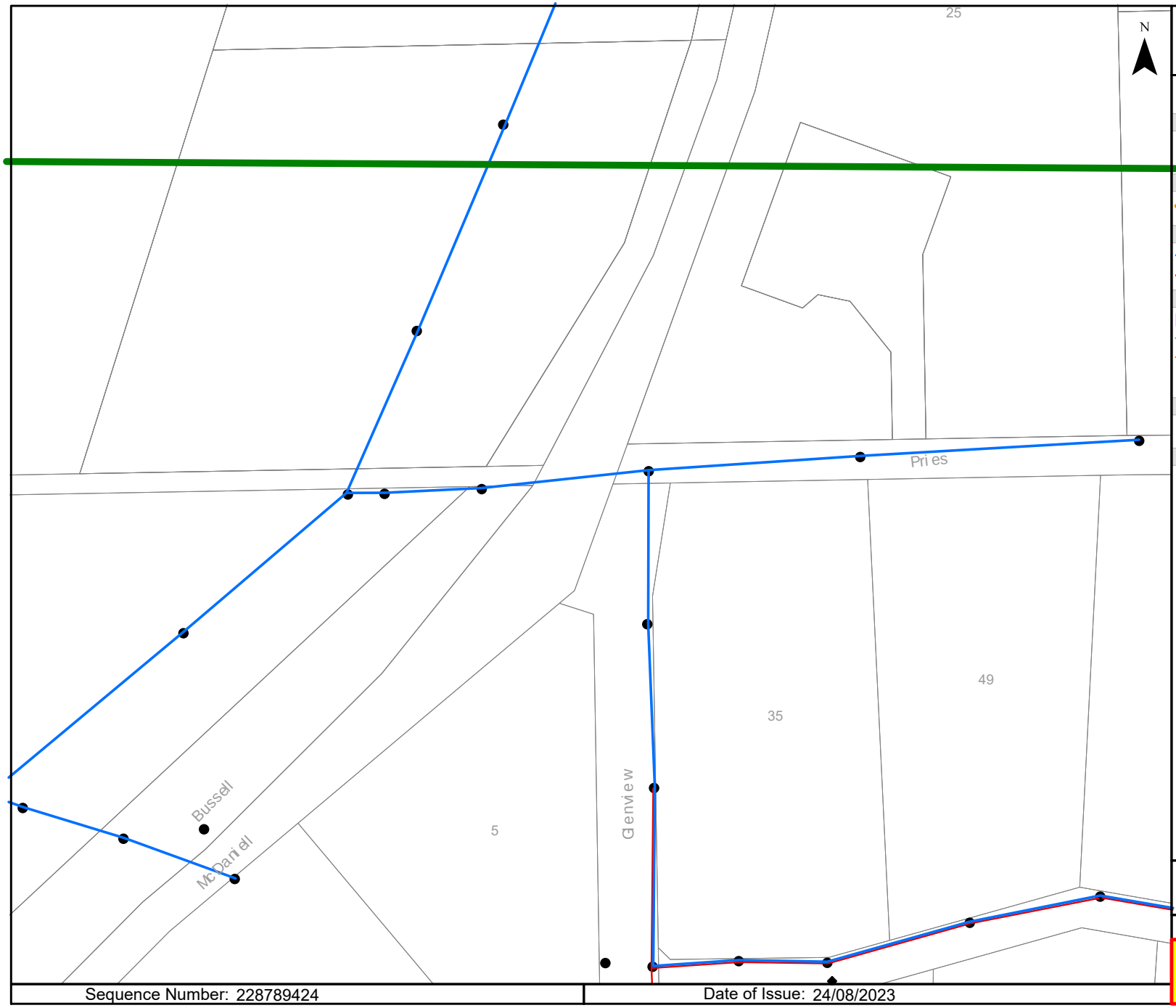

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
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Transmission Overhead Powerline

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Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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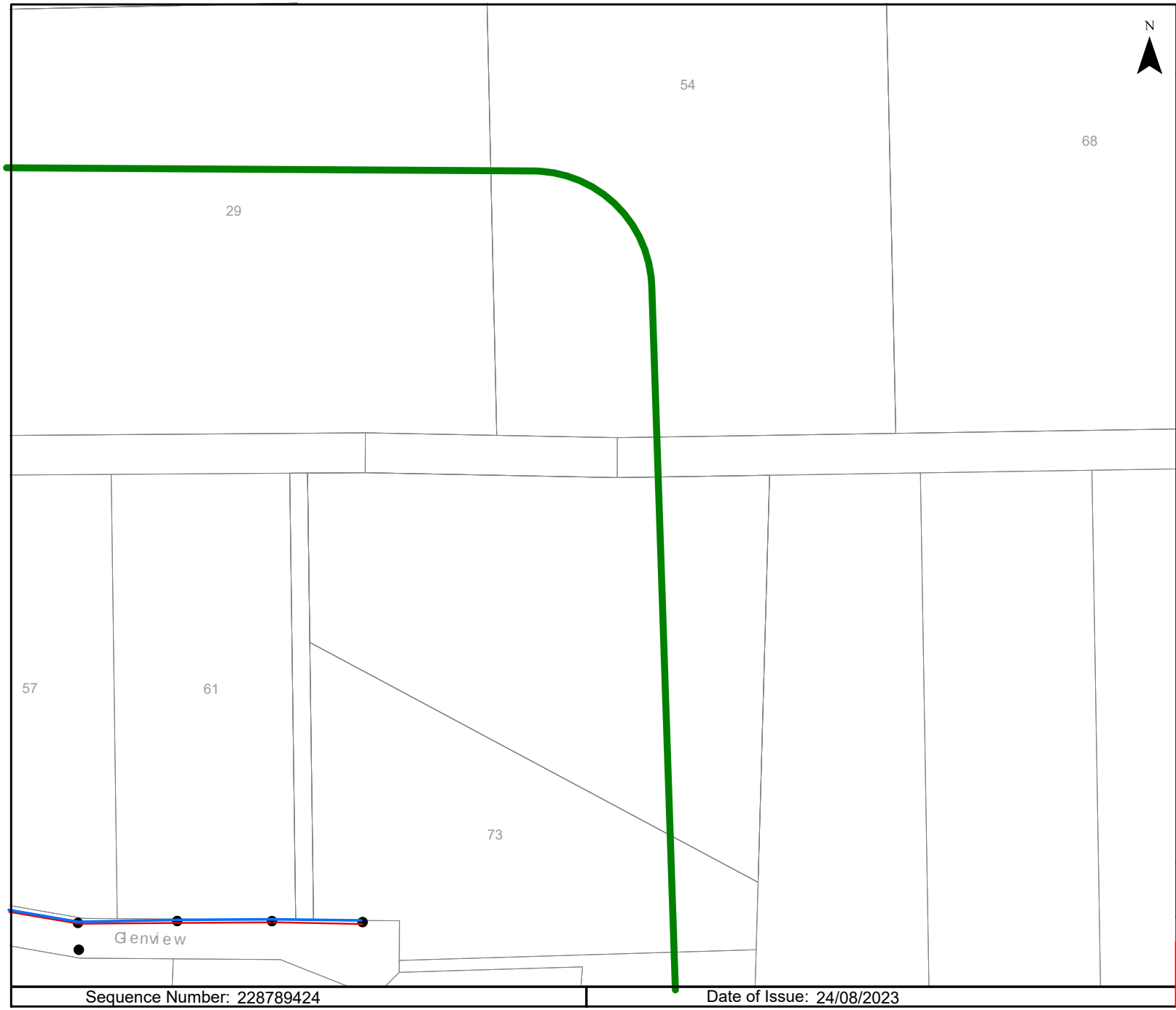

westernpower

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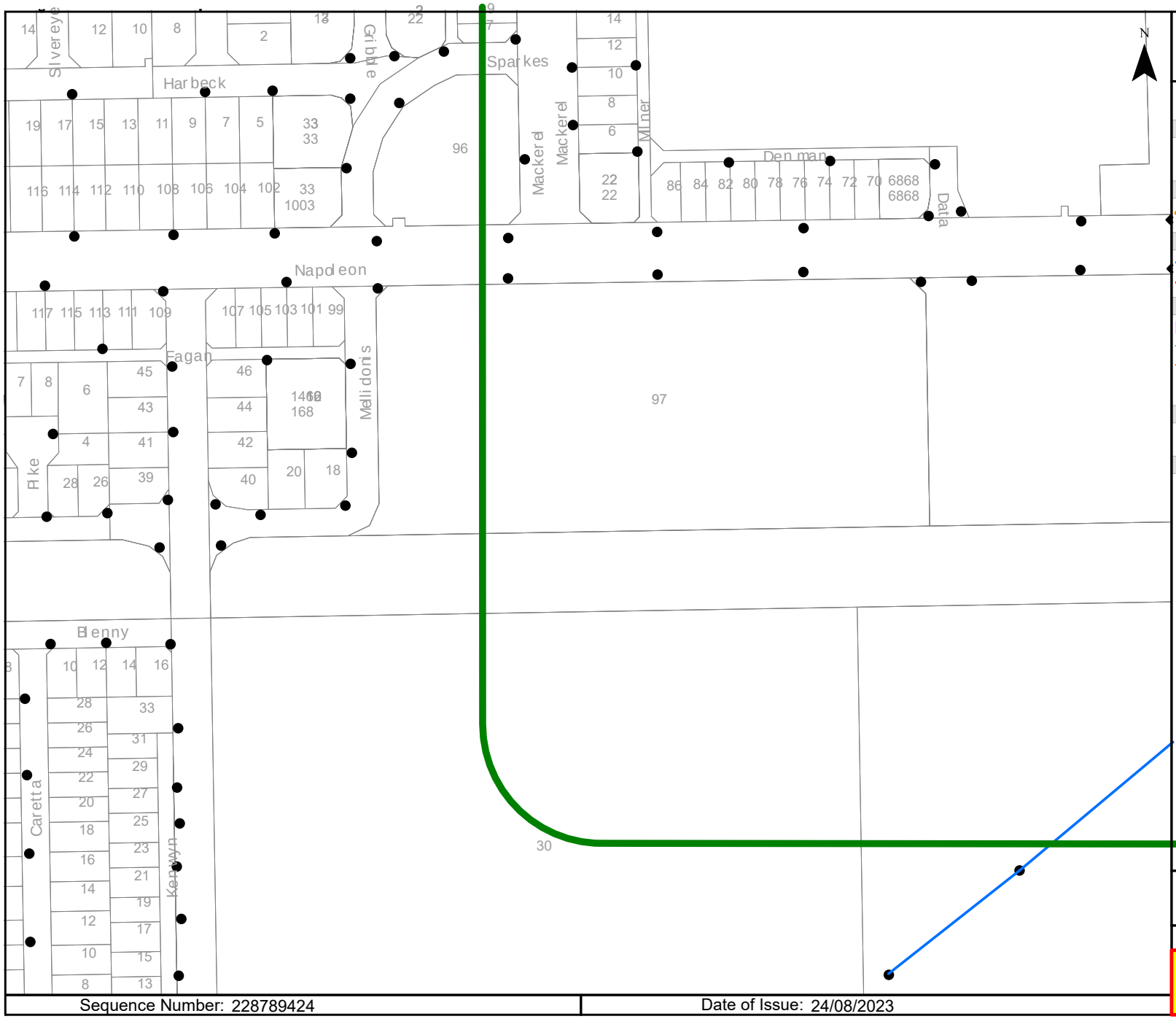

westernpower

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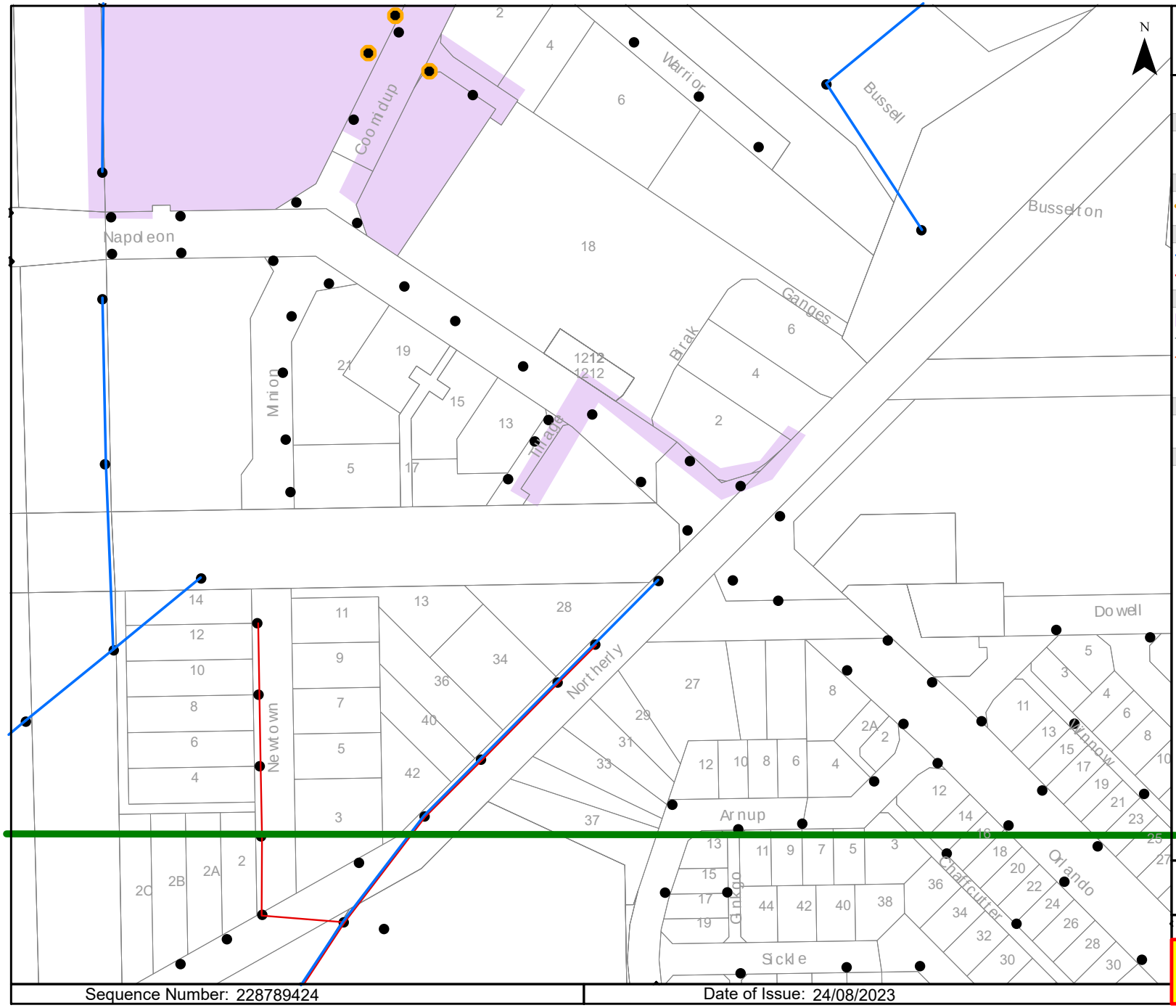

westernpower

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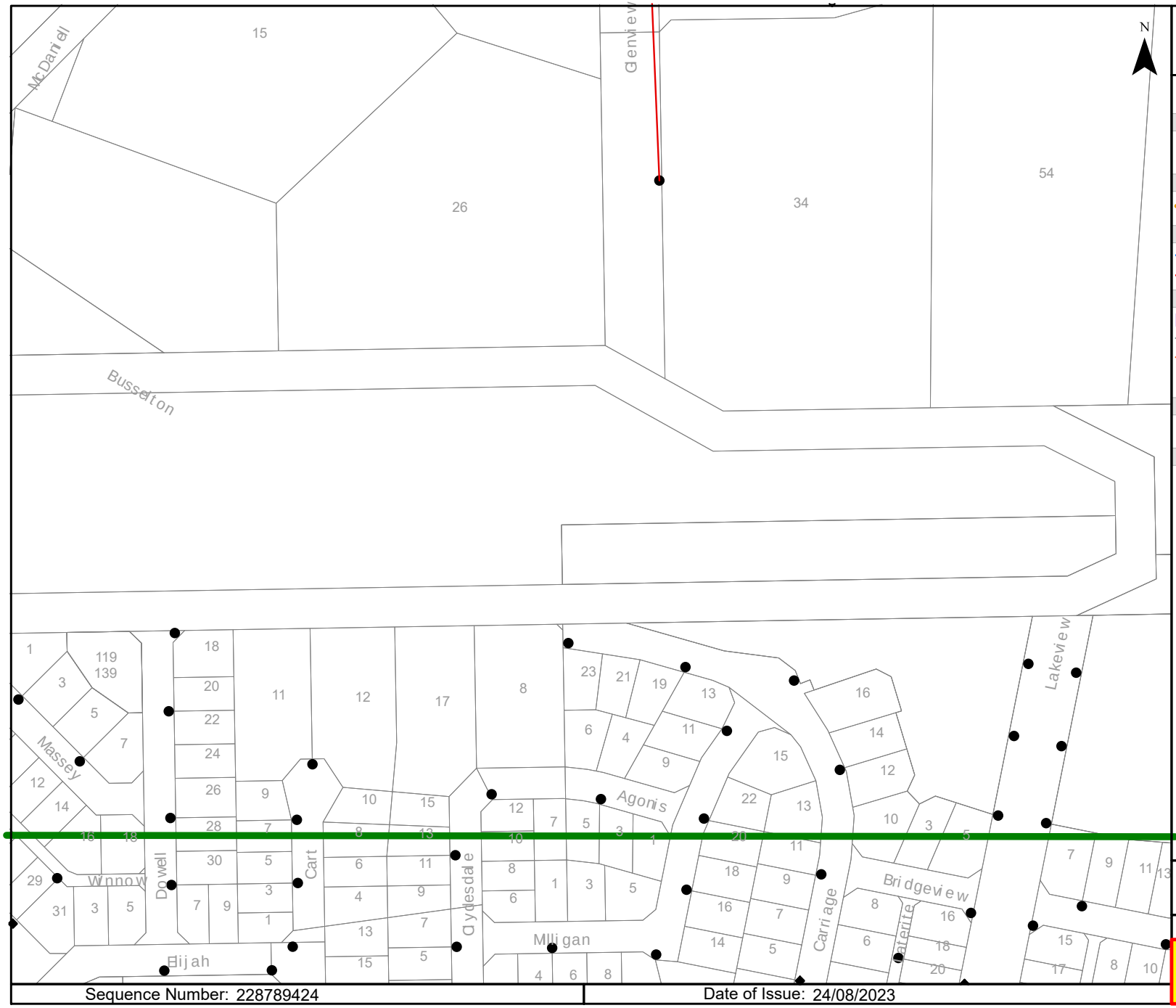

westernpower

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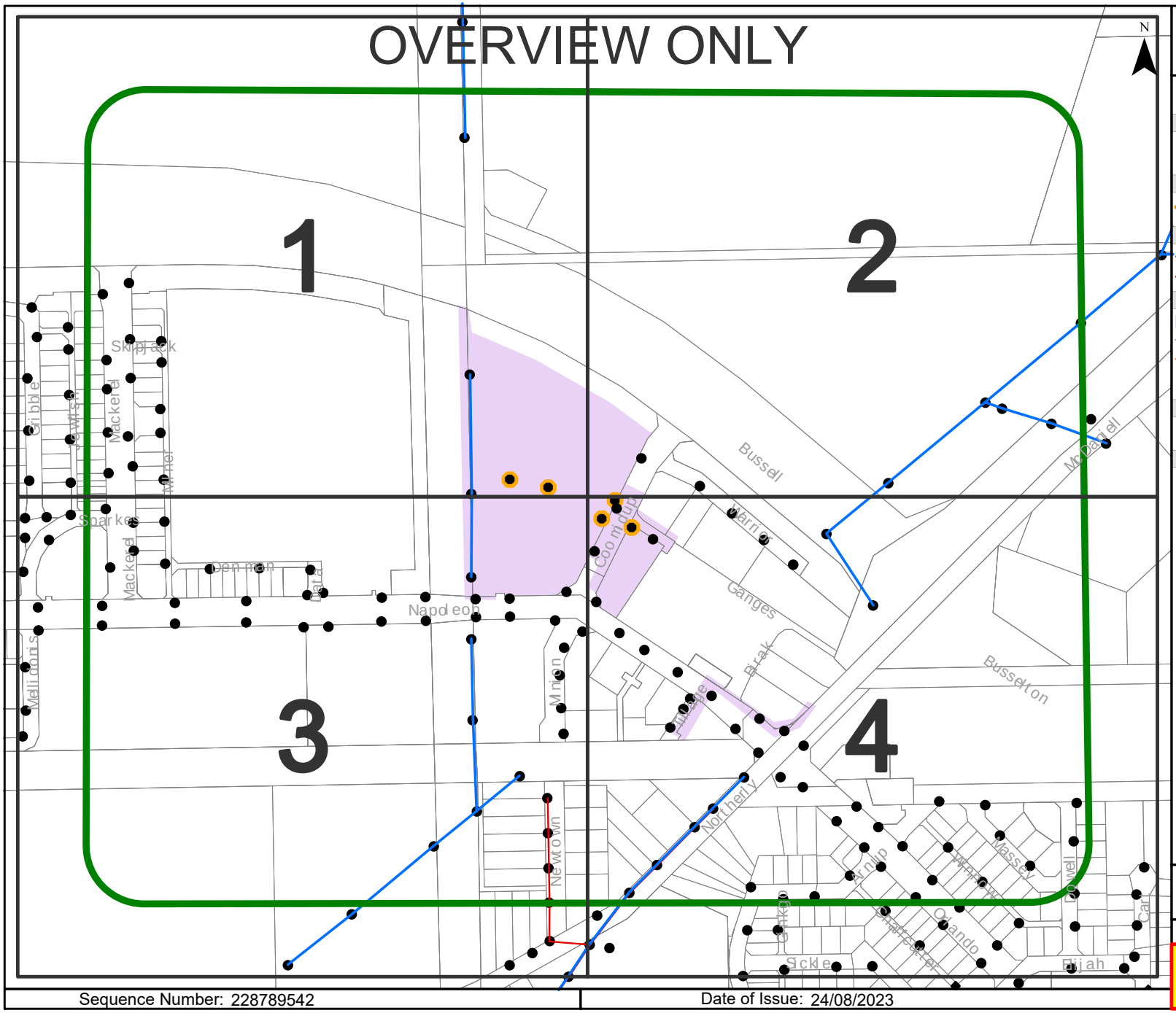

westernpower

OVERHEAD LEGEND

Structures

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- Transmission Poles

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Communications Assets

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Feature

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Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

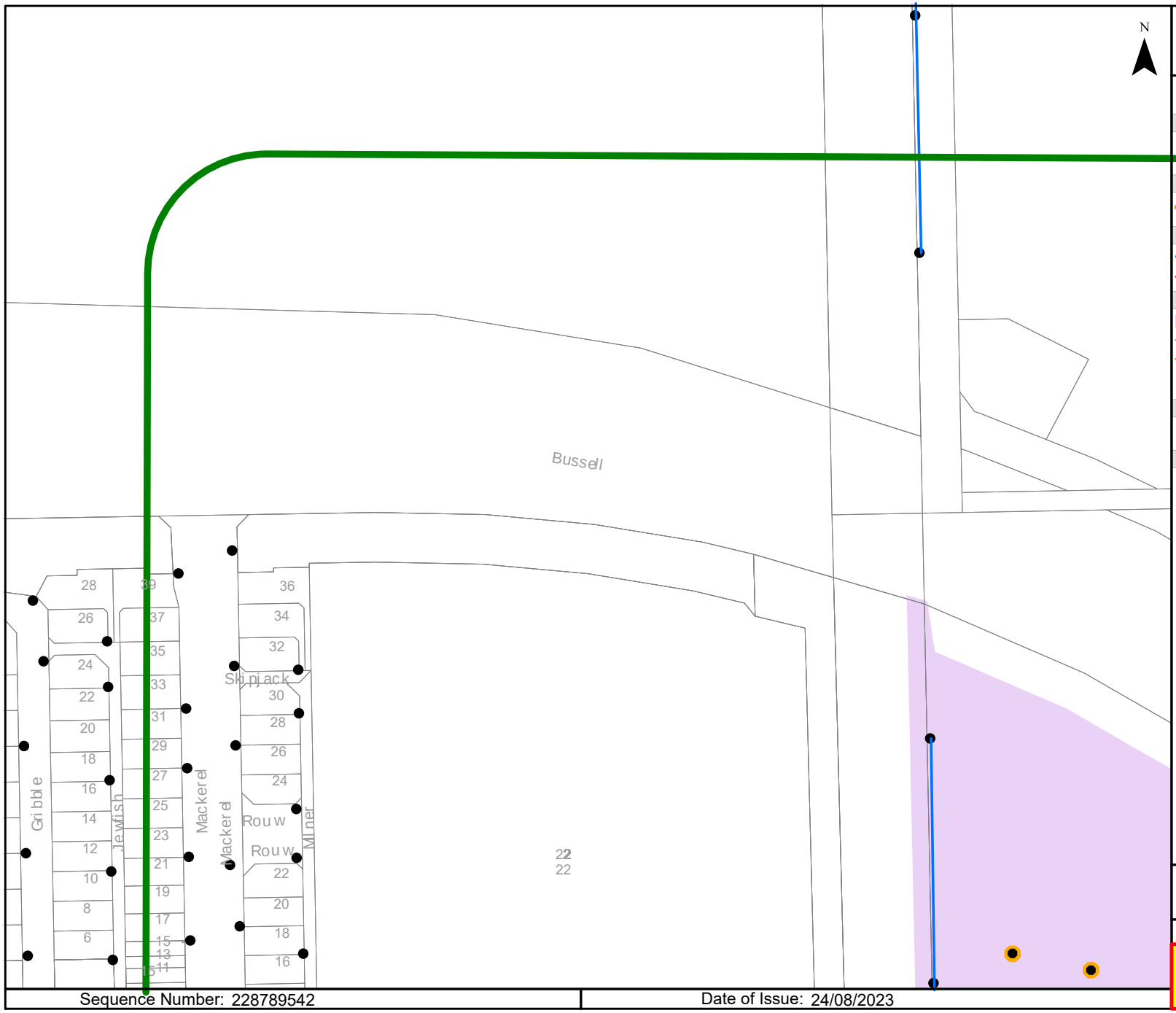
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228789542

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

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Proposed Construction Assets

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- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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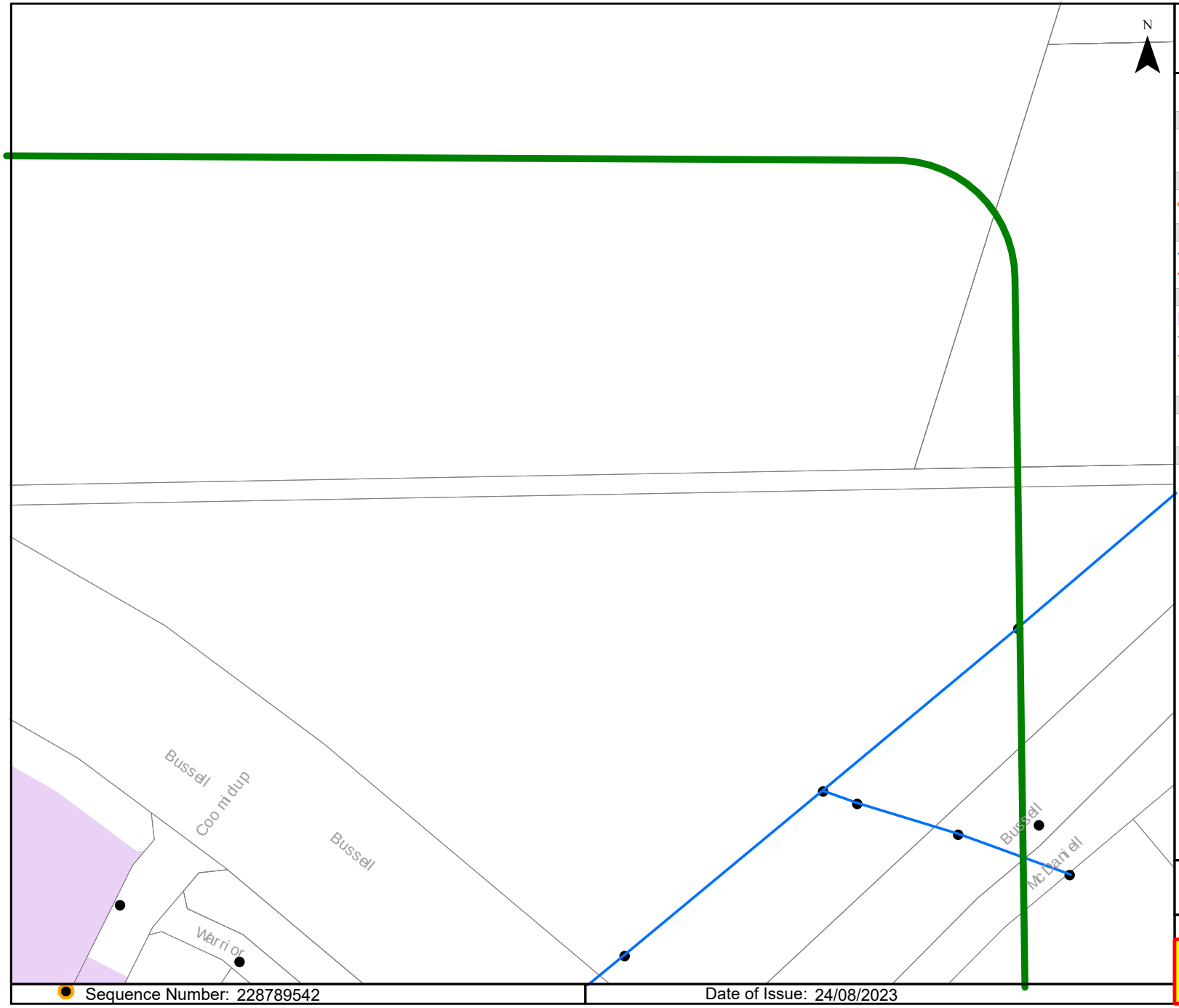

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

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- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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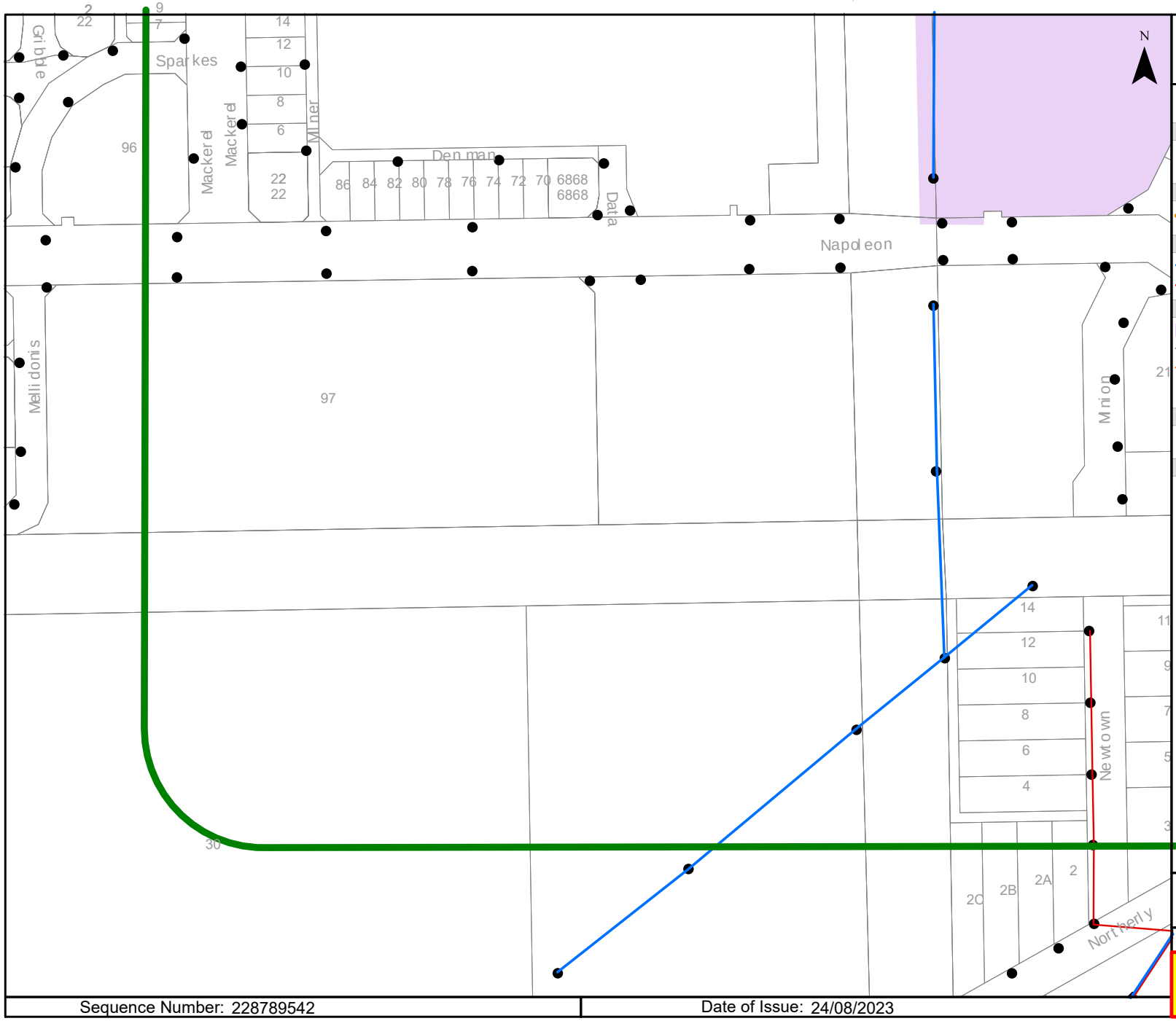

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

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- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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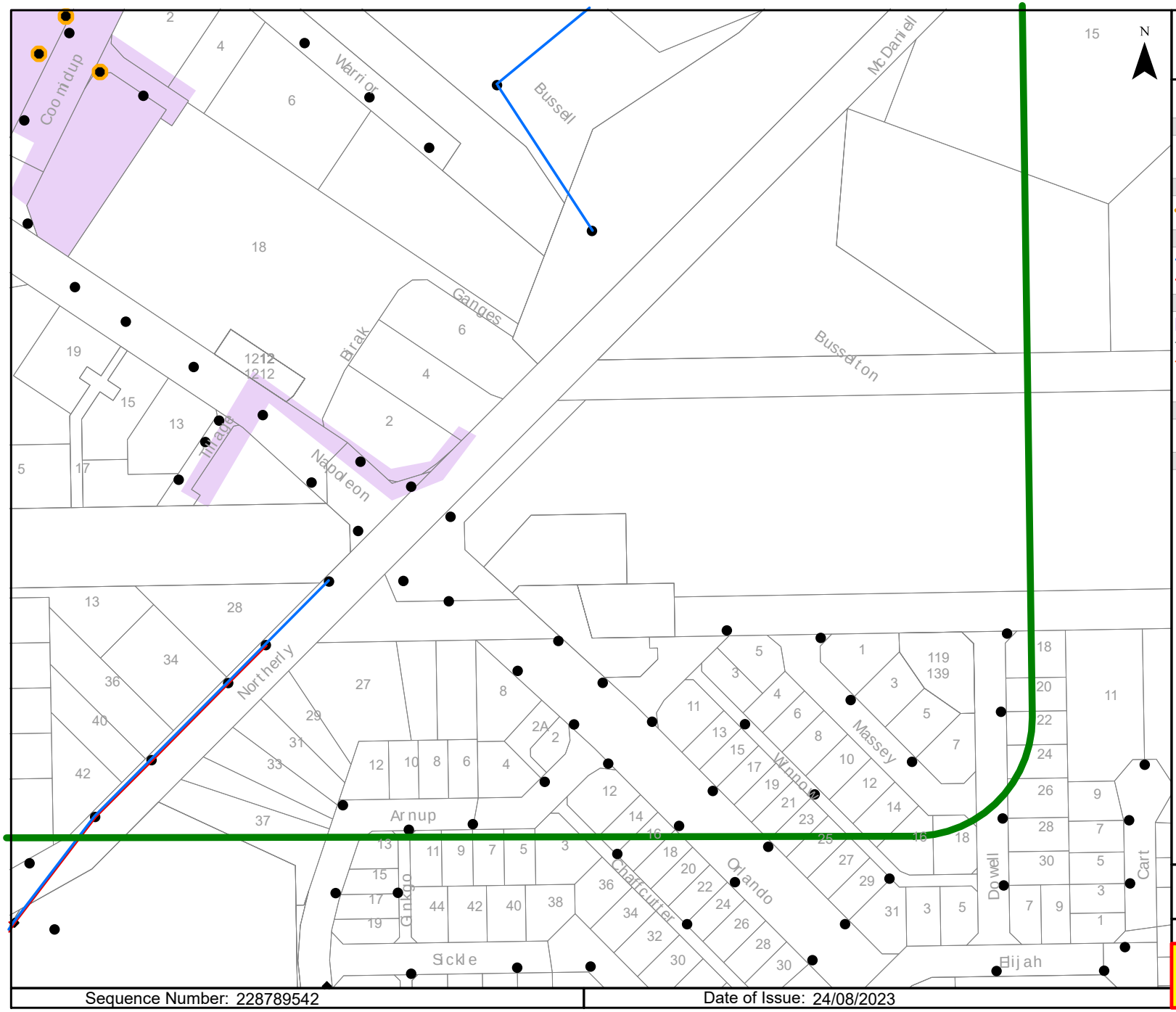

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
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Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
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Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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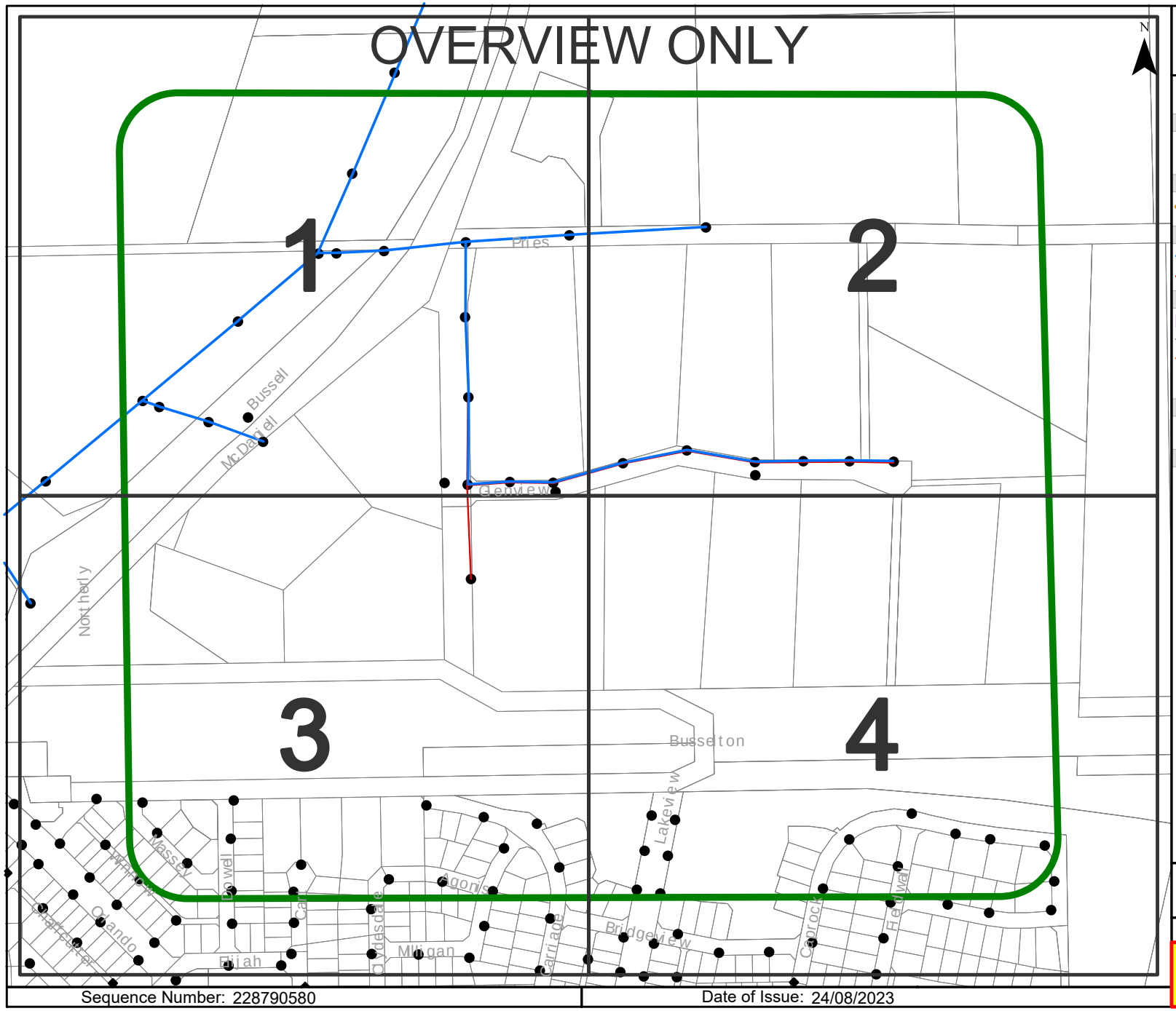

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
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Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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Telephone Support: 1300 769 345
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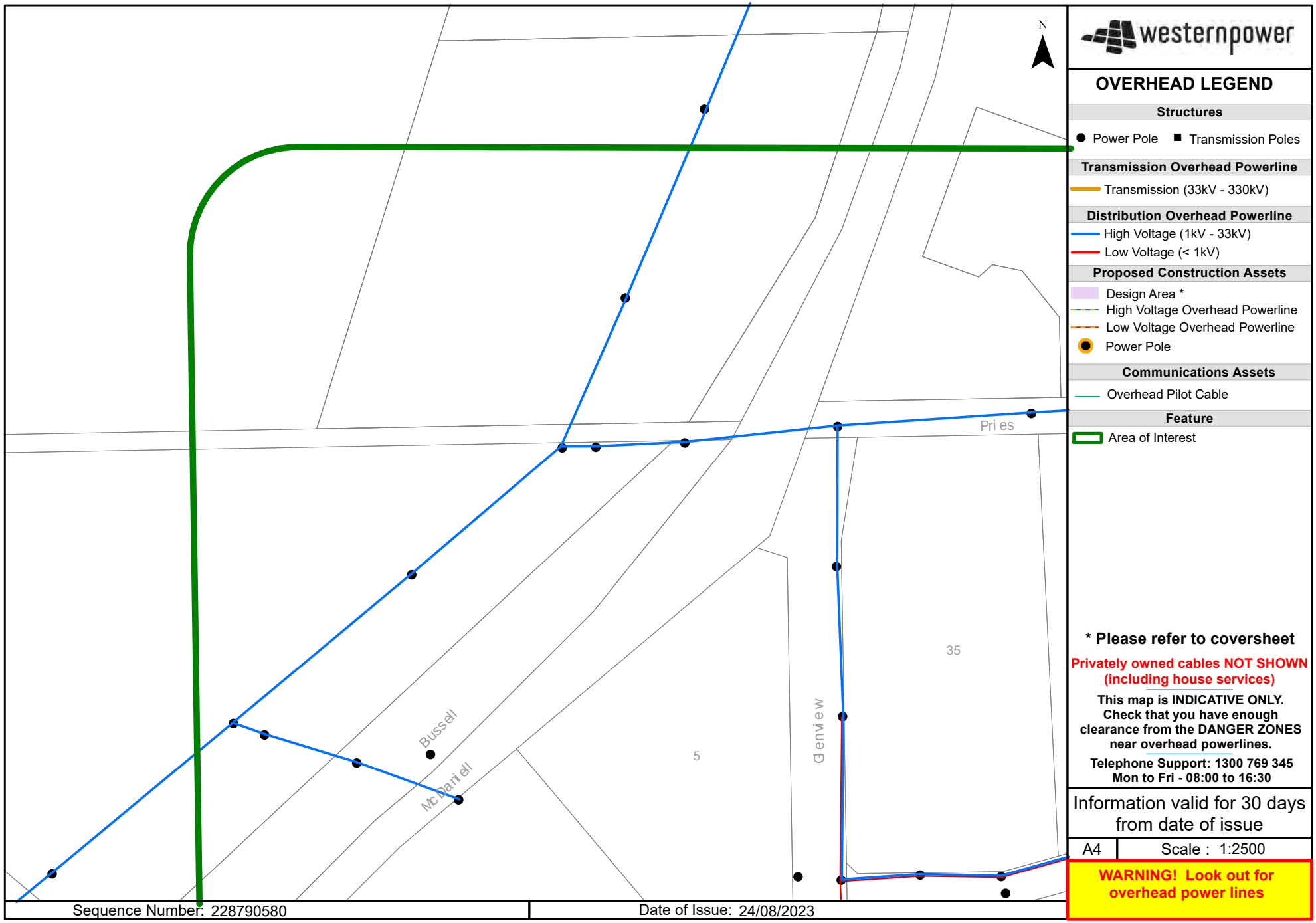
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790580

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures
- Power Pole
- Transmission Poles

Transmission Overhead Powerline
- Transmission (33kV - 330kV)

Distribution Overhead Powerline
- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets
- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets
- Overhead Pilot Cable

Feature
- Area of Interest

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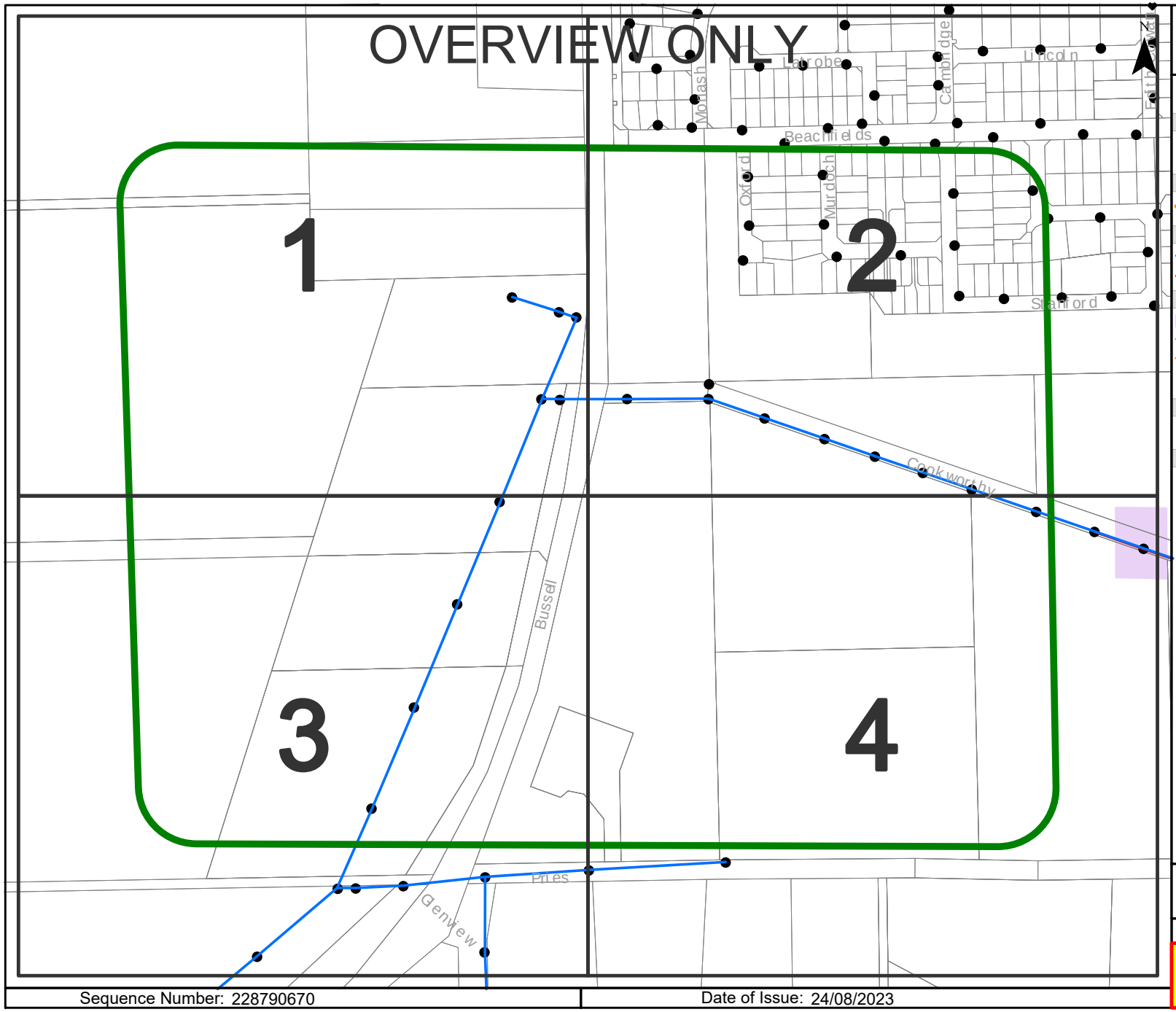

westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
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Proposed Construction Assets

- Design Area *
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Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

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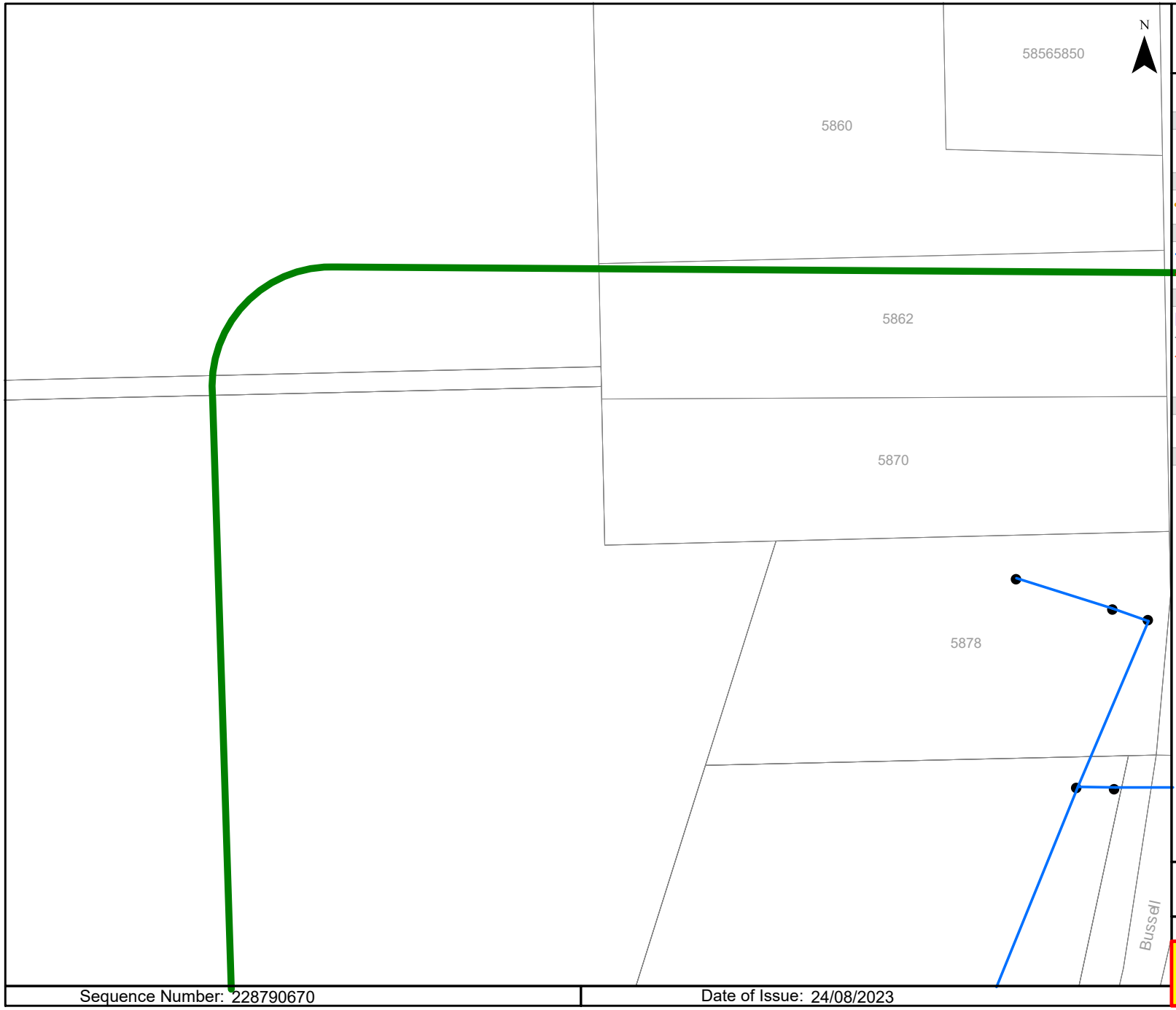
A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790670

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures
- Power Pole
- Transmission Poles

Transmission Overhead Powerline
- Transmission (33kV - 330kV)

Distribution Overhead Powerline
- High Voltage (1kV - 33kV)
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Proposed Construction Assets
- Design Area *
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- Low Voltage Overhead Powerline
- Power Pole

Communications Assets
- Overhead Pilot Cable

Feature
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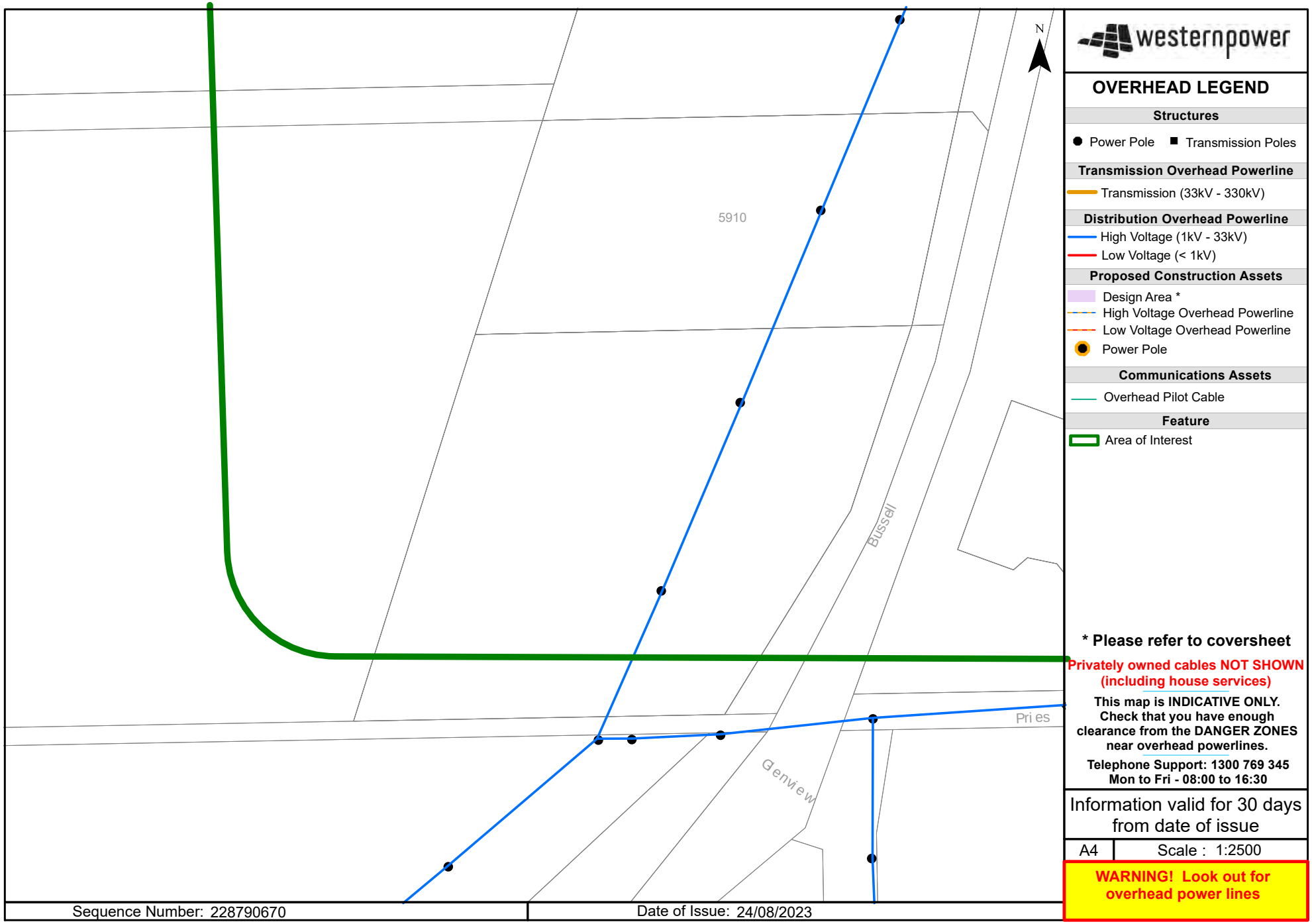
N
5910
Bussell
Pri es
Genview
westernpower
OVERHEAD LEGEND
Structures
Power Pole
Transmission Poles
Transmission Overhead Powerline
Transmission (33kV - 330kV)
Distribution Overhead Powerline
High Voltage (1kV - 33kV)
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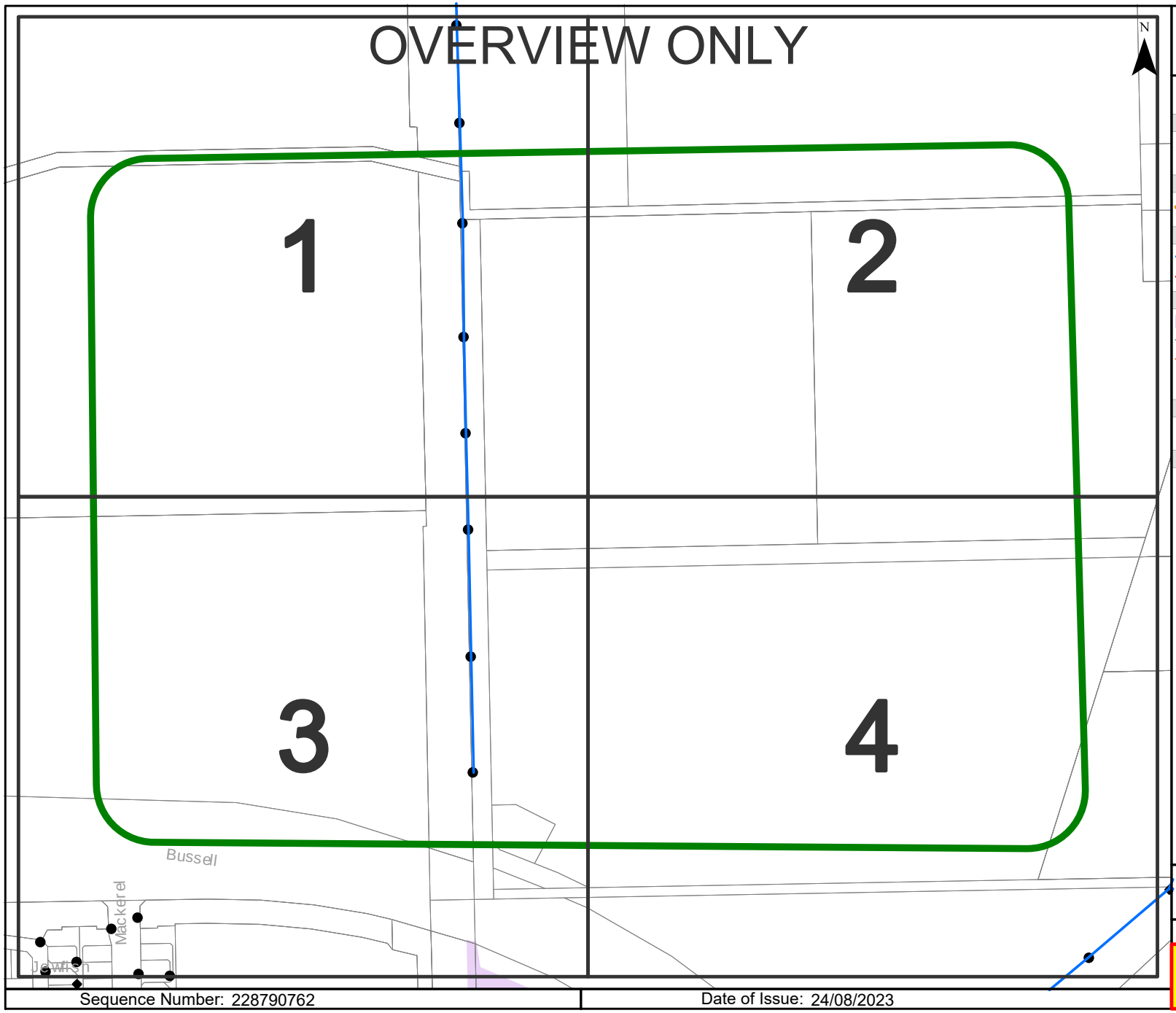
Sequence Number: 228790670
Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures
- Power Pole
- Transmission Poles

Transmission Overhead Powerline
- Transmission (33kV - 330kV)

Distribution Overhead Powerline
- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets
- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets
- Overhead Pilot Cable

Feature
- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

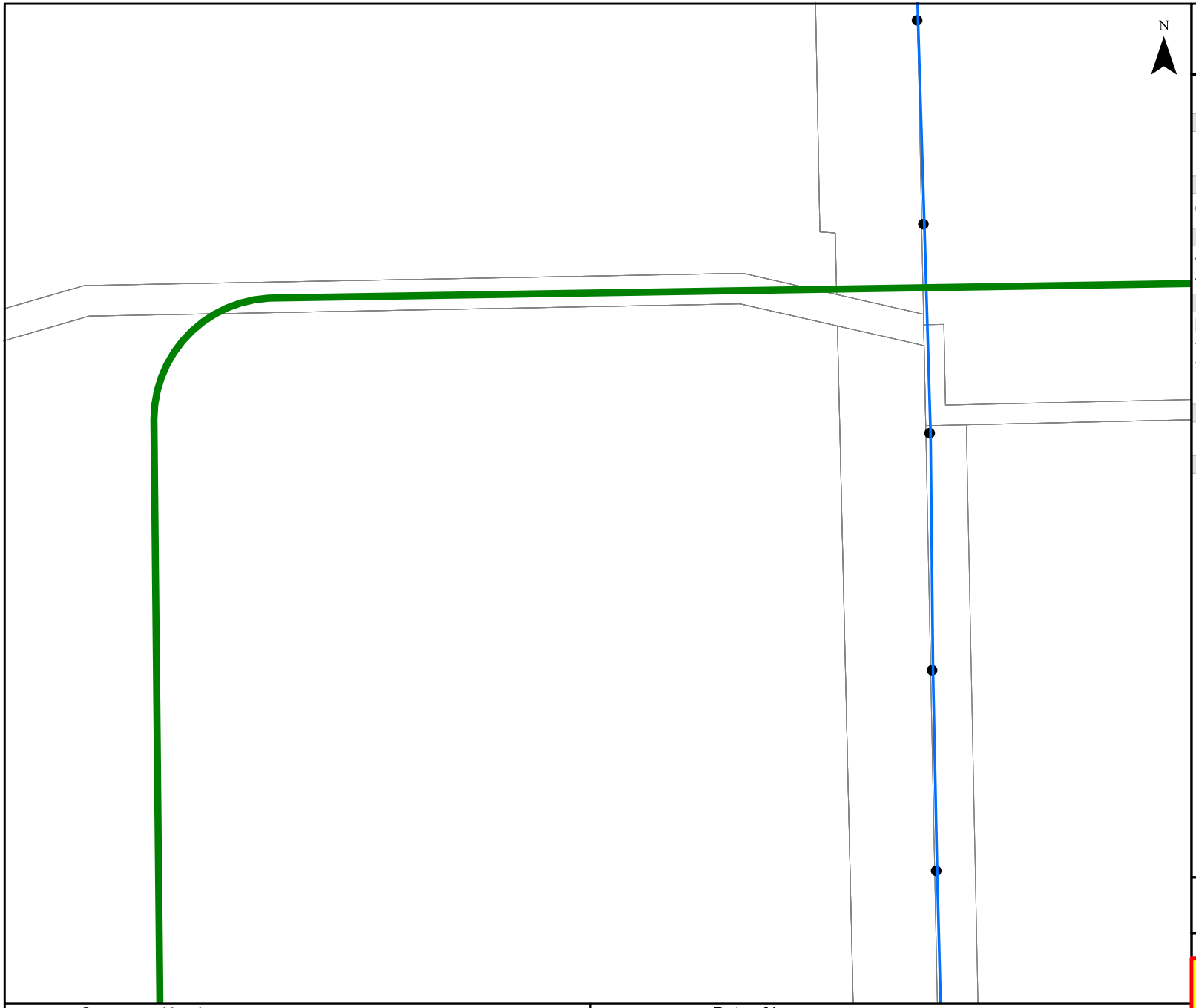
Information valid for 30 days from date of issue

A4	Scale : 1:5125

WARNING! Look out for overhead power lines

Sequence Number: 228790762

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures

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- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

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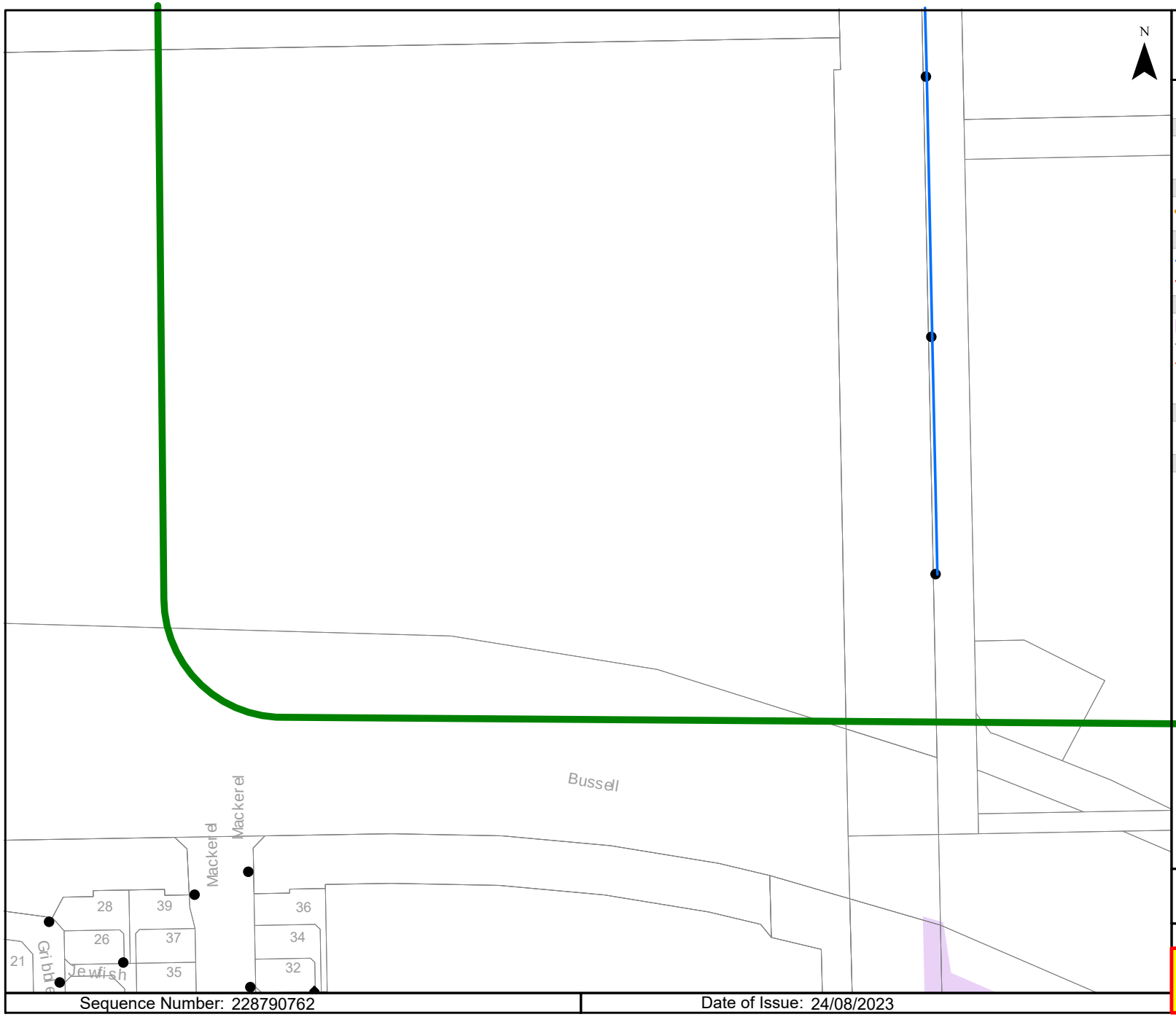
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228790762 | Date of Issue: 24/08/2023



westernpower

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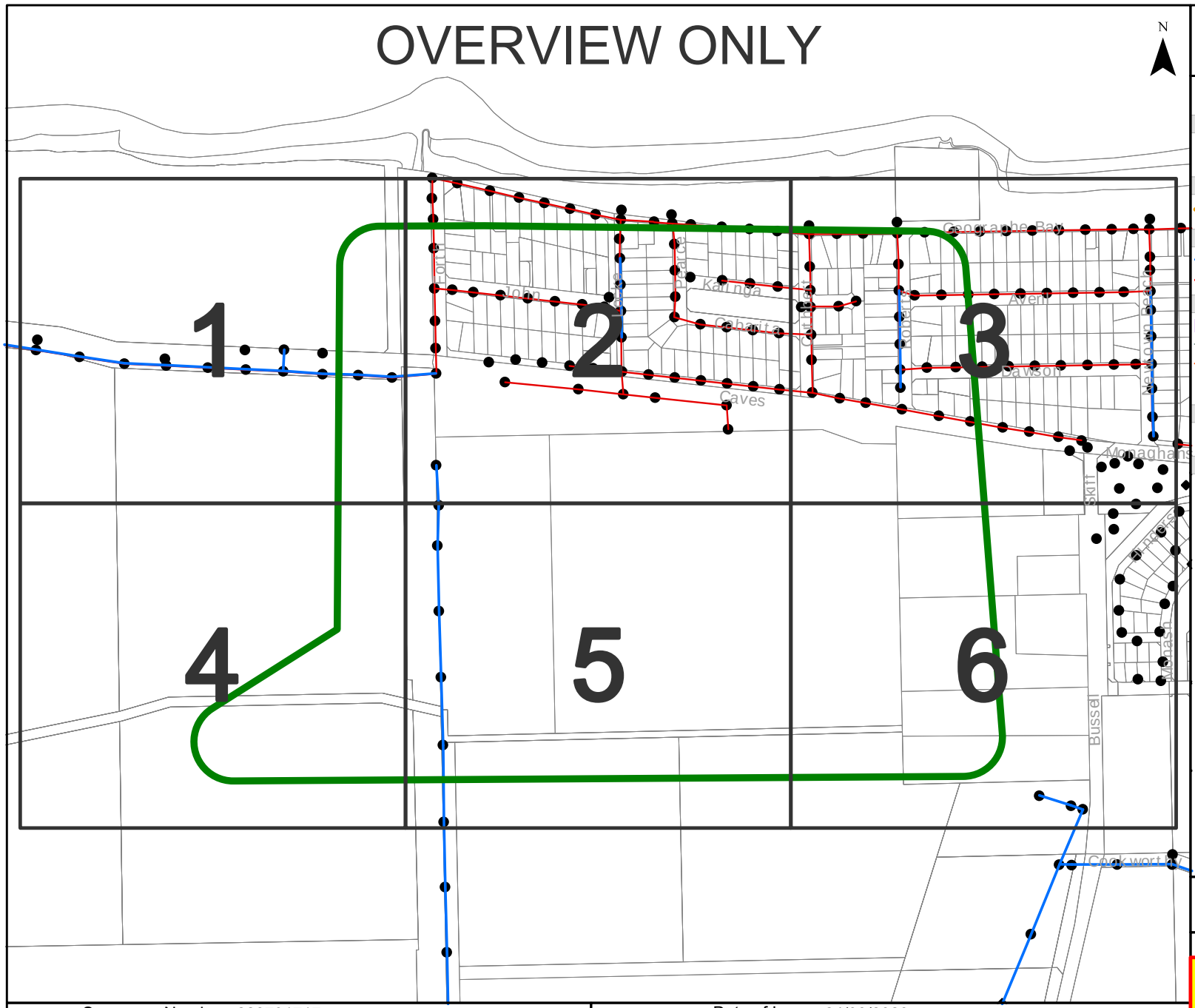
Information valid for 30 days from date of issue

A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228790762 | Date of Issue: 24/08/2023

OVERVIEW ONLY



westernpower

OVERHEAD LEGEND

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*** Please refer to coversheet**

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This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

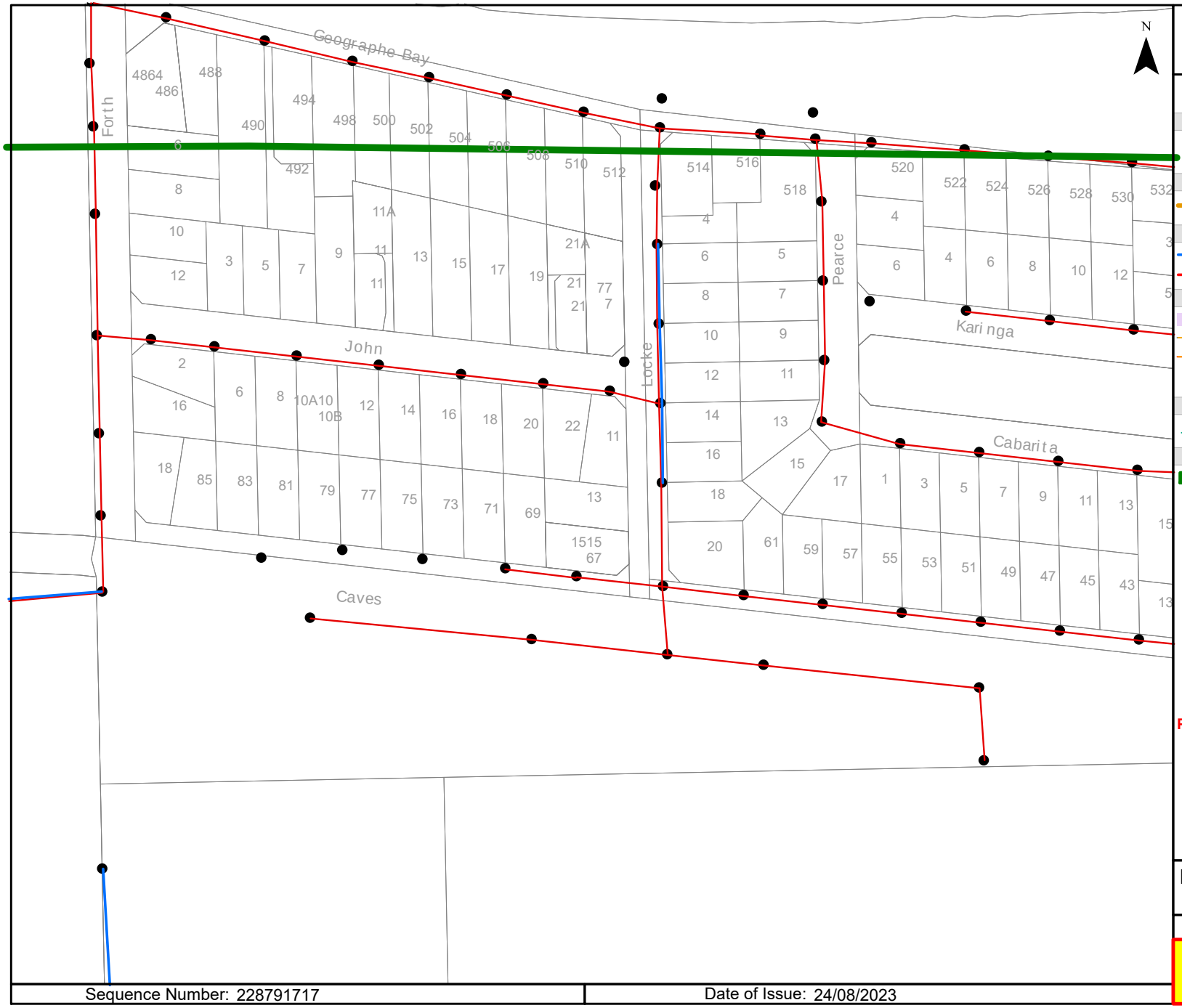
Information valid for 30 days from date of issue

A4	Scale : 1:7687

WARNING! Look out for overhead power lines

Sequence Number: 228791717

Date of Issue: 24/08/2023



westernpower

OVERHEAD LEGEND

Structures
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- Transmission Poles

Transmission Overhead Powerline
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Distribution Overhead Powerline
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Communications Assets
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Feature
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A4	Scale : 1:2500

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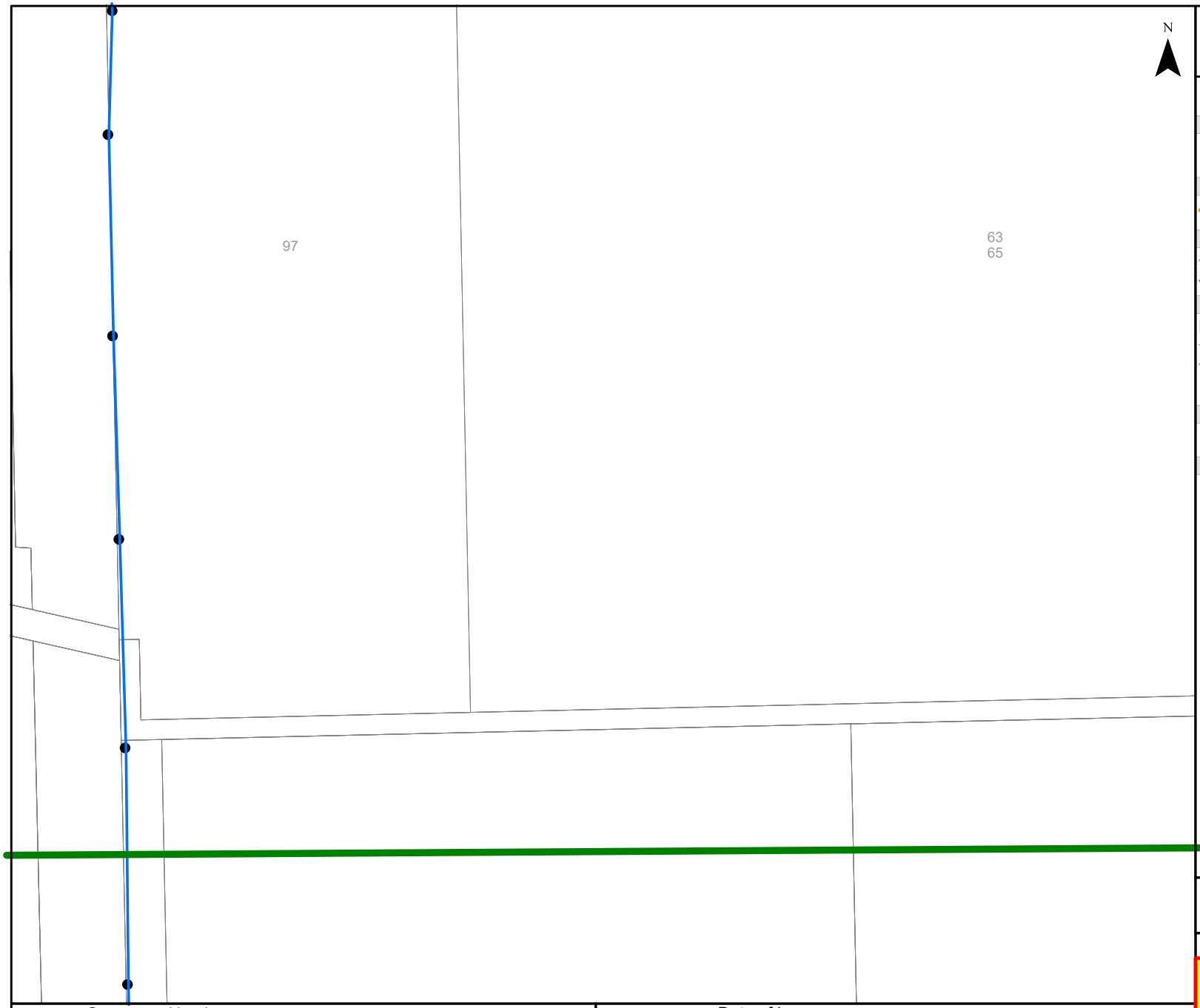

westernpower

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Structures

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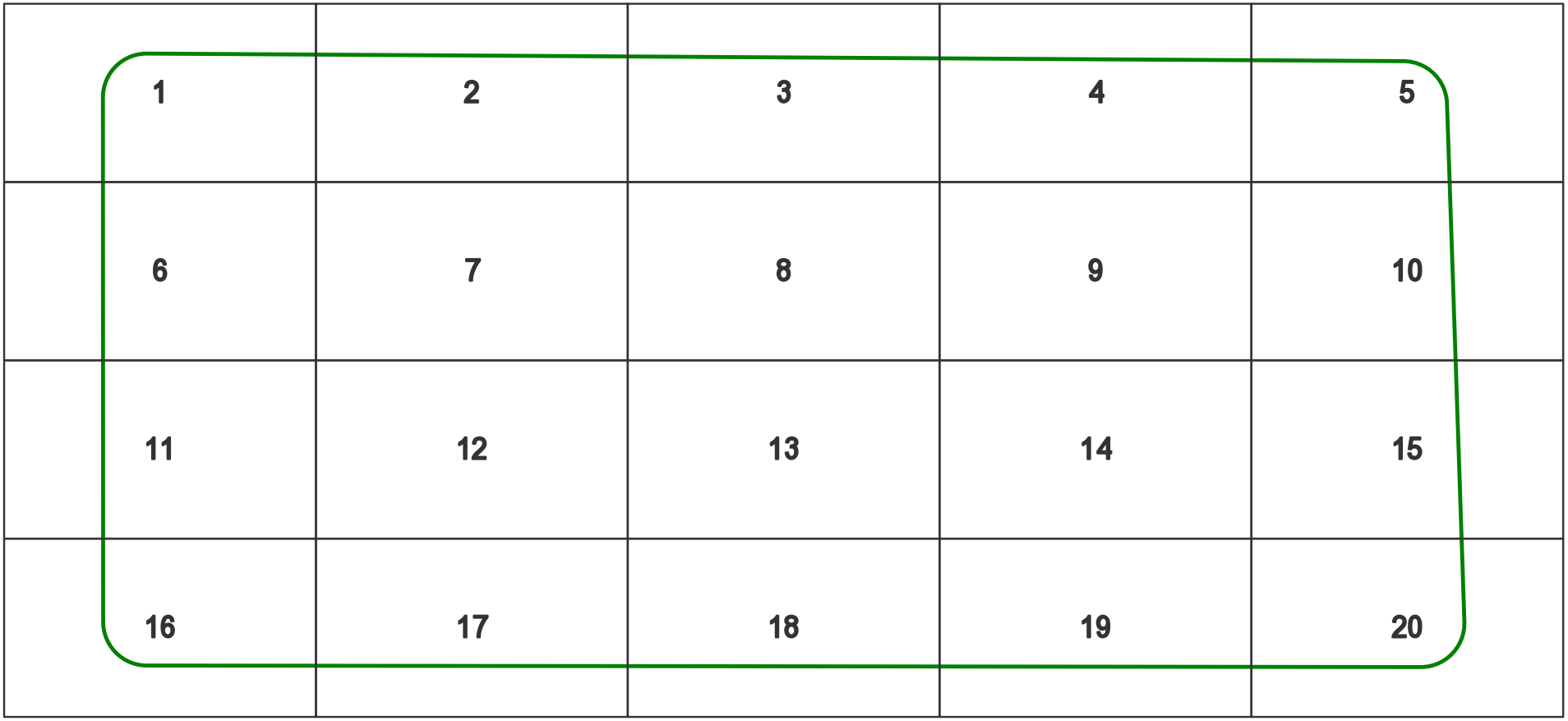
A4	Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 228791717 | Date of Issue: 24/08/2023

Appendix H – Existing Gas Infrastructure

Overview Map Only



Sequence No: 228789423 Map Tile: Scale: 1:7687

Job No: 34907312 Date:24/08/2023 Location: Vasse North, Vasse 6280

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

N W E S

ATCO

Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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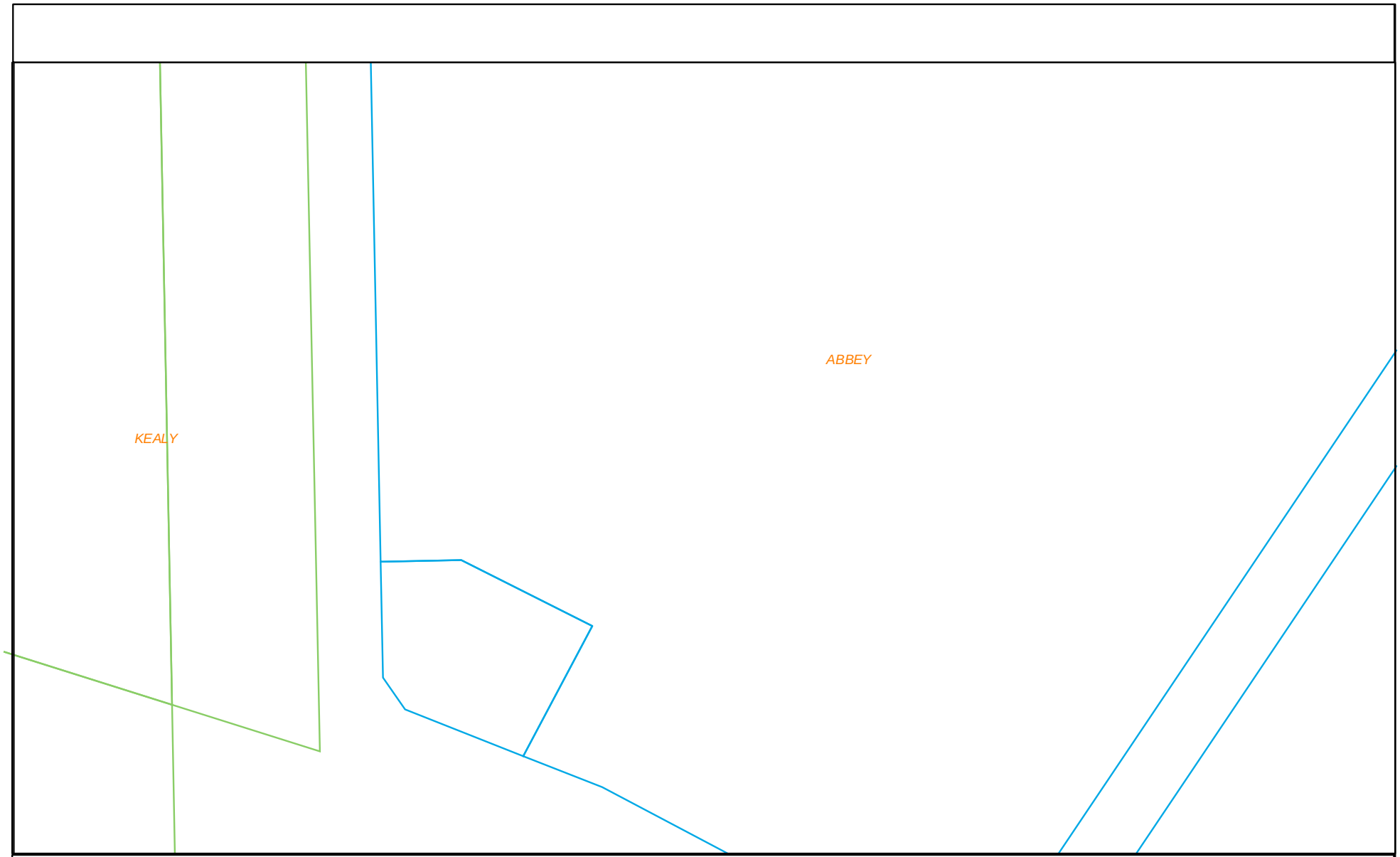

Sequence No: 228789423 Map Tile: 2 Scale: 1:1500

Job No: 34907312 Date:24/08/2023 Location: Vasse North, Vasse 6280

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ABN 90 089 531 975

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W E
S

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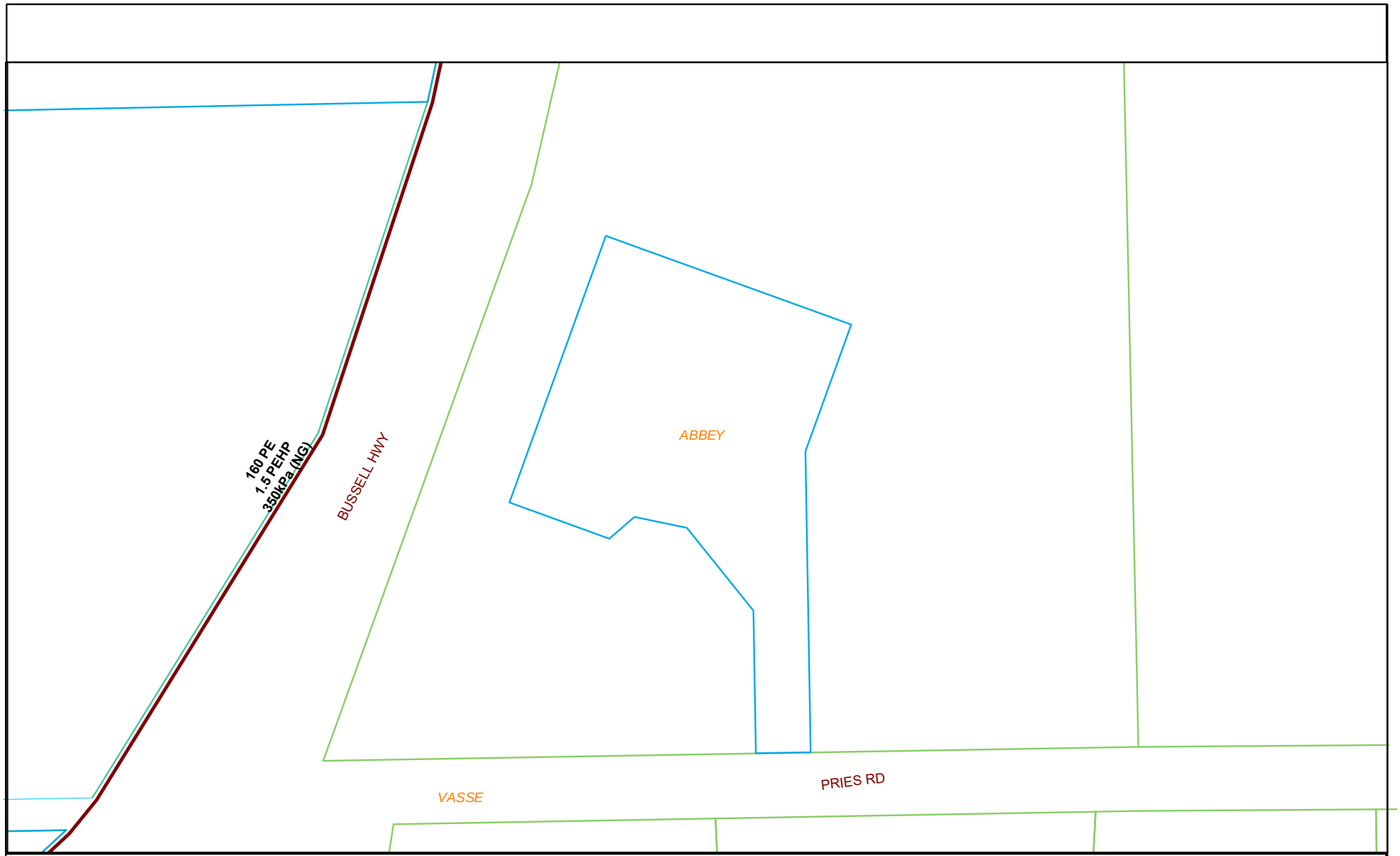

Sequence No: 228789423 Map Tile: 4 Scale: 1:1500

Job No: 34907312 Date:24/08/2023 Location: Vasse North, Vasse 6280

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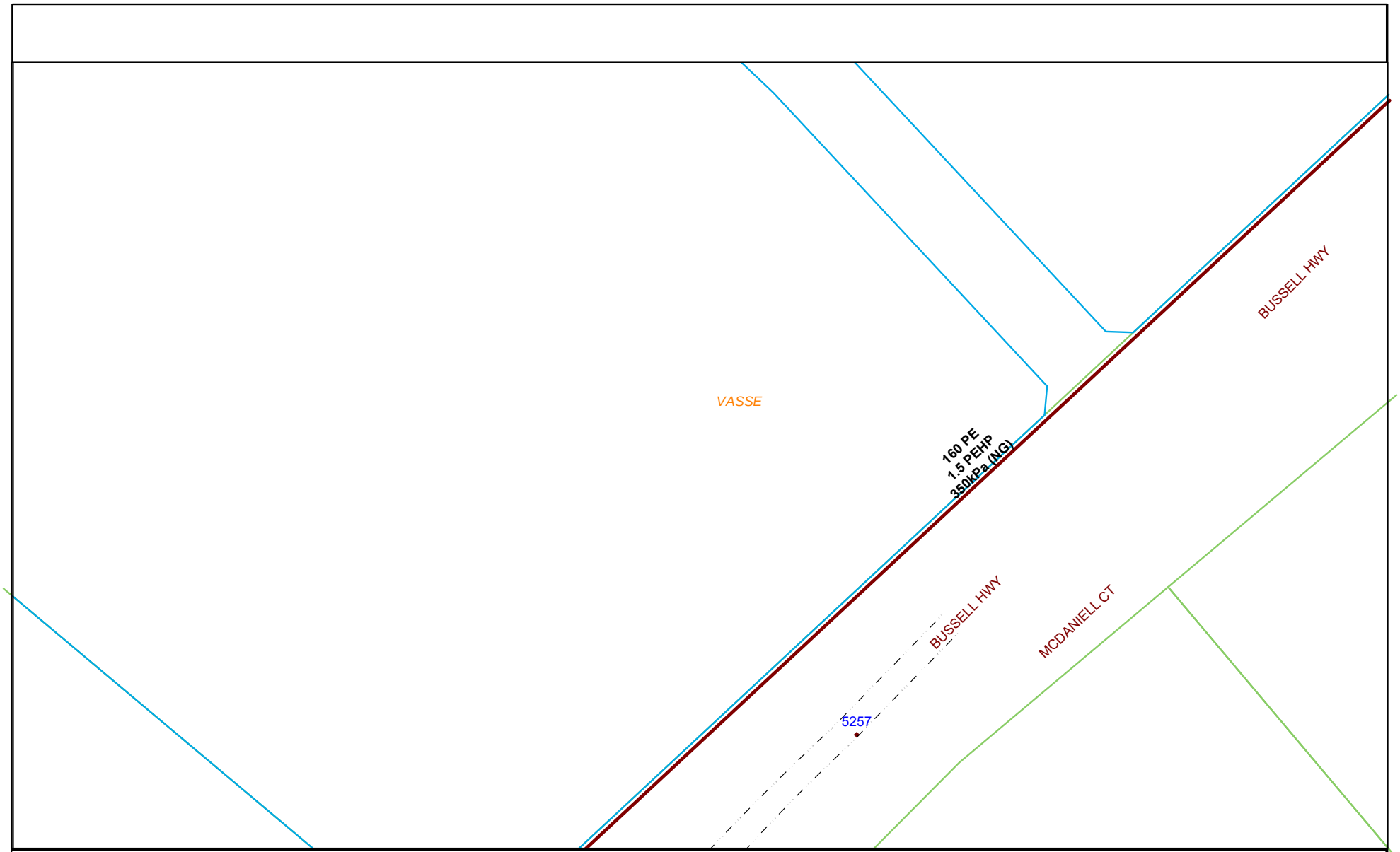

Sequence No: 228789423 | Map Tile: 8 | Scale: 1:1500

Job No: 34907312 | Date: 24/08/2023 | Location: Vasse North, Vasse 6280

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ABN 90 089 531 975

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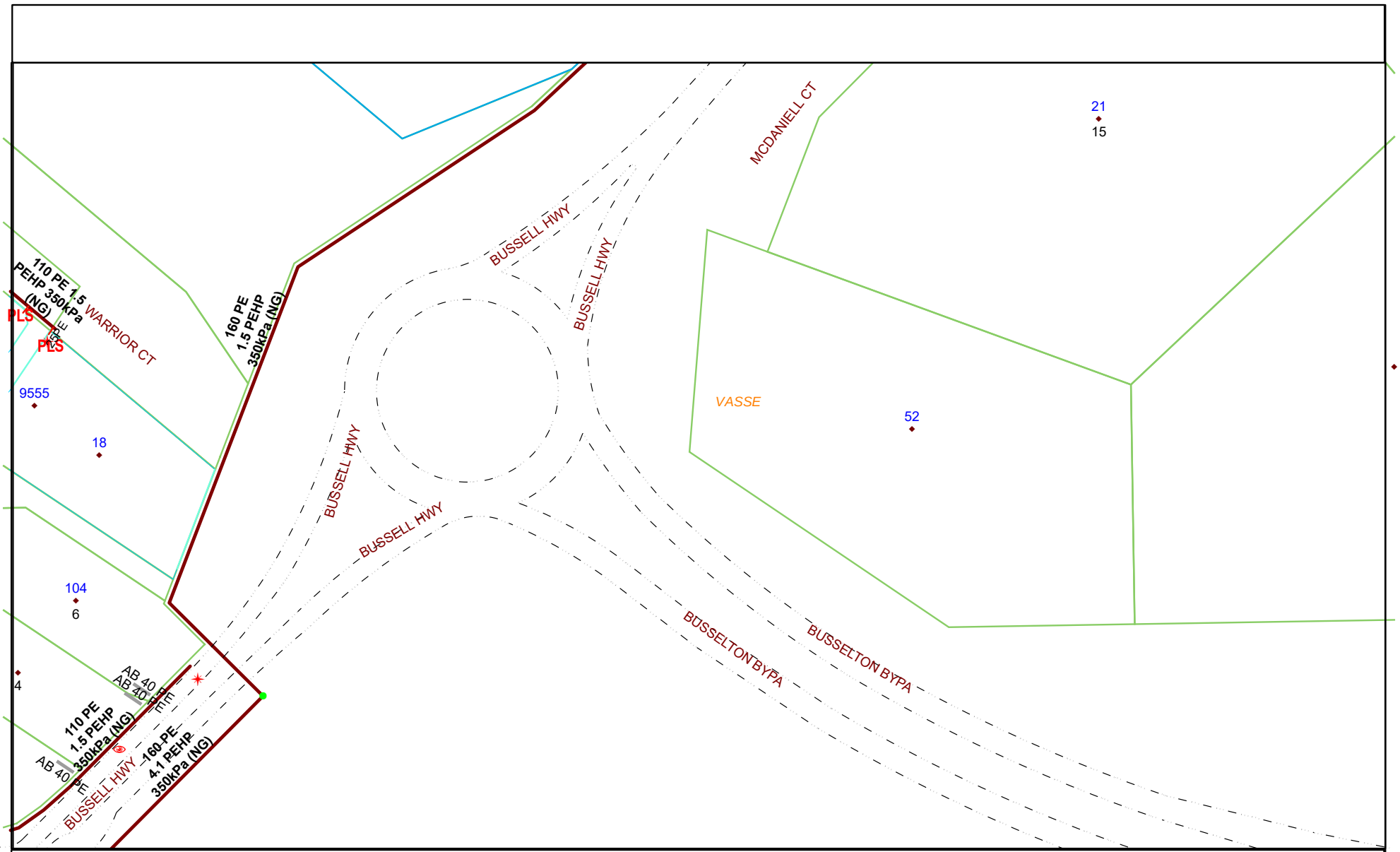

Sequence No: 228789423 | Map Tile: 13 | Scale: 1:1500

Job No: 34907312 | Date: 24/08/2023 | Location: Vasse North, Vasse 6280

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ABN 90 089 531 975

Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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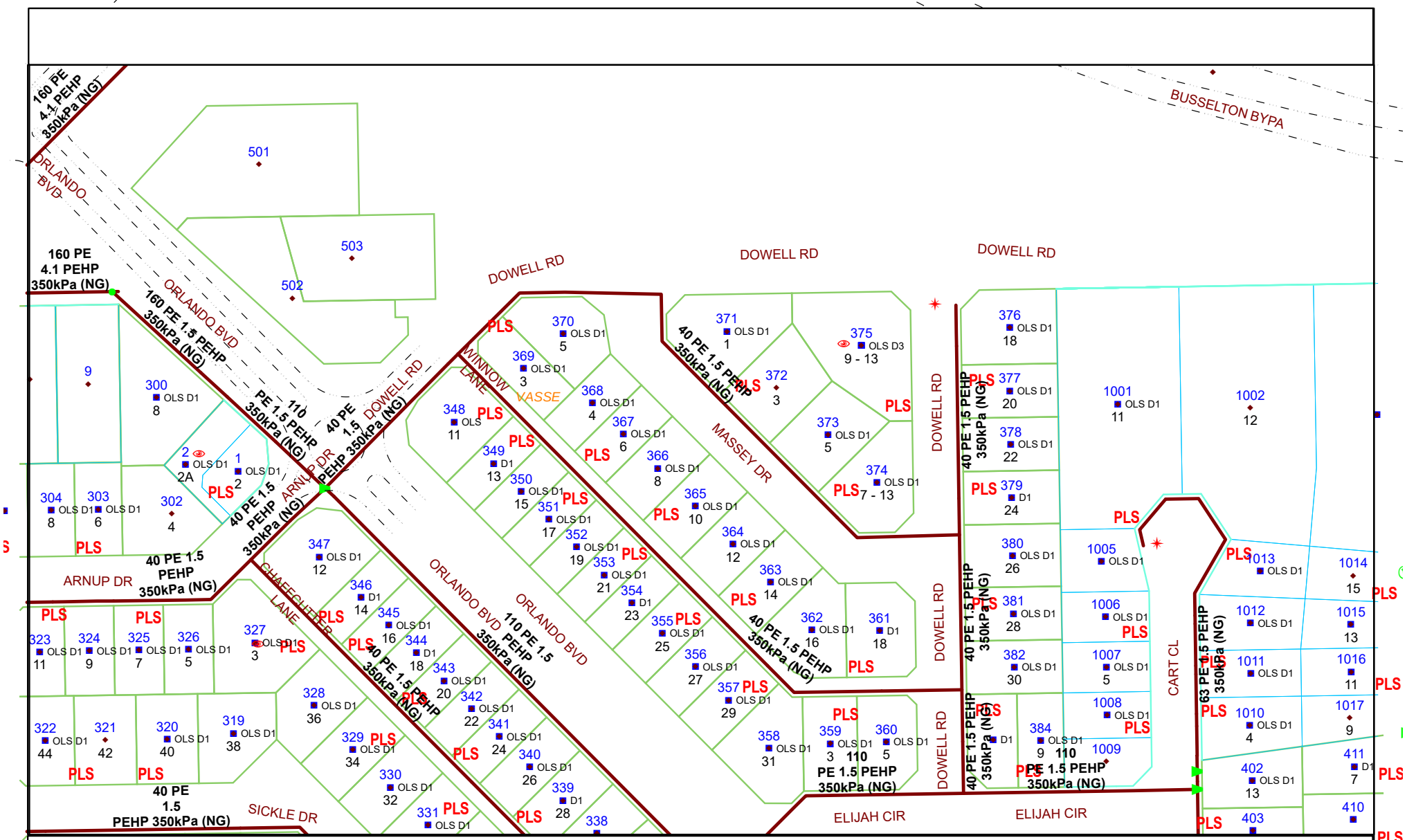

Sequence No: 228789423 Map Tile: 18 Scale: 1:1500

Job No: 34907312 Date:24/08/2023 Location: Vasse North, Vasse 6280

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ABN 90 089 531 975

Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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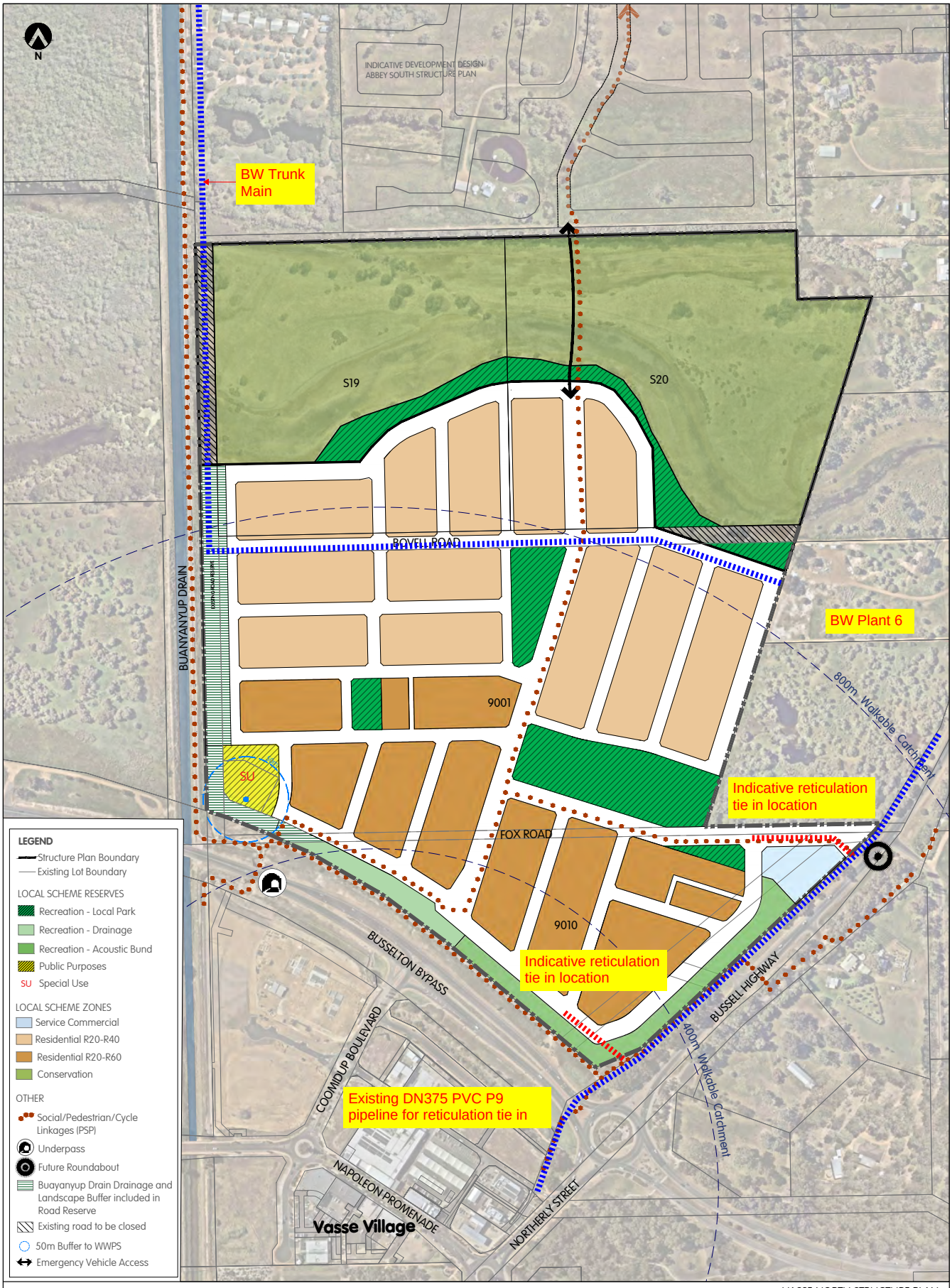
Appendix I – Busselton Water Concept Plan


N
INDICATIVE DEVELOPMENT DESIGN
ABBEY SOUTH STRUCTURE PLAN
BW Trunk Main
S19
S20
BOVELL ROAD
BUAYANYUP DRAIN
9001
SU
BW Plant 6
800m Walkable Catchment
Indicative reticulation tie in location
FOX ROAD
9010
Indicative reticulation tie in location
BUSSELTON BYPASS
BUSSELL HIGHWAY
COOMDUP BOULEVARD
400m Walkable Catchment
Existing DN375 PVC P9 pipeline for reticulation tie in
NAPOLEON PROMENADE
NORTHERLY STREET
Vasse Village
LEGEND
Structure Plan Boundary
Existing Lot Boundary
LOCAL SCHEME RESERVES
Recreation - Local Park
Recreation - Drainage
Recreation - Acoustic Bund
Public Purposes
SU Special Use
LOCAL SCHEME ZONES
Service Commercial
Residential R20-R40
Residential R20-R60
Conservation
OTHER
Social/Pedestrian/Cycle Linkages (PSP)
Underpass
Future Roundabout
Buayanyup Drain Drainage and Landscape Buffer included in Road Reserve
Existing road to be closed
50m Buffer to WWPS
Emergency Vehicle Access
CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
NEARMAP
HATCH
SIZE A3 1:4000
0 metres 40 80 120 160 200
VASSE NORTH STRUCTURE PLAN
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse
City of Busselton
G POS AREAS 240520 TG DP
F CONSERVATION AREA 240516 TG DP
E MOD SUBJECT BOUNDARY 240424 TG DP
D DESIGN MODIFICATION 240314 TG DP
C PATHS, MODS LEGEND 240219 TG DP
REV DESCRIPTION YYMMDD DRAWN APPR'D
JOBE CODE PGP VAS
SERVICE DES
DOC.TYPE DWG
DRAW NO. 605
REV. G
DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

Design with
community in mind

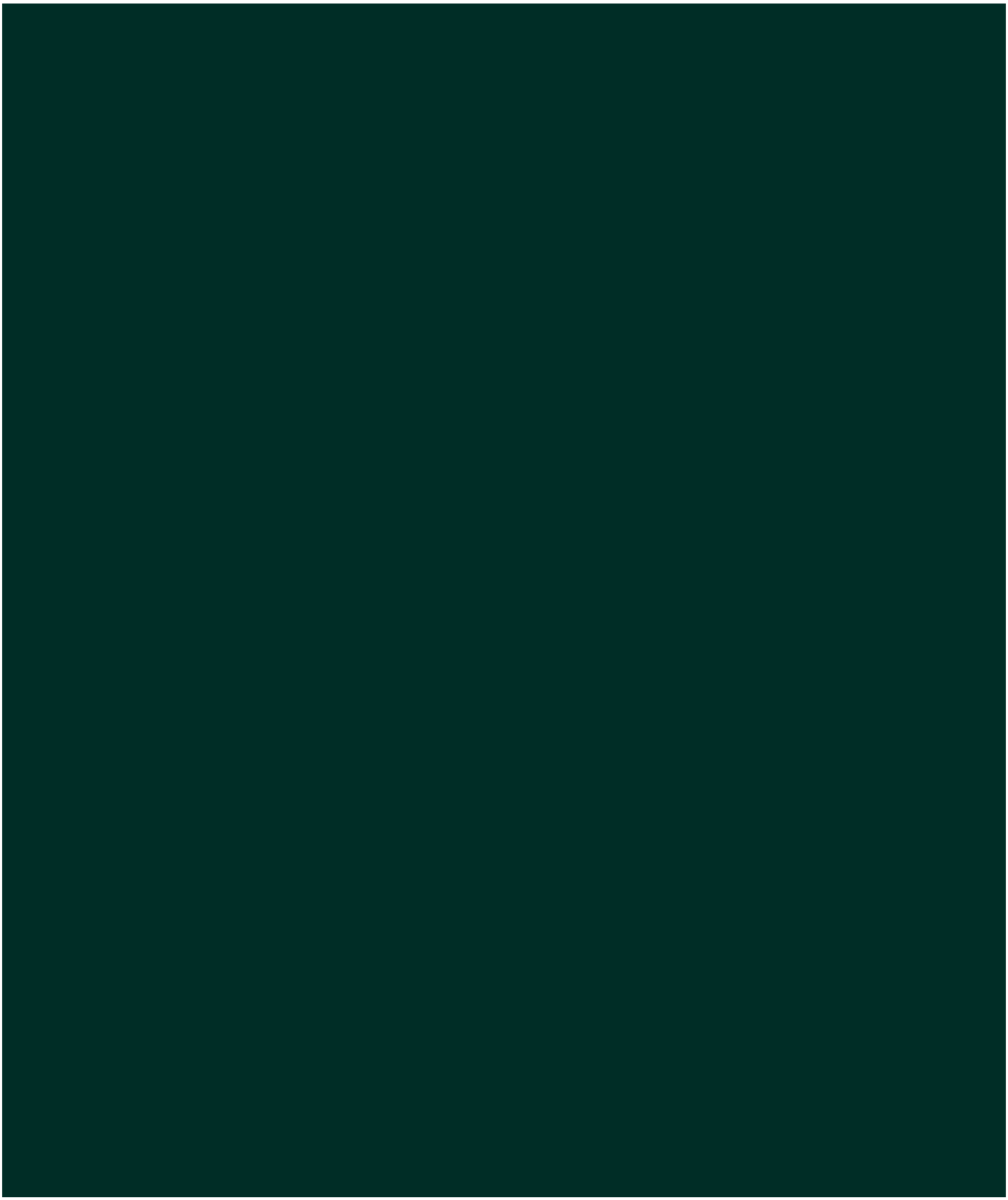
Ground Floor
226 Adelaide Terrace
Perth WA 6000
Tel +61 8 6222 7000

For more information please visit
www.stantec.com

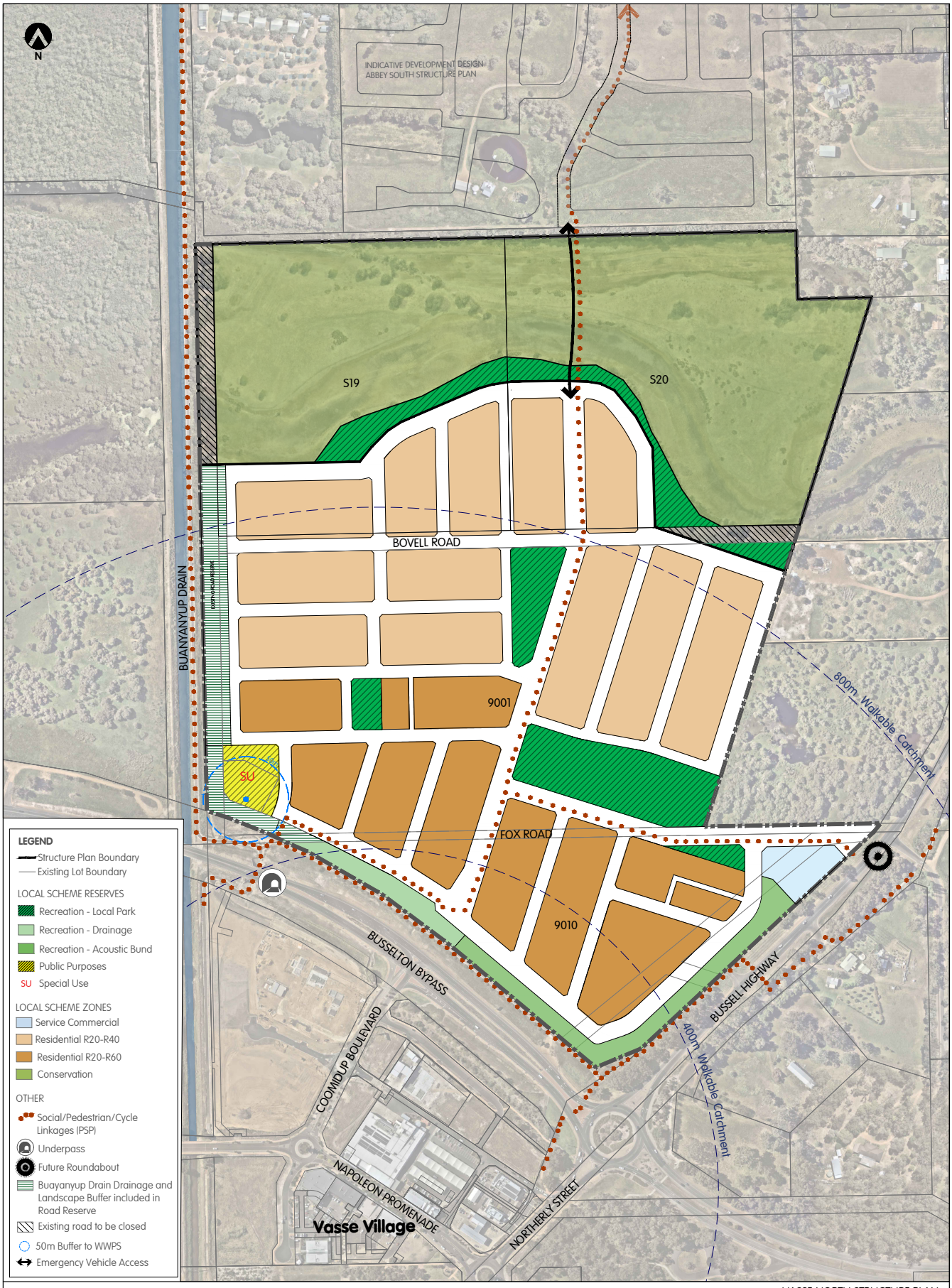
Stantec

VASSE

HATCH



City of Busselton
Geographe Bay



CADASTRAL INFORMATION
SOURCE:
YYMMDD:
DWG REF:
PROJECTION: MGA94

AERIAL PHOTOGRAPHY
NEARMAP

HATCH

SIZE A3 1:4000

0 metres 40 80 120 160 200

VASSE NORTH STRUCTURE PLAN

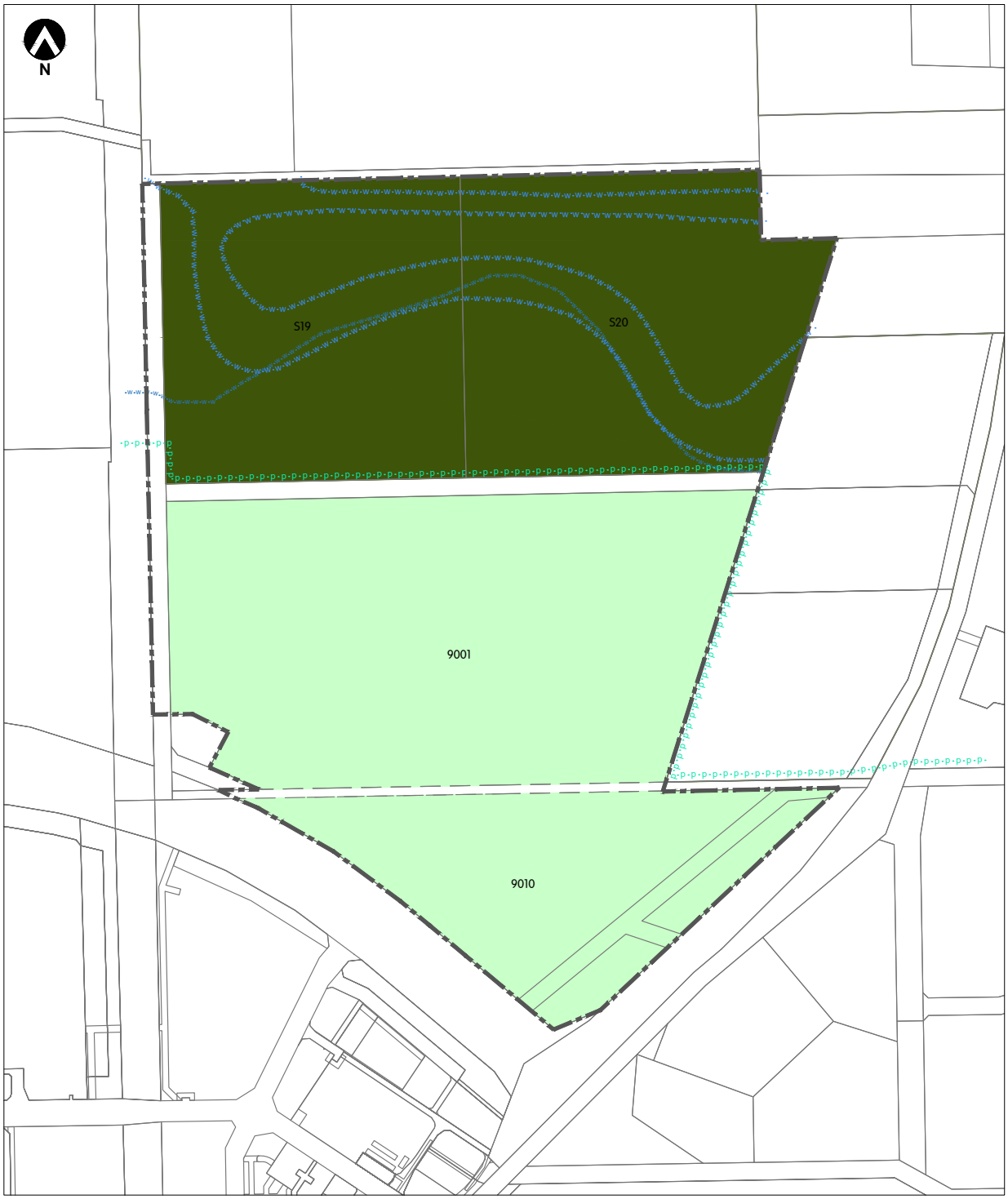
Lots 9001, S19 and S20 Bussell Hwy, Abbey + Lot 9010 Bussell Hwy, Vasse

City of Busselton

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
G	POS AREAS	240520	TG	DP
F	CONSERVATION AREA	240516	TG	DP
E	MOD SUBJECT BOUNDARY	240424	TG	DP
D	DESIGN MODIFICATION	240314	TG	DP
C	PATHS, MODS LEGEND	240219	TG	DP

JOBE CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
PGP VAS	DES	DWG	605	G

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

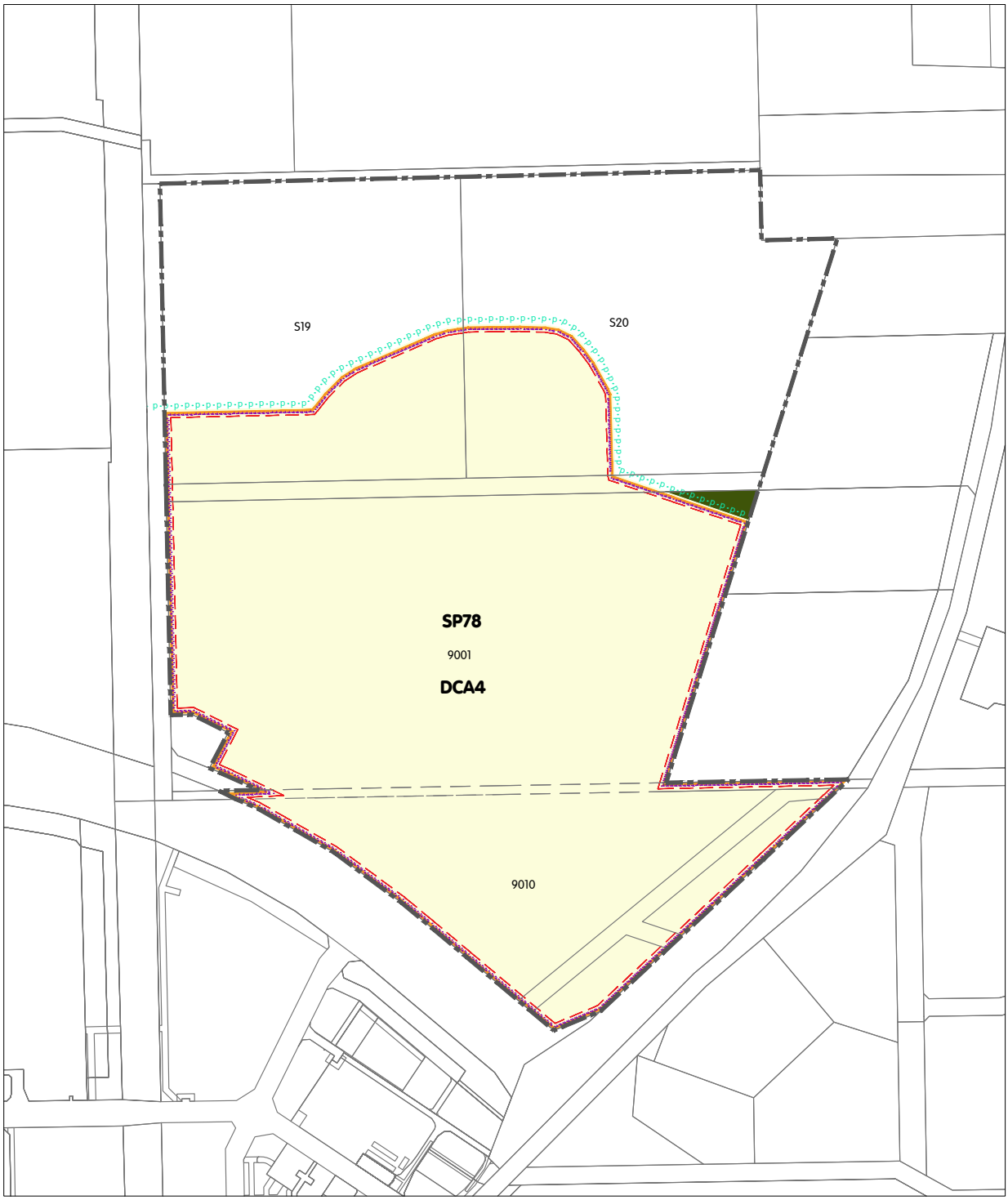


EXISTING ZONING

SUBJECT AREA

LOCAL SCHEME ZONES
- CONSERVATION
- RURAL

OTHER CATEGORIES
- FLOODWAY AREA
- WETLAND AREA
- LANDSCAPE VALUE AREA



PROPOSED ZONING

SUBJECT AREA

LOCAL SCHEME ZONES
URBAN DEVELOPMENT
CONSERVATION

OTHER CATEGORIES
DCA4
DEVELOPMENT CONTRIBUTION AREA
SP1 SPECIAL PROVISION AREA

LANDSCAPE VALUE AREA

Vasse North Structure Plan Schedule of Modifications

No.	Recommended Modification	Reason
1.	Revise the Structure Plan as follows: 1. Remove the Service Commercial site from the Structure Plan map and all references in the Structure Plan explanatory report and appendices. 2. Designate the Conservation zone as shown as 'Reserve for Conservation'. 3. Include in Part One of the Structure Plan the requirement to prepare a Foreshore Management Plan for the Reserve for Conservation prior to subdivision.	1. Strategy 10.2j) of the LPS does not support the further commercialisation of land use and development visible from regional roads within the District i.e. Bussell Highway in order to protect and enhance the visual character of the City. Strategy 8.2p)ii) of the LPS does not support industrial/service commercial areas outside of the established activity centre framework, which is the Vasse Village. 2. POS identified on the SP would be ceded free of cost at subdivision stage, however the SP is silent on the 'Conservation' zoned land and, unless addressed, would remain in private ownership. The 'Conservation' zone provides scope to consider further subdivision (in this case one additional lot) and development opportunities (such as Single House, Ancillary Dwelling, Bed & Breakfast, Holiday Home and Chalet). 3. A Foreshore Management Plan prepared prior to subdivision would enable integrated consideration and coordination of rehabilitation/revegetation measures with stormwater management/treatment train recommendations of the Local Water Management Strategy and bushfire risk management.
2.	Revise the Bushfire Management Plan (JBS&G – May 2024) to include a Bushfire Attack Level assessment and BAL contour map.	To enable a proper assessment of the impact of a BAL assessment on the structure plan - in particular the premise of the BMP that the internal road network, landscaping treatments within POS

Vasse North Structure Plan Schedule of Modifications

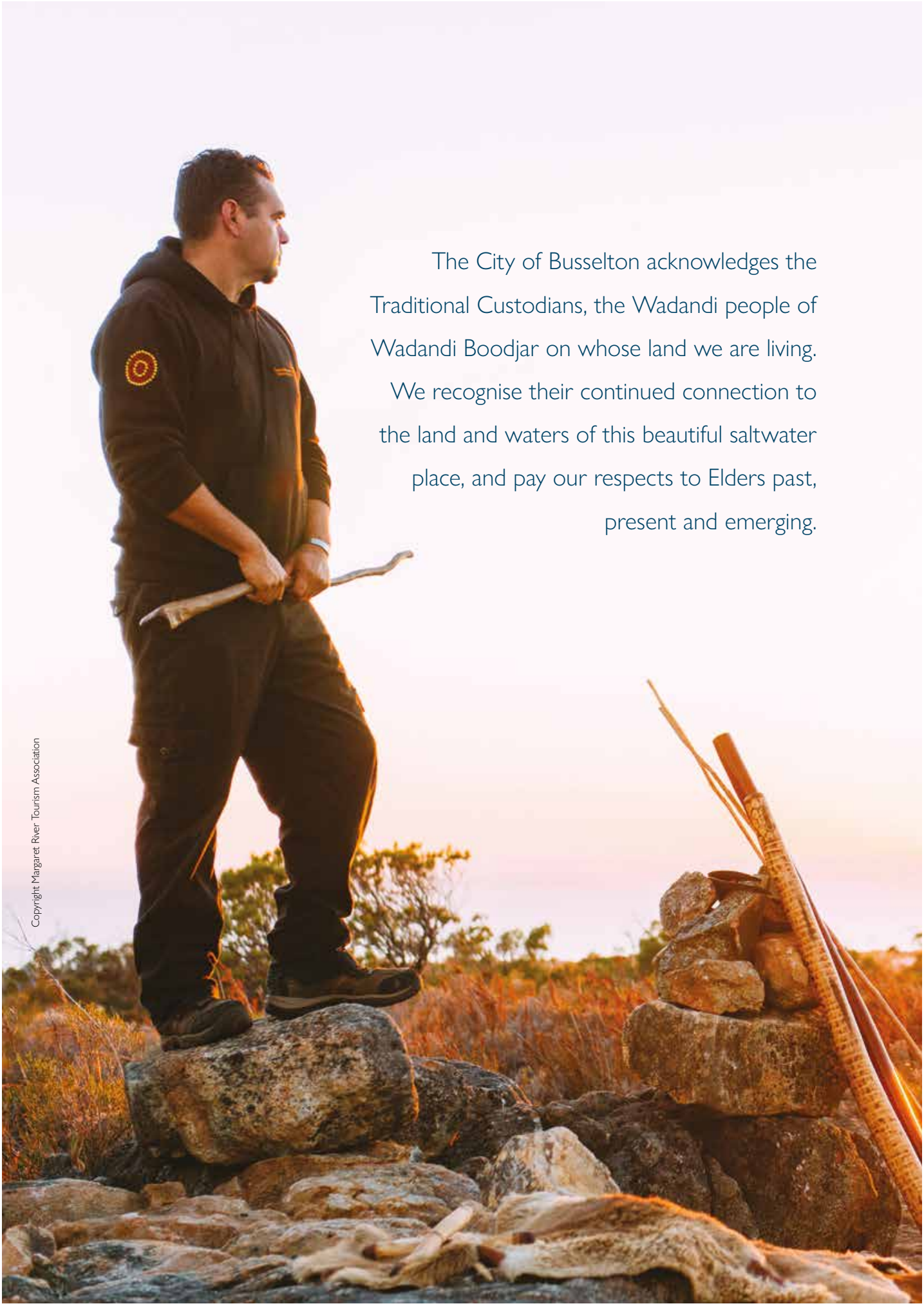
		and conservation areas and R-Code setbacks within individual lots will achieve BAL-29 or lower.

2023-2024

Annual Report

Where environment, lifestyle and opportunity thrive

City of Busselton
Geographe Bay



The City of Busselton acknowledges the Traditional Custodians, the Wadandi people of Wadandi Boodjar on whose land we are living. We recognise their continued connection to the land and waters of this beautiful saltwater place, and pay our respects to Elders past, present and emerging.

Copyright Margaret River Tourism Association

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The City of Busselton Annual Report for the 2023/24 financial year presents the City's financial and operational performance for the year against the key objectives, strategic priorities and actions outlined in its Strategic Community Plan and Corporate Business Plan.

If you would like to provide feedback on the Annual Report, please contact the City's Customer Contact Centre on (08) 9781 0444 or via **www.busselton.wa.gov.au**

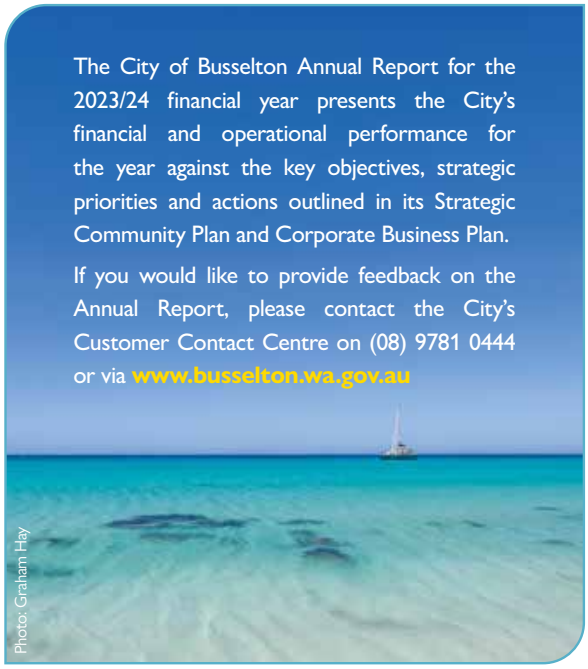


Photo: Graham Hay

Message from the Mayor

This annual report documents key service outcomes and achievements in support of the City's strategic goals and objectives in 2023/2024, as outlined in the City's Strategic Community Plan 2021-2032.

Council elections were held in October 2023 and I was honoured to have been elected as the City of Busselton's new Mayor. Also elected to the Council was Crs Andrew Macnish, Jarrod Kennedy, Val Kaigg, and Richard Beecroft. I pass on my gratitude and thanks for outgoing Mayor Grant Henley for his years of service and dedication to the community, and to retiring Councillors.

The Council commenced review of the City of Busselton's Strategic Community Plan in February 2024, seeking community input through the MARKYT Community Scorecard. This engagement helped to inform our new plan for the future, transforming our Strategic Community Plan into a new Council Plan format. This new Council Plan was adopted by the Council in October 2024. I would like to thank the 1,363 people who contributed their thoughts through the survey and in particular the youth that engaged through the support of our District's schools. Hearing from our future leaders and decision makers is very important.

In terms of key community initiatives through the year, the construction of the Saltwater entertainment and convention centre, whilst challenging and complex, the project is now almost 70% complete and we have received a large number of enquiries to book the venue in anticipation of its opening. Demand at this early stage remains strong and I am looking forward to its opening in 2025. The construction and opening of the new War Memorial in Rotary Park was a highlight of the year, with the memorial ready in time for ANZAC Day which saw thousands of people making use of the new space to reflect and remember the sacrifices of others.

We also continued to focus on working with key stakeholders to improve the health of the Lower Vasse River and Toby Inlet. A new Waterways Committee was established by the Council to further promote and encourage collaboration between stakeholders. These and other highlights are shown in the Reporting on our Progress section of this report.

In presenting this years Annual Report, I would like to acknowledge and thank the efforts of my fellow Elected Members and City staff for their dedication to their roles and the pride that we all take in the City of Busselton.

Phill Cronin
Mayor

Message from the CEO

I am pleased to present, alongside the Mayor, the City's 2023 – 2024 Annual Report.

This year has seen the implementation of a refocused strategic direction at both a Council and organisational level, with a review of the City's plan for the future and an organisational restructure.

Informed by the organisational review in early 2023, the staff structure was realigned to bring together community services and planning and development, to provide a dedicated economic and business development directorate, and to increase our focus on environment parks and reserves, and organisational strategy and performance.

The appointment of three new Directors laid the foundations for the structure of the organisation and we have continued to invest in improved infrastructure across the district, to enhance public spaces and support community wellbeing.

In addition to our capital initiatives, our service teams continue to deliver essential services with record numbers of members at the Geographe Leisure and Naturaliste Community centres, and the Busselton and Dusnborough libraries.

Development activity remains strong and the community planning directorate have worked hard to progress future land use planning initiatives. The airport also continues to go from strength to strength, with significant growth in passenger numbers again throughout the year. We continue to advocate strongly for much needed investment for the new BMRA terminal.

Internally we have been focused on supporting elected members to deliver on a new Council Plan and to implement new service planning and project management approaches.

I am proud of our achievements and the commitment of our staff, who strive to provide quality services. Their passion and professionalism make a meaningful difference in our community each and every day. I would also like to thank the Council and the community for their feedback, support and engagement. I look forward to another year of progress and collaboration.

Tony Nottle
Chief Executive Officer

Our Vision

Where environment, lifestyle and opportunity thrive

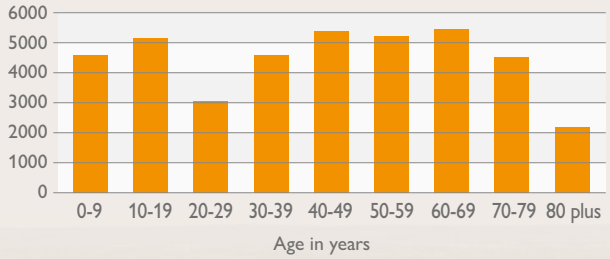
Our Community

The City of Busselton is an important regional centre in the lower south west region of Western Australia.

Within the City's 1,454km^2 area is a diversity of people, environment, heritage and opportunities; attributes that continue to attract residents, visitors and investors to the region.

Total estimated population

Estimated Population Age Distribution [2]



Population growth 2.4%[1]

Population density 30.2[1] per km^2

Businesses 4,375[1]

Electors 30,935[3]

Net Domestic Migration 675[1]

Net Overseas Migration 312[1]

Aboriginal / Torres Strait Islander 2%[1]

Families & Households

0.7%[1]	2.5[1]	$1,459[1]
Average number of children per family (average for all households)	Average number of people per household	Median weekly household income

1. ABS https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA51260 and https://www.abs.gov.au/statistics/people/population/regional-population/2022-23#data-downloads
2. REMPLAN https://app.remplan.com.au/rdasouthwest/community/summary?state=OMpVlpOKRcdRk0PUB7OlWYsqF4sYuEqK)
3. (WAEC as at 30 August 2023)

Community Happenings & Events

Youth · Community · Sports · Arts & Culture · Economic Development · Tourism

July 2023

- NAIDOC week
- FIFA Women's World Cup Trophy Tour 2023
- Cabin Fever Festival
- South West Peel Regional Netball Championships

August 2023

- South West Jiu Jitsu Championships
- 2023 UniSA Australian HPV Super Series - Busselton round
- CinefestOZ Film Festival Western Australia

September 2023

- ECU Learning Centre *Busselton Launch Event*
- Margaret River Region Open Studios
- South West Japan Festival
- WA Regional Architecture Symposium 2023
- Drone program – coding 101
- Filming *'The Surfer'*
- Indoor Skate sessions *Dunsborough*

Photo: Graham Hay

October 2023

- Food Truckin Road Trip
- Wildflower & Environment Show Busselton 2023
- Spring in the Forest
- Community Wellness expo
- Cape to Cape MTB
- Langtons MR Wine Show Gala Lunch
- Fine Vines Festival
- BCCI Business Excellence Awards 2023 Gala Night
- Coastrek 2023
- Trigg Junior Boardriders Annual Yallingup Comp
- Lift the Lid for Mental Health Research
- British Auto Classic
- Tour de Gracetown
- Aboriginal sports day
- Breast Cancer Fundraiser - Lift a Tonne for Breast Cancer WA
- Halloween skate event
- From This Day Wedding Fair

November 2023

- Pride Wellbeing Week
- Yoga in Mitchell Park
- Busselton Show
- Eagle Bay Epic Adventure Race
- Jaunt up the Jetty
- Yalambi Spring Jumping Classic
- Dunsborough Songfest
- Geo Bay Swim - Cool Water Classic
- Jazz By The Jetty
- Cruise Ship *Coral Princess*
- Vasse Community Open Day
- Radiance Festival and Big Pram Walk
- Dunsborough Street Party
- Leavers Entertainment Zone
- Meelup BeachFest 2023
- White Ribbon walk
- Play in the Bay
- The Takeover

December 2023

- Christmas foam party
- Festival of Busselton
- Yallingup Malibu Surf Classic
- Ironman Western Australia & Ironman 70.3 Western Australia & IronKids
- Cruise Ship *Crystal Symphony*
- Bluebird Community Xmas Party
- Christmas in Mitchell Park
- Red Bull Foam Wreckers
- Carols by the Jetty
- Let's Go Surfing
- Cruise Ship - Regatta
- Christmas Carnival Rides
- Carols in the Park
- Vasse Carols by Candlelight
- Cruise Ship *Azamara Journey (maiden)*
- Vino Paradiso
- New Years Eve 2023 *Caves House & The Beer Farm*
- Festival of Busselton - New Years Eve Concert (feat. "Last Minute") & Burning of the Spirit

Photo: Photo Elements Margaret River

January 2024

- Battle of Bands
- Sun-Sets on the Bay *with Ornella*
- Paint & Sip Natives *at the Old Courthouse*
- Outdoor Cinema *ET (Festival of Busselton)*
- Busselton Twilight Picnic
- Community Open Water Swim
- Australia Day Celebration
- Centenary of Acton Park Hall *Festival of Busselton*
- Cruise Ship *Regatta*
- Let's Go Surfing *Teskey Brothers concert*
- Taj's Small Fries
- Art in the Park
- Junior Open Tennis Tournament
- 2024 Australian Open Water Championships & Ocean Swim Festival
- Australia Day Celebration *Rotary Club Busselton*
- Australia Day Dunsborough
- Sun-Sets on the Bay *The Murphy Brothers*

April 2024

- Glow basketball
- Scooter competition
- Cruise Ship - Pacific Explorer
- Yalambi Autumn Jumping Classic
- Good Day Sunshine
- Bunbury Tri Club x Busselton Tri Club Race
- South West Youth Festival
- Here Comes the Sun festival
- Busselton Womens Triathlon
- Australian Golfing Fellowship of Rotary
- Australian National Police Bowls Championship
- Cadillac Club Show and Shine
- XTERRA Dunsborough 2024
- ANZAC Day Parade & Ceremonies
- ANZAC Day Parade & Service *Dunsborough*
- WAAPA - Flying Solo concert & songwiting workshop

February 2024

- Battle of Bands
- Geographe Bay Race Week
- Woolworths WA Junior Surfing Titles *Round #1 Yallingup*
- Busselton Runners Club Marathon
- Busselton Jetty Swim
- Thank a Volunteer Day
- Community Grants Expo
- Vasse Movie Night *Space Jam 2*
- Perth Festival - Block Party
- Let's Go Surfing
- Cruise Ship *Azamara Journey*
- 2024 Sandman 50
- Sun-Sets on the Bay *Mufassa*
- Nautical Drive Festival

May 2024

- Reconciliation Week walk
- Busselton Festival of Triathlon
- Busselton Mother's Day Classic
- Margaret River Ultra Marathon - 42km Yallingup Race
- Forest Rally Ceremonial Start
- Busselton Special Edition - Margaret River Readers and Writers Festival (MRRWF)
- Volunteer Week Expo

March 2024

- Beerfarm Rodeo
- Busselton Open Tennis Tournament
- Dunsborough Arts Festival
- Busselton Fringe
- Busselton Heritage Festival
- Girls 2 the Front
- Up All Night Busselton
- Let's Go Surfing
- Trans Cape Swim Run
- Signal Park Sellathon
- 2024 WA Gravity S - Enduro Mountain Bike Series - Round 1
- Cruise Ship *Coral Princess*
- South West Beer Fest
- Black Dog Ride
- Busselton Fringe
- Family Fiesta
- Cruise Ship *Crystal Serenity*
- Dunsborough Lions Easter Fair

June 2024

- Go Blue for June
- Down South MTB Festival
- WA Day Celebration

Council 2023-2024

MAYOR
Phill Cronin
Term expiry Oct 2027

DEPUTY MAYOR
Anne Ryan
Term expiry Oct 2025

COUNCILLOR
Jodie Lee *(nee Richards)*
Term expiry Oct 2025

COUNCILLOR
Mikayla Love
Term expiry Oct 2025

COUNCILLOR
Val Kaigg
Term expiry Oct 2025

COUNCILLOR
Andrew Macnish
Term expiry Oct 2027

COUNCILLOR
Jarrod Kennedy
Term expiry Oct 2027

COUNCILLOR
Kate Cox
Term expiry Oct 2027

COUNCILLOR
Richard Beecroft
Term expiry Oct 2027

Our Elected Members

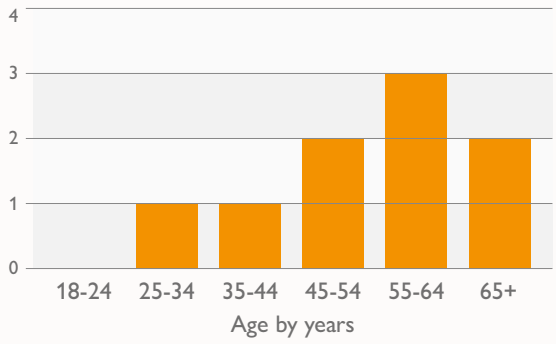
The City of Busselton has eight Councillors and a Mayor elected by the electors of the District. Councillors are elected for a term of four years, with half of the terms expiring every two years.

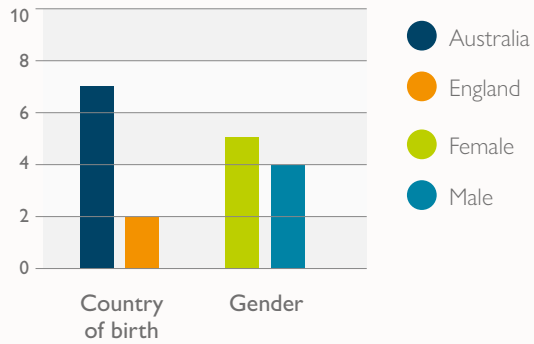
Local Government elections were held in October 2023 with the position of Mayor popularly elected for the first time. Phill Cronin was elected as the City's new Mayor and Kate Cox, Andrew Macnish, Cherise Woodhams, Jarrod Kennedy and Sue Riccelli were elected as Councillors. They joined sitting Councillors Anne Ryan, Jodie Lee (nee Richards), and Mikayla Love. Councillors Cherise Woodhams and Sue Riccelli resigned following the election, with Val Kaigg and Richard Beecroft then appointed under new election rules meaning there was no need for a by-election.

Elected members are responsible for representing the interests of residents, providing leadership and guidance to the community, facilitating communication between the community and the Council, and participating in decision-making processes.

Elected Member Diversity

	Gender	Linguistic Background	Country of Birth	Age range	Aboriginal or Torres Strait Islander
Mayor Cronin	Male	English	England	55-64	No
Deputy Mayor Ryan	Female	English	England	55-64	No
Cr Lee	Female	English	Australia	45-54	No
Cr Kaigg	Female	English	Australia	65-74	No
Cr Macnish	Male	English	Australia	55-64	Not specified
Cr Kennedy	Male	English	Australia	35-44	No
Cr Cox	Female	English	Australia	45-54	No
Cr Love	Female	English	Australia	25-34	No
Cr Beecroft	Male	English	Australia	65-74	No





Council and Committee Meeting Attendance

Council Meetings	Ordinary Council Meeting	Special Electors Meeting Annual General meeting	Special Council Meeting
Mayor Phill Cronin *Term commenced October 2023*	8	2	9
Cr Phill Cronin *Term ceased October 2023*	4		2
Cr Anne Ryan	12	2	11
Cr Jodie Lee (*nee Richards*)	12	2	10
Cr Mikayla Love	6	2	9
Re-elected members October 2023			
Cr Kate Cox	12	2	11
Cr Sue Riccelli *Ceased February 2024*	4	1	4
Newly Elected Members October 2023			
Cr Andrew Macnish	8	1	7
Cr Jarrod Kennedy	6	2	9
Cr Val Kaigg	7	2	6
Cr Richard Beecroft	4		2
Cr Cherise Woodhams *Ceased November 2023*			2
Retiring Elected Members October 2023			
Mayor Grant Henley	4		2
Cr Paul Carter	4		2
Cr Ross Paine	4		2
Total Meetings	12	2	11

Committee Meetings

Ⓓ *Deputised*	Finance	Policy and Legislation	Airport Advisory	Audit and Risk	Meelup	CEO Performance Review	Behaviour Complaints
Mayor Phill Cronin *Term commenced October 2023*	8	3	4	3		4	
Cr Phill Cronin *Term ceased October 2023*	2Ⓓ	2	2	1			
Cr Anne Ryan	3 + 2Ⓓ	1 + 1Ⓓ	2 + 1Ⓓ	4			
Cr Jodie Lee (*nee Richards*)	5 + 3 Ⓓ	4	6	3		1 #	
Cr Mikayla Love	3	3	2	3	1		
Re-elected members October 2023							
Cr Kate Cox	6 + 1Ⓓ	6		3	1	4	
Cr Sue Riccelli *Ceased February 2024*	4			1			
Newly Elected Members October 2023							
Cr Andrew Macnish	1Ⓓ	1		3			
Cr Jarrod Kennedy	7	4	3	3			
Cr Val Kaigg	4			3		4	
Cr Richard Beecroft							
Cr Cherise Woodhams *Ceased November 2023*							
Retiring Elected Members October 2023							
Mayor Grant Henley	2	2Ⓓ		1			
Cr Paul Carter	3		2	1			
Cr Ross Paine	3Ⓓ	2					
Total Meetings	11	6	6	4	1	4	0

 # Due to administrative error was not invited to attend all meetings

Elected Member Remuneration

The fees, expenses and allowances paid to elected members during the period 1 July 2023 – 30 June 2024 are outlined below:

	Mayoral Allowance	Deputy Mayoral Allowance	Elected Members Allowance	ICT Allowance	Travel Expenses	Childcare Expenses	TOTALS
Mayor Phill Cronin *Term commenced October 2023*	$64,549.55		$47,051.78	$3,787.70	$1,345.19		**$116,734.22**
Cr Anne Ryan		$15,946.03	$35,628.74	$3,787.70	$2,946.05		**$58,308.52**
Cr Jodie Lee *(nee Richards)*			$35,628.74	$3,787.70			**$39,416.44**
Cr Mikayla Love			$35,628.71	$3,787.70	$1,507.37	$661.60	**$41,585.38**
Cr Kate Cox			$35,628.74	$3,787.70	$1,203.80		**$40,620.24**
New Elected Members							
Cr Andrew Macnish *Term commenced October 2023*			$22,783.81	$2,419.42	$1,704.44		**$26,907.67**
Cr Jarrod Kennedy *Term commenced October 2023*			$22,783.81	$2,419.42	$286.99	$546.82	**$26,037.04**
Cr Val Kaigg *Term commenced November 2023*			$19,721.92	$2,094.26			**$21,816.18**
Cr Richard Beecroft *Term commenced February 2023*			$12,337.48	$1,310.12			**$13,647.60**
Cr Cherise Woodhams *Ceased November 2023*			$1,981.10	$210.32			**$2,191.42**
Cr Sue Riccelli *Ceased February 2024*			$23,291.27	$2,477.58			**$25,768.85**
Retiring Elected Members							
Mayor Grant Henley	$36,391.83		$19,277.12	$1,368.28			**$57,037.23**
Cr Paul Carter		$9,097.94	$12,844.94	$1,368.28			**$23,311.16**
Cr Ross Paine			$12,844.94	$1,368.28			**$14,213.22**
TOTALS	$100,941.38	$25,043.97	$337,433.10	$33,974.46	$8,993.84	$1,208.42	**$507,595.17**

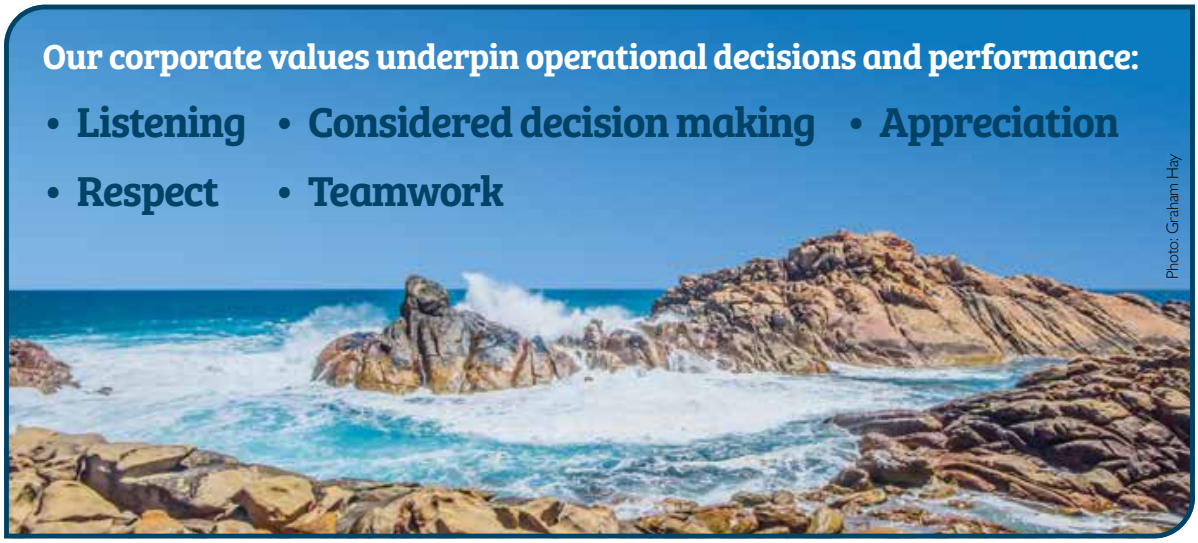
Note: 13 monthly payments were paid to elected members during FY23/24 (the payment for 1 June 2023 to 30 June 2023 was also paid in FY23/24).

Connecting with Council

- Community Access Sessions
  Community Access Sessions (CAS) provide an opportunity to raise for discussion any topic that you are passionate about.
- Public Participation Sessions
  Public Participation Sessions provide an opportunity for the community to present to elected members on any item on the current Council agenda.
- Council Meetings
  Members of the public can attend Council meetings which are also livestreamed on the City's YouTube channel. There is an allocated public question time and time for approved presentations by parties with an interest at each meeting.
- When is Council in Session?
  Dates of Council and Committee meetings, Community Access and Public Agenda Presentation sessions are available on the City website.
- How can I contact elected members?
  Visit the website for contact information
  https://www.busselton.wa.gov.au/council/about-council/elected-members.aspx

Our Organisation

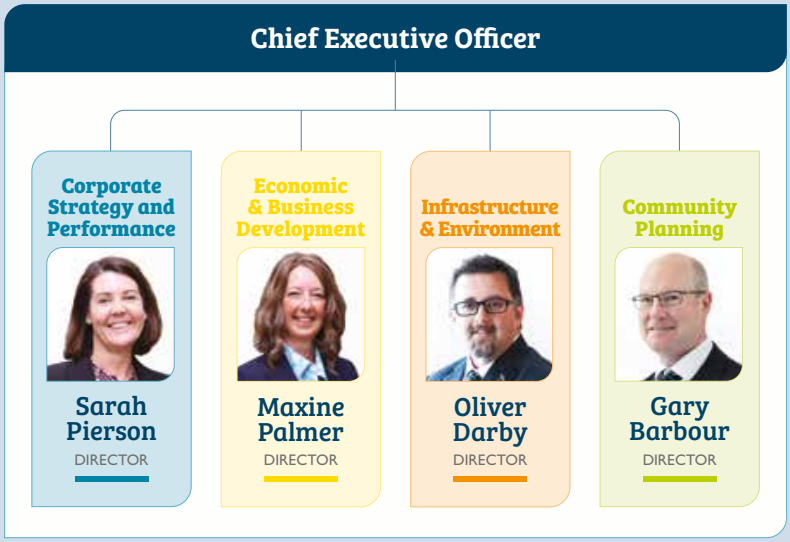
Our Corporate Values



Our Organisational Structure

The City is divided into four directorates, as shown below.

Tony provides leadership to the organisation and implements the Council's strategic direction. The CEO is appointed by the Council and is responsible for managing the day to day operations of the City and ensuring that advice and information is available to Council so that informed decisions can be made. Tony is responsible for Stakeholder Relations.



Sarah Pierson

DIRECTOR

Sarah is responsible for the Corporate Strategy and Performance directorate which supports the provision of City services by providing professional support, advice and information to ensure goals and objectives of the organisation are clear and performance evaluated and reported on. Services include customer service, finance and rating, governance, legal and risk, people and safety, information technology, information management and corporate strategy and performance. Sarah is also responsible for the Business Systems Improvement team.

Corporate Strategy and Performance

- Systems & Information
  - Information Technology
  - Customer Services
  - Information Management
- Financial Services
  - Finance
  - Rates
- Legal, Governance & Risk
  - Governance & Risk
  - Legal Services
- People, Culture & Strategy
  - People & Safety
  - Corporate Strategy

Maxine Palmer

DIRECTOR

Maxine is responsible for services aimed at facilitating the best use of our community and commercial assets and driving economic development within our City. Services include libraries, events and culture, economic development, Saltwater, the Busselton Margaret River Airport, Busselton Jetty Tourist Park, and the hire, leasing and management of the other City's property portfolio.

Economic & Business Development

- Events & Culture
  - Cultural Development
  - Events
  - Library Services
- Economic Development & Property
  - Economic Development
  - Property Services
  - Venue Management
- Airport
  - Airport Compliance
  - Reporting & Maintenance

Oliver Darby

DIRECTOR

Oliver is responsible for the design, delivery, maintenance and renewal of infrastructure assets, including roads, footpaths, cycleways, drainage, building facilities, and parks and gardens as well as environmental management of the City's nature reserves, waterways and coastlines. This directorate is also responsible for the City's waste management services and for the effective management of the City's fleet. Reporting to Oliver is a project manager and engineering management accountant.

Infrastructure & Environment

- Engineering & Facilities
  - Facilities
  - Asset Planning
  - Design & Survey
  - Development Control
- Parks and Environmnt
  - Open Space
  - Sustainability
  - Environmental Management
- Civil Infrastructure
  - Civil Works
- Waste and Fleet
  - Waste Management
  - Fleet Management

Gary Barbour

DIRECTOR

Gary is responsible for delivery of services to assist in planning for the growth and development of the people and places in our community. The directorate oversees strategic and statutory planning, building, community and recreation development, leisure centres, youth services and the regulation of environmental health, development compliance and animal control, illegal parking/camping, littering and firebreak compliance, and the coordination of the City's local emergency management services and bushfire risk mitigation also sits in this directorate.

Community Planning

- Planning & Development
  - Strategic Planning
  - Building
  - Planning Policy
  - Major Developments
- Community Safety
  - Rangers
  - Emergency Service
  - Environmental Health
  - Development
- Community Development & Recreation
  - Recreation & Community Development
  - Leisure Centres
  - Youth Development

Service Delivery at a Glance

Development Activity 2023-2024

Development Applications 906

Total Development Value **$243,822,487**

Building Applications 2,121

Total Building Value **$358,435,835**

Facilities

Airport Landings **156,095**

Leisure Centre Members **2,283**

Library Visitors* 2023-2024 **165,911**

Public Health

Food premises inspected **339**

Pools/Aquatics Sampled **948**

Fire protection

Bushfire Vounteers 2023-2024 **432**

Bushfire Inspections 2023-2024 **2,788**

Fire Callouts 2023-2024 **83**

* Combined totals for both Busselton and Dunsborough Libraries

City Amenities

56
Playgrounds

41.5 ha
Ovals Maintained

955 km
Sealed Roads

369 km
Unsealed Roads

420.7 km
Shared Paths

155
Carparks

245
Lease Managed Properties

84
Traffic & Pedestrian Bridges

Rates notices	Customer Service Requests	Website Page Views	Record Registrations	Invoices / Payments Processed
Issued 2023-2024	2023-2024	2023-2024	2023-2024	Published 2023-2024
24,924	6,685	1,256,271	151,318	33,819

Environment

26.9%
Solid waste diverted from landfill

55.8%
Renewable energy generated or sourced by the City

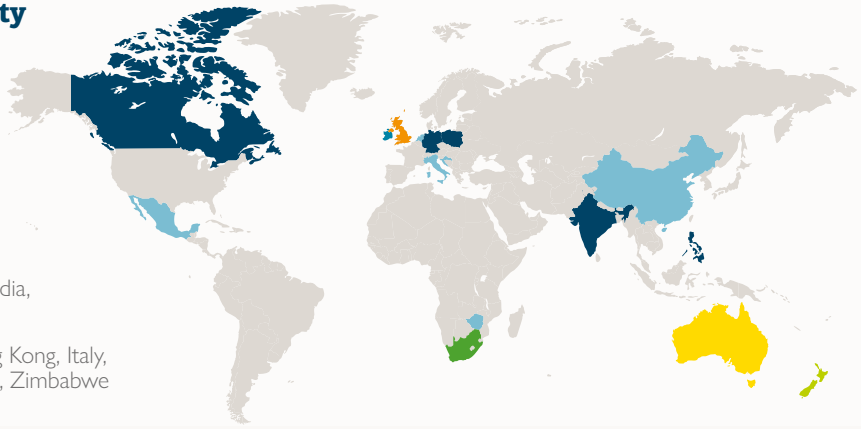
21,315
Trees Planted

1,500 ha
Nature reserve areas maintained

Our Workforce

Workplace Diversity

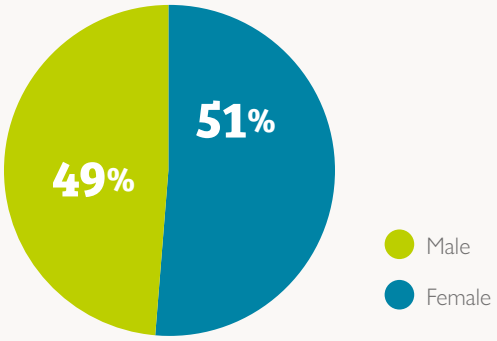
- 283 Australia
- 29 United Kingdom
- 12 New Zealand
- 6 South Africa
- 3 Ireland
- 2 Canada, Germany, India, Poland, Philippines
- 1 China, Croatia, Hong Kong, Italy, Mexico, Netherlands, Zimbabwe



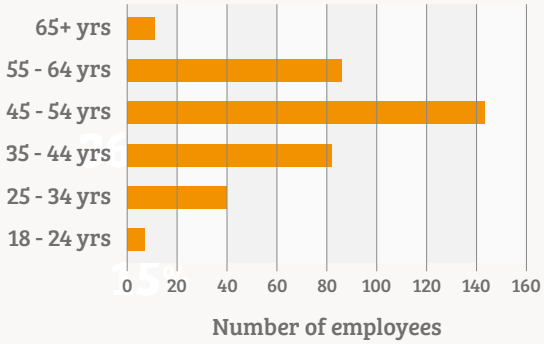
1.36% People with disability

0.81% Aboriginal and Torres Strait Islander people

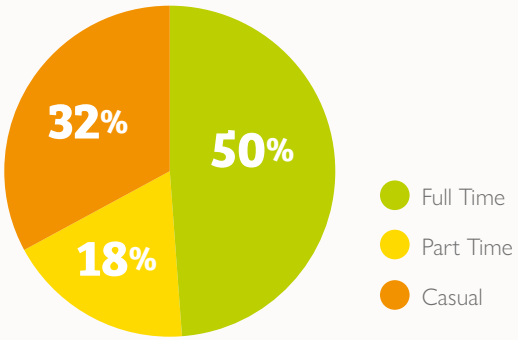
Workforce Gender



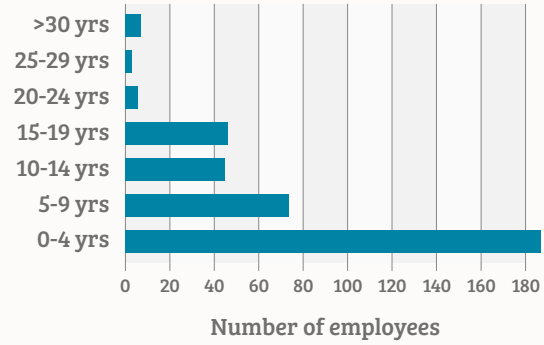
Employee Age Profile



Employment Type



Employee Length of Service



Reporting on our Progress

Achievements Snapshot

City of Busselton confirmed as a leading regional local government area

The MARKYT Community Scorecard results rank the City of Busselton among the top regional local governments in WA, reflecting strong community spirit, pride and satisfaction with the City of Busselton as a place to live. The City also rated strongly as a place to visit. Community priorities for the future were identified as sport and recreation facilities and services, responsible development and diversity of housing, local waterways, and community safety.

Bushfire Notice Review

The City undertook it's biggest review of the Bushfire Notice in ten years, undertaking extensive collaboration with the community and key stakeholders. The revised notice balances the management of bushfire risks whilst improving alignment with community values and incorporates significant changes that have occurred in the past decade . The new Notice delivers clear and simple messaging to assist property owners to meet their obligations under the *Bush Fires Act 1954*.

Cultural Precinct Strategy

With the construction of Saltwater significantly progressed throughout the year, Council endorsed its first Cultural Precinct Strategy, aimed at boosting heritage tourism and educational opportunities in the region. During the year nine schools from the South West have visited the Old Courthouse Complex, engaging with Busselton's historical narrative, thereby fostering greater community awareness and appreciation of local heritage.

District Leisure and Recreation Centre

Given expansion constraints at the Geographe Leisure Centre and the increasing demand for sport and recreation facilities across the District, including a 50m pool, Council resolved to investigate the feasibility and a potential site for a new district leisure and recreation centre.

Churchill Park upgrades

Significant upgrades to Churchill Park Oval were completed, including a new synthetic wicket and water-efficient turf, enhancing the park's usability for various community sports and activities.

The City's inaugural Sports Awards

The City of Busselton held its inaugural Sports Awards, honouring local sports achievements across various categories. The event recognised the efforts of clubs, athletes, and volunteers, fostering a sense of community pride and encouraging participation in local sports. Keynote speaker Greg Hire inspired attendees with his journey, emphasising the positive impact of sports on mental health. There were nine worthy award winners and recipients of these awards can be viewed on the City's website. **https://www.busselton.wa.gov.au/community/sport-and-recreation/sports-awards/2023-sports-awards.aspx** Pictured here is Sports Person of the Year Award winner Patricia Vickery.

Busselton War Memorial

The new Busselton War Memorial at Rotary Park was completed in time for ANZAC day. The memorial, developed through community consultation and in collaboration with the RSL, serves as a site for reflection and remembrance and for hosting significant commemorative events, while retaining the historical importance of the cenotaph at Victoria Square.

Direct flights from Busselton to Sydney

Direct flights between Busselton and Sydney commenced in March 2024, bolstering tourism opportunities and interstate connections for our community. The BMRA now services three flights a week to Sydney and three flights per week to Melbourne.

Organisation Review

A structural review of the City's organisation was implemented in September, aimed at enhancing economic development and return on City facility investment, integrating community development and planning, providing a dedicated management focus on environment, and enhancing operational planning and performance.

Marine Discovery Centre Collaboration

The City worked closely with the Busselton Jetty Inc (BJI) to progress plans for the construction and operation of a new, purpose-built Marine Discovery Centre on the Busselton foreshore.

Sport4All Program Launch

The City pioneered the Sport4All Program, partnering with a Disability Owned Business Enterprise to promote inclusivity in local sports. The initiative, supported by an Inclusion Coach, aims to create opportunities for individuals with disabilities, enhancing community participation in grassroots sports. This program aligns with the City's commitment to fostering access and inclusion across the region.

Aboriginal and Torres Strait Islander Artwork Competition

During NAIDOC Week, the City hosted an Aboriginal and Torres Strait Islander Artwork Competition, receiving approximately 60 high-quality entries from local students. Winners were awarded for their outstanding artistic contributions, with themes reflecting a deep connection to the land and ocean. Selected artworks will be featured in future City projects, showcasing the talent and cultural insights of young artists in the community.

Yellow Dog Campaign

The Yellow Dog Campaign enhances community safety and dog wellbeing. By encouraging owners to use yellow accessories like bandanas and ribbons, the campaign helps identify dogs that prefer to be left alone, including those that are nervous, in training, or recovering from illness. This initiative fosters understanding and respect for these dogs, ensuring safer interactions between pets and people in the community.

RFDS transfer facility at Busselton Margaret River Airport (BMRA)

A dedicated, upgraded RFDS transfer facility has been constructed at the Busselton Margaret River Airport, significantly improving emergency medical services access and facilities. Funded through government grants, this facility allows for efficient patient transfers, enhancing the overall healthcare response for the local community and ensuring swift access to critical services.

Dunsborough Lakes Sporting Precinct

Council resolved to progress with detailed design of a new pavilion to activate the Dunsborough Lakes Sporting Precinct. Detailed design is in progress in consultation with sporting groups.

Engaging with our Community

The City connects, informs, engages and collaborates with its community and stakeholders.

Communications and engagement initiatives are delivered through a variety of digital and traditional platforms to share important information and encourage awareness and participation. The City provides information through its website, monthly newsletters, social media, media releases and local newspapers. The City's Your Say Busselton engagement platform provides opportunities for the community to engage with Council, contribute to decision making and provide feedback and ideas on a range of matters.

Subscribe to our newsletter to receive the latest Council information in your inbox each month.
https://www.busselton.wa.gov.au/council/news-and-media/bay-to-bay-e-newsletter.aspx

Website Views	
City of Busselton	820,090
Libraries	81,503
ArtGeo Cultural Complex	36,786
GLC / NCC	180,853
Busselton Margaret River Airport	137,039
City Intranet	271,468
Bay to Bay monthly e-newsletter	
Successful Delivery	166,976
Total Opens	115,887
Number of Clicks	12,459
Social Media total followers:	
Facebook	120,334
Instagram	60,931
LinkedIn	28,821
YouTube total views	9,383
Facebook monthly reach	787,429
Media	
Council Advertising, including City Connect	67
Media Releases	62
Media Responses	145
Your Say	
Your Say projects	25
Number of visits	75,032
Participants	7,690

Your Say Projects

Some of the Your Say projects our community and stakeholders have helped shape (excluding development applications).

Project	Key Goal Area	About	Total Visitors	Engaged Visitors
Dunsborough Sport, Recreation and Community Services Planning and Investigation	Lifestyle	Guiding the development of a master-plan for the Dunsborough and Districts Country Club, Naturaliste Community Centre and Dunsborough Lakes Sports Precinct.	878	69
Environmental Health Customer Satisfaction Survey	Lifestyle	Assessing customer satisfaction from businesses registered with the City's Environmental Health Services.	179	39
Proposed Dogs Local Law	Lifestyle	Input sought from community.	73	2
		Feedback sought from all stakeholder groups and organisations, as well as community.	6	3
		Round 2 Launch	161	10
You Choose Community Funding Program	Leadership	Community voting opened and encouraged for projects submitted as part of the program.	5,179	1083
Old Busselton Cemetery Project	Lifestyle	Community input sought on burials in the Pioneer Cemetery so that new name tablets can be ordered.	342	20
Bushfire Risk Reduction Notice Review	Lifestyle	Review and feedback sought to guide the development of the notice and informational documentation.	1,600	109
Holgate Reserve Revitalisation	Lifestyle	Community presented with five project options to prioritise for Holgate Park.	222	107
Hireable E-Scooters	Opportunity	Community input sought on the City extending its hireable e-scooters trial and what the community's thoughts were about hireable e-scooters generally.	2,600	1221
Local Heritage Survey	Lifestyle	An update provided, input and feed-back sought on the Local Heritage Survey and Heritage List, along with the submission of new places to be preserved and considered for inclusion in the new document.	249	14
Dunsborough Town Centre Urban Guidelines	Opportunity	Feedback to inform the development of the Dunsborough Town Centre Urban Guidelines.	833	117
Shark Fishing Ban off the Busselton Jetty	Environment	The City received numerous complaints regarding shark fishing at the Busselton Jetty. Comments were sought from the wider community on whether people support a ban on shark fishing off the Busselton Jetty.	2,262	1695
Jetstar Hilton Competition	Opportunity	Competition to celebrate the beginning of direct flights between Busselton and Sydney.	5,700	2,128
Love your Leftovers - Preworkshop survey	Environment	Pre-workshop survey on food waste habits were sent directly to participants.	114	76
Procurement Survey	Leadership	A review was undertaken on current procurement practices.	28	9
National Volunteer Week Thank You Sundowner Feedback	Lifestyle	Informing how we thank the many participating not-for-profit community groups, organisations and individuals across the City during National Volunteer Week.	26	21
Special Character Areas - Old Dunsborough, Quindalup, Eagle Bay and Yallingup	Lifestyle	Review of Special Character Area planning controls for Old Dunsborough, Quindalup, Eagle Bay and Yallingup - four separate surveys, one for each character area.	1,118	360

Environment Lifestyle Opportunity Leadership

Key Themes

KEY THEME 1

Environment

An environment that is valued, conserved and enjoyed by current and future generations.

KEY THEME 2

Lifestyle

A place that is relaxed, safe and friendly, with services and facilities that support healthy lifestyles and wellbeing.

Background Photo: Graham Hay

KEY THEME 3

Opportunity

A vibrant City with diverse opportunities and a prosperous economy.

KEY THEME 4

Leadership

A Council that connects with the community and is accountable in its decision making.

KEY THEME 1

Environment

An environment that is valued, conserved and enjoyed by current and future generations.

Photo: Graham Hay

The City continues to collaborate with partner agencies to improve water quality and amenity of the Lower Vasse River and Toby Inlet, with the endorsed Waterway Management Plans guiding the implementation of strategies and actions. In early 2024 Council established a new Waterway Management Committee comprising Council members and independent experts, with the objective of fostering community collaboration and furthering strategies for sustainable waterway management. As Interim Asset Manager, the City requires support from the State Government and continues to advocate for funding and solutions such as infill sewerage.

Planning for stage three sediment removal program was reviewed throughout the year, with the aim of determining the most effective method of removal. Works are anticipated to commence in Autumn 2025. Over summer 2023/2024 the application of a phosphorus-binding clay, Phoslock, was trialled by DWER between the Butter Factory Museum and Causeway Bridge. The City is awaiting the outcomes of this trial.

For Toby Inlet, focus remains around the management of the inlet sand bar and culvert and investigating opportunities for further foreshore revegetation.

To improve energy efficiency and reduce greenhouse gas emissions, the City has continued to convert lighting within its facilities to LED and participate in the West Australian Local Government Association's (WALGA) collective Power Purchasing Agreement.

The City has saved an estimated $547,032 and offset 2,856 tons of carbon over two years.

The City planted 565 mature trees and 2,100 shrubs across the district. To improve the biodiversity values of our natural bushland 18,650 tube stock were planted with the significant help of volunteer and school groups across the district.

In response to rabbit impacts in residential and semi-rural areas, approximately 400ha of reserves in urban areas were treated. In semi-rural areas the City worked with 120 landholders on treatment programs. The City also undertook a rapid dieback (Phytophthora cinnamomi) survey across 44 bushland reserves. The results will inform future monitoring and treatment work to better conserve and protect flora and fauna on City reserves.

As part of the annual weed management program, the City joined forces with the Shires of Capel and Harvey, City of Bunbury, Leschenault Biosecurity Group, Department of Biodiversity, Conservation and Attractions and Nature Conservation Margaret River Region to control arum lilies across the wider South West WA region. As part of this, the City controlled arum lilies across 55kms of rural road reserves.

The following is a report of progress against the City's corporate actions linked to Environment

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Sustainability	1.3	**Lower Vasse River** Continue to work with key stakeholders to improve the health and amenity of the Lower Vasse River.	▶	*Council resolved to establish a Waterway Management Committee that will provide input on matters relating to the Lower Vasse River and Toby Inlet. The City continues to collaborate with key partners as the Interim Asset Manager and implement strategies in accordance with the endorsed Waterway Management Plans. This included preparing for stage 3 of the sediment removal program. DWER also trailed the phosphorus-binding clay, Phoslock between the Butter Factory Museum and Causeway Bridge as a way to mitigate summer algal blooms caused by excessive nutrients in the river.*
	1.3	**Toby Inlet** Continue to work with key stakeholders to improve the water quality and amenity of Toby Inlet.	▶	*Management of water quality and amenity in Toby Inlet is focussed around management of the inlet sand bar and culvert. Further work is planned, in collaboration with community organisations, to investigate opportunities for foreshore revegetation along Toby Inlet.*
	1.6	**Energy Strategy Review** Review the City's Energy Strategy to drive sustainable energy options.	▶	*To inform revision of the Energy Strategy 2020 - 2025 the City has engaged a consultant to conduct an energy audit on City-owned facilities and infrastructure. This work will identify priorities and opportunities for the revised strategy, and make recommendations on focus areas.*
	1.6	**Energy Strategy Implementation** Progress implementation of the City's Energy Strategy including shifting to green power, continued implementation of rooftop solar and exploring the introduction of battery storage and electricity powered fleet.	▶	*The City is progressing with an energy audit across City-owned facilities and infrastructure to inform energy efficiency and renewable opportunities, and to drive energy reporting for informed decision making. Activities undertaken during the year include LED lighting upgrades across several public toilet facilities, and the use of infrared thermographic tools for inspections, and energy data logging on City-owned buildings.*
Waste Management	1.5	**Strategic Waste Planning** Develop a strategic waste management plan looking at strategies, both local and regional, for the reduction of waste into landfill.	⏸	*This project will recommence in the 2045/25 financial year to incorporate the community views provided during the 2024 MARKYT® Community Scorecard.*
Facilities	1.6	**LED Lighting Upgrades** Progressively convert lighting to LED to improve the energy efficiency of City owned lighting infrastructure.	▶	*The replacement and conversion of facility lighting to LED is ongoing.*

✓ Completed ▶ On track ○ On hold ⏸ Experiencing delays – Not scheduled to commence

KEY THEME 2

Lifestyle

A place that is relaxed, safe and friendly, with services and facilities that support healthy lifestyles and wellbeing.

The City continues to plan for the future provision of sport and recreation infrastructure to support growing community needs. A review of the Geographe Leisure Centre masterplan throughout the year identified limitations to developing on the current site. The Council therefore asked the CEO to identify a location and undertake a feasibility study for a potential new District Leisure and Recreation Centre. The outcome of this work will inform the broader Sport and Recreation Facilities Strategy.

The Geographe Leisure and Naturaliste Community Centres continue to provide important services, helping our community stay active and healthy, with membership numbers reaching 2,283. The GLC, in partnership with South West Regional TAFE and funded through a national program, this year piloted swimming lessons for culturally and linguistically diverse residents.

The City of Busselton district continues to grow with the City receiving 906 development applications valued at over $240M and 2,121 building applications valued at over $350M. City staff continue to work hard to process development applications while also reviewing the City's planning and development frameworks. Council resolved in April 2023 to commence the development of a new Local Planning Scheme (Scheme 22) and review of the City's Heritage List and Inventory was also progressed.

In terms of infrastructure, more than $12M was spent on the upgrade and renewal of assets, including on roads, footpaths, cycleways, drainage and parks and ovals. Significant projects included Bussell Highway resurfacing and cycle lane upgrade, Jalbarragup Road shoulder widening and sealing, upgrade and renewal of sections of Commonage Road, a new footpath at Meelup Beach Carpark, and the upgrade of Churchill Park Oval.

The City provided $176,000 of funding support to community groups and members through its Community Assistance Program and $96,272 through the second running of its You Choose program, with the community selecting the eight projects for funding.

The expansion of youth services into Dunsborough combined with enhanced youth programs saw 10,905 youth attending the YCAB and 2,475 at the Break throughout the year. The City renewed its successful partnership with Rio Tinto for another three years.

The City of Busselton's Libraries continued to support the community with more than just books, offering personalised sessions with Digital Mentors to build digital skills and also launching a local studies project "From Analog to Archive – Your Story, Our History", offering a free digital conversion station for aging media like newspaper articles and photos.

The following is a report of progress against the City's corporate actions linked to Lifestyle

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Cultural Services	2.1	**Reconciliation Action Plan (RAP)** Implement the City's Reconciliation Action Plan, strengthening relationships with the Aboriginal community.	Experiencing delays	*Yarning sessions with the Aboriginal and Torres Strait Islander community commenced and engagement with Karri Karrak was initiated.*
Statutory Planning	2.1	**Municipal Heritage List** Undertake a review of the City's Municipal Heritage List.	On track	*Both a review of the Local Heritage Survey, Heritage List and Local Planning Policy were completed. A report went to Council in July for consent to advertise.*
	2.8	**Special Character Area Review** Review the City's Special Character Area Local Planning policies.	On track	*Workshops with the community were completed with the review of development standards progressing. Depending on the outcome of the review the standards will be included in Scheme 22 or amended Local Planning Policies.*
Recreation and Community Development	2.2	**Community Development Plan** Progressively implement the Community Development Plan.	On track	*The Community Development Plan guides program delivery and support to the community. Key initiatives during the year include inspections of emergency management facilities completed with Department of Communities for emergency preparedness; continued partnership with local organisations to increase awareness for White Ribbon; continued funding agreement with Busselton Senior Citizens Centre to deliver senior services and programs; delivery of workshops for sport clubs and community group members on improving governance, strategic planning and volunteering; and youth support services including assisting with obtaining life documents, capacity building, self-esteem workshops, and youth events.*
	2.3	**Lot 100 Sues Rd** Develop a master plan for the use of Lot 100 Sues Road.	Experiencing delays	*A scope is being prepared with the intention of engaging a consultant to prepare a master plan in 2024/25 financial year.*
	2.3	**Dunsborough Recreation and Community Facilities** Complete a master planning exercise to guide the delivery of recreation and community facilities across Dunsborough and surrounds.	On track	*A final report has been received, with the recommendations to be considered as part of the review of the Sport and Recreation Facilities Strategy.*
	2.3	**Geographe Leisure Centre (GLC) Masterplan Review** Review the GLC masterplan to determine future direction in light of development constraints on the current site.	Completed	*Council resolved to investigate the feasibility of developing a new recreation centre rather than redeveloping the GLC at the current location, with the current site constrained for development.*
	2.3	**Sport and Recreation Facilities Strategy (SRFS) Review** Review the SRFS to determine the prioritisation of future priorities for the District.	Experiencing delays	*Review of the strategy is complete and will be further informed by planning for a potential new District Recreation and Leisure Centre.*
	2.3	**Squash Court Facilities** Plan for the development of new squash court facilities, including the identification of a suitable location.	Experiencing delays	*City officers have assisted the Squash Club with funding for a feasibility study looking at the demand for squash and the need for a squash specific facility. Further progression will be determined as part of the Sport and Recreation Facility Strategy review.*

Completed · On track · On hold · Experiencing delays · Not scheduled to commence

REPORTING ON OUR PROGRESS

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Emergency Management	2.2	**Bushfire Risk Management** Implement the Bushfire Risk Management Plan.	On track	*Development of the Bushfire Risk Management plan has progressed through the year.*
	2.2	**Fire and Community Facilities Building** Develop concept designs for a community and emergency services facility on City Reserve Lot 401 Balmoral Drive, Quindalup.	Completed	*Concept designs were completed.*
	2.12	**Emergency Asset Management Planning** In consultation with DFES develop a strategic asset management plan for the effective maintenance and renewal of emergency management facilities and equipment.	On track	*Project is ongoing, with consultants engaged to assist with validation of field condition data to support development of strategic asset management plan for emergency assets.*
Rangers	2.2	**Bushfire Notice Review** Undertake a review of the City's Bushfire Notice.	On track	*The review was completed informed by extensive community engagement. The notice for the 2024-25 season was endorsed by Council.*
Environmental Health	2.2	**Community Health and Wellbeing Plan** Prepare a community health and wellbeing plan to meet requirements of the Public Health Act 2016 and guide the City's planning for social and wellbeing outcomes.	On track	*A framework for the Plan has been developed and core objectives will be further developed upon adoption of the Council Plan 2024-34.*
Strategic Planning	2.8	**New Local Planning Scheme** Prepare and progress Local Planning Scheme 22.	On track	*The Council resolved to prepare a new Scheme and a partial moratorium for Scheme Amendments. The Scheme is progressing.*
	2.8	**Holiday Homes Regulations** Further to outcomes of the State Government's review, consider further changes to the City's Holiday Homes Regulatory Framework.	On hold	*Review of the Holiday Home framework will commence upon release of the State Government's review findings.*
	2.8	**Developer Contributions Framework** Complete the review of the City's Developer Contributions Framework.	On track	*The Community Infrastructure Plan has been adopted by the Council, setting out the infrastructure contribution precincts. A revision of the Community Infrastructure Development Contribution Plan will commence in the next financial year.*
Engineering and Works	2.3	**Dunsborough Lakes Sports Precinct** Construct a pavilion, multi-use outdoor courts and additional car parking at the Dunsborough Lakes Sports Precinct.	On track	*Council resolved to locate the pavilion on the Northern perimeter of the precinct. Concept drawings have been prepared. The next stage will be go to detailed design.*
	2.4	**Saltwater - Construction** Complete construction of Saltwater in the Busselton Cultural Precinct and commission operations.	Experiencing delays	*Construction is ongoing with delays having pushed the completion date out. The construction is 70% complete and an opening date in 2025 is expected.*
	2.11	**Busselton War Memorial Relocation** Construct a new war memorial and memorial park at Rotary Park.	Completed	*The memorial was completed and opened on 22 April 2024, in time for ANZAC day, where thousands of people turned out to reflect in the new larger environment.*

Completed · On track · On hold · Experiencing delays · Not scheduled to commence

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Facilities	2.3	Lighting Upgrades Outdoor Playing Spaces Install oval lighting at the Dunsborough Lakes Sporting Precinct	✓	*Lights were installed.*
Design and Survey	2.9	Shared Path Network Improvements Review and update the City's Shared Path Network Strategy 2019-2023.	▶	*Works have progressed in the following sections:* • *Forth to Holgate, Abbey - delayed pending direction from Karri Karrak & coastal inundation outcomes* • *Vincent to Geographe Bay Road, Dunsborough - construction underway* • *Bayview Crescent, Dunsborough - construction underway.*
	2.9	Dunsborough to Yallingup Shared Path Undertake a feasibility study to determine the viability of a shared path between Dunsborough and Yallingup.	⏸	*This action was delayed through the need to engage a new consultant.*
Civil Construction and Maintenance	2.11	Roads Upgrades Continue to implement improvements to the road network in accordance with City's Road Asset Management Plan and traffic modelling.	▶	*All road projects within the 2023/24 Budget were completed with the exception of; Strelly Street Reinstatements, Jalbarragup Road Reseal, Old Vasse Highway Reseal and Chapman Hill Road Line marking.*
Parks and Environment	2.12	Churchill Park Upgrade the oval at Churchill Park.	✓	*Works were completed.*

✓ Completed ▶ On track ○ On hold ⏸ Experiencing delays – Not scheduled to commence

KEY THEME 3

Opportunity

A vibrant City with diverse opportunities and a prosperous economy.

This year the Council continued their support of a range of events, programs and opportunities to support our local economy.

As part of the City's Event Sponsorship Program, the Council approved $984,358 of funding for 51 events, providing an economic return of more than $60M to the region. A diverse range of local community events were also held, providing our community with a wealth of new experiences to enjoy.

With increasing demand, the City has continued to focus on future plans for the Busselton Margaret River Airport (BMRA). In March 2024 Jetstar commenced services to Sydney extending the available Melbourne services from Busselton. Additionally there are now 38 FIFO flights per week and six RPT flights per week. The City is working with South West Development Commission to progress a business case for funding for a new terminal. To support the business case the City has delivered key deliverables including the Master Plan, terminal concept design, and an asset and financial management framework.

Work has continued to bring a café offering to the Dunsborough Foreshore, with lease discussions underway with a preferred proponent. Council entered into a sublease with a local business to establish a new chocolate company on the Busselton foreshore, complementing the range of attractions already available. The City also worked closely with the Busselton Jetty Inc (BJI) to progress plans for the construction and operation of a new, purpose-built Marine Discovery Centre on the Busselton foreshore.

Business support remains a focus with Council committing $100,000 per annum for two years to support the Busselton Chamber of Commerce and Industry and the Dunsborough Yallingup Chamber of Commerce and Industry, not-for-profit organisations which play an important role in providing support, promotion, and advocacy for the business community.

The Busselton Jetty Tourist Park continues to provide an attractive holiday location for visitors to town, with high levels of occupancy continuing.

The following is a report of progress against the City's corporate actions linked to Opportunity

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Strategic Planning	3.1	**Busselton Precinct Structure Plan** Develop a plan to guide the overall development and enhancement of the Busselton City Centre.	On hold	*The Busselton Precinct Structure Plan has not yet been commenced due to the need for a parking strategy to help guide the scope and content of the Precinct Structure Plan.*
	3.5	**Rail Links to Regional Centres** Continue to advocate for a light rail link or similar between Busselton and Bunbury and a rail link between Bunbury and Perth.	On track	*The City has continued advocacy in relation to a potential extension of Perth-Bunbury rail route onto Busselton. The Public Transport Authority have continued with technical work associated with development of the route feasibility study, including community surveys and consultation in relation to travel behaviours and preferences.*
Parks and Gardens	3.1	**Mitchell Park** Finish works to enhance Mitchell Park.	Experiencing delays	*There were delays associated with the playground design and procurement. The remaining budget will be carried over.*
Economic and Business Development	3.2	**Dunsborough Foreshore Café** Work with the preferred café proponent to deliver a café and kiosk development at the Dunsborough foreshore.	Experiencing delays	*Lease negotiations continued with the proponent. Headlease arrangement agreed with Department Planning Lands and Heritage.*
	3.2	**Dunsborough Coastal Foreshore Planning** Develop a coastal foreshore plan for Dunsborough to identify infrastructure needs that will facilitate opportunity and activate the coastal areas of Dunsborough and surrounds.	On track	*Funds to engage a consultant to undertake community consultation forms part of the 2024/25 budget.*
	3.2	**Economic Development Strategy** Progressively implement the Economic Development Strategy and Implementation Plan.	On track	*Key initiatives of the Economic Development Strategy implemented were the extension of the e-scooter trial; expansion of air traffic routes from BMRA to Sydney; and expansion of the existing events program to include the business community through the Business Development and Marketing Program (BDEMP) Grants including: support of the Busselton and Dunsborough/Yallingup Chambers of Commerce and Industry, Prince Street Precinct Activation, development and promotion of the Craft Beer Trail, development and printing of Busselton visitor map, and the South West Angels Future Founders Program.*
	3.2	**South West Cities Strategy** Finalise development of a South West Cities Strategy identifying economic and social investment opportunities for the City of Busselton and the City of Bunbury to pursue collaboratively.	Completed	*This strategy has been developed for use in future advocacy.*
	3.3	**Busselton Jetty** Partner with Busselton Jetty Inc. to develop experiences that attract new and returning visitors to the Busselton Jetty.	On track	*The Council granted a 2 year lease to BJI to house a temporary Marine Discovery Centre (MDC) in the Ballaarat Room in Railway House. The MDC opened for the July holidays. The Council provided in principle support to enable State and Federal funding to be reallocated to a proposed permanent Marine Discovery Building on Lot 501, Jetty Way.*
	3.3	**Eco-destination Accreditation** Explore the establishment of the City as an accredited Eco destination.	On hold	*This was put on hold. Exploring the viability of establishing accreditation will be an action for the 2024/25 year.*

Completed · On track · On hold · Experiencing delays · Not scheduled to commence

REPORTING ON OUR PROGRESS

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Events	3.3	Events Strategy Progressively implement the City's Events Strategy enhancing the City's position as Events Capital of WA.	On track	*Implementation of the Events Strategy is progressing, with a number of improvements including implementation of the Smarty Grants software, streamlining and strengthening the event reporting process and developing guidelines for inclusive events.*
Venues	3.3	Venue Bookings Implement improved systems for the hire of City facilities.	Experiencing delays	*A new booking system was implemented for Saltwater bookings, with a view to expanded use following successful trial.*
Design and Survey	3.3	Wadandi Track Progressively develop the Wadandi Track as an important regional link for tourism and recreation.	Experiencing delays	*Funding announced by the State for delivery of the unconstructed sections of the track over 4 years. Project delivery and work scope under review with Department of Transport and Shire of Augusta Margaret River.*
Busselton Jetty Tourist Park	3.3	Busselton Jetty Tourist Park Undertake a strategic business review to guide the ongoing operations of the Busselton Jetty Tourist Park Master Plan.	On track	*The Strategic review was commenced.*
Airport Services	3.4	Busselton Margaret River Airport (BMRA) Opportunities Continue to work with Airlines to progress commencement of new routes and destinations from BMRA.	On track	*Jetstar commenced three times a week direct Sydney services in March 2024 in addition to the existing Melbourne services. FIFO charters increased to 38 services a week. Officers are liaising with interested parties with respect to intrastate services and BMRA as an alternate/diversion airport. A lease was executed for the GA precinct and officers are working on advertising an EOI for further leases in the GA Precinct.*
	3.4	Busselton Margaret River Airport (BMRA) Expansion Continue to pursue funding to enable the construction of a new terminal at the Busselton Margaret River Airport that can cater for both domestic and international travel.	On track	*The City, working with SWDC, engaged KPMG to prepare a business case to fund the BMRA Terminal construction. The business case will be submitted to State Government for funding consideration. Officers are also investigating Federal Government funding programs as potential sources of funding for the construction of the new terminal.*
	3.4	Busselton Margaret River Airport (BMRA) Expansion Develop a masterplan to guide the future strategic direction of the BMRA.	Completed	*Council adopted the Master Plan as a guide for future planning of the airport.*

Completed · On track · On hold · Experiencing delays · Not scheduled to commence

KEY THEME 4

Leadership

A Council that connects with the community and is accountable in its decision making.

A total of 25 Your Say Engagement Campaigns were undertaken throughout the year and 7,245 engagements. In person engagement included workshops, pop-ups and information sessions.

The MARKYT Community Scorecard was open to the community between mid-February to mid-March, seeking feedback on services and facilities within the community and future priority areas. Community Scorecard results reflected strong community spirit and general satisfaction with services.
It also identified some clear priority areas which helped to inform the development of the City's new plan for the future. Further information about the City's new Council Plan can be found under the Future Planning section on page 48 of this report.

The City reviewed its customer service and complaints handling protocols through the year, with the Council adopting a new Complaints Management Policy. Externally facilitated customer service training was run across the organisation in May to enhance our focus on customer service. The CEO also approved an Information, Communication and Technology Strategy to guide the implementation of business systems in support of service efficiency and customer experience. Work to establish a service portfolio and service reporting was also progressed.

In the governance space, induction and support of elected members was a clear focus post the local government elections in October. Improvements were also progressed in relation to the City's audit and risk capacity with an independent member appointed to the Audit and Risk Committee and the Council approving the establishment of an internal audit program.

In March 2024 the Council resolved to support a program for the improvement of the City's risk management capabilities and for a risk resource.

The Regulation 17 review undertaken in May 2023 identified the need to review and further integrate and mature its risk management approach. In response officers identified a series of deliverables for the next two years (subject to resourcing), including reviewing the City's Risk Management Framework and implementing formal risk reporting. A review of the Risk Management Policy has been completed. More broadly from a risk perspective the City has progressed the establishment of an internal audit program and is continuing to review its contract management systems and processes.

The following is a report of progress against the City's corporate actions linked to Leadership

REPORTING ON OUR PROGRESS

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Stakeholder Relations	4.1	**Community Engagement** Continue to embed the City's Community Engagement Framework across the organisation.	On track	*The City's Community Engagement Officer worked with staff across all departments to prepare and conduct engagement activities with the community. 25 Your Say projects and 26 engagement activities were undertaken.*
Organisational Development	4.2	**Community Survey** Conduct a biennial survey to assess the level of community satisfaction with City services and facilities and to inform future planning.	Completed	*The MARKYT Community Scorecard was open to community between mid-February to mid-March. The Scorecard attracted 1,363 respondents and a Voicebank with over 95,000 words of commentary. This informed review of the Strategic Community Plan into a new Council Plan.*
	4.2	**Performance Reporting Framework** Develop a performance reporting framework and system to drive strategic alignment and organisational performance.	Experiencing delays	*Drafting of a reporting framework commenced with testing underway to determine the level of reporting capability as well as an internal collation of current reporting requirements.*
	4.2	**Service Improvement Review** Develop a service portfolio and continuously improve service delivery.	On track	*A draft service portfolio has been developed. Following endorsement this will further drive the presentation of service statements, service planning and review.*
	4.2	**Strategic Community Plan** Undertake a major review of the City's Strategic Community Plan 2021-2031 to ensure it continues to align with community aspirations.	On track	*Officers have progressed a combined review of the Strategic Community Plan and Corporate Business Plan, to develop a new Council Plan. Following the Community Scorecard Survey, community, elected member and ELT workshops were held and the plan was presented to the Council in the new financial year.*
Governance & Risk	4.2	**Internal Audit** Develop an Internal Audit Plan for adoption and monitoring by the Audit and Risk Committee.	On track	*Council resolved to progress with appointment of an Internal Auditor, with quotes sought and received. Will now move to development of charter and plan with appointed Auditor.*
People and Safety	4.4	**Employee Engagement** Undertake a survey to assess organisational engagement.	On track	*The City engaged a leadership consultant to undertake a cultural inventory survey using Human Synergistics tools. The Survey was launched in July 2024.*
	4.4	**Organisational Review Outcomes** Develop a plan for the implementation of the outcomes of the 2023 Organisational Review.	Experiencing delays	*Outcomes are progressively being implemented. The organisational restructure is complete, A project management office has been established and a proposed framework has been drafted. The strategic vision has been reviewed which was presented with the Council Plan. The organisational culture survey has been progressed and a service and corporate performance reporting framework in draft.*
	4.4	**Enterprise Agreement Negotiations** Work with relevant unions and employees to negotiate a new Enterprise Agreement for the City within the State Industrial Relations System.	On track	*Draft Industrial Agreement proposals and financial impacts have been costed. Intention is to contact unions early September to commence negotiations.*
	4.4	**Classification Structure Review** Complete review of the City's Classification Structures ahead of the City's enterprise agreement negotiations.	Completed	*This has been completed and financial impacts considered. To be further considered for implementation as part of Industrial Agreement negotiations.*

Completed · On track · On hold · Experiencing delays · Not scheduled to commence

Primary Service Area	Primary Objective Link	Project / Action	Status	Achievements
Customer Services	4.4	**Customer Experience / Service Training** Develop an organisational wide customer service program.	✓	*Externally facilitated customer service training was provided to staff in May 2024.*
Information Technology	4.4	**IT Strategy** Adopt an ICT Strategy and supporting implementation plan to inform organisational direction and decision making in relation to the City's corporate systems.	▶	*The ICT Strategy was completed and approved by the CEO in September 2023. Supporting implementation plan in development.*
Rates	4.5	**Rating Strategy** Complete development of a rating strategy that delivers a fair and equitable rating burden, achieves long term financial plan targets, and aligns with new Local Government Act requirements.	○	*Work on a rating strategy is pending the release of the Department of Local Government's guidelines for a Rating and Revenue Strategy.*

✓ Completed ▶ On track ○ On hold ⏸ Experiencing delays – Not scheduled to commence

Performance Indicator Results

The below performance indicators were adopted as part of the City's Corporate Business Plan to monitor the progress and delivery of corporate priorities. The information below provides an overview of the performance indicator results for 2023-2024.

	Measure	Target/Trend	Result	Notes
Corporate Business Plan Progress	*Percent of actions achieving milestones or targets*	<10% Off track	Target achieved	*No actions were recorded off-track.*
Financial Ratios	*Standard Benchmark achieved as required by the Integrated Planning and Reporting Advisory Standard*	100% of ratios achieved	Overall achievement 75%	
		Operating Surplus Ratio 0%> and <15%	Target achieved 1.27%	*The ratio improved by 4.16% from the 2022-23 financial year. With the City's asset base increasing significantly in recent years due to growth, the value of the depreciation expense has also increased. While not a direct cash expense, depreciation continues to impact adversely on the City's Operating Surplus ratio.*
		Current ratio ≥ 1	Target not achieved 0.59	*This ratio declined by 0.466 on the 2022/23 ratio of 1.055. This was largely due to the increased restriction of certain operational revenues into reserve funds. Additionally 85% of the 2024/25 Financial Assistance Grants were received in June and set aside in reserves.*
		Debt Service Coverage Ratio > 2 and <5	Target achieved 4.76	*As at 30 June 2024, the City's Debt Service Coverage Ratio was 4.762, thus satisfying the basic standard. This ratio improved by 0.592 from 4.17 in 2022/2023. As loans continue to be fully paid out over the next 1 to 3 years, it is expected that this ratio will remain in the target range.*
		Own Source Revenue Coverage Ratio ≥ 0.90	Target achieved 0.95	*The City achieved the target ratio.*
Asset Sustainability Ratios	*Standard Benchmark achieved as required by the Integrated Planning and Reporting Advisory Standard*	90 - 100%	Target not achieved 71.2%	*The City achieved an asset ratio of 71.2%, representing an improvement on the prior year of 5%.*
Airport Services	*Net position compared to budget*	Budget achieved	Target achieved	*The net operating result (inclusive of depreciation) was a surplus of $861,921 compared to a budget deficit of $425,726.*
	Charter and Regular Passenger Transport (RPT) numbers	Increasing	Target achieved	*RPT and charter passenger numbers recorded were 156,095; an increase of 20,395 on 2022-2023.*
Geographe Leisure Centre	*Net cost compared to budget*	Budget achieved	Target achieved	*The net operating deficit (inclusive of depreciation) was $251,913 less than budgeted.*
	Member numbers	Increasing	Target achieved 16%	*Membership sales exceeded budget by 20% supporting ongoing members confidence in the facility and services.*

	Measure	Target/Trend	Result	Notes
Busselton Jetty Tourist Park	*Net cost compared to budget*	Budget achieved	Target achieved	*The net operating surplus (inclusive of depreciation) was $903,358 compared to a budget surplus of $750,518.*
Complaints	*Number of complaints received per head of population*	Decreasing	Target not achieved	*The City received an increase in the number of complaints, from 10 to 25. Overall complaint levels remain low at 1 per 1,759 population.*
	Average time taken to resolve complaints recorded	Decreasing	Target not achieved	*The average time taken to resolve complaints remained the same as the previous reporting period, at 12 days.*
Waste	*Percent of solid waste diverted from landfill (recycled/reused)*	25%	Target achieved 26.9%	*The diversion percentage has reduced to just under 27%, in line with what is expected from a mature 2-bin system. The previously higher diversion was attributed to the processing of construction and demolition material, which was recycled for use within the City's capital construction works*
Development Assessment	*Outstanding Development Applications 3 month rolling average*	Decreasing	Target not achieved	*Although the target trend has not been achieved, the outstanding number of development applications has reduced from the same time period in 2022/23.*
Energy Use	*City of Busselton corporate carbon emissions per capita compared to 2017/18 emission levels*	50% on 2017/18 levels by 2030s	On track	*In 2023/24, the City produced 43,730 tons of greenhouse gas emissions, representing a per capita reduction of 14% compared to the baseline 2017/18 level of 44,744 tons.*
	*Percent of renewable energy generated and / or sourced **	100% by 2030	55.8%	*In 2023/24, the City used 5,744,813 kWh of electricity. The PV solar systems installed on City's facilities produced 341,500 kWh of renewable energy. An additional 2,865,722 kWh of Natural Power was purchased through the WALGA Sustainability and Renewables project.*
Safety	*Lost time injuries (LTIs)*	< 10	Target not achieved 14	*A total of 14 lost time injuries (LTIs) were recorded to 30 June 2024.*
	Lost time injury frequency rate (LTIFR)	< 17	Target not achieved 23.57	*The LTIFR determines the number of lost time injuries within a given period, relative to the total number of hours worked. The LTIFR result is consistent with the prior year, with strains / body stressing injuries the highest cause of lost time injuries. Strategies to prevent injury and proactively promote work health and safety are continually reviewed.*

* Measure broadened to refer to renewable energy sourced given change in approach to energy provision through the procurement of renewable energy through a WALGA agreement (and with the City determining not to proceed with a solar farm as outlined in current Energy Strategy).

Additional Statutory Information

Photo: Graham Hay

Disability Access and Inclusion Plan (DAIP) 2018 - 2022

The *Disability Services Act 1993* requires all local government authorities to report annually on the implementation of its Disability Access and Inclusion Plan (DAIP).

The DAIP acts as a framework for the implementation of strategies and initiatives to ensure people with disability are supported to have the same opportunities as others to access services, facilities and information.

Key achievements highlighted in the 2023/2024 DAIP Progress Report include:

- The City has implemented the Sport4All program employing an Inclusion Coach to drive positive change in grassroots sport. This program encourages local sporting clubs, schools, and communities to embrace diversity and create opportunities for people with disability in all aspects of sport. The goal is to foster safe and inclusive environments where everyone, regardless of their background or ability, can fully participate and enjoy the benefits of sport.
- Accreditation as a Sunflower provider ensuring front line customer service staff have training to support those who have a hidden disability or condition and present wearing the Sunflower lanyard.
- Completed extensive community consultation for the new 2023 – 2027 Disability Access and Inclusion Plan
- Partnered with Busselton Social Inclusion Group and APM Communities to deliver Play in the Bay, an all ages all abilities inclusive community activities event attracting over 250 participants.
- Through the Community Assistance Program funded:
  - $7,000 to Therapy Focus for Communication Boards to help individuals who have limited speech and / or language, communicate with those around them. They are commonly used amongst people with autism, cerebral palsy, apraxia of speech, developmental and global delay as well as with people who have acquired an injury that has resulted in them experiencing a reduced participation and function in communication.
  - $4,000 for Disabled Surfers to repair their trailer to ensure the continued delivery of this surfing activation for those living with a disability.
- Based on feedback from the community and disability advocacy stakeholders, the Lou Weston play space has been upgraded to enhance inclusivity featuring sensory play equipment specifically designed for children with sensory needs.
- Delivery of the $150,000 Changing Places facility providing larger than standard accessible toilets which provide people with disability and high support needs access to suitable, safe, and private bathroom facilities.
- Continued Social Inclusion and Disability training for staff and customer facing roles.
- Partnered with Guide Dogs WA to provide temporary foster care for dogs in training. City staff have volunteered to temporarily house two dogs in training.

State Records Act Compliance

Evaluation of Recordkeeping Systems

The City's electronic document and records management system Enterprise Content Management (ECM) was upgraded to the 2024A release in August 2024.

In the coming year, the Information Management team in consultation with relevant staff in each area will undertake a review of the Subject Index. The purpose of the review will be to determine whether the current Topics continue to meet business needs and aligns with the updated General Retention and Disposal Authority for Local Government Records. It will also help to inform broader work being done in anticipation of the introduction of Privacy and Responsible Information Sharing legislation.

Recordkeeping induction and training program

The City's online induction program incorporates recordkeeping responsibilities for employees. A total of 53 new staff were trained in the use of the ECM during 2023/2024.

Support is provided by way of one to one or group training. Internal reference guides and newsletters are all accessible via the Intranet.

Training effectiveness is reviewed regularly via monitoring online training feedback form responses. Functionality focused training will be developed over the coming year to incorporate changes resulting from system enhancements. Online videos will be created to assist new staff with initial set up in the system before training commences.

Other Statutory Information

Freedom of Information

The City received 24 Freedom of Information (FOI) applications during the 2023-2024 financial year. Of the 24 new applications received, 1 was withdrawn and 3 were carried over to the next financial year, resulting in 20 applications being finalised. These statistics relate to valid applications only and do not include FOI enquiries that were either resolved outside the FOI process or did not eventuate in a valid application being received.

Complaints

A register of complaints of minor breaches by Council members in relation to alleged contravention of a rule or conduct or the contravention of a local Government's local law. The City received no complaints within the period under review.

Employee Remuneration

Employees entitled to an annual salary of $130,000 or more:

$130,000 - $139,999	5 employees
$140,000 - $149,999	11 employees
$150,000 - $159,999	4 employees
$160,000 - $169,999	0
$170,000 - $179,999	0
$180,000 - $189,999	1 employee
$190,000 - $199,999	1 employee
$200,00 - $210,000	1 employee
$210,00 - $219,000	0
$220,00 - $229,000	1 employee
$230,00 - $239,000	1 employee

CEO - Total remuneration package $359,4909

Photo: Russell Ord

Forward Planning

Photo: Photo Elements

FORWARD PLANNING

New Council Plan 2024-2034

On 16 October 2024, the Council endorsed the Council Plan 2024-2034. This follows a major review of the City's Strategic Community Plan 2021 and incorporates the annual review of the Corporate Business Plan. The Council Plan combines these strategic plans into one concise document which sets the City's vision and plan for the future.

Prior to adopting the new plan, Catalyse Pty Ltd were commissioned to conduct the City's biennial MARKYT Community Scorecard survey between February and March 2024. This survey assessed the level of community satisfaction with services and facilities available across the district, and sought feedback on aspirations, needs and priorities.

After assessing the feedback provided by 1,363 community members, the draft Council Plan was workshopped with the community in July 2024. Community feedback supported a more active vision statement which resulted in an updated vision for the City of Busselton district to be a place ***where environment, lifestyle and opportunity thrive***.

Supporting the vision, the plan sets out five strategic themes of Lifestyle, Environment, Place, Opportunity and Leadership, with the community's aspirations in relation to each theme reflected in an outcome statement. Achievement of these outcomes is further defined by 18 community objectives and supported by ongoing service provision.

Lifestyle

Our community is safe, welcoming and inclusive, with access to services and facilities to support good health and wellbeing.

1. Plan and deliver sport and recreation facilities to support healthy and active lifestyles.
2. Recognise, respect and support arts, heritage and cultural diversity.
3. Facilitate access to inclusive services, places and spaces to support community members to connect and thrive at every stage of life.
4. Work with key partners to facilitate community safety.

Environment

Our environment is valued, conserved and able to be enjoyed by current and future generations.

5. Work with key partners to improve the health of our waterways, including the Lower Vasse River and Toby Inlet.
6. Care for and enhance our natural areas and habitats.
7. Respond to climate impacts including coastal erosion and accretion, extreme weather events and fire.
8. Promote and facilitate environmentally responsible practices, including reducing waste and emissions.

Photo: Graham Hay

Place

Responsible planning is helping the region to experience sustainable growth with retention and enhancement of our unique character, identity and lifestyle.

9. Promote planning and development that supports responsible growth, diverse and affordable housing choices, and attractive, functional, well-connected neighbourhoods.
10. Provide well maintained public facilities, open space, parks and playgrounds.
11. Provide safe roads and transport networks.

Opportunity

We have a vibrant and growing economy with diverse opportunities for everyone to learn, work and flourish.

12. Facilitate an innovative and diversified economy that supports investment and employment growth.
13. Be a destination of choice for unique tourism experiences and events.
14. Develop opportunities at the Busselton Margaret River Airport.
15 Collaborate with key partners to strengthen opportunities for education and life-long learning.

Leadership

We actively engage with community to deliver visionary, collaborative and accountable leadership.

16. Provide effective governance and organisational leadership.
17. Enhance the customer experience through improved customer service, process innovation and business technologies.
18. Provide effective marketing, communication and community and stakeholder engagement.

Priority Areas

The Council and community's strategic priority areas are highlighted as a focus for 2024-2025. These are detailed below.

Photo: InSight Photography

Sport and recreation

With increasing demand for facilities, the community would like a new district sports and recreation facility with a 50m pool, indoor courts, and gym facilities, along with upgrades to existing sporting facilities, reserves and ancillary infrastructure.

Actions:

- Finalise a review of the Sport and Recreation Facilities Strategy and progress identified priorities.
- Identify a site for a new multi-sports District Leisure and Recreation Centre and undertake feasibility analysis to confirm the scope, cost and funding sources for construction and operation.

Rivers and waterways

The community would like the health of the Lower Vasse River, Toby Inlet and wetlands restored for environmental conservation and improved recreation.

Actions:

- Complete the Lower Vasse River Sediment Removal Program (stage 3).
- Investigate further stages of sediment removal and the Living Streams approach for the Lower Vasse River.

Responsible development and housing

The community would like sustainable growth and responsible development, aligned with local character. More housing diversity and stock is required to meet different needs, with adequate supporting infrastructure and amenities.

Actions:

- Finalise and seek Ministerial approval for Local Planning Scheme No.22, with consideration for an appropriate mix of development and housing densities. Scheme 22 is a statutory document that outlines how land may be used and developed within the City of Busselton.
- Review the Local Planning Strategy; an integrated strategy that considers key planning elements, including housing diversity and density, transport, economic development and the natural environment, to guide the region's growth, development and overall character and liveability over the next 10-15 years.

Photo: Graham Hay

Photo: InSight Photography

Airport Services

The community would like the airport terminal upgraded with runway extensions, improved facilities, more flights to more destinations, better parking and more taxis and shuttle buses.

Actions:

- Partner with the South West Development Commission to prepare a business case to attract funding for long-term terminal infrastructure needs at Busselton Margaret River Airport.
- Implement Phase 1 of the Busselton Margaret River Airport Master Plan; constructing a new permanent passenger terminal to accommodate forecast passenger demand.
- Investigate partnering with private suppliers to provide an airport shuttle bus, or alternative transport options, to connect with local towns and facilities.

Community Safety

The community would like more police, CCTV, lighting and mental health support services to alleviate concerns with anti-social behaviour, crime and homelessness.

Actions:

- Collaborate with key stakeholders to develop a Community Safety Action Plan.
- Advocate for improved access to locally available specialist and mental health services and helplines, including drug and alcohol counselling and rehabilitation services, and domestic violence, family violence and sexual abuse.
- Collaborate with relevant agencies to monitor regional homelessness trends, and advocate for the State Government to respond with appropriate access to accommodation and support services.

Community Engagement

Find more effective ways to reach and engage with community members to listen, understand and respond to their needs, to inform people about what is happening and to explain the reasons behind Council decisions.

Actions:

- Review the Community Engagement Framework.
  The framework will consider how to reach, inform and engage with people of all ages and abilities, using an appropriate mix of digital and non-digital channels to improve the effectiveness of communication, community consultation and Council decision-making.

The year ahead

To achieve year one of the Council Plan 2024-2034, the City of Busselton adopted the 2024-2025 Annual Budget at a Special Council Meeting on 31 July 2024, providing for $163.9 million of operational and capital investment (inclusive of depreciation) across a range of services, facilities and projects.

Financial Snapshot and Report

For the year ended 30 June 2024

Photo: Matt Deakin

Financial Snapshot

2023/24 financial results reflect a sound performance overall.

The City finished the 2023/2024 financial year with a budget surplus figure of $2.175 million representing 1.60% of total operating and capital expenditure. This surplus was predominately a reflection of higher than expected revenues and cost savings against budget. Revenues were bolstered through additional interim ratings due to new commercial properties and higher than expected interest earnings. Operational underspends resulted from supply chain delays and availability of contractor and consulting resources.

Statutory Program	Total expenditure
General Purpose Funding	$1,151,202
Governance	$6,631,384
Law, Order & Public Safety	$3,062,467
Health	$1,532,970
Education and Welfare	$767,298
Housing	$341,193
Community Amenities	$15,083,823
Recreation and Culture	$32,454,782
Transport	$29,882,479
Economic Services	$4,861,477

Photo: Deb Holden

FINANCIAL REPORT
for the year ended 30 June 2024

Our financial position remains strong, with Current Assets totaling $115.18 million against Current Liabilities of $27.03 million, and $74.43M in financial reserves.

Internal reporting against financial ratios continues to demonstrate improved trends overall, with all bar the current ratio improving from the previous financial year (see results page 40). The current ratio was impacted by the increased restriction of certain operational revenues into reserve funds (e.g. airport revenue). Additionally 85% of the 2024/25 Financial Assistance Grants were received in June and set aside in reserves.

While improving, growth in the City's asset base and therefore the value of the depreciation continues to impact on the City's Operating Surplus ratio.

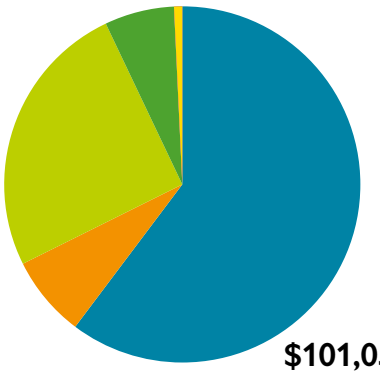
The Financial Audit was again unqualified with only 1 moderate finding being the recommendation to complete monthly payroll reconciliations to the general ledger. The requirement for this was raised as part of the interim audit in May 2024 and have been completed since then. The Audited Financial Report is provided from page 57 of this Annual Report.

Finally, as resolved by Council, this report is to contain a record of the annual total cost to the City of rating exemptions, granted for charitable purposes in accordance with s 6.26 of the Local Government Act 1995. During the 2022-2023 financial year the total estimated rate exemptions was $750,453.18 broken down as follows:

Education	Properties used as non-government schools	$304,678
Religious	Properties used or held for religious purposes	$91,249
Exempt	Properties used for charitable purposes	$354,526

Photo: Insight Photography

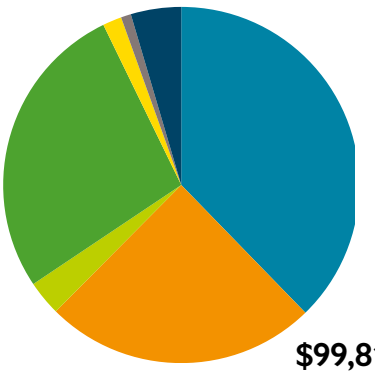
Revenue From Ordinary Activities



$101,054,138

60.26%	Rates	60,898,902
7.39%	Operating grants, subsidies and contributions	7,467,241
25.28%	Fees and charges	25,543,544
6.32%	Interest Earnings	6,390,122
0.75%	Other Revenue	754,329

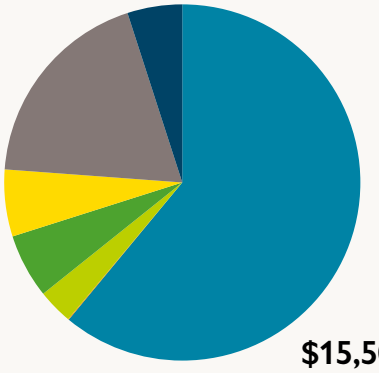
Expenses From Ordinary Activities



$99,812,103

37.73%	Employee costs	37,655,643
24.72%	Materials and contracts	24,670,529
3.17%	Utility charges	3,164,518
27.18%	Depreciation	27,128,433
1.72%	Interest expenses	1,716,476
0.91%	Insurance expenses	911,491
4.57%	Other expenditure	4,565,013

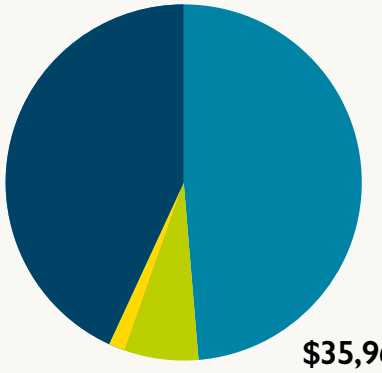
Total Capital Expenditure by Infrastructure Class



$15,504,350

61.01%	Roads	9,458,577
0.07%	Bridges	11,473
3.18%	Car Parks	493,557
5.84%	Drainage	905,120
6.07%	Cycleways and footpath	941,542.00
18.85%	Parks, gardens and reserves	2,922,269
4.98%	Airport & industrial park	771,812

Capital Expenditure by Class



$35,962,578

48.67%	Land and buildings	17,503,503
6.70%	Plant and equipment	2,409,736
1.52%	Furniture & equipment	544,989
43.11%	Infrastructure	15,504,350

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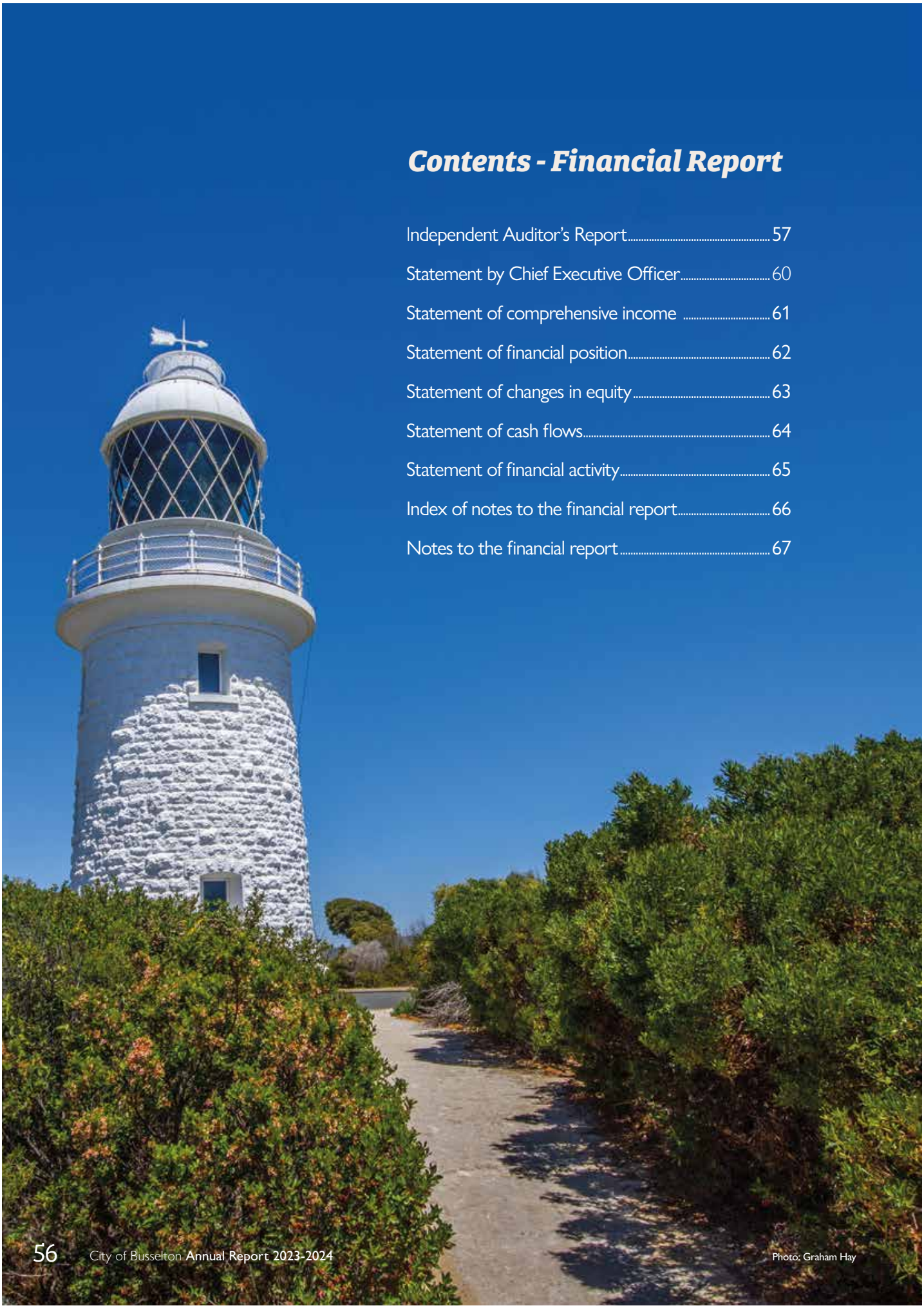


Photo: Graham Hay

Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

City of Busselton

To the Council of the City of Busselton

Opinion

I have audited the financial report of the City of Busselton (City) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report is:

- based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2024 and its financial position at the end of that period
- in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

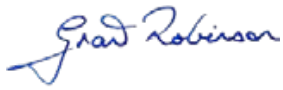
A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Busselton for the year ended 30 June 2024 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does notprovide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.



Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
8 November 2024

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

STATEMENT BY CHIEF EXECUTIVE OFFICER

The accompanying financial report of the City of Busselton has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transaction for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 8th day of NOVEMBER 2024

Anthony Nottle
Chief Executive Officer

OAG AUDITED

STATEMENT OF COMPREHENSIVE INCOME

	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Revenue				
Rates	2(a), 27(a)	60,898,902	60,395,882	57,470,528
Grants, Subsidies and Contributions	2(a)	7,467,241	5,325,685	7,443,435
Fees and Charges	2(a)	25,543,544	22,404,393	22,417,681
Interest Revenue	2(a)	6,390,122	4,305,492	4,374,036
Other Revenue	2(a)	754,329	334,932	609,996
		101,054,138	92,766,384	92,315,676
Expenses				
Employee Costs	2(b)	(37,655,643)	(37,929,304)	(35,509,581)
Materials and Contracts		(24,670,529)	(29,072,925)	(22,616,412)
Utility Charges		(3,164,518)	(2,980,399)	(2,855,031)
Depreciation		(27,128,433)	(25,541,373)	(26,481,887)
Finance Costs	2(b)	(1,716,476)	(1,749,875)	(1,724,165)
Insurance		(911,491)	(894,395)	(869,528)
Other Expenditure		(4,565,013)	(4,827,239)	(10,714,741)
		(99,812,103)	(102,995,510)	(100,771,345)
		1,242,035	**(10,229,126)**	**(8,455,669)**
Capital Grants, Subsidies and Contributions	2(a)	12,800,443	19,649,075	24,023,259
Profit on Asset Disposals		183,858	24,120	200,266
Loss on Asset Disposals		(81,738)	(205,278)	(346,370)
Fair Value Adjustments to Financial Assets at Fair Value Through Profit or Loss	4(b)	2,942	0	6,450
		12,905,505	19,467,917	23,883,605
Net result for the period	26(b)	**14,147,540**	**9,238,791**	**15,427,936**
Other comprehensive income for the period				
Impairment Loss on Non-Current Assets		0	0	(2,168,998)
Changes in revaluation surplus	17	29,245,018	0	0
Total other comprehensive income for the period		29,245,018	0	(2,168,998)
Total comprehensive income for the period		**43,392,558**	**9,238,791**	**13,258,938**

OAG AUDITED

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL POSITION

	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Current Assets				
Cash and Cash Equivalents	3	16,045,082	5,419,614	21,032,276
Trade and Other Receivables	5	4,425,831	2,523,747	3,750,792
Other Financial Assets	4(a)	92,187,415	74,700,000	94,682,579
Inventories	6	1,611,153	1,200,000	1,272,715
Finance Lease Receivables	5.1	338,323	490,000	309,426
Other Assets	7(a)	570,946	483,907	483,906
Total Current Assets		115,178,750	84,817,268	121,531,694
Non-current Assets				
Trade and Other Receivables	5	809,799	678,401	678,222
Other Financial Assets	4(b)	1,247,465	1,471,525	1,431,938
Property, Plant and Equipment	8	214,437,966	239,535,434	199,363,753
Infrastructure	9	679,517,828	662,328,431	651,595,672
Finance Lease Receivables	5.1	7,611,681	7,491,890	7,672,464
Right of Use Assets	11(a)	8,091	0	104,782
Total Non-current Assets		903,632,830	911,505,681	860,846,831
Total Assets	26(c)	**1,018,811,580**	**996,322,949**	**982,378,525**
Current Liabilities				
Trade and Other Payables	12	11,258,929	7,857,681	8,873,525
Contract Liabilities	13.1	2,583,860	1,551,401	1,266,220
Grant Liabilities	13.2	1,696,464	984,500	984,500
Lease Liabilities	11(b)	11,096	4,871	117,396
Borrowings	14	4,377,643	4,680,000	4,620,953
Employee Related Provisions	15	5,855,301	5,885,190	5,885,190
Other Provisions	16	1,246,300	0	6,504,000
Total Current Liabilities		27,029,593	20,963,643	28,251,784
Non-current Liabilities				
Contract Liabilities	13.1	8,892,431	8,870,362	9,205,220
Grant Liabilities	13.2	5,768,816	6,861,059	6,861,059
Lease Liabilities	11(b)	72,489	70,746	72,872
Borrowings	14	39,243,557	40,823,455	43,621,202
Employee Related Provisions	15	623,638	577,890	577,890
Total Non-current Liabilities		54,600,931	57,203,512	60,338,243
Total Liabilities		**81,630,524**	**78,167,155**	**88,590,027**
Net Assets		**937,181,056**	**918,155,794**	**893,788,498**
Equity				
Retained Surplus		501,683,046	512,841,177	483,823,213
Reserve Accounts	30	74,425,888	64,748,658	78,138,181
Revaluation Surplus	17	361,072,122	340,565,959	331,827,104
Total Equity		**937,181,056**	**918,155,794**	**893,788,498**

OAG AUDITED

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CHANGES IN EQUITY

	Note	Retained Surplus	Reserves Accounts	Revaluation Surplus	Total Equity
		$	$	$	$
Balance as at 1 July 2022		**475,350,117**	**71,183,341**	**333,996,102**	**880,529,560**
Comprehensive income for the period					
Net Result for the period		15,427,936	0	0	15,427,936
Other Comprehensive Income for the period	17	0	0	(2,168,998)	(2,168,998)
Total Comprehensive Income for the period		15,427,936	0	(2,168,998)	13,258,938
Transfer to reserve accounts	30	(28,923,963)	28,923,963	0	0
Transfer from reserve accounts	30	21,969,123	(21,969,123)	0	0
Balance as at 30 June 2023		**483,823,213**	**78,138,181**	**331,827,104**	**893,788,498**
Comprehensive income for the period					
Net Result for the period		14,147,540	0	0	14,147,540
Other Comprehensive Income for the period	17	0	0	29,245,018	29,245,018
Total Comprehensive Income for the period		14,147,540	0	29,245,018	43,392,558
Transfer to reserve accounts	30	(42,675,084)	42,675,084	0	0
Transfer from reserve accounts	30	46,387,377	(46,387,377)	0	0
Balance as at 30 June 2024		**501,683,046**	**74,425,888**	**361,072,122**	**937,181,056**

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CASH FLOWS

	Note	2024 Actual	2023 Actual
Cash Flows from Operating Activities		$	$
Receipts			
Rates		61,135,851	56,371,297
Grants, Subsidies and Contributions		6,898,908	7,659,946
Fees & Charges		25,252,865	22,510,179
Interest Revenue		6,390,122	4,374,036
Goods and Services Tax Received		8,306,062	8,008,520
Deposits and Bonds Received		6,913,211	6,349,695
Other Revenue		780,930	306,035
		115,677,949	105,579,708
Payments			
Employee Costs		(37,633,657)	(35,560,739)
Materials and Contracts		(25,432,270)	(21,641,038)
Utility Charges		(3,164,518)	(2,855,031)
Finance Costs		(1,716,476)	(1,724,165)
Insurance Paid		(911,491)	(869,528)
Goods and Services Tax Paid		(8,293,526)	(7,865,028)
Deposits and Bonds Paid		(7,050,811)	(6,327,101)
Other Payments		(6,934,062)	(4,698,986)
		(91,136,811)	(81,541,616)
Net Cash Provided by Operating Activities	18(b)	24,541,138	24,038,092
Cash Flows from Investing Activities			
Payment for Purchase of Property, Plant & Equipment		(20,528,893)	(14,815,688)
Payment for Construction of Infrastructure		(15,403,111)	(15,350,796)
Capital Grants, Subsidies and Contributions		7,764,092	20,907,096
Proceeds from Sale of Property, Plant and Equipment		684,638	604,455
Payment for Financial Assets at Amortised Costs – Term Deposits		2,500,000	(20,000,000)
Proceeds from Financial Assets at Amortised Costs - Self Supporting Loans		182,579	177,873
Net Cash (used In) Investing Activities		(24,800,695)	(28,477,060)
Cash Flows from Financing Activities			
Repayment of Borrowings	29(a)	(4,620,953)	(4,432,783)
Payments of Principal Portion of Lease Liabilities		(106,684)	(251,427)
Proceeds from New Borrowings	29(b)	0	6,500,000
Net Cash (used In) Financing Activities		(4,727,637)	1,815,790
Net (Decrease) in Cash Held		(4,987,194)	(2,623,178)
Cash at Beginning of Year		21,032,276	23,655,454
Cash and Cash Equivalents at the End of the Year	18	**16,045,082**	**21,032,276**

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL ACTIVITY

	Note	2024 Actual $	2024 Budget $	2023 Actual $
Operating Activities				
Revenue from Operating Activities				
General Rates	27	60,235,234	59,740,336	56,836,404
Rates Excluding General Rates	27	663,668	655,546	634,124
Grants, Subsidies and Contributions		7,467,241	5,325,685	7,443,435
Fees and Charges		25,543,544	22,404,393	22,417,681
Interest Revenue	2(a)	6,390,122	4,305,492	4,374,036
Other Revenue		754,329	334,932	609,996
Profit on Asset Disposals		183,858	24,120	200,266
Fair Value Adjustment to Financial Assets Through Profit or Loss	4(b)	2,942	0	6,450
		101,240,938	92,790,504	92,522,392
Expenditure from Operating Activities				
Employee Costs	2(b)	(37,655,643)	(37,929,304)	(35,509,581)
Materials and Contracts		(24,670,529)	(29,072,925)	(22,616,412)
Utility Charges		(3,164,518)	(2,980,399)	(2,855,031)
Depreciation		(27,128,433)	(25,541,373)	(26,481,887)
Finance Costs	2(b)	(1,716,476)	(1,749,875)	(1,724,165)
Insurance		(911,491)	(894,394)	(869,528)
Other Expenditure		(4,565,012)	(4,827,239)	(10,714,742)
Loss on Asset Disposals		(81,739)	(205,279)	(346,370)
		(99,893,841)	(103,200,788)	(101,117,716)
Non-cash amounts excluded from operating activities	28(a)	21,695,553	16,372,854	32,590,815
Amount attributable to operating activities		23,042,650	5,962,570	23,995,491
Investing Activities				
Inflows from investing activities				
Capital grants, subsidies and contributions		12,800,443	19,649,075	24,023,259
Proceeds from disposal of assets		684,638	863,800	604,455
Proceeds from self-supporting loans	29	182,579	193,385	177,873
Outflows from investing activities				
Purchase property, plant and equipment	8(a)	(20,458,228)	(37,564,955)	(14,954,755)
Purchase and construction of infrastructure	9(a)	(15,504,349)	(21,896,530)	(15,187,791)
Amount attributable to investing activities		(22,294,917)	(38,755,225)	(5,336,959)
Non-cash amounts excluded from investing activities	28(b)	(6,150,484)	0	(3,167,598)
Amount attributable to investing activities		(28,445,401)	(38,755,225)	(8,504,557)
Financing Activities				
Inflows from financing activities				
Proceeds from new borrowings	29	0	2,000,000	6,500,000
Transfers from cash backed reserves (restricted assets)		77,661,016	72,955,334	53,101,746
Outflows from financing activities				
Repayment of borrowings	29	(4,620,953)	(4,738,701)	(4,432,783)
Principal elements of finance lease payments		(106,199)	(114,651)	(251,426)
Advance to Community Groups	29	0	(250,000)	0
Transfers to cash backed reserves (restricted assets)		(67,311,167)	(39,013,917)	(68,795,118)
Amount attributable to financing activities		5,622,697	30,838,065	(13,877,581)
Movement in Surplus or deficit				
Surplus or deficit at the start of the financial year	28(c)	1,955,161	1,954,590	341,808
Amount attributable to operating activities		23,042,650	5,962,570	23,995,491
Amount attributable to investing activities		(28,445,401)	(38,755,225)	(8,504,557)
Amount attributable to financing activities		5,622,697	30,838,065	(13,877,581)
Surplus or deficit after imposition of general rates	28(c)	**2,175,107**	**0**	**1,955,161**

This statement is to be read in conjunction with the accompanying notes.

FINANCIAL REPORT
for the year ended 30 June 2024

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1. BASIS OF PREPARATION

The financial report of the City of Busselton which is a Class 1 local government comprises general purpose financial statements which have been prepared in accordance with the Local Government Act 1995 and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the Local Government Act 1995 read with the Local Government (Financial Management) Regulations 1996 prescribe that the financial report be prepared in accordance with the Local Government Act 1995 and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The Local Government (Financial Management Regulations 1996 provide that:

- Land and buildings classified as property, plant and equipment; or
- Infrastructure; or
- Vested improvements that the local government controls;

and measured at reportable value are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their value and if so revalue the class of non-financial assets.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information in the Statement of Financial Activity, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

1. BASIS OF PREPARATION (CONTINUED)

Critical accounting estimates and judgements (Continued)

- AASB 2022-10 Amendments to Australian Accounting Standards
  - Fair Value Measurement of Non-Financial Assets of Not-for- Profit Public Sector Entities
  These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.
- AASB 2023-1 Amendments to Australian Accounting Standards
  - Supplier Finance Arrangements
  These amendments may result in additional disclosures in the case of applicable finance arrangements.

2. Revenue and Expenses

2(a) Revenue

Contracts with Customers
Recognition of revenue is dependent on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Return/ Refunds/ Warranties	Timing of revenue recognition
Rates	• General rates & rates charged for specific defined purposes.	Over time	Payment in full or instalments	None	When rates notice is issued.
Operating Grants, Subsidies and Contributions	• Community events, minor facilities, research, design, planning evaluation and services. • General appropriations and contributions with no reciprocal commitment.	Over time	Fixed terms transfer of funds based on agreed milestones and reporting.	Contracted obligation if project not complete.	Income from grants that are enforceable and with sufficiently specific performance obligations is recognised as the City satisfies its obligations in the grant agreements. Income from grants without any sufficiently specific performance obligations, or that are not enforceable, is recognised when the City has an unconditional right to receive cash which usually coincides with receipt of cash.
Non-Operating Grants, Subsidies and Contributions	• Construction or acquisition of recognisable non-financial assets to be controlled by the local government.	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contracted obligation if project not complete.	Capital grants are recognised as income as the City satisfies its obligations in the grant agreements.
Fees and charges - licences, registrations, approvals	• Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	• Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - airport landing charges	• Permission to use facilities and runway	Single point in time	Monthly in arrears	None	On landing/departure event
Other Revenue	• Sale of scrap materials. • Insurance claims. • Commissions on licencing and ticket sales.	Single point in time	Monthly in arrears	None	At a point in time when the goods have been transferred and payments are received, or upon receipt of funds.

Consideration from contracts with customers is included in the transaction price.

2. Revenue and Expenses (Continued)

2(a) Revenue (Continued)

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2024

Nature	Contracts with customers	Capital grant / contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	60,898,902	0	60,898,902
Grants, subsidies and contributions	3,012,560	0	0	4,454,681	7,467,241
Fees and charges	1,556,628	0	1,754,605	22,232,311	25,543,544
Interest revenue	0	0	271,068	6,119,054	6,390,122
Other revenue	0	0	232,055	522,274	754,329
Capital grants, subsidies and contributions	0	7,333,158	0	5,467,285	12,800,443
Total	4,569,188	7,333,158	63,156,630	38,795,605	113,854,581

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant / contributions	Statutory Requirement	Other	Total
	$	$	$	$	$
Rates	0	0	57,470,528	0	57,470,528
Grants, subsidies and contributions	1,052,910	0	0	6,390,525	7,443,435
Fees and charges	1,191,547	0	1,757,868	19,468,266	22,417,681
Interest revenue	0	0	182,346	4,191,690	4,374,036
Other revenue	0	0	71,385	538,611	609,996
Capital grants, subsidies and contributions	0	18,486,003	0	5,537,256	24,023,259
Total	2,244,457	18,486,003	59,482,127	36,126,348	116,338,935

		2024 Actual	2023 Actual
		$	$
2.	**Revenue and Expenses (Continued)**		
(a)	**Revenue**		
	Revenue Recognition		
	Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:		
	General rates	60,235,233	56,836,404
	Specified area rates	663,668	634,124
	Statutory permits and licences	1,055,785	1,168,971
	Fines	52,901	40,413
	Developer contributions	3,133,792	1,428,306
		65,141,379	**60,108,218**
	Assets and services acquired below fair value		
	Contributed assets	5,466,585	5,204,907
		5,466,585	**5,204,907**
	Interest Revenue		
	- Reserve funds	3,694,036	2,235,001
	- Other Funds	2,221,875	1,675,491
	- Other interest Revenue	474,211	463,544
		6,390,122	**4,374,036**
	Fees and Charges Relating to Rates Receivable		
	Charges on instalment plans	135,348	119,489
		135,348	**119,489**
(b)	**Expenses**		
	Auditors Remuneration		
	- Audit of the annual financial report	68,250	60,900
	- Other services certifications	16,400	0
		84,650	**60,900**
	Employee Costs		
	Employee benefit costs	35,671,245	33,642,604
	Other employee costs	1,984,398	1,866,977
		37,655,643	**35,509,581**
	Finance Costs		
	Long term borrowings (refer Note 30(a))	1,711,567	1,710,755
	Lease interest	4,909	13,410
		1,716,476	**1,724,165**

		Note	2024 Actual	2023 Actual
			$	$
3.	**Cash and Cash Equivalents**			
	Cash at bank and on hand		16,045,082	21,032,276
	Total Cash and Cash Equivalents		16,045,082	21,032,276
	Held as			
	- Unrestricted cash and cash equivalents		4,575,801	1,713,146
	- Restricted cash and cash equivalents		11,469,281	19,319,130
			16,045,082	21,032,276

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as high cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours' notice with no loss of interest.

Restricted Financial Assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

		Note	2024 Actual	2023 Actual
			$	$
4.	**Other Financial Assets**			
(a)	**Current Assets**			
	Financial assets at amortised cost		92,187,415	94,682,579
			92,187,415	94,682,579
	Other Financial Assets at Amortised Costs			
	Self-supporting loans		187,415	182,579
	Term Deposit	3	92,000,000	94,500,000
			92,187,415	94,682,579
	Held as:			
	Unrestricted other financial assets at amortised cost		187,415	182,579
	Restricted other financial assets at amortised cost	3	92,000,000	94,500,000
			92,187,415	94,682,579
(b)	**Non-Current Assets**			
	Financial assets at amortised cost		1,101,916	1,289,331
	Financial assets at fair value through profit and loss		145,549	142,607
			1,247,465	1,431,938
	Financial assets at amortised cost			
	Self-supporting loans		1,101,916	1,289,331
			1,101,916	1,289,331
	Financial assets at fair value through profit and loss			
	Units in Local Government House Trust - opening balance		142,607	136,157
	Movement attributable to fair value increment		2,942	6,450
	Units in Local Government House Trust - closing balance		145,549	142,607

Loans receivable from clubs/institutions have the same terms and conditions as the related borrowing disclosed in Note 29(a) as self-supporting loans. Fair value of financial assets at fair value through profit and loss is determined from the net asset value of the units held in trust at balance date as compiled by WALGA.

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cash flows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Fair values of non-current financial assets at amortised cost are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 25 (i)) due to the observable market rates.

Interest received is presented under cash flows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit and loss

The City classifies the following financial assets at fair value through profit and loss:

- Debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- Equity investments which the City has not elected to recognise fair value gains and losses through other comprehensive income.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 23.

		2024 Actual	2023 Actual
		$	$
5.	**Trade and Other Receivables**		
	Current		
	Rates Receivable	1,085,627	1,058,068
	Rates Receivable – Pensioners	25,955	21,751
	Trade and Other Receivables	2,851,220	2,195,408
	GST Receivable	463,029	475,565
		4,425,831	3,750,792
	Non-Current		
	Rates Receivable – Pensioners	411,874	393,541
	Trade and Other Receivables	397,925	284,681
		809,799	678,222

The carrying amounts of the trade and other receivables include receivables which are subject to a factoring arrangement. Under the factoring arrangement, the City of Busselton has transferred the relevant receivables to the factor in exchange for cash and is prevented from selling or pledging the receivables, late payment and credit risk remains with the City of Busselton, therefore the City continues to recognise the transferred assets in their entirety. The amount repayable under the factoring arrangement is presented as a secured borrowing under other loans at Note 14. The City considers that the held to collect business model remains appropriate for these receivables and continues measuring them at amortised cost.

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non-financial assets as part of the ordinary course of business.

Other Receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers including grants for the construction of recognisable non-financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

MATERIAL ACCOUNTING POLICIES (Continued)

Classification and subsequent measurement
Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets. Trade and other receivables are held with the objective to collect the contractual cash flows and therefore the City measures them subsequently at amortised cost using the effective interest rate method. Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

Impairment and risk exposure
Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in Note 23.

5.1 Finance Lease Receivables

	2024 Actual	2023 Actual
	$	$
Current	338,323	309,426
Non-current	7,611,681	7,672,464
	7,950,004	7,981,890

Finance lease receivables

The City is an intermediate lessor and the finance lease receivables relate to properties that the City has subleased to third parties. The City has classified these subleases as finance lease as the subleases are for the whole of the remaining term of the head leases.

Amounts due from the finance leases are recorded as receivables. Finance lease receivables are initially recorded at amounts equal to the present value of the minimum lease payments receivable plus the present value of any unguaranteed residual value expected to accrue at the end of the lease term. Finance lease receipts are apportioned between periodic interest revenue and reduction of the lease receivable over the term of the lease in order to reflect a constant periodic rate of return on the net investment outstanding in the leases.

		2024 Actual	2023 Actual
		$	$
6.	**Inventories**		
	Current		
	Materials	1,611,153	1,272,715
		1,611,153	1,272,715
	The following movements in inventories occurred during the year:		
	Balance at beginning of year	1,272,715	935,800
	Inventories expensed during the year	(43,642)	(208,807)
	Additions to inventory	382,080	545,722
	Balance at end of year	1,611,153	1,272,715

MATERIAL ACCOUNTING POLICIES
Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

7. Other Assets

		2024 Actual	2023 Actual
		$	$
(a)	**Other Assets - Current**		
	Prepayments	570,946	483,906
	Other Assets	570,946	483,906

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

8. Property, Plant and Equipment

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Land	Buildings	Furniture and equipment	Plant and equipment	Work in progress	Total Property
	$	$	$	$	$	$
Balance at 1 July 2022	60,096,283	104,321,105	4,061,527	15,199,117	7,497,425	191,175,457
Capital Expenditure (Additions to WIP)	0	0	0	0	14,954,755	14,954,755
Additions	0	1,515,990	748,478	1,988,510	0	4,252,978
Disposals	(280,926)	(53,181)	0	(416,453)	0	(750,560)
Impairment (losses) / reversals *	0	(1,441,167)	0	0	0	(1,441,167)
Depreciation	0	(2,060,459)	(689,348)	(2,234,740)	0	(4,984,547)
Transfers from WIP to additions	0	127,006	45,585	237,227	(4,252,981)	(3,843,163)
Balance at 30 June 2023	**59,815,357**	**102,409,294**	**4,166,242**	**14,773,661**	**18,199,199**	**199,363,753**
Comprises:						
Gross balance amount at 30 June 2023	59,815,357	106,243,284	6,128,505	23,423,044	18,199,199	213,809,389
Accumulated depreciation at 30 June 2023	0	(2,392,823)	(1,962,263)	(8,649,383)	0	(13,004,469)
Accumulated impairment loss at 30 June 2023	0	(1,441,167)	0	0	0	(1,441,167)
Balance at 30 June 2023	**59,815,357**	**102,409,294**	**4,166,242**	**14,773,661**	**18,199,199**	**199,363,753**
Capital Expenditure (Additions to WIP)	0	0	0	0	20,458,228	20,458,228
Additions	0	1,232,150	594,345	2,568,296	0	4,394,791
Disposals	0	0	(8,311)	(515,657)	0	(523,968)
Depreciation	0	(2,055,514)	(768,028)	(2,199,323)	0	(5,022,865)
Transfers	0	0	0	0	(4,231,973)	(4,231,973)
Balance at 30 June 2024	**59,815,357**	**101,585,930**	**3,984,248**	**14,626,977**	**34,425,454**	**214,437,966**
Comprises:						
Gross balance amount at 30 June 2024	59,815,357	107,475,435	6,712,569	25,009,332	34,425,454	233,438,147
Accumulated depreciation at 30 June 2024	0	(5,889,505)	(2,728,321)	(10,382,355)	0	(19,000,181)
Accumulated impairment loss at 30 June 2024	0	0	0	0	0	0
Balance at 30 June 2024	**59,815,357**	**101,585,930**	**3,984,248**	**14,626,977**	**34,425,454**	**214,437,966**

(b) Carrying Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of last Valuation	Inputs Used
(i) Fair Value					
Land	2	Market approach using recent observable market data for similar properties.	Independent Registered Valuer	June 2022	Price per square meter.
Buildings - Specialised	3	Cost approach using current replacement cost	Independent Registered Valuer	May 2022	Construction costs and current condition, residual values and remaining useful life assessment's inputs.
Buildings - Non-Specialised	2	Market approach using recent observable market data for similar properties.	Independent Registered Valuer	May 2022	Price per square meter.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

Movement in the balances of each class of Infrastructure between the beginning and the end of the current financial year.

	Roads Infrastructure	Bridges Infrastructure	Car Parks Infrastructure	Drainage Infrastructure	Other Infrastructure	Work in progress	Total Infrastructure
	$	$	$	$	$	$	$
Balance at 1 July 2022	338,579,741	55,001,015	11,584,692	68,047,914	169,309,393	10,914,251	653,437,006
Capital Expenditure (Additions to WIP)	0	0	0	0	0	15,187,791	15,187,791
Additions	8,429,950	451,940	728,725	933,526	11,570,599	0	22,114,740
Disposals	0	0	0	0	0	0	0
Impairment (losses) / reversals *	0	(727,831)	0	0	0	0	(727,831)
Depreciation	(7,628,611)	(1,207,065)	(502,573)	(1,338,187)	(10,582,953)	0	(21,259,389)
Donated Assets	1,824,962	0	0	2,396,214	983,731	0	5,204,907
Transfers	0	0	0	0	0	(22,361,551)	(22,361,551)
Balance at 30 June 2023	**341,206,042**	**53,518,059**	**11,810,844**	**70,039,467**	**171,280,770**	**3,740,491**	**651,595,673**
Comprises:							
Gross balance amount at 30 June 2023	348,834,653	55,452,956	12,313,417	71,377,654	181,863,723	3,740,491	673,582,894
Accumulated depreciation at 30 June 2023	(7,628,611)	(1,207,065)	(502,573)	(1,338,187)	(10,582,953)	0	(21,259,389)
Accumulated impairment loss at 30 June 2023	0	(727,832)	0	0	0	0	(727,832)
Balance at 30 June 2023	**341,206,042**	**53,518,059**	**11,810,844**	**70,039,467**	**171,280,770**	**3,740,491**	**651,595,673**
Capital Expenditure (Additions to WIP)	0	0	0	0	0	15,504,349	15,504,349
Additions	9,804,265	0	561,693	181,348	2,579,179	0	13,126,485
Disposals	0	0	0	0	(58,551)	0	(58,551)
Depreciation	(7,879,212)	(1,198,604)	(533,920)	(1,409,726)	(10,949,725)	0	(21,971,187)
Donated Assets	2,189,393	0	0	1,507,019	1,770,172	0	5,466,584
Revaluations	0	0	401,051	28,843,965	0	0	29,245,016
Transfers	0	0	0	0	0	(13,390,542)	(13,390,542)
Balance at 30 June 2024	**345,320,488**	**52,319,455**	**12,239,668**	**99,162,073**	**164,621,845**	**5,854,298**	**679,517,827**
Comprises:							
Gross balance amount at 30 June 2024	360,828,311	55,452,955	12,239,668	99,162,073	186,141,746	5,854,298	719,679,051
Accumulated depreciation at 30 June 2024	(15,507,823)	(2,405,669)	0	0	(21,519,901)	0	(39,433,393)
Accumulated impairment loss at 30 June 2024	0	(727,831)	0	0	0	0	(727,831)
Balance at 30 June 2024	**345,320,488**	**52,319,455**	**12,239,668**	**99,162,073**	**164,621,845**	**5,854,298**	**679,517,827**

9. **Infrastructure (Continued)**

(b) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique		Basis of Valuation	Date of last Valuation	Inputs Used
Roads	3	Cost approach using replacement cost	current	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Bridges	3	Cost approach using replacement cost	current	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Car Parks	3	Cost approach using replacement cost	current	Management valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Drainage **	3	Cost approach using replacement cost	current	Management valuation	June 2024	Construction costs and current condition, residual values and remaining useful life assessments inputs.
Other Infrastructure	3	Cost approach using replacement cost	current	Management valuation	June 2022	Construction costs and current condition, residual values and remaining useful life assessments inputs.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period, there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

** As a result of improved data analysis methodologies, new information and new developments the relevant accounting estimates for the City's drainage were reviewed by management and subsequently revalued. The Increase in cost is mainly due to adjustments made to unit rates which was generally a result of inflation between the current and previous revaluation.

10. Fixed Assets

(a) Depreciation rates
Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Buildings	40 - 90	Years
Furniture and Equipment	3 - 15	Years
Plant and Equipment	3 - 25	Years
Infrastructure:		
Roads	10 - 60	Years
Bridges	40 - 85	Years
Car Parks	20 - 40	Years
Footpaths & Cycle ways	20 - 50	Years
Parks, Gardens & Reserves & Community Facilities	4 - 80	Years
Drainage	80	Years
Regional Airport & Industrial Park	5 - 60	Years

Revision of useful lives of plant and equipment
During the year the estimated total useful lives of certain items of plant and equipment used in the maintenance of road infrastructure were revised.

(b) Fully Depreciated Assets in Use

The gross carrying value of assets held by the City which are currently in use yet fully depreciated are shown in the table below.

	2024 Actual	2023 Actual
	$	$
Buildings	24,000	0
Furniture and equipment	533,404	135,841
Plant and equipment	4,293,831	3,751,560
	4,851,235	**3,887,401**

10. Fixed Assets (Continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with Local Government (Financial Management) Regulation 17A(5). These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under Local Government (Financial Management) Regulation 17A(2). Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with Local Government (Financial Management) Regulation 17A(2), the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of Local Government (Financial Management) Regulation 17A(4) is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation

Land and buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework.

This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the City.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the City to revalue earlier if it chooses to do so.

10. Fixed Assets (Continued)

MATERIAL ACCOUNTING POLICIES (CONTINUED)

Revaluation (Continued)

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.

(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment

In accordance with Local Government (Financial Management) Regulations 17A (4C), the City is not required to comply with AASB 136 Impairment of Assets to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

11. Leases

(a) Right of use assets

Movement in the balance of each class of right-of-use asset between the beginning and end of the current financial year.

	Note	Right of use assets – Furniture and Equipment	Right of use assets - Total
		$	$
Balance at 1 July 2022		342,730	342,730
Depreciation (expense)		(237,948)	(237,948)
Balance at 30 June 2023		104,782	104,782
Depreciation Addition		37,691	37,691
Depreciation (expense)		(134,382)	(134,382)
Balance at 30 June 2024		8,091	8,091

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the entity is the lessee:		2024 Actual	2023 Actual
		$	$
Depreciation expense on right of use assets		(134,382)	(237,948)
Interest expense on lease liabilities	29(d)	(2,394)	(10,861)
Total amount recognised in the statement of comprehensive income		(136,776)	(248,809)
Total cash outflow from leases	29(d)	(146,038)	(261,835)

(b) Lease Liabilities

Current	11,096	117,396
Non-current	72,489	72,872
	83,585	190,268

MATERIAL ACCOUNTING POLICIES

Leases
At inception of a contract, the City assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 29(d).

MATERIAL ACCOUNTING POLICIES (Continued)

Right-of-use assets - measurement
Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation
Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

(c) Property subject to lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.

	2024 Actual	2023 Actual
	$	$
Less than 1 year	1,922,878	1,234,636
1 to 2 years	1,887,652	1,201,287
2 to 3 years	1,906,932	1,220,671
3 to 4 years	1,662,289	1,145,414
4 to 5 years	1,582,304	1,067,819
> 5 years	38,366,960	26,147,829
	47,329,015	**32,017,656**

The City leases properties to external parties with rentals payable monthly. These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets.

MATERIAL ACCOUNTING POLICIES

The City as Lessor

Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (e.g. legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies AASB 15 to allocate the consideration under the contract to each component.

		2024 Actual	2023 Actual
		$	$
12.	**Trade and Other Payables**		
	Current		
	Sundry Creditors	1,466,923	1,869,305
	Prepaid Rates	1,024,120	1,015,844
	Deposits and Bonds	3,954,432	4,092,033
	Accrued Expenses	4,813,454	1,896,343
		11,258,929	8,873,525

MATERIAL ACCOUNTING POLICIES

Financial Liabilities
Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates
Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises revenue for the prepaid rates that have not been refunded.

		2024 Actual	2023 Actual
13.	**Other Liabilities**	**$**	**$**
	Contracts/ Grant Liabilities		
13.1	**Contract Liabilities**		
	Current	2,583,860	1,266,220
	Non-current	8,892,431	9,205,220
		11,476,291	**10,471,440**
13.1.1	**Movement in contract liabilities**		
	Reconciliation of changes in contract liabilities		
	Opening balance	10,471,440	9,282,560
	Additions	3,057,420	1,428,305
	Revenue recognised in the reporting period	(2,052,569)	(239,425)
	Balance at end of period	**11,476,291**	**10,471,440**
13.1.2	**Expected satisfaction of contract liabilities**		
	Income recognition		
	1 year	2,583,860	1,266,220
	1 to 5 years	2,869,073	2,617,860
	Over 5 years	6,023,358	6,587,360
		11,476,291	**10,471,440**
13.2	**Grant Liabilities**		
	Current	1,696,464	984,500
	Non-current	5,768,816	6,861,059
		7,465,280	**7,845,559**
13.2.1	**Movement in grant liabilities**		
	Reconciliation of changes in grant liabilities		
	Opening balance	7,845,559	7,019,727
	Additions	7,445,116	20,217,899
	Revenue recognised in the reporting period	(7,825,395)	(19,392,067)
	Balance at end of period	**7,465,280**	**7,845,559**
13.2.2	**Expected satisfaction of grant liabilities**		
	Income recognition		
	1 year	1,696,464	984,500
	1 to 5 years	5,768,816	6,861,059
	Over 5 years	0	0
		7,465,280	**7,845,559**

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

MATERIAL ACCOUNTING POLICIES

Contract liabilities
Contract liabilities represent the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer. Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities
Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as revenue when the obligations in the contract are satisfied.

13. Other Liabilities (Continued)

MATERIAL ACCOUNTING POLICIES (Continued)

Capital grant/contribution liabilities (Continued)

Fair values for Non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cash flows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 25(i)) due to the unobservable inputs, including own credit risk.

14. Borrowings

	Note	2024			2023		
		Current	Non-current	Total	Current	Non-current	Total
		$	$	$	$	$	$
Secured							
Bank Overdrafts		0	0	0	0	0	0
Bank Loans		0	0	0	0	0	0
Debentures	30	4,377,643	39,243,557	43,621,200	4,620,953	43,621,202	48,242,155
Total Secured Borrowings		**4,377,643**	**39,243,557**	**43,621,200**	**4,620,953**	**43,621,202**	**48,242,155**

MATERIAL ACCOUNTING POLICIES

Borrowing costs
Borrowing costs are recognised as an expense when incurred regardless of how the borrowings are applied

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 25(i)) due to the unobservable inputs, including own credit risk.

Risk
Information regarding exposure to risk can be found at Note 23.

Details of individual borrowings required by regulations are provided at Note 29(a).

15. Employee Related Provisions

	2024 Actual	2023 Actual
	$	$
Current Provisions		
Employee Benefit Provisions		
Annual Leave	2,048,038	1,922,846
Long Service Leave	3,039,042	3,142,018
Other employee Leave Provision	72,502	79,317
	5,159,582	5,144,181
Other provisions		
Employment on-costs	695,719	741,009
	695,719	741,009
Total current employee related provisions	**5,855,301**	**5,885,190**
Non-current provisions		
Long Service Leave	564,292	507,771
	564,292	507,771
Other provisions		
Employment on-costs	59,346	70,119
	59,346	70,119
Total non-current employee related provisions	**623,638**	**577,890**
Total employee related provisions	**6,478,939**	**6,463,080**

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2024 Actual	2023 Actual
	$	$
Amounts are expected to be settled on the following basis:		
Less than 12 months after the reporting date	2,920,000	2,956,000
More than 12 months from reporting date	3,558,939	3,507,080
	6,478,939	**6,463,080**
Expected reimbursements of employee related provisions from other WA local governments included within other receivables	55,000	80,000

MATERIAL ACCOUNTING POLICIES

Employee benefits
The City's obligations for employee's annual leave and long service leave entitlements are recognised as provisions in the statement of financial position

Short-term employee benefits
Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

MATERIAL ACCOUNTING POLICIES (Continued)

Short-term employee benefits (Continued)

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits
Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any re-measurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

16.	Other Provisions	2024 Actual	2023 Actual
		$	$
	**Other Provisions	1,246,300	6,504,000

****Busselton Waste Transfer Station – Contamination**

The City of Busselton operates the Rendezvous Road Waste Transfer Station from lots 500 and 27 Rendezvous Road, Vasse (Busselton Waste Transfer Site). The quality of groundwater at and in an area to the north of the Busselton Waste Transfer Site has reduced as a result of legacy issues from the use of this site as a former landfill facility, and also potentially from other historical uses in the area. Groundwater in the area has shown levels of hydrocarbons, metals, nutrients and PFAS above background levels. Provision has been made to deal with the financial impacts caused by these contamination issues.

MATERIAL ACCOUNTING POLICIES

Provisions
Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

17. Revaluation Surplus

	2024 Opening Balance	2024 Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	2023 Impairment Loss	2023 Total Movement on Revaluation	2023 Closing Balance
	$	$	$	$	$	$	$
Revaluation surplus - Land and Buildings	97,962,698	0	97,962,698	99,403,866	(1,441,168)	0	97,962,698
Revaluation surplus - Furniture and equipment	797,333	0	797,333	797,333	0	0	797,333
Revaluation surplus - Plant and equipment	840,738	0	840,738	840,738	0	0	840,738
Revaluation surplus - Infrastructure - Roads	151,181,365	0	151,181,365	151,181,365	0	0	151,181,365
Revaluation surplus - Infrastructure - Bridges	35,666,432	0	35,666,432	36,394,262	(727,830)	0	35,666,432
Revaluation surplus - Infrastructure – Car Parks	6,309,764	401,051	6,710,815	6,309,764	0	0	6,309,764
Revaluation surplus - Infrastructure – Drainage	21,348,594	28,843,967	50,192,561	21,348,594	0	0	21,348,594
Revaluation surplus - Infrastructure – Other Infrastructure	17,720,180	0	17,720,180	17,720,180	0	0	17,720,180
All Asset Classes	331,827,104	29,245,018	361,072,122	333,996,102	(2,168,998)	0	331,827,104

18. Notes to the Statement of Cash Flows

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2024 Actual	2023 Actual
	$	$
Cash and Cash Equivalents	16,045,082	21,032,276
Restrictions		
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:		
Cash and cash equivalents	11,469,281	19,319,130
Financial assets at amortised cost	92,000,000	94,500,000
	103,469,281	113,819,130
The restricted financial assets are a result of the following specific purposes to which the assets may be used:		
Restricted reserve accounts	74,425,888	78,138,181
Contract liabilities	11,476,288	1,697,609
Capital grant liabilities	6,332,101	7,845,559
Unspent loans	7,280,572	21,789,593
Other Restricted accounts	3,954,432	4,348,188
Total restricted financial assets	103,469,281	113,819,130

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net Result	14,147,540	15,427,936
Non-cash flows in Net result:		
Depreciation	27,128,433	26,481,887
(Profit) / Loss on Sale of Asset	(102,119)	146,104
Revaluation Adjustment	(2,942)	(6,450)
Non-Cash Contributions	(5,466,585)	(5,204,908)
Changes in assets and Liabilities:		
(Increase) / Decrease in Receivables	(1,036,154)	(632,917)
(Increase) / Decrease in Inventories	(306,552)	(384,154)
Increase / (Decrease) in Payables	2,560,879	668,766
Increase / (Decrease) in Provisions	(5,241,842)	6,434,213
Non-operating Grants and Contributions for the Development of Assets	(7,139,520)	(18,892,385)
Net Cash from Operating Activities	**24,541,138**	**24,038,092**

		2024 Actual	2023 Actual
		$	$
18.	**Notes to the Statement of Cash Flows (Continued)**		
(c)	**Undrawn Borrowing Facilities Credit Standby Arrangements**		
	Electronic Payaway Facility	850,000	850,000
	Electronic Payaway Facility at Balance Date	0	0
	Credit card limit	50,000	50,000
	Credit card balance at balance date	(33,880)	(23,916)
	Total amount of credit unused	866,120	876,084
	Loan facilities		
	Loan facilities - current	4,377,643	4,620,953
	Loan facilities - non-current	39,243,557	43,621,202
	Total facilities in use at balance date	43,621,200	48,242,155

19. Contingent Liabilities

19.1 Contaminated Sites

Under the Contaminated Sites Act 2003, the City is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. Where sites are classified as 'contaminated – remediation required' or 'possibly contaminated – investigation required', the City may have a liability in respect of investigation or remediation expenses.

DWER has classified 11 sites as 'possibly contaminated – investigation required'. Until the City conducts an investigation, it is not possible to estimate the potential financial effect or to identify the uncertainties relating to the amount or timing of any outflows.

19.2 Third party claims against the City

The Council is involved in various claims made by third parties in the course of and incidental to the ordinary course of business. In many instances the Council believes it is appropriately covered for these claims through its insurance coverage. It is not possible to estimate the amounts of any eventual payments which may be required in relation to any of these claims and disclosure of further information in relation to actual or potential litigation could prejudice the City's position.

19.3 Dunsborough Waste Facility - Contamination

The City of Busselton operates the Dunsborough Waste Facility at Lot 8, 48 Western Cape Drive, Naturaliste [Site]. Landfill at the Site commenced in mid-1980s as a sandpit, progressing to a local Dunsborough landfill in the mid-1990s, then from 2003 onwards becoming the major landfill site for the City of Busselton. Since 1997 the Site is a Department of Water and Environmental Regulation [DWER] Prescribed Premise [License Number L9167/2018/1], currently licenced to accept Class II and Class III putrescible wastes, bonded asbestos waste and liquid waste. Prior to that date landfill activities at the Site were unregulated.

Pursuant to the Contaminated Sites Act 2003, DWER classified the Site as Possibly contaminated - investigation required and has since required further investigations to characterise potential risks posed by PFAS and other landfill leachate contaminants to subterranean ecosystems that may be present in groundwater beneath the Site and down gradient west of the Site. Initial investigations observed groundwater impacts, attributable to landfill leachate, in bores located on the western (down-gradient) boundary of the Site, and in one off-site (down gradient) bore, indicating that a plume of impacted groundwater is likely to extend from the Site boundary beneath adjacent land to the west.

In accordance with DWER requirements and directives further investigations into the source, nature and extent of the contamination is ongoing. Depending on the outcome of the investigation the City may incur a certain level of liability in respect of remedial action and/or claims for compensation. Due to complex scientific, operational and legal issues impacting on this matter, it is not reasonably possible to determine Council's potential liability (if any) at this stage.

20. Capital Commitments

	2024 Actual	2023 Actual
Capital Expenditure Commitments	**$**	**$**
Contracted for:		
Capital projects		
- Busselton Performing Arts and Convention Centre	16,334,743	24,948,12
- Dunsborough Lakes Sports Precinct	108,253	208,11
- Vasse Sports Oval Lighting	0	136,11
- Lower Vasse River Sediment Removal	0	84,85
- Hotel Site Car Parking	0	25,50
- Rotary Park War Memorial	0	14,60
- Coastal Shared Path – Forth Road to Holgate	702,011	
- Bayview Crescent Path (Curtis Bay)	11,408	
- Vincent Street to Geographe Bay Road Path	43,975	
- Vasse Toilet	112,445	
- Weld Theatre Upgrade	6,095	
- Changing Places – Accessible Change Facility	248,074	
	17,567,004	25,417,31
Payable:		
- not later than one year	17,567,004	25,417,31
- later than one year but not later than five years	0	

The capital expenditure projects outstanding at the end of the current reporting period represent construction worl associated with the above stated projects.

21. Related Party Transactions

		2024 Actual	2024 Budget	2023 Actual
		$	$	$
(a)	**Elected Members Remuneration**			
	Fees, expenses and allowances to be paid or reimbursed to elected members.			
	Mayor's Annual Allowance	93,380	93,380	91,997
	Mayor's Sitting Fees	59,657	49,435	48,704
	Mayor's Communication Allowance	4,581	3,500	3,500
	Mayor's Other Allowances	1,345	0	516
		158,963	146,315	144,717
	Deputy Mayor's Allowance	23,154	23,345	22,999
	Deputy Mayor's Sitting Fees	43,136	32,960	32,470
	Deputy Mayor's Travelling Allowance	2,524	0	0
	Deputy Mayor's Communication Allowance	4,581	3,500	3,500
	Deputy Mayor's Other Allowances	0	0	0
		73,395	59,805	58,969
	All other Council Member's Sitting Fees	209,287	230,720	227,290
	All other Council Member's Travelling Allowance	3,570	0	10,584
	All other Council Member's Communication Allowance	22,224	24,500	24,500
	All other Council Member's Other Allowances	0	0	294
		235,081	255,220	262,668
	Balance of allowances to be allocated upon claims	0	14,588	0
	21(b)	467,439	475,928	466,354

21. Related Party Transactions (Continued)

(b) Key Management Personnel (KMP) Compensation

The total of remuneration paid to KMP of the City during the year are as follows:

		2024 Actual	2023 Actual
		$	$
Short-term Employee Benefits		1,137,292	1,181,915
Post-employment Benefits		134,932	125,446
Employee - Other Long-term Benefits		113,869	77,765
Employee - Termination Benefits		0	0
Council Member Costs	21(a)	467,439	466,354
		1,853,532	1,851,480

Short-term employee benefits
These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits
These amounts are the current-year's cost of providing for the City's superannuation contributions made during the year.

Other long-term benefits
These amounts represent annual leave and long service benefits accruing during the year.

Termination benefits
These amounts represent termination benefits paid to KMP.

Council member costs
These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

(c) Transactions with Related Parties

Transactions between related parties and the City are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2024 Actual	2023 Actual
	$	$
Purchase of goods and services	3,080	310,000
Payment of Council member costs (Refer to Note 21(b))	467,439	466,354
	470,519	776,354

21. Related Party Transactions (Continued)

The City's main related parties are as follows:

i *Key management personnel*
Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel and are detailed in Notes 21 (a) and (b).

ii Other *Related* Parties
An associate person of KMP employed by the City under normal employment terms and conditions.

Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly, are considered related parties in relation to the City.

Outside of normal citizen type transactions with the City, there were no other related party transactions involving key management personnel; and/ or their close family members and/ or their controlled (or jointly controlled) entities.

iii *Entities subject to significant influence by the City*
An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

There were no such entities requiring disclosure during the current or previous year.

22. Joint Arrangements

The City of Busselton has not been involved in any joint arrangements during the reporting period.

23. Financial Risk Management

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rate	Long term borrowings at variable rates	Sensitivity analysis	Utilise fixed interest rate borrowings
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council. The finance area identifies, evaluates and manages financial risks in close co-operation with the operating divisions. The Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

(a) Interest Rate Risk

Cash and Cash Equivalents

The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents and term deposits held are reflected in the table below.

	Weighted Average Interest Rate	Carrying Amount	Fixed Interest Rate	Variable Interest Rate	Non-Interest Bearing
	%	$	$	$	$
2024					
Cash and Cash Equivalents	4.38%	16,045,082	2,399,426	13,625,711	19,945
Financial Assets at Amortised Cost – Term Deposits	5.11%	92,000,000	92,000,000	0	0
2023					
Cash and Cash Equivalents	4.00%	21,032,276	0	21,010,331	21,945
Financial Assets at Amortised Cost – Term Deposits	4.64%	94,500,000	94,500,000	0	0

23. Financial Risk Management (Continued)

(a) Interest Rate Risk (Continued)

Cash and Cash Equivalents (Continued)

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2024 Actual	2023 Actual
	$	$
Impact of a 1% movement in interest rates on profit and loss and equity*	136,257	210,103

** Holding all other variables constant*

Borrowings

Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. The City does not consider there to be any interest rate risk in relation to borrowings. Details of interest rates applicable to each borrowing may be found at Note 29.

23. Financial Risk Management (Continued)

(b) Credit Risk

Trade and Other Receivables

The City's major trade and other receivables comprise contractual non-statutory user fees and charges, grants, contributions and reimbursements. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade and other receivables. To measure the expected credit losses, receivables from grants, contributions and reimbursements are separated from other trade receivables due to the difference in payment terms and security.

The expected loss rates are based on the payment profiles of trade and other receivables over a period of 36 months before 1 July 2023 or 1 July 2024 respectively and the corresponding historical losses experienced within this period. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of users to settle the receivables.

The loss allowance as at 30 June 2024 and 30 June 2023 was determined as follows for trade and other receivables.

	Less than 1 year past due	More than 1 year past due	More than 2 year past due	More than 3 year past due	Total
30 June 2024					
Rates receivable					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	851,727	103,381	36,521	93,998	1,085,627
Loss allowance	0	0	0	0	0
Trade and other receivables					
Expected credit loss	0.00%	0.01%	0.05%	0.06%	
Gross carrying amount	3,178,589	30,044	2,711	492	3,211,836
Loss allowance	0	2	1	0	3
30 June 2023					
Rates receivable					
Expected credit loss	0.00%	0.00%	0.00%	0.00%	
Gross carrying amount	838,611	93,808	40,672	84,976	1,058,067
Loss allowance	0	0	0	0	0
Trade and other receivables					
Expected credit loss	0.00%	0.01%	0.05%	0.06%	
Gross carrying amount	2,185,593	152,143	136,656	5,698	2,480,090
Loss allowance	0	11	66	3	80

23. Financial Risk Management (Continued)

(c) Liquidity Risk

Payables and Borrowings

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 18(c).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying Values
	$	$	$	$	$
2024					
Payables	11,258,929	0	0	11,258,929	11,258,929
Borrowings	5,912,884	21,296,173	26,940,779	54,149,836	43,354,192
Lease Liability	11,096	72,489	0	83,585	83,585
	17,182,909	21,368,662	26,940,779	65,492,350	54,696,706
2023					
Payables	8,873,525	0	0	8,873,525	8,873,525
Borrowings	6,309,548	23,067,621	31,082,215	60,459,384	48,004,633
Lease Liability	117,396	72,872	0	190,268	190,268
	15,300,469	23,140,493	31,082,215	69,523,177	57,068,426

24. Events occurring after the end of the reporting period

There were no events subsequent to the reporting date that materially impact on this financial report.

25. OTHER MATERIAL ACCOUNTING POLICIES

a) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform to changes in presentation for the current financial year. When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

25. OTHER MATERIAL ACCOUNTING POLICIES (Continued)

i) Fair value hierarchy
AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:
Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3
Measurements based on unobservable inputs for the asset or liability.
The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.
Valuation techniques
The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:
Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.
Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.
Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets
In accordance with Australian Accounting Standards the City's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

26. Function and Activity

(a) Service objectives and descriptions

City operations as disclosed in these financial statements encompass the following service orientated functions and activities.

Objectives	Description
General Purpose Funding To collect revenue to allow for the provision of services.	Rates, other general purpose government grants, and interest revenue.
Governance To provide decision making process for the efficient allocation of scarce resources.	Includes the activities of members of Council and the administrative support available to the Council for the provision of governance to the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific local government services.
Law, Order and Public Safety To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various by-laws, fire prevention, animal control and emergency services. Local government also provides assistance to surf lifesaving efforts.
Health To provide an operational framework for environmental and community health.	Inspections of food outlets and their control, noise control, waste disposal compliance, mosquitoes and stingers control.
Education and Welfare To provide services for the elderly, children and youth.	Annual donation to the operation of a Senior Citizen's Centre.
Housing To provide and maintain elderly residents housing.	The operation of three sets of elderly residents homes.
Community Amenities To provide services required by the community.	Includes rubbish collection and disposal services, recycling initiatives, septic tank inspection services, urban stormwater drainage networks, environmental protection initiatives, operation of three cemeteries, town scaping facilities, as well as the administration of the Town Planning Scheme and associated policies and obligations.
Recreation and Culture To establish and effectively manage infrastructure and resources which will help the social well-being of the community.	Maintenance of halls, swimming areas and beaches, various reserves, recreation programs, the Busselton Jetty, the operation of the two Libraries, the maintenance and operation of the two Leisure Centres, and the employment of a Cultural Development Officer.

26. Function and Activity (Continued)

(a) Service objectives and descriptions (Continued)

Objectives (Continued)	**Description (Continued)**
Transport To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, bridges, drainage, footpaths, cycle ways, parking facilities, traffic signs and depot. Also includes cleaning of streets, maintenance of street trees, street lighting etc. Control and maintenance of a regional airport.
Economic Services To help promote the City and its economic wellbeing.	The regulation and provision of tourism initiatives, the maintenance and operation of a caravan park and the implementation of building controls. Provision of rural services including weed control, vermin control and standpipes.
Other Property and Services To monitor and control Council's overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

26. Functions and Activities (Continued)

(b) Income and Expenses

	2024 Actual	2023 Actual
	$	$
Income excluding grants, subsidies and contributions and capital grants, subsidies and contributions		
General Purpose Funding	67,105,249	61,655,923
Governance	39,614	20,735
Law, Order, Public Safety	311,265	234,416
Health	495,985	713,531
Education and Welfare	55,092	26,887
Housing	550,263	541,123
Community Amenities	11,349,804	10,699,302
Recreation and Culture	3,658,640	3,304,485
Transport	6,925,518	4,837,304
Economic Services	3,214,864	2,965,408
Other Property and Services	67,404	79,843
	93,773,698	85,078,957
Grants, subsidies and contributions and capital grants, subsidies and contributions		
General Purpose Funding	3,091,214	3,595,936
Governance	62,012	109,842
Law, Order, Public Safety	850,176	1,172,987
Health	73,290	75,111
Education and Welfare	133,510	218,953
Housing	4,254	3,740
Community Amenities	754,685	266,882
Recreation and Culture	4,649,031	14,475,482
Transport	10,123,826	11,142,971
Economic Services	64,719	53,477
Other Property and Services	460,967	351,313
	20,267,684	31,466,694
Total Income	114,041,382	116,545,651
Expenses		
General Purpose Funding	(1,151,202)	(1,239,092)
Governance	(6,631,384)	(6,342,511)
Law, Order, Public Safety	(3,062,467)	(3,032,514)
Health	(1,532,970)	(1,391,558)
Education and Welfare	(767,298)	(743,946)
Housing	(341,193)	(347,468)
Community Amenities	(15,083,823)	(20,993,664)
Recreation and Culture	(32,454,782)	(30,610,092)
Transport	(29,882,479)	(28,120,200)
Economic Services	(4,861,477)	(4,621,784)
Other Property and Services	(4,124,767)	(3,674,886)
Total Expenses	(99,893,842)	(101,117,715)
Net Result for the Period	14,147,540	15,427,936

26. Functions and Activities (Continued)

(c) Total Assets Classified by Function and Activity

	2024 Actual	2023 Actual
	$	$
General Purpose Funding	2,407,856	3,825,807
Governance	32,111,133	30,184,471
Law, Order & Public Safety	7,592,956	8,460,478
Health	239,935	354,463
Education and Welfare	2,228,781	2,376,524
Housing	5,892,559	5,675,859
Community Amenities	42,206,885	45,157,346
Recreation and Culture	241,221,552	236,258,073
Transport	634,056,449	603,251,520
Economic Services	11,210,217	6,348,170
Other Property and Services	12,224,411	13,598,828
Unallocated	27,418,846	26,886,986
	1,018,811,580	982,378,525

27. Rating Information – 2023/24 Financial Year

General Rates Rate Type	Rate in $	Number of Properties	2023/24 Actual Rateable Value	2023/24 Actual Rate Revenue	2023/24 Interim Rates	2023/24 Actual Total Revenue	2023/24 Budget Rate Revenue	2023/24 Budget Interim Rate	2023/24 Budget Total Revenue	2022/23 Actual Total Revenue
Differential General Rate			$	$	$	$	$	$	$	$
GRV–Residential	0.085327	14,681	343,305,656	29,293,186	871,506	30,164,692	29,293,186	0	29,293,186	28,136,593
GRV- Residential Holiday Homes	0.094813	805	20,193,420	1,937,110	60,759	1,997,869	1,937,110	0	1,937,110	1,886,904
GRV–Industrial	0.119475	459	23,228,557	2,775,230	(9,483)	2,765,747	2,775,230	0	2,775,230	2,669,691
GRV–Commercial	0.112218	1,271	81,062,551	9,096,670	298,036	9,394,706	9,096,670	0	9,096,670	8,722,235
GRV–Residential Vacant	0.085327	224	7,986,673	681,478	(206,939)	474,539	681,478	0	681,478	773,256
GRV–Industrial Vacant	0.119475	45	1,128,000	134,768	3,200	137,968	134,768	0	134,768	127,412
GRV–Commercial Vacant	0.112218	50	2,558,352	287,093	46,699	333,792	287,093	0	287,093	240,875
UV-Holiday Home	0.003289	127	85,943,000	282,666	(86,897)	195,769	282,666	0	282,666	119,637
UV-Primary Production	0.003517	720	786,553,000	2,766,304	(606)	2,765,698	2,766,304	0	2,766,304	2,684,776
UV-Rural	0.003327	1,478	1,074,056,000	3,573,378	15,359	3,588,737	3,573,378	0	3,573,378	3,403,234
UV-Commercial	0.006368	155	133,300,000	848,854	(2,424)	846,430	848,854	0	848,854	815,994
Interim Rates							0	502,900	502,900	0
Sub-Totals		20,015	2,559,315,209	51,676,737	989,210	52,665,947	51,676,737	502,900	52,179,637	49,580,607
Minimum Differential General Rate	**Minimum $**									
GRV–Residential	1,517	1,432	23,798,810	2,172,344	0	2,172,344	2,172,344	0	2,172,344	2,096,560
GRV- Residential Holiday Homes	1,576	29	462,020	45,704	0	45,704	45,704	0	45,704	45,510
GRV–Industrial	1,517	19	198,132	28,823	0	28,823	28,823	0	28,823	27,740
GRV–Commercial	1,517	634	5,561,069	961,778	0	961,778	961,778	0	961,778	934,400
GRV–Residential Vacant	1,517	1,231	9,608,826	1,867,427	0	1,867,427	1,867,427	0	1,867,427	1,734,480
GRV–Commercial Vacant	1,517	52	350,940	78,884	0	78,884	78,884	0	78,884	78,840
UV-Holiday Home	1,822	44	21,353,000	80,168	0	80,168	80,168	0	80,168	110,502
UV-Primary Production	1,517	270	85,243,000	409,590	0	409,590	409,590	0	409,590	375,220
UV-Rural	1,656	1,003	311,700,700	1,660,968	0	1,660,968	1,660,968	0	1,660,968	1,601,970
UV-Commercial	1,517	89	6,029,044	135,013	0	135,013	135,013	0	135,013	131,400
Sub-Totals		4,803	464,305,541	7,440,699	0	7,440,699	7,440,699	0	7,440,699	7,136,622
Other Adjustments						128,588			120,000	119,175
Total General Rates and Minimum Rates						**60,235,234**			**59,740,336**	**56,836,404**
Specified Area Rates	**Rate in $**									
GRV-Port Geographe	0.013964	750	17,734,962	247,652	3,977	**251,629**	247,652	0	**247,652**	**240,140**
GRV-Provence	0.012739	729	16,093,990	205,021	2,453	**207,474**	205,021	0	**205,021**	**198,017**
UV-Provence	0.000135	2	6,036,000	815	0	**815**	815	0	**815**	**793**
GRV-Vasse	0.015803	566	12,786,080	202,058	1,692	**203,750**	202,058	0	**202,058**	**195,174**
Sub-Total		2047	52,651,032	655,546	8,122	**663,668**	655,546	0	**655,546**	**634,124**
Total Rates						**60,898,902**			**60,395,882**	**57,470,528**
Rate Instalment Interest						323,235			300,000	304,400
Rate Overdue Interest						150,976			155,000	159,144

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

28 Determination of Surplus or Deficit

	Note	2023/24 Actual (30 June 24 Carried Forward)	2023/24 Budget (30 June 24 Carried Forward)	2022/23 Actual (30 June 23 Carried Forward)
		$	$	$
(a)	**Non-cash amounts excluded from operating activities**			
	The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.			
	Adjustments to operating activities			
	Less: Profit on asset disposals	(183,858)	(24,120)	(200,266)
	Less: Fair value adjustments to financial assets at fair value through profit and loss	(2,942)	0	(6,450)
	Add: Loss on disposal of assets	81,738	205,278	346,370
	Add: Depreciation on non-current assets	27,128,433	25,541,373	26,481,887
	Non-cash Movements in Non-Current Assets and Liabilities			
	Movement in finance leases	31,401	0	(47,238)
	Movement in Long Term Debt	(115,778)	0	(89,134)
	Movement in pensioner deferred rates (non-current)	5 (18,333)	0	(49,037)
	Movement in employee benefit provisions	15 15,858	0	(69,787)
	Movement in Other provisions	16 (5,257,700)	0	6,504,000
	Movement Other	16,734	0	(279,530)
	Non-cash grants and contributions for assets	0	(9,300,000)	0
	Movement in liabilities associated with restricted cash	0	(49,677)	0
	Non cash amounts excluded from operating activities	21,695,553	16,372,854	32,590,815
(b)	**Non-cash amounts excluded from investing activities**			
	The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.			
	Non-cash grants and contributions for assets	2 (5,466,585)	0	(5,204,907)
	Right of use assets	(37,689)	0	0
	Movement in liabilities associated with restricted cash	(646,210)	0	2,037,309
	Non cash amounts excluded from investing activities	(6,150,484)	0	(3,167,598)
(c)	**Surplus/(deficit) after imposition of general rates**			
	The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.			
	Adjustments to net current assets			
	Less: Reserves/ Restricted Cash	18 (103,469,281)	(79,877,713)	(113,819,130)
	Less: Financial assets at amortised cost - self-supporting loans	4(a) (187,415)	(200,000)	(182,579)
	Less: Other Assets	7(a) (570,946)	(483,906)	(483,906)
	Less - Current portion of lease receivables	5.1 (338,323)	(490,000)	(309,426)
	Add: Current liabilities not expected to be cleared at end of year			
	- Current portion of borrowings	14 4,377,643	4,680,000	4,620,953
	- Current portion of contract liability held in reserve/ restricted cash	13.1 2,583,860	1,551,400	1,266,220
	- Current portion of grant liability held in reserve/ restricted cash	563,283	984,500	984,500
	- Current portion of deposits and bonds held in restricted cash	12 3,954,432	4,092,033	4,092,033
	- Current portion of lease liabilities	11(b) 11,096	4,871	117,396
	- Current portion of employee benefit provisions	15 5,855,301	5,885,190	5,885,190
	- Current portion of other provisions	16 1,246,300	0	6,504,000
	Total adjustments to net current assets	(85,974,050)	(63,853,625)	(91,324,749)
	Net current assets used in the Statement of Financial Activity			
	Total current assets	115,178,750	84,817,268	121,531,694
	Less: Total current liabilities	(27,029,593)	(20,963,643)	(28,251,784)
	Less: Total adjustments to net current assets	(85,974,050)	(63,853,625)	(91,324,749)
	Net current assets used in the Statement of Financial Activity	2,175,107	0	1,955,161

29. Borrowings and Lease Liabilities

(a) Borrowings

	Particulars	Borrowing Institution	Int. %	Maturity Date	Principal 1 July 2023 $	New Loans 2023/24 Budget $	New Loans 2023/24 Actual $	Principal Repayment 2023/24 Budget $	Principal Repayment 2023/24 Actual $	Principal 2023/24 Budget $	Principal 2023/24 Actual $	Interest Repayment 2023/24 Budget $	Interest Repayment 2023/24 Actual $
	Administration												
C	Loan #207 Civic and Administration Centre	WATC	4.51	06/34	11,784,637	0	0	847,578	847,578	10,937,059	10,937,059	517,286	518,627
	Recreation & Culture												
C	Loan #202 Geothermal Heating GLC	WATC	3.98	06/23	0	0	0	0	0	0	0	0	0
C	Loan #204 Busselton Foreshore	WATC	4.36	06/29	529,104	0	0	78,907	78,907	450,197	450,197	21,790	21,844
C	Loan #205 GLC Extensions	WATC	3.92	06/24	142,649	0	0	142,649	142,649	0	0	3,512	3,512
S	Loan #208 Busselton Football & Sportsman's Club	WATC	2.93	04/25	6,564	0	0	3,234	3,234	3,330	3,330	157	157
C	Loan #209 Busselton Foreshore	WATC	3.56	06/27	2,491,572	0	0	590,179	590,179	1,901,393	1,901,393	80,879	81,063
C	Loan #211 Busselton Foreshore	WATC	2.55	10/24	609,928	0	0	404,029	404,029	205,899	205,899	11,710	12,595
S	Loan #212 Dunsborough and Districts Country Club	WATC	3.04	05/27	49,761	0	0	11,883	11,883	37,878	37,878	1,423	1,611
S	Loan #213 Geographe Bay Yacht Club	WATC	3.04	05/27	43,650	0	0	10,424	10,424	33,226	33,226	1,248	1,413
S	Loan #214 Dunsborough & Districts Country Club	WATC	3.19	09/27	53,822	0	0	11,307	11,307	42,515	42,515	1,627	1,978
C	Loan #215 Busselton Foreshore Jetty Precinct	WATC	3.25	04/28	1,350,528	0	0	252,977	252,977	1,097,551	1,097,551	41,853	48,188
C	Loan #216 Tennis Club Facilities	WATC	3.25	04/28	1,485,581	0	0	278,274	278,274	1,207,307	1,207,307	46,039	53,007
C	Loan #217 Lot 10 Commonage Road	WATC	3.25	04/28	864,338	0	0	161,904	161,905	702,434	702,433	26,786	30,840
C	Loan #218 Busselton Tennis Club	WATC	2.21	06/29	785,242	0	0	123,770	123,770	661,472	661,472	16,333	16,373
S	Loan #220 Busselton Tennis Club	WATC	1.37	09/26	23,782	0	0	7,205	7,205	16,577	16,577	289	290
S	Loan #221 Busselton Hockey Club Stadium	WATC	1.31	06/30	32,159	0	0	4,416	4,416	27,743	27,743	400	401
S	Loan #222 Busselton Golf Club	WATC	1.45	06/31	89,256	0	0	10,600	10,600	78,656	78,656	1,238	1,241
S	Loan #223 Dunsborough Bay Yacht Club	WATC	1.57	12/26	17,704	0	0	4,960	4,960	12,744	12,744	248	249
S	Loan #224 Geographe Bay Yacht Club	WATC	2.42	12/31	43,246	0	0	4,639	4,640	38,607	38,606	1,004	1,006
C	Loan #225 Performing Arts/Convention Centre	WATC	2.10	12/31	4,315,072	0	0	468,715	468,715	3,846,357	3,846,357	86,900	87,119
C	Loan #226 Performing Arts/Convention Centre	WATC	2.39	12/36	4,576,387	0	0	290,922	290,922	4,285,465	4,285,465	106,580	106,858
S	Loan #New Community Groups	Unknown	2.77	06/32	0	250,000	0	10,804	0	239,196	0	3,710	0
S	Loan #227 MRBTA – Ancient Lands Discovery Park	WATC	2.77	03/32	1,111,966	0	0	113,910	113,910	998,056	998,056	29,639	29,714
C	Loan #228 Performing Arts/Convention Centre	WATC	3.86	06/42	4,830,607	0	0	176,025	176,025	4,654,582	4,654,582	183,881	184,370
C	Loan #229 Performing Arts/Convention Centre	WATC	3.77	06/39	4,785,749	0	0	222,438	222,438	4,563,311	4,563,311	177,199	177,666
C	Loan #230 Performing Arts/Convention Centre	WATC	4.42	12/42	6.397.517	0	0	211,856	211.857	6,185,661	6.185.660	279,526	280.268
	Transport												
C	Loan #206 Airport Jet A1 Installation	WATC	3.92	06/24	41,606	0	0	41,606	41,606	0	0	1,024	1,024
C	Loan #219 Air Freight Hub Stage 1	WATC	2.21	06/29	929,728	0	0	146,544	146,545	783,184	783,183	19,339	19,385
C	Strategic Land Purchases	Unknown	4.29	Xx/xx	0	1,750,000	0	106,946	0	1,643,054	0	55,137	0
	Other Property and Services												
C	Loan #210 Lot 40 Vasse Highway	WATC	3.61	12/25	850,000	0	0	0	0	850,000	850,000	30,685	30,768
	Total - Council and Self-supporting Loans				**48,242,155**	**2,000,000**	**0**	**4,738,701**	**4,620,955**	**45,503,454**	**43,621,200**	**1,747,442**	**1,711,567**

C	Council Loans are financed by general purpose revenue.				46.770.245	1.750.000	0	4.545.319	4.438.376	43.974.926	42.331.868	1.706.459	1.673.508
S	Self-Supporting Loans are financed by payments from third parties.				1,471,910	250,000	0	193,382	182,579	1,528,528	1,289,332	40,983	38,059
					48,242,155	**2,000,000**	**0**	**4,738,701**	**4,620,955**	**45,503,454**	**43,621,200**	**1,747,442**	**1,711,567**

29. Borrowings and Lease Liabilities (continued)

(b) New Borrowings – 2023/24

Particulars / Purpose	Amount Borrowed Actual $	Amount Borrowed Budget $	Institution	Loan Type	Term (Years)	Total Interest & Charges $	Interest Rate %	Amount Used Actual $	Amount Used Budget $	Balance Unspent $
New Community Groups	0	250,000	Unknown	Debenture	10	0	0.000%	0	0	0
Strategic Land Purchases	0	1,750,000	Unknown	Debenture	10	0	0.000%	0	0	0
	0	**2,000,000**				**0**		**0**	**0**	**0**

(c) Unspent Borrowings

Particulars / Purpose	Date Borrowed	Balance 30 June 2023 $	Borrowed During Year $	Expended During Year $	Balance 30 June 2024 $
Loan #216 Tennis Club Facilities	27th April 2018	49,341	0	0	49,341
Loan #225 Performing Arts/Convention Centre	25th January 2022	240,252	0	(240,252)	0
Loan #226 Performing Arts/Convention Centre	25th January 2022	5,000,000	0	(5,000,000)	0
Loan #228 Performing Arts/Convention Centre	28th April 2022	5,000,000	0	(5,000,000)	0
Loan #229 Performing Arts/Convention Centre	28th April 2022	5,000,000	0	(4,268,769)	731,231
Loan #230 Performing Arts/Convention Centre	06th December 2022	6,500,000	0	0	6,500,000
		21,789,593	**0**	**(14,509,021)**	**7,280,572**

MATERIAL ACCOUNTING POLICIES

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Risk

Information regarding exposure to risk can be found at Note 23.

29 – Borrowing and Lease Liability (Continued)

29 (d) Lease Liabilities (Continued)

Lease Number	Institution	Lease Interest Rate	Lease Term	Actual Principal 1 July 2022	2022/23 Actual New Leases	2022/23 Actual Lease principal Repay-ments	Actual Lease Principal outstand-ing 30 June 2023	2022/23 Actual Lease Interest Repay-ments	Actual Lease Principal 1 July 2023	2023/24 Actual New Leases / Extensions	2023/24 Actual Lease principal Repay-ments	Actual Lease Principal outstand-ing 30 June 2024	2023/24 Actual Lease Interest Repay-ments	Budget Lease Principal 1 July 2023	2023/24 Budget New Leases / Extension	2023/24 Budget Lease principal Repay-ments	Budget Lease Principal outstand-ing 30 June 2024	2023/24 Budget Lease Interest Repay-ments
		%		$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
E6N0159996	Maia	7.9491	5 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E6N0160249	Maia	5.8375	5 years	17,002	0	17,002	0	248	0	0	0	0	0	0	0	0	0	0
E6N0160583	Maia	5.1511	6 years	84,625	0	55,692	28,933	3,295	28,933	0	28,933	0	560	28,933	0	28,933	0	560
E6N0160915	Maia	7.6138	4.75 years	2,391	0	2,391	0	68	0	0	0	0	0	0	0	0	0	0
E6N0161070	Maia	6.9693	5 years	9,295	0	9,295	0	326	0	0	0	0	0	0	0	0	0	0
E6N0162083	Maia	-0.0007	4 years	22,110	0	22,110	0	0	0	0	0	0	0	0	0	0	0	0
E6N0162208	Maia	0.8970	4 years	26,286	0	26,286	0	88	0	0	0	0	0	0	0	0	0	0
E6N0162334	Maia	5.2189	5 years	137,658	0	77,129	60,529	5,691	60,529	20,575	81,103	0	1,292	60,529	0	60,529	0	1,586
E6N0162368	Maia	2.2722	5 years	58,117	0	32,927	25,190	1,041	25,190	16,866	33,603	8,453	547	25,190	0	25,190	0	287
E6N0162406	Maia	3.4055	3.75 years	8,142	0	8,142	0	104	0	0	0	0	0	0	0	0	0	0
66679257	Capital	8.4332	5 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				365,626	**0**	**250,974**	**114,652**	**10,861**	**114,652**	**37,441**	**143,639**	**8,453**	**2,399**	**114,652**	**0**	**114,652**	**0**	**2,433**

FINANCIAL REPORT
for the year ended 30 June 2024

Notes to and forming part of the Financial Report

30.

Cash Backed Reserves	2024 Actual Opening Balance $	2024 Actual Transfers To $	2024 Actual Transfers From $	2024 Actual Closing Balance $	2024 Budget Opening Balance $	2024 Budget Transfers To $	2024 Budget Transfers From $	2024 Budget Closing Balance $	2023 Actual Opening Balance $	2023 Actual Transfers To $	2023 Actual Transfers From $	2023 Actual Closing Balance $
Restricted by Legislation/ Agreement												
Joint Venture Aged Housing Reserve (Harris/Winderlup)	1,656,731	288,854	(67,431)	1,878,154	1,656,730	344,588	(62,000)	1,939,318	1,491,225	252,823	(87,317)	1,656,731
Jetty Reserve	7,345,736	2,394,314	(1,177,637)	8,562,413	7,345,736	1,830,456	(1,828,444)	7,347,748	6,320,302	1,637,746	(612,312)	7,345,736
Jetty Self Insurance Reserve	672,757	117,110	0	789,867	672,757	112,024	0	784,781	573,410	99,347	0	672,757
Commonage Precinct Infrastructure Road Reserve **	845	0	(845)	0	845	0	(845)	0	818	27	0	845
Community Facilities - City District **	1,320,534	55,139	(1,375,673)	0	1,320,535	394,835	(475,350)	1,240,020	1,083,900	375,597	(138,963)	1,320,534
Community Facilities – Broadwater **	275,332	938	(276,270)	0	275,331	26,305	0	301,636	197,733	77,599	0	275,332
Community Facilities – Busselton **	101,930	7,422	(109,352)	0	101,930	26,607	(92,000)	36,537	71,707	30,223	0	101,930
Community Facilities – Dunsborough **	523,253	0	(523,253)	0	523,253	58,269	(220,000)	361,522	465,446	57,807	0	523,253
Community Facilities - Dunsborough Lakes Estate **	900,385	0	(900,385)	0	900,385	13,317	(577,022)	336,680	712,435	187,950	0	900,385
Community Facilities – Geographe **	156,186	1,132	(157,318)	0	156,185	17,932	0	174,117	137,436	18,750	0	156,186
Community Facilities - Port Geographe **	364,199	0	(364,199)	0	364,198	16,590	0	380,788	352,422	11,777	0	364,199
Community Facilities – Vasse **	108,013	0	(108,013)	0	108,013	8,718	(116,731)	0	175,153	7,860	(75,000)	108,013
Community Facilities - Airport North **	3,282,877	78,665	(3,361,542)	0	3,282,877	273,695	0	3,556,572	3,176,664	106,213	0	3,282,877
Locke Estate Reserve	171,194	75,388	0	246,582	171,194	71,876	0	243,070	6,588	164,606	0	171,194
Port Geographe Waterways Management (SAR) Reserve	3,051,049	407,776	(368,359)	3,090,466	3,051,049	384,527	(406,169)	3,029,407	3,060,603	348,076	(357,630)	3,051,049
Provence Landscape Maintenance (SAR) Reserve	1,524,830	289,267	(121,361)	1,692,736	1,524,830	270,057	(257,634)	1,537,253	1,323,560	247,699	(46,429)	1,524,830
Vasse Newtown Landscape Maintenance (SAR) Reserve	615,196	237,692	(159,847)	693,041	615,196	226,599	(166,786)	675,009	668,099	220,694	(273,597)	615,196
Commonage Precinct Bushfire Facilities Reserve **	60,710	0	(60,710)	0	60,710	2,766	(40,000)	23,476	58,747	1,963	0	60,710
Commonage Community Facilities Dunsborough Lakes South Reserve **	76,996	0	(76,996)	0	76,997	0	(76,997)	0	74,507	2,489	0	76,996
Commonage Community Facilities South Biddle Precinct Reserve **	938,927	0	(938,927)	0	938,927	42,771	0	981,698	908,566	30,361	0	938,927
Busselton Area Drainage and Waterways Improvement Reserve *	134,559	0	(134,559)	0	134,560	0	(134,560)	0	130,608	3,951	0	134,559
Public Art Reserve **	272,933	0	(272,933)	0	272,933	2,197	(12,000)	263,130	249,544	23,389	0	272,933
Post Office Tea Rooms	48,076	21,433	0	69,509	48,075	18,307	0	66,382	0	121,028	(72,952)	48,076
Restricted by Council												
Airport Reserve	3,210,167	8,741,295	(550,864)	11,400,598	3,210,167	9,190,590	(3,712,421)	8,688,336	1,259,815	2,063,864	(113,512)	3,210,167
Airport Marketing and Incentive Reserve *	4,895,381	0	(4,895,381)	0	4,895,381	0	(4,895,381)	0	6,385,899	503,101	(1,993,619)	4,895,381
Airport Noise Mitigation Reserve *	661,140	0	(661,140)	0	661,140	0	(661,140)	0	683,694	22,058	(44,612)	661,140
Airport Existing Terminal Building Reserve *	456,383	0	(456,383)	0	456,383	0	(456,383)	0	323,125	147,387	(14,129)	456,383
Buildings Reserve	3,389,334	4,807,812	(783,346)	7,413,800	3,389,333	4,676,377	(2,363,446)	5,702,264	2,691,453	975,107	(277,226)	3,389,334
Barnard Park Sports Pavilion Building Reserve*	115,031	0	(115,031)	0	115,031	0	(115,031)	0	105,989	40,675	(31,633)	115,031
Railway House Building Reserve *	89,584	0	(89,584)	0	89,584	0	(89,584)	0	63,087	26,497	0	89,584
Youth and Community Activities Building Reserve *	216,651	0	(216,651)	0	216,651	0	(216,651)	0	158,157	58,494	0	216,651
Busselton Library Building Reserve *	155,510	0	(155,510)	0	155,510	0	(155,510)	0	88,926	66,584	0	155,510
Busselton Community Resource Centre Reserve *	531,461	0	(531,461)	0	531,461	0	(531,461)	0	422,705	121,432	(12,676)	531,461
Busselton Jetty Tourist Park Reserve	1,971,964	653,230	(205,982)	2,419,212	1,971,963	506,629	(744,344)	1,734,248	1,241,104	932,862	(202,002)	1,971,964
Geographe Leisure Centre Building (GLC) Reserve *	232,469	0	(232,469)	0	232,469	0	(232,469)	0	314,127	331,012	(412,670)	232,469
Winderlup Aged Housing Reserve (City Controlled)	463,207	120,260	(35,345)	548,122	463,207	102,426	(49,000)	516,633	356,903	111,924	(5,620)	463,207
Lou Weston Oval Pavilion Reserve *	12,730	0	(12,730)	0	12,730	0	(12,730)	0	0	12,730	0	12,730
Naturaliste Community Centre Building Reserve *	233,943	0	(233,943)	0	233,943	0	(233,943)	0	170,089	79,811	(15,957)	233,943
Civic and Administration Building Reserve *	900,462	0	(900,462)	0	900,462	0	(900,462)	0	497,009	460,288	(56,835)	900,462
Sub-Total	**41,138,665**	**18,297,727**	**(20,631,892)**	**38,804,500**	**41,138,661**	**18,618,458**	**(19,836,494)**	**39,920,625**	**36,001,555**	**9,981,801**	**(4,844,691)**	**41,138,665**

30.		2024 Actual Opening Balance $	2024 Actual Transfers To $	2024 Actual Transfers From $	2024 Actual Closing Balance $	2024 Budget Opening Balance $	2024 Budget Transfers To $	2024 Budget Transfers From $	2024 Budget Closing Balance $	2023 Actual Opening Balance $	2023 Actual Transfers To $	2023 Actual Transfers From $	2023 Actual Closing Balance $
	Cash Backed Reserves (continued)												
	Restricted by Council												
	Vasse Sports Pavilion Building Reserve *	2,405	0	(2,405)	0	2,405	0	(2,405)	0	1,684	721	0	2,405
	Roads Reserve	2,164,710	5,498,981	(4,460,324)	3,203,367	2,164,710	5,346,209	(5385,418)	2,125,501	1,920,213	3,515,608	(3,271,111)	2,164,710
	Footpath/ Cycle Ways Reserve	1,726,464	1,456,107	(87,891)	2,304,680	1,726,463	1,401,171	(1,626,186)	1,501,448	1,246,637	1,341,403	(861,576)	1,726,464
	Other Infrastructure Reserve	721,868	1,276,348	(1,098,771)	899,445	721,868	1,322,205	(1,381,101)	662,972	403,731	782,904	(464,767)	721,868
	Parks and Gardens Reserve	1,349,337	1,483,533	(1,681,000)	1,151,870	1,349,337	1,411,328	(1,939,765)	820,900	633,227	1,355,025	(638,915)	1,349,337
	Furniture and Equipment Reserve	483,156	174,024	(96,663)	560,517	483,156	149,363	(268,264)	364,255	516,181	127,829	(160,854)	483,156
	Plant Replacement Reserve	2,364,208	1,260,569	(575,738)	3,049,039	2,364,208	1,143,209	(3,239,860)	267,557	2,698,073	1,204,166	(1,538,031)	2,364,208
	Major Traffic Improvements Reserve *	1,574,756	0	(1,574,756)	0	1,574,756	0	(1,574,756)	0	1,184,734	391,765	(1,743)	1,574,756
	CBD Enhancement Reserve *	9,196	0	(9,196)	0	9,196	0	(9,196)	0	1,333,422	73,095	(1,397,321)	9,196
	New Infrastructure Development Reserve	756,385	1,997,009	0	2,753,394	756,385	1,613,298	(1,008,778)	1,360,905	723,694	32,691	0	756,385
	City Car Parking and Access Reserve	1,436,682	237,519	(567,970)	1,106,231	1,436,685	232,036	(791,885)	876,836	1,213,888	419,553	(196,759)	1,436,682
	Debt Default Reserve *	0	857	(857)	0	0	0	0	0	102,371	3,421	(105,792)	0
	Corporate IT Systems Reserve	329,865	677,473	0	1,007,338	329,865	900,011	(792,506)	437,370	378,520	150,026	(198,681)	329,865
	Election, Valuation and Other Corporate Expenses Reserve	401,441	170,163	(166,172)	405,432	401,441	161,662	(180,000)	383,103	254,331	154,985	(7,875)	401,441
	Legal Expenses Reserve	579,578	28,526	(120,013)	488,091	579,578	29,943	(150,000)	459,521	638,294	21,284	(80,000)	579,578
	Events, Marketing and Business Development Reserve	393,498	1,514,475	(1,588,160)	319,813	393,498	1,477,754	(1,766,539)	104,713	655,703	1,365,779	(1,627,984)	393,498
	Performing Arts and Convention Centre Reserve	2,467,333	124,362	0	2,591,695	2,467,333	116,739	0	2,584,072	2,386,293	81,040	0	2,467,333
	Long Service Leave Reserve	3,940,671	592,481	(692,696)	3,840,456	3,940,671	630,310	(525,127)	4,045,854	4,054,581	660,816	(774,726)	3,940,671
	Professional Development Reserve	161,394	8,136	(36,567)	132,963	161,395	7,333	(50,000)	118,728	156,214	5,180	0	161,394
	Sick Pay Incentive Reserve	79,316	3,974	(10,788)	72,502	79,316	3,000	0	82,316	79,476	3,235	(3,395)	79,316
	Workers Compensation, Extended SL and AL Contingency Reserve	4,280	216	0	4,496	4,280	265	0	4,545	194,218	3,062	(193,000)	4,280
	Port Geographe Development Reserve (Council)	67,300	110,212	(140,677)	36,835	67,300	106,787	(146,451)	27,636	126,997	62,895	(122,592)	67,300
	Coastal and Climate Adaptation Reserve	1,194,820	1,227,942	(397,710)	2,025,052	1,194,820	1,165,661	(1,636,485)	723,996	566,910	1,206,195	(578,285)	1,194,820
	Emergency Disaster Recovery Reserve *	97,863	0	(97,863)	0	97,863	0	(97,863)	0	74,954	22,909	0	97,863
	Energy Sustainability Reserve *	247,224	0	(247,224)	0	247,224	0	(247,224)	0	168,406	115,941	(37,123)	247,224
	Cemetery Reserve *	365,554	0	(365,554)	0	365,555	0	(365,555)	0	241,999	130,040	(6,485)	365,554
	Waste Management Facility and Plant Reserve	8,135,573	2,445,013	(7,083,312)	3,497,274	8,135,574	1,960,967	(5,033,908)	5,062,633	8,287,152	2,112,319	(2,263,898)	8,135,573
	Strategic Projects Reserve	3,032,414	178,391	(454,546)	2,756,259	3,032,416	140,116	(500,000)	2,672,532	2,909,576	122,838	0	3,032,414
	Prepaid Grants and Deferred Works & Services Reserve	2,843,445	3,187,257	(3,083,256)	2,947,446	2,843,445	351,808	(3,195,253)	0	1,979,511	2,840,968	(1,977,034)	2,843,445
	Busselton Foreshore Reserve *	13,115	0	(13,115)	0	13,115	0	(13,115)	0	12,689	426	0	13,115
	LED Street Lighting Replacement Program Reserve *	32,226	0	(32,226)	0	32,227	0	(32,227)	0	38,097	51,455	(57,326)	32,226
	Waterways Restoration Reserve	10	723,789	(256,606)	467,193	10	713,103	(572,473)	140,640	10	559,159	(559,159)	10
	Peel Terrace/ Causeway Road Building Reserve *	23,429	0	(23,429)	0	23,429	0	(23,429)	0	0	23,429	0	23,429
	Sub-Total	**36,999,516**	**24,377,357**	**(25,755,485)**	**35,621,388**	**36,999,524**	**20,384,278**	**(32,555,769)**	**24,828,033**	**35,181,786**	**18,942,162**	**(17,124,432)**	**36,999,516**
	Total	**78,138,181**	**42,675,084**	**(46,387,377)**	**74,425,888**	**78,138,185**	**39,002,736**	**(52,392,263)**	**64,748,658**	**71,183,341**	**28,923,963**	**(21,969,123)**	**78,138,181**

* Funds consolidated into other applicable reserve, and the reserve closed per adoption of 2023/24 budget.

** Funds consolidated into other applicable reserve or transferred to a restricted asset account, and the reserve closed, per adopted amendment to 2023/24 budget.

30. Reserves – Cash/ Financial Asset Backed (Continued)

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserves – cash/ financial assets backed.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Restricted by Legislation/ Agreement

Joint Venture Aged Housing Reserve (Harris/ Winderlup)
To hold funds to meet future expenses, including capital, maintenance, operational and administrative costs associated with the provision of community aged housing at Winderlup Villas and Harris Road pursuant to the relevant joint venture agreements with the Department of Housing.

Jetty Reserve
To provide funding for the maintenance, insurance, renewal, replacement, upgrading and future Capital works requirements for the asset and associated infrastructure, including plant and equipment to achieve these purposes.

Jetty Self Insurance Reserve
As a contingency fund to rectify damage caused by the demise of the Busselton jetty or part of the jetty or as a result of extraordinary events.

Commonage Precinct Infrastructure Road Reserve
** To be utilised for the purpose of road infrastructure and road safety upgrades within the Commonage Contribution Area in accordance with the Commonage Contributions Area policy provisions.

Community Facilities - City District
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the District.

Community Facilities – Broadwater
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Busselton
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Dunsborough
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Dunsborough Lakes Estate
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities – Geographe
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Port Geographe
** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Legislation/ Agreement (Continued)

Community Facilities – Vasse

** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Community Facilities - Airport North

** To hold development contributions received by the City for the provision of new or upgraded community infrastructure within the Precinct as per the adopted contributions plan.

Locke Estate Reserve

To provide funding for the protection of the Locke Estate (Reserve 22674) coastline.

Port Geographe Waterways Management (SAR) Reserve

To provide funds for the City to fulfil its obligations under a Waterways Management Deed with the State Government for the future maintenance of waterways and associated facilities within the Port Geographe contributions area.

Provence Landscape Maintenance (SAR) Reserve

For the purpose of holding funds for the maintenance of the approved higher standard of landscaping with the contributions area including future Capital replacement of landscaping structures as may be required.

Vasse Newtown Landscape Maintenance (SAR) Reserve

For the purpose of holding funds for the maintenance of the approved higher standard of landscaping with the contributions area including future Capital replacement of landscaping structures as may be required.

Commonage Precinct Bushfire Facilities Reserve

** For the purpose of the provision of fire protection facilities in accordance with the Commonage Contributions Area policy provisions.

Commonage Community Facilities Dunsborough Lakes South Reserve

** For the purpose of the provision of future recreational facilities at Dunsborough Lakes South in accordance with the Dunsborough Lakes Developer Contributions Plan.

Commonage Community Facilities South Biddle Precinct Reserve

** To be utilised for the provision of community facilities within the South Biddle Precinct in accordance with the Commonage Area Implementation Policy provisions.

Busselton Area Drainage and Waterways Improvement Reserve

* To hold development contributions for the provision of drainage works and the management and improvement of waterways and adjacent reserves within Busselton including the lower Vasse River.

Public Art Reserve

** To hold development contributions received by the City for the commissioning, purchase and enhancement of public art works within the District.

Post Office Tea Rooms

To allocate and use any premium, rental, fees, charges or other income it receives from all leases, subleases and licences in respect of the Post Office Tea Rooms Reserve 35361 or any part of it, to maintain and repair all buildings and structures and to maintain the grounds and facilities of the Reserve.

FINANCIAL REPORT
for the year ended 30 June 2023

Notes to and forming part of the Financial Report

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Airport Reserve
To set aside, hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing airport and airport related assets, plus future development, marketing and noise mitigation needs.

* **Airport Marketing and Incentive Reserve**
The purpose of promoting and providing incentives for the Busselton Margaret River Airport.

* **Airport Noise Mitigation Reserve**
To be utilised for the purpose of noise mitigation related activities surrounding the Airport precinct.

Airport Existing Terminal Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Building Reserve
To set aside, hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing building assets.

Barnard Park Sports Pavilion Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Railway House Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Youth and Community Activities Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Library Building Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Community Resource Centre Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Busselton Jetty Tourist Park Reserve
To provide funding for capital, maintenance and promotional/ marketing requirements for visitor services throughout the district.

Geographe Leisure Centre Building (GLC) Reserve
* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Winderlup Aged Housing Reserve (City Controlled)
To hold funds to meet future expenses, including capital, maintenance, operational and administrative costs associated with the provision of council owned community aged housing.

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Lou Weston Oval Pavilion Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building fit out requirements for the asset.

Naturaliste Community Centre Building (NCC) Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Civic and Administration Building Reserve

* To provide funding for the major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Vasse Sports Pavilion Building Reserve

* To provide funding for the construction, major maintenance, renewal, replacement, upgrading and future building and fit out requirements for the asset.

Road Reserve

To hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing road infrastructure assets, plus planning for and construction of future new road requirements.

Footpath/ Cycle Ways Reserve

To provide funding for the major maintenance, renewal, replacement, upgrading and future requirements with respect to Footpath and Cycleway assets within the District.

Other Infrastructure Reserve

To hold and provide funding for major maintenance and capital expenditure requirements associated with renewal, upgrade and replacement of existing other infrastructure assets, not specifically provided for in other reserves.

Parks and Gardens Reserve

To provide funding for the major maintenance and renewal of Parks, Gardens, Public Open Spaces and Reserves within the District.

Furniture and Equipment Reserve

To provide funds for the major maintenance, renewal, replacement, upgrading and future requirements with respect to furniture and equipment assets within the District.

Plant Replacement Reserve

To provide funding for the major maintenance, renewal, replacement, upgrading and future requirements with respect to Plant and Equipment assets excluding those in independent commercial operations.

Major Traffic Improvements Reserve

* To be utilised for the provision of enabling major capital works programs to be funded for the upgrade of the local road network to reduce congestion, increase traffic flow and ease of access within the District.

CBD Enhancement Reserve

* To provide funds for Capital and maintenance works and improvements within the Busselton and Dunsborough Central Business Districts.

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

New Infrastructure Development Reserve
To set aside, hold and provide funding in order to facilitate the identification, design, development and construction of new infrastructure and other capital projects as identified in the annual budget, which in turn has been informed by the City's Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan.

City Car Parking and Access Reserve
To provide funding for development of public car parking, the development of infrastructure to provide for the management of public car parking and improving public transport to and within the City or for end of trip facilities. To provide funding for the purchase of land identified as of strategic importance for future parking requirements.

Debt Default Reserve
* To provide for potential default on debts owing to the City, particularly in relation negative economic circumstances caused by a declared state of emergency (such as COVID-19).

Corporate IT Systems Reserve
To provide funding in relation to the ongoing development, enhancement and/ or replacement of the City's corporate systems. To be utilised for the renewal and replacement or introduction of new IT platforms/ hardware for the City.

Election, Valuation and Other Corporate Expenses Reserve
To provide funding for Council elections, rating valuations, fair value valuations and other legislative and corporate governance requirements.

Legal Expenses Reserve
Funding for any legal expenses or contingency involving the City of Busselton.

Events, Marketing and Business Development Reserve
To fund the City's contributions and expenditure on tourism, business and industry development, marketing, area promotion, and events activities, per funding allocations agreed with community reference groups.

Performing Arts and Convention Centre Reserve
To provide funds for the planning and construction, and holding of grants or other funds for a future Performing Arts and Convention Centre for the District.

Long Service Leave Reserve
To provide funding to meet the City's future long service leave obligations of employees.

Professional Development Reserve
To provide funding to meet the City's ongoing contractual professional development obligations of employees.

Sick Pay Incentive Reserve
To provide funding to meet the City's obligations under a former sick leave incentive scheme pertaining to staff employed pre 2003.

Workers Compensation and Extended Sick Leave Contingency Reserve
A contingency fund to assist the City in meeting its Workers Compensation Contribution obligations when claim costs exceed the "Deposit" amount allocated to claims, to fund any shortfall with respect to insurance premiums in any one year, negotiated settlements of outstanding claims, and to enable periods of extended Sick Leave to be funded with a replacement officer, and to assist with meeting annual leave payouts upon termination.

30. Reserves – Cash/ Financial Asset Backed (Continued)

Restricted by Council (Continued)

Port Geographe Development Reserve (Council)
To provide funds for capital and maintenance costs for development works associated within the Port Geographe contribution area.

Coastal and Climate Adaptation Reserve
The purpose of the reserve is to provide funds for coastal protection of assets and to fund initiatives to address the impacts of climate change including water supply sustainability, technology advancement and improvements/ upgrades of infrastructure susceptible to climate change.

* **Emergency Disaster Recovery Reserve**
To provide funding for Disaster Recovery activities including natural and man-made events.

Energy Sustainability Reserve
* To provide funding for the investigation, implementation and optimisation of Energy Sustainability initiatives within the District.

* **Cemetery Reserve**
To provide funding for the renewal, expansion and establishment of Cemeteries within the district.

Waste Management Facility and Plant Reserve
To provide funding for development and rehabilitation of waste disposal sites both within the district and regionally. Acquisition of waste plant and equipment and any other waste management activities that include legacy matters due to contaminated sites within the District.

Strategic Projects Reserve
To provide funds for projects which may create a future revenue stream for the City and reduce reliance on rate revenue.

Prepaid Grants and Deferred Works and Services Reserve
To hold Government and third party grants monies received in advance as well as deferred municipal funded works and services as at the end of financial year.

* **Busselton Foreshore Reserve**
To provide funds for on-going asset maintenance and any future capital works.

* **LED Street Lighting Replacement Program Reserve**
To provide funds for the on-going replacement of street lighting throughout the district with LED capacity.

Waterways Restoration Reserve
To provide for any works required to rejuvenate, revive or rectify natural waterways within the Busselton district.

Peel Terrace/ Causeway Road Building Reserve
* To allocate and use any revenue received in respect of the Peel Terrace/ Causeway Road Building, to maintain and repair all buildings and structures and to maintain the grounds and facilities of the Reserve.

* Funds consolidated into other applicable reserve, and the reserve closed per adoption of 2023/24 budget.
** Funds consolidated into other applicable reserve or transferred to a restricted asset account, and the reserve closed, per adopted amendment to 2023/24 budget.

31. **Trust Funds**

Funds held at balance date which are required to be held in trust and which are not included in the financial statements are as follows:

	Balance 1 July 2023	Amounts Received 2023/24	Amounts Paid 2023/24	Balance 30 June 2024
	$	$	$	$
Builders Registration Board Levies	79,473	885,317	(870,552)	94,238
Building Training Levy	15,561	68,727	(82,016)	2,272
Cash in Lieu of Public Open Space	371,407	111,614	(93,086)	389,935
Contiguous Local Authorities Group (CLAG) Funding	30,790	41,053	(27,161)	44,682
Nomination Deposits	0	1,700	(1,700)	0
Sundry Trust	0	2,074	(2,074)	0
	497,231	1,110,485	(1,076,589)	531,127

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City of Busselton
Geographe Bay

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Stakeholder Advocacy Plan

2024-2025

City of Busselton
Geographe Bay

1. Introduction and Objectives

The purpose of this Stakeholder Advocacy Plan is to explain how the City will advocate for key strategic priorities for the benefit of its community.

Advocacy is an activity whereby the City's leaders will work to influence political, social, economic and budgetary decisions of other government and non-government stakeholders to achieve outcomes which will generate positive benefits for the local community. This may be done through direct or indirect contact and may be undertaken in collaboration with other organisations sharing common goals.

The City of Busselton's advocacy will be primarily focused on seeking State and Federal Government funding, services and infrastructure where this is beyond the organisation's capacity to deliver alone. The City may also advocate for changes to State and Federal government policy and legislation which are beyond the control of local government.

Council Policy

The Council has a City Promotion – Government Partnerships Policy which was adopted in 2023. Its stated purpose is:

"to highlight and facilitate the strategic importance of the City establishing relationships with Federal and State Governments for the purposes of maximising funding opportunities and the promotion of the City of Busselton."

City Promotion – Government Partnerships Policy

CEO Performance Criteria Deliverable

In addition, the Council endorsed a CEO Performance Plan 2024-2025 in October 2024 which contained a Performance Criteria Deliverable under Key Focus Area 1 – Communication:

Develop a stakeholder advocacy plan that sets out the Council's position in relation to strategic priorities where assistance is sought from other stakeholders such as state and federal government.

This Stakeholder Advocacy Plan details key advocacy priorities, identification of advocacy opportunities, key messages and approach, identification of key stakeholders, roles and responsibilities and links to collateral which will support advocacy activities.

2. Key Advocacy Priorities

The Council adopted its Council Plan 2024–2034 in October 2024. This details key strategic priorities and a range of matters of importance to the community which require the City to advocate.

The key advocacy priorities detailed in the Council Plan 2024-2034 are as follows:

a. Sport and Recreation
b. Rivers and Waterways
c. Responsible Development and Housing
d. Busselton Margaret River Airport
e. Coastal Protection
f. Telecommunications Connectivity
g. Community Safety
h. Future Transport Infrastructure
i. Expanded Higher Education Offerings

A table detailing the advocacy approach for each of these is attached.

3. Stakeholder Advocacy vs Investment Attraction

This Stakeholder Advocacy Plan is focused specifically on government advocacy, but it should be noted that there is a difference between government advocacy and investment attraction. Investment attraction (as detailed below) will often require a level of government support to enable outcomes, so the two are not mutually exclusive. Government advocacy may therefore be aligned to efforts to attract commercial, business and industry investment, as well as to pursue the Council Plan priorities for the community.

Investment Attraction Goals

- Private sector investment for commercial development
- Attracting new industry opportunities to establish activities in the district
- Attracting new businesses to establish in the district
- Enabling growth and innovation opportunities to evolve and flourish for industries and businesses already established within the district

Government Advocacy Goals

- Gaining government agency support to enable commercial opportunities identified as investment attraction opportunities
- Achieving changes to policy or legislation (eg planning regulations)

- Forging government agency partnerships and/or gaining approvals to bring about specific community outcomes

- Securing cash funding through election commitments or funding rounds for various projects and activities detailed in the Council Plan 2024-2034.

- Ensuring government agencies deliver infrastructure and services which are their role and responsibility

Non-Government Stakeholder Advocacy Goals

- Gaining community, business and industry stakeholder support for City advocacy activities

- Securing cash funding or entering into joint ventures with community, business and industry partners.

4. Identification of Advocacy Opportunities

Government Elections

a) Western Australian State Election (March 2025)
b) Australian Federal Election (likely to be May 2025)

Elections provide the opportunity to advocate for specific outcomes which a candidate for election may be prepared to lend support to, if elected. This opportunity can result in significant funding commitments for priority projects and services. It is critical that the City meets with key election candidates and their political party colleagues to ensure they have a full understanding of the key strategic priorities and to seek their support for specific outcomes. In particular, the City may choose to seek financial support for major projects, something that election candidates may be able to offer as an election commitment.

Ongoing Advocacy

With the use of the Stakeholder Advocacy Table (attached), key City representatives will engage in ongoing advocacy for key strategic priorities and other positive community outcomes on an ongoing basis.

5. Key Messages and Advocacy Approach

Nature of advocacy approaches

Stakeholder advocacy activities should:

- have a specific, tangible "ask"
- have a clear justification for asking (eg business case, data, feasibility study, demonstrated community need)
- as far as possible demonstrate alignment with the goals of the stakeholder being approached to attract their interest (eg political goals, government programs and objectives, delivering local community needs, encouraging enablement)
- upsell benefits
- demonstrate the negative impact on the community and economy if funding or support isn't achieved (the South West specifically and WA as a whole, if relevant)
- include arrangement for a follow up discussion

Key Advocacy Stakeholders

The City may be required to advocate to (or with) a number of different stakeholders depending on the issue. Key stakeholder categories may be grouped as follows:

✓ Federal Government Politicians and Agencies

Legislation / funding / land / infrastructure / services / approvals

✓ State Government Politicians / Agencies

Legislation / funding / land / infrastructure / services / approvals

✓ Other Local Governments

Shared stake in the outcome / can pool resources / access to additional networks

✓ Western Australian Local Government Association (WALGA)

WALGA State Council lobbies effectively on local government industry issues and South West Zone can lend regional advocacy support to matters affecting the City

✓ Non-Government Stakeholder Organisations

Shared interest in project outcomes or enabling/philanthropic approach to community

✓ Community

Direct interest in the outcomes and can add support for advocacy efforts)

✓ Industry organisations

Direct interest in the outcomes and can add support for advocacy efforts

✓ Media

Ongoing interest in progress and can help to share information / encourage discussion

Communication Approaches

	Meetings, Briefings, Tours & Delegations	Letters & Emails	Media Releases & Public Statements	City of Busselton Website & Publications
Federal Government Politicians / Agencies	✓	✓		✓
State Government Politicians / Agencies	✓	✓		✓
Other Local Governments	✓	✓		✓
Western Australian Local Government Association (WALGA)	✓	✓		✓
Non-Government Stakeholder Organisations	✓	✓	✓	✓
Community	✓	✓	✓	✓
Media			✓	✓

NOTE: *Politicians include elected officials and election candidates.*

Other advocacy options

The City may also advocate for various matters through other, less direct methods on a case by case basis:

- Making formal submissions to government consultation processes
- Use of professional lobbyist to act on the City's behalf for specific matters

6. Advocacy Collateral

Individual position papers have been created for each of the key priorities identified in this Stakeholder Advocacy Plan. These will be made available on the City's website and in printed form to support various advocacy meetings and approaches.

In addition, a template presentation containing up to date slides and speaking notes will be maintained and updated quarterly. This will enable City representatives to present formally to government and other stakeholders, as well as potential investors.

7. Regular Review

The Stakeholder Advocacy Plan should be reviewed in line with the review schedule for the Council Plan 2024-2034 to ensure that as the City progresses with delivery against each priority the advocacy approach is tailored accordingly.

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STAKEHOLDER ADVOCACY PLAN 2024-2025

Strategic City Advocacy Priority	Council Plan Summary of Each Priority	Council Plan Actions	Federal Government Representatives	State Government Representatives	City of Busselton Representatives	Community / Stakeholder Representatives	Advocacy Statements (State / Federal Government)
Sport and Recreation	With increasing demand for facilities, the community would like a new district sports and recreation facility with a 50m pool, indoor courts, and gym facilities, along with upgrades to existing sporting facilities, reserves and ancillary infrastructure.	• Finalise a review of the Sport and Recreation Facilities Strategy and progress identified priorities. • Identify a site for a new multi-sports district sport and recreation facility and undertake feasibility analysis to confirm the scope, cost and funding sources for construction and operation.	• Minister for Local Government • Minister for Regional Development • Member for Forrest • Election Candidates for Forrest	• Minister for Sport & Recreation • Minister for Regional Development • Member for Vasse • Election Candidates for Vasse • Department of Planning, Lands and Heritage • Department for Sport and Recreation	• Mayor • CEO • Director Community Planning	• Regional Development Australia (South West) • Local sport and recreation clubs • Potential users of future community recreation facilities	• Present feasibility analysis • Seek support for interim and long term requirements – eg water security • Seek contributions for land purchase and construction costs
Rivers and Waterways	The community would like the health of the Lower Vasse River, Toby Inlet and wetlands restored for environmental conservation and improved recreation.	• Complete the Lower Vasse River Sediment Removal Program (stage 3). • Investigate further stages of sediment removal and the Living Streams approach for the Lower Vasse River	• Department of Climate Change, Energy, the Environment and Water	• Various Ministers: Health, Water, Environment, Lands • Member for Vasse • Election Candidates for Vasse • Vasse Taskforce • Department of Water and Environmental Regulation • Department of Health • Department of Biodiversity, Conservation and Attractions	• City of Busselton Waterways Management Committee • Mayor • CEO • Director Infrastructure and Environment	• Regional Development Australia (South West) • Toby Inlet Catchment Group • GeoCatch • Vasse Wonnerup Wetlands Partnership • Environmental Groups	• Request installation of reticulated sewerage into Busselton Light Industrial Area and Wonnerup Residential Area to prevent further leaching of nutrients into the Lower Vasse River and Vasse Wonnerup Wetlands • Request the State Government to fund programs to improve the health of the waterways • Letter already sent to Minister for Health (CC Minister for Water, Minister for Environment and Minister Planning/Lands) detailing

				• Department of Planning, Lands and Heritage • Water Corporation			specific concerns and requests • Council representatives and Officers are members of the Vasse Taskforce • Officers participate in Vasse Wonnerup Wetlands Partnership
Responsible Development and Housing	The community would like sustainable growth and responsible development, aligned with local character. More housing diversity and stock is required to meet different needs, with adequate supporting infrastructure and amenities. Promote planning and development that supports responsible growth, diverse and affordable housing choices, and attractive, functional, well-connected neighbourhoods.	• Finalise and seek Ministerial approval for Local Planning Scheme No.22, with consideration for an appropriate mix of development and housing densities. Scheme 22 is a statutory document that outlines how land may be used and developed within the City of Busselton. • Review the Local Planning Strategy; an integrated strategy that considers key planning elements, including housing diversity and density, transport, economic development and the natural environment, to guide the region's growth, development and overall character and liveability over the next 10-15 years. • Advocate for the State Government to provide sewerage and power in key locations to support population growth and economic development.	• N/A	• Minister for Planning; Lands; Housing; Homelessness • WA Planning Commission • Department of Planning, Lands and Heritage • South West Development Commission • WaterCorp • Western Power • Environmental Protection Authority	• Mayor • CEO • Director Community Planning • Director Economic and Business Development • Director Infrastructure and Environment	• Regional Development Australia (South West) • Local residents groups • Local businesses • Industry bodies • Developers / investors • Property owners and their neighbours • Environmental groups/associations	• Council Decision regarding LPS to be made in December 2024 ahead of EPA review and advertising. • Request State Government to release lazy or underutilised land for housing and/or enter Joint Ventures to enable development • Request State Government to release funding for headworks (eg sewer infill program) • Need to ensure appropriate power and water supply • Request DPLH to assist with funding and supporting studies for review of the Local Planning Strategy
Busselton Margaret River Airport	The community would like the airport terminal upgraded with runway extensions, improved facilities, more flights to more destinations, better parking and more taxis and shuttle buses.	• Partner with the South West Development Commission to prepare a business case to attract funding for long-term terminal infrastructure needs at Busselton Margaret River Airport.	• Minister for Regional Development • Member for Forrest	• Minister for Regional Development • Minister for Transport • Minister for Tourism	• Mayor • CEO • Director Economic and Business Development	• Regional Development Australia (South West) • Margaret River Busselton Tourism Association	• Business case has been developed in conjunction with SWDC - to be presented to the Minister for Regional Development

		• Implement Phase 1 of the Busselton Margaret River Airport Master Plan; constructing a new permanent passenger terminal to accommodate forecast passenger demand. • Investigate partnering with private suppliers to provide an airport shuttle bus, or alternative transport options, to connect with local towns and facilities.	• Election Candidates for Forrest • Member for O'Connor • Election Candidates for Forrest • Civil Aviation Safety Authority	• Member for Vasse • Election Candidates for Vasse • Member for Bunbury • Member for Warren-Blackwood • Member for Collie-Preston • Tourism WA and Australia's South West • Department of Transport • Department of Primary Industries and Regional Development • Department of Planning, Lands and Heritage		• Chambers of Commerce and Industry • Local Government Authorities within the South West • Local businesses	• BMRA Masterplan shows significant increase in passenger numbers and demand for airport services, including international flights. • The City needs to progress further commercial development in the airport precinct to support diversification and growth of the SW economy. • Goals cannot be realised without a suitable terminal. • Alignment with the State Government's WAVES 2024 document • Alignment with the Tourism WA's new 10 year Tourism Destination Management Plan for the South West
Coastal Protection	Respond to climate impacts including coastal erosion and accretion, extreme weather events and fire.	• Advocate to and work with state government agencies, as well as other key partners, to plan and implement ongoing coastal protection.	• National Emergency Management Agency • Minister for Environment and Water • Member for Forrest • Election Candidates for Forrest	• Minister for Energy; Environment; Climate Action • Department of Water and Environmental Regulation • Department of Fire and Emergency Services	• Mayor • CEO • Director Infrastructure and Environment • Director Community Planning	• Regional Development Australia (South West) • Local environmental and "friends of" groups • Coastal residents	• Increased risks of coastal erosion and storm damage require ongoing upgrades to coastal defences • Share latest modelling (CHRMAP etc) • Significant ongoing funding is required as the City cannot fund these works alone
Telecommunications Connectivity	Facilitate an innovative and diversified economy that supports investment and employment growth.	• Advocate for improved telecommunications infrastructure across the district.	• Minister for Communications • Member for Forrest • Election Candidates for Forrest • NBNCo	• Member for Vasse • Election Candidates for Vasse	• Mayor • CEO • Director Community Planning • Director Economic and Business Development	• Regional Development Australia (South West) • Telstra • Residents • Businesses • Chambers of Commerce • Emergency services	• Concerns about reports of continual lack of connectivity, especially during peak visitor times • Concerns that planned upgrades will not be able to meet the increasing demand due to large swell of users in tourism

							season and increasing population • Concerns about risks of emergency responders not having necessary communication channels • Letter sent to Federal Minister for Communications (CC other politicians) • The City made a submission to the (federal) Regional Telecommunications Review in 2024 • Meetings with Telstra and NBNCo
Community Safety	The community would like more police, CCTV, lighting and mental health support services to alleviate concerns with anti-social behaviour, crime and homelessness.	• Collaborate with key stakeholders to develop a Community Safety Action Plan. • Advocate for improved access to locally available specialist and mental health services and helplines, including drug and alcohol counselling and rehabilitation services, and domestic violence, family violence and sexual abuse. • Collaborate with relevant agencies to monitor regional homelessness trends, and advocate for the State Government to respond with appropriate access to accommodation and support services.	• Member for Forrest • Election Candidates for Forrest	• Minister for Early Childhood Education; Child Protection; Prevention of Family and Domestic Violence; Community Services • Minister for Planning; Lands; Housing; Homelessness • Member for Vasse • Election Candidates for Vasse • Department of Communities • Department of Planning, Lands and Heritage • WA Police • South West Development Commission	• Mayor • CEO • Director Community Planning	• WA service providers • Local community groups and organisations • Medical practitioners	• Invite stakeholders to participate in development of Community Safety Plan • Lobby State Government to provide appropriate levels of community and homelessness services and solutions within the City of Busselton • The City to support campaigns and initiatives as appropriate
Major Transport Infrastructure	Provide safe roads and transport networks	• Advocate with business and industry and support commercial opportunities	• Minister for Infrastructure, Transport,	• Minister for Transport	• Mayor • CEO	• Regional Development	• Support proposals for rail from Perth to Bunbury

		for alternative modes of transport to improve social and economic outcomes. • Advocate for planning of future transport infrastructure linking Busselton and Dunsborough with Bunbury and Perth.	Regional Development and Local Government • Minister for Regional Development, Local Government and Territories • Member for Forrest • Election Candidates for Forrest	• Minister for Regional Development • Member for Vasse • Election Candidates for Vasse • Main Roads WA • Public Transport Authority of WA • Department of Planning, Lands and Heritage	• Director Infrastructure and Environment • Director Economic and Business Development	Australia (South West) • Businesses • Industry bodies • Chambers of Commerce and Industry • Investors	• Request commencement of planning and budgeting for new highway between Vasse and Dunsborough (noting planned population increase in addition to increased tourism and structure planning for Dunsborough growth is currently underway). • Request PTA to provide enhanced public transport options • Request the State Government to provide funding for further EV charging stations
Expanded Higher Education Offerings	Collaborate with key partners to strengthen opportunities for education and life-long learning	• Advocate for expanded higher education offerings.	• Department of Education (Federal)	• Minister for Education • Member for Vasse • Election Candidates for Vasse • Department of Education (State)	• Mayor • CEO • Director Economic and Business Development	• Regional Development Australia (South West) • Local schools • Local/regional TAFEs • ECU and other universities • Western Australian Academy of Performing Arts • Other education and learning providers • SW Library Consortia • State Library of WA	• Demonstrate that the City of Busselton's projected growth will result in both needs and opportunities for higher education. • Need additional schools and tertiary institutions • Opportunities to expand and diversify higher/tertiary offerings to create paths to employment • Opportunities to attract R&D programs to the region • Consider co-location opportunities for providers

ADDITONAL ADVOCACY FOR FUNDING SOURCES TO SUPPORT THE CITY OF BUSSELTON

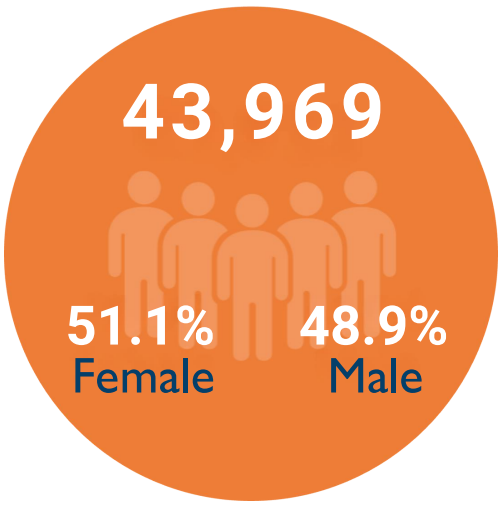
Local Roads and Community Infrastructure Program (Federal	• N/A	• N/A	• Minister for Infrastructure, Transport, Regional Development	• N/A	• Mayor • CEO	• Other Local Government Authorities • WALGA	• Demonstrate value of LRCIP funding to the City of Busselton

Government Funding)			and Local Government • Minister for Regional Development, Local Government and Territories • Member for Forrest • Election Candidates for Forrest				• Request continuation/increase in LRCIP funding to enable community infrastructure projects that might otherwise be delayed due to budgetary constraints to proceed.
Royalties for Regions (State Government Funding)	• N/A	• N/A	• N/A	• WA Premier • Minister for Regional Development • Department of Primary Industries and Regional Development	• Mayor • CEO	• Other Local Government Authorities • WALGA	• Request R4R funding be increased and opened up as a competitive funding round to enable valuable community infrastructure projects (that might otherwise be delayed due to budgetary constraints) to proceed.
Increase in Regional Road Group Funding (State Government Funding)	• N/A	• N/A	• N/A	• Minister for Transport • State Advisory Committee overseeing 10 Regional Road Groups in WA	• Mayor • CEO	• Other Local Government Authorities • WALGA	• Request increase in RRG funding to enable valuable local road upgrades that might otherwise be delayed due to budgetary constraints to proceed.

Economic and Social Profile

The City of Busselton sits on Wadandi Boodja, part of Noongar country. Covering a total area of 1,455km2, the City features five modern townships - Busselton, Vasse, Dunsborough, Yallingup and Eagle Bay - along with a range of retail, commercial and industrial precincts. Set in a coastal and rural environment of pristine natural beauty and enjoying a warm Mediterranean climate, we are a relaxed, safe, and friendly community, with services and facilities supporting healthy and connected lifestyles. Outdoor activities abound at our national and marine parks and wetlands, and we boast award-winning public parks, open spaces and white sandy beaches, along with the heritage-listed Busselton Jetty and its underwater observatory.

Total estimated population



ABS 2023

Business

4,283

Total number

Electors[2]

30,688

Total number

Population growth[1]

2.1%

Estimated 2021-2022

Families and households

0.7%

Average number of children per family (average for all households)

2.5

Average number of people per household

$1459

Median weekly household income

The city is well connected by major transport networks, including the South West's principal airport, the Busselton Margaret River Airport, which now boasts direct flight services to Sydney and Melbourne. We are situated close to the Port of Bunbury, one of Australia's largest regional ports, and its associated road and rail links.

City of Busselton
Geographe Bay

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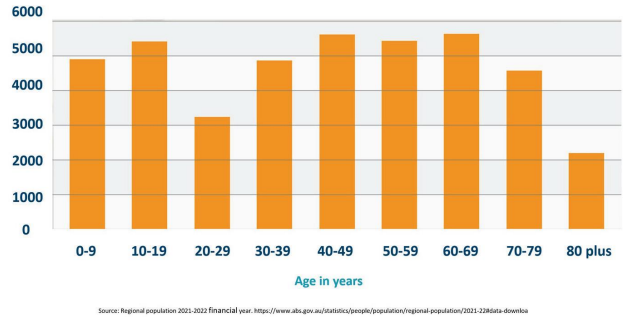
Our thriving community is currently home to almost 44,000 people and offers a much sought after lifestyle for those who have chosen to live and work here. Contemporary youth, senior and family facilities include two leisure centres, new skate parks, numerous playgrounds, walking and biking trails, and libraries.

There is an extensive range of sporting clubs, dedicated youth spaces and programs that activate all segments of our connected community. A collection of private, independent and public primary and secondary schools, TAFE facilities and Edith Cowan University's Learning Hub in the centre of Busselton all support lifelong learning opportunities, a skilled workforce and a culture of innovation. Modern public and private hospitals, as well as allied health, paediatric, and aged care services provide excellent support for our community's physical and mental wellbeing.

Estimated population age distribution



Source: Regional population 2021-2022 financial year. https://www.abs.gov.au/statistics/people/population/regional-population/2021-22#data-downloa

The city is also enjoys a vibrant arts and creative industries scene, with an abundance of museums and galleries. Our much anticipated, state of the art "Saltwater" Performing Arts & Convention Centre is currently under construction and will provide multiple arts, entertainment and convention opportunities from 2025 onwards.

Tourism

Recently awarded as Western Australia's Top Tourism Town for 2024, the city is nestled on the picturesque Geographe Bay, just 230kms south of the State capital of Perth, and is the premier locale and central heart of the South West region of Western Australia.

With an extensive food, wine and a craft beer scene and a jam-packed calendar of festivals, concerts, shows and events, many featuring a stellar line-up of stars, celebrities, artists, sportspeople and creatives, the city is well known as the Events Capital of Western Australia, a title we have been proud to own for many years.

As a premier leisure tourism destination, we welcome 895,000 visitors per annum, with those visitors staying 3.44 million nights in our local government area and spending $838m each year. With its outstanding natural beauty and high density of high-quality accommodation, wineries, breweries and tourism experiences, the City of Busselton holds many attributes that have helped to establish the region's global reputation as a world-class tourism destination over recent decades.

Overnight visitor summary

The data below refers to visitors who have spent at least one night in the City of Busselton Local Government Area.

Total visitors	Total visitor nights	Total spend
895,000	3,439,000	$838,000,000
2023	2023	2023

Source: Margaret River Busselton Tourism Association – Tourism Update

	Average trip length (days)	Average trip spend	Average daily spend
Domestic	3.5	$927	$269
International	15.5	$1,207	$78
Total	3.8	$936	$244

Source: Margaret River Busselton Tourism Association – Tourism Update

1 July to 31 December 2023

TOTAL EVENTS

72 Events

172 Event days

SPONSORED EVENTS

22 Sponsored events

$617,026 Value of sponsorship

69,092 Total attendance

34,095 Visitors to the region

$38,101,500 Estimated economic impact of sponsored events

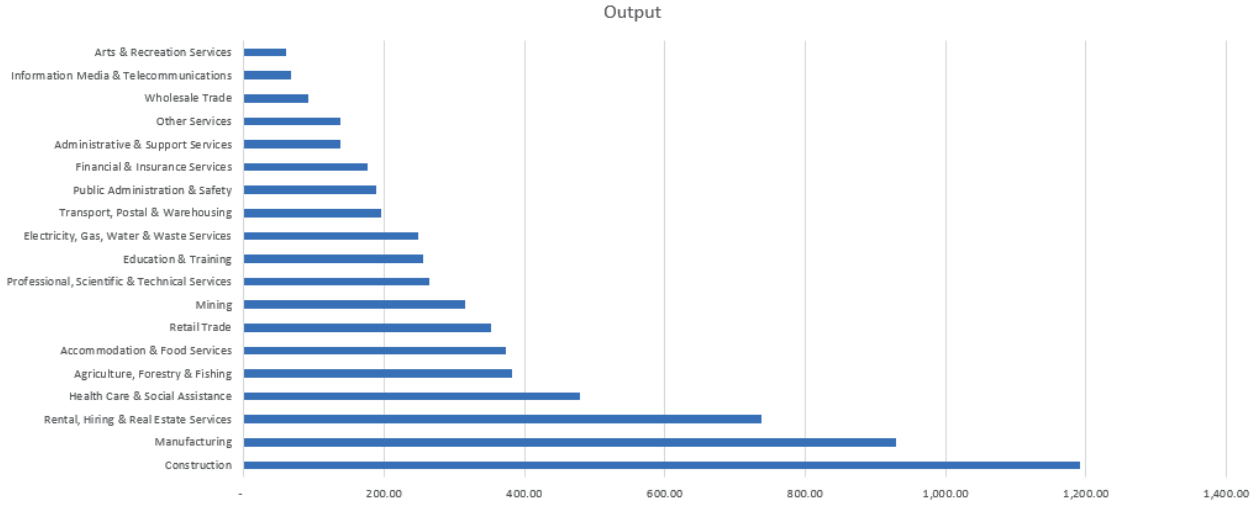
Business and Industry

The city is home to a growing hub of high-value technology-based and creative industries, and the past decade has seen significant public and private investment in developing innovative community and economic infrastructure. We have focused on revitalising our town centres and foreshore areas, creating new hospitality and retail centres, additional aged and health care facilities and significant upgrades to the regional airport to meet international standards in anticipation of future growth opportunities.

With a current GRP of $3.361 billion (17.7% of the entire South West economy), the city and our community are now poised to capitalise on this transformative work. There are currently 16,762 jobs in Busselton, which accounts for 20.8% of jobs in the South West Region, with key industries including health care, accommodation and food services, retail trade, construction, education and training and manufacturing.

Future Focus

Our next chapter will focus on continuing to deliver a high-quality urban realm, attractive public spaces and excellent community amenities whilst expanding economic opportunities to accelerate the tourism and events sector and activate new activity in aviation, transport, renewable energy, technology, and specialist manufacturing industries.



Gross revenue generated by businesses/ organisations in each industry sector (Reference: REMPLAN modelling undertaken by RDA SW)

Sport and Recreation

With increasing demand for facilities, the community would like a new district sports and recreation facility with a 50m pool, indoor courts, and gym facilities, along with upgrades to existing sporting facilities, reserves and ancillary infrastructure.

The City has committed to the following actions in its Council Plan 2024-2034:

- Finalise a review of the Sport and Recreation Facilities Strategy and progress identified priorities.
- Identify a site for a new multi-sports district sport and recreation facility and undertake feasibility analysis to confirm the scope, cost and funding sources for construction and operation.

Current Sport and Recreation Infrastructure Priorities

The following projects are anticipated to be progressed over the coming 4 years subject to funding.

Geographe Leisure Centre (GLC)

- The GLC is one of the main recreational precincts in the City of Busselton
- There are almost 500,000 visits to the GLC each year
- Due to the age and condition of the current facility and severely constrained location (environmentally sensitive area) it is not viable to expand the existing facility
- The City is exploring options for a new GLC facility on a new site, inclusive of aquatic facilities and associated facilities. This includes a 50m pool, health club and courts (basketball and indoor sports)
- A centrally located site, most likely in the Vasse area, will be needed to ensure the facility is accessible to all community members and to avoid duplication of facilities in Busselton and Dunsborough
- This is a major project that is likely to be delivered over a 10 year timeframe
- Estimated costs $107 million but the total investment could reach $150 million in the expected timeframe
- The following estimated financial commitment will be required over the next 4 years to progress this work, in addition to putting money into resreves to help pay for construction.

Year	Task	Cost
2024/25	Site Selection	$250,000
2025/26	Site Purchase	$5 million
2025/26	Design and Business case	$2 million

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Due to the significant investment required for the GLC, the City has been required to adjust its other investments into sport and recreation. The following projects are currently planned over the next 4 years:

Squash Club Co-Location

- Proposal to co-locate the Squash Club with the Busselton Tennis Club
- New squash courts to be constructed with sharing of existing tennis club facilities
- Estimated cost of $1m to be delivered in 2025-2026

Vasse Pavilion

- Proposal to construct a new pavilion with club social space and change rooms
- Estimated cost of $5 million to be delivered in 2026-2027

Long Range (currently unplanned) Sport and Recreation Infrastructure Requirements

The following infrastructure is also required, but the City will not have the ability to allocate funding to these in the next 10 years due to its commitments to the priorities above.

Sir Stewart Bovell Sports Park

- 2021 masterplan and summary report that enables staged construction of the proposed upgrade works for the Sir Stewart Bovell Sports Park Precinct
- Proposed masterplans included estimated high-level costing of between $22 and $33 million (2021 costs) that creates a multi-sport club hub for a range of shared sporting services within one combined location under a single management arrangement

Sues Road Outdoor Sporting Precinct

- The City purchased a 465 hectare site on Sues Road/Bussell Highway to potentially accommodate the kinds of sports which have proven hard to locate for several decades, such as pistol and clay target shooting, motorcross and go-karts, cycling and archery and bow sports
- It is hoped this will meet future demands for the City and the South West as a whole
- The site was funded from the sale of 136 hectares of land in Ambergate
- The site is being leased back form the City by Tronox who will progressively rehabilitate the site in accordance with the City's future uses in the years to come
- Estimated cost of $500K is required to undertake master planning for this site

Dunsborough Sports Ovals

- It is proposed to construct fit for purpose infrastructure for SWFL games
- This development would include a new pavilion, change rooms, ticketing box and reconfigured ovals
- Estimated cost of $10-15 million will be required

City of Busselton
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Rivers and Waterways

Council Plan 2024-2034

The community would like the health of the Lower Vasse River, Toby Inlet and wetlands restored for environmental conservation and improved recreation.

Key actions in the Council Plan

- Complete the Lower Vasse River Sediment Removal Program (stage 3).
- Investigate further stages of sediment removal and the Living Streams approach for the Lower Vasse River

Current Situation

The Lower Vasse River is a State Government asset, but the City of Busselton is currently the Interim Asset Manager following a previous Council Decision to proactively address the health of the river.

The City has established a new Waterways Management Committee to provide oversight for the City's activities with regard to local waterways.

The Lower Vasse River is subject to algal blooms due to nutrients leaching into the water from the local urban and rural catchment, and the City and other partners have collectively invested millions of dollars over several years to dredge the river in an attempt to improve the health of this important waterway.

The Department of Water and Environmental Regulation (DWER) has identified that a major cause of nutrients in the river has resulted from the fact the septic tanks in the Busselton Light Industrial Area (LIA) have contributed significantly to groundwater contamination and the sustained delivery of significant concentrations of nutrients to the Lower Vasse River. Nutrients from LIA systems are considered to be sufficient (alone) to fuel annual algal blooms in the river.

The Vasse Taskforce was established by the State Government to provide strategic direction and support to the lead agencies responsible for delivering on projects under Revitalising Geographe Waterways and to report to the community on outcomes of activities undertaken to improve waterway health. The City will continue to collaborate as part of the Vasse Taskforce for strategies to reduce and remove nutrients entering waterways. Members of the Vasse Taskforce have previously identified the need for installation of reticulated sewer in the Busselton (LIA), and potentially the Wonnerup area, to prevent further leaching of nutrients into the river.

Members of the Taskforce have invested significantly in programs and initiatives to reduce nutrient loads in the river, however, ongoing contamination of the river and groundwater from LIA systems only serves to counter the achievements of these programs and hinder improvements to water quality.

The City is therefore advocating for the installation of infill in the Busselton LIA.

For more information visit our website on www.busselton.wa.gov.au/waterways

For more information on the Vasse Taskforce, visit www.rgw.dwer.wa.gov.au/about-vasse-taskforce

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Geographe Bay

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Responsible Development and Housing

Housing Shortages

The shortage of available and affordable housing in the City of Busselton is well documented. Rental properties are also at a premium in the City of Busselton, with a high number of second homes and holiday homes which are not available for people to live in. This is impacting the region's ability to attract workers, especially those in lower paid tourism, hospitality, agricultural and viticultural businesses.

There are a number of economic and social factors that have contributed to this issue, most of which are out of the City's control, however, the City has identified a number of levers which may alleviate some of the pressure.

Funding for headworks to enable development

The City recognises that one of the major barriers to development is the cost of headworks. In the past, developers could access funding to contribute to infill sewer installation costs, but this funding is no longer available, and the cost is to be borne by the developer. This in turn impacts on the cost to the person buying the lot to build on it. The current building and construction costs are at records levels, so this only compounds the issue and means housing is becoming increasingly unaffordable. The City would like to see State funding made available again to remove this barrier.

Homelessness and displacement

The City recognises that homelessness can occur for many reasons, both social and economic, and works to support those in need in a number of ways. The City has recently experienced an increase in people displaced from the housing market and camping in public spaces, and while the number is difficult to quantify, there does appear to be an increasing trend.

Homelessness is a State Government responsibility to manage, so most of the solutions to homelessness are not within the City's control. However, the City is willing to partner with other Government agencies to enable development of social and affordable housing to relieve some of the pressure in the market.

Lazy Land Opportunities

The City, through a program funded by the South West Development Commission, identified a number of "lazy land" opportunities for possible development of social and/or worker accommodation. The majority of land is owned by the State. A list of vacant and/or under developed Department of Housing sites in Geographe was provided to the Regional Capitals Alliance Housing Solutions Action Group and the State Government showing high level analysis of the capacity of the Housing Authority Assets in the Geographe area.

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In parallel, the City has been working with South West Development Commission to explore land opportunities.

One example is 116 Hadfield Avenue is owned by the Department of Education and was originally planned to be a primary school site, but there is no longer a requirement for a school in this location. The City's first preference would be to see the land sold for a mix of social and affordable housing development. In order to control and influence the development to achieve these priority outcomes the City would be interested in obtaining the land freehold, but this would be subject to the valuation, development of a business case for a joint venture and a decision of the Council.

Making land parcels available is one way in which the State Government could make a significant contribution to the current housing pressures in the South West, either by developing the land itself for this purpose or supporting the City with a nominal land value consideration to achieve the same outcome.

Council Plan 2024-2023 Actions

- Finalise and seek Ministerial approval for Local Planning Scheme No.22, with consideration for an appropriate mix of development and housing densities. Scheme 22 is a statutory document that outlines how land may be used and developed within the City of Busselton.
- Review the Local Planning Strategy; an integrated strategy that considers key planning elements, including housing diversity and density, transport, economic development and the natural environment, to guide the region's growth, development and overall character and liveability over the next 10-15 years.
- Advocate for the State Government to provide sewerage and power in key locations to support population growth and economic development.

Other City Commitments to Housing Solutions

The current housing shortage is a complex issue, that requires a long-term, multi-agency solution. While this may not fall under the direct remit of the City, we are committed to continuing to identify and advocate for strategies to address this issue in the district. Some of the support the City already provides is as follows:

- Provision of community housing for eligible seniors through a joint venture with the Department of Communities – the City has three unit complexes comprising of 42 units in total, some of which are provided as part of a joint venture with the State Government. Eligibility for this type of housing is based on age, income, assets and resident status.
- Actively working with the Department of Communities, Department of Housing, Department of Planning, Lands and Heritage, the South West Development Commission and private developers to identify and advocate for opportunities for the development of worker, social and transitional housing.
- Partnering with the WA Regional Capitals Alliance to further investigate the impact of these evolving issues within the regions and to lobby for appropriate investment to assist with solutions to housing shortages.
- Relaxation of caravan park regulations to increase the length of time people can stay.
- Offering a compassionate approach when discovering people living in cars and supporting people experiencing homelessness to access support services when they interact with the City (for example, through Ranger services, the library or youth services). The City has taken the approach of educating and supporting those who need assistance.

Busselton Margaret River Airport

Introduction

The BMRA's passenger numbers have increased tenfold over the past decade, growing from less than 15,000 passengers in FY2013 to over 156,000 passengers in FY2024. BMRA currently supports 36 FIFO flights a week and 6 passenger services a week between Melbourne and Sydney. There are plans to develop the airport to enable other destinations including Brisbane, Adelaide and Singapore and attract freight and other aviation services to the area. Surrounding the airport is extensive industrial and commercial land in the process of being developed.

Passenger Numbers and Capacity

Passenger forecasts detailed in the BMRA Master Plan (2024) based on unconstrained demand within the BMRA catchment show that on a low growth scenario, passenger numbers are projected to increase to be around 550,000 annually by 2043. On an expected growth trajectory passenger demand will reach approximately 730,000 passengers per annum over the next two decades if capacity constraints are addressed.

The BMRA has already reached its capacity limits during peak periods, with an inability to service two aircraft simultaneously and considerable effects to functionality and amenity for airport users. The existing terminal has capacity for approximately 150 people at any one time with busy peak times reaching up to 350 passengers and little or no contingency to deal with aircraft delays or scheduling conflicts. Aircraft scheduling conflicts due to unforeseen circumstances could result in risks of overcrowding and apron bay conflicts.

New Terminal Required

A new terminal is required to enable the BRMA to meet future demand and to enable the whole region to capitalise on the economic opportunities this will provide. Delays in proceeding with the new terminal construction will constrain the BMRA's ability to support forecast growth in demand for services, particularly for mid-week services where competition for slots is evident and airlines have limited flexibility for scheduling.

Without a new terminal the BMRA will not be in a position to capitalise on predicted demand for high value, high impact growth in international services that are anticipated to be realised from 2028.

Economic Benefits

Investment in an international airport terminal will strengthen supply chains into international markets for primary industries in the South West region, particularly for seafood, dairy, beef and lamb producers and processors. Supporting the delivery of international flights from BMRA presents the opportunity to introduce air freight logistics and boost export industry efficiencies by reducing the need for export products to be transported by road from the South West to Perth Airport.

Busselton Margaret River Airport

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The Busselton Margaret River Airport (BMRA) development project was completed in 2018 with construction of airside and landside infrastructure to enable domestic and international air services to destinations such as Melbourne, Sydney, Singapore, Kuala Lumpur, Denpasar and China

The current infrastructure at the BMRA comprises:

- Airport Precinct 206 Ha – City Freehold
- Runway 2460m (TODA 2520m) x 45m
- Runway strength 58 PCN - A330, B787, A320, B737 capability
- 4 x Code C and 4 x Code E parking bays with connecting stub taxiways
- Terminal building with 200 passenger capacity
- New GA Precinct with 38 hangar lots
- Jet A1 and Avgas fuel facility
- 690 public car parking bays
- 7 development ready serviced commercial and industrial lots
- DFES fire fighting base; RFDS facility
- BMRA is the South West Region Airport Hub servicing 12 Local Government areas

2013 - 15,000
Number of passengers

2024 - 156,000
Number of passengers

2043 - 550,000
Projected number of passengers

Current Operations

- 36 closed charter FIFO services/week
- 6 RPT services / week (Sydney & Melbourne)
- RFDS flights (223 flights in 2023)
- SLSWA helicopter beach and surf patrols
- DFES Firefighting Large Air Tanker and Helicopter operations
- General Aviation
- Busselton Aero Club
- Facilitates 8 – 12 movements per hour
- Melbourne passengers loads average consistently > 85% since commencing in 2022
- March 2024 RPT flights to Sydney introduced

Growth to date

Year	FIFO / RPT flights per week	Aircraft (order most frequent to less)	Movements	Total Pax
2018/19	10 FIFO	F100	6,384	26,496
2019/20	15 FIFO	F100 / A320	6,534	26,861
2020/21	20 FIFO	F100 / A320	8,522	40,798
2021/22	30 FIFO / 3 RPT	F100 / A320	10,372	69,120
2022/23	32 FIFO / 3 RPT	F100 / A320 / B737	10,638	135,700
2023/24	34 FIFO / 6 RPT	A320 / B737 / F100	11,559	156,095

BMRA New Terminal Concepts

Future Planning

The BMRA Master Plan was completed in January 2024. This sets out a phased approach to enhancing capacity and expanding services at the BMRA. Objectives for each of the phases include:

Phase 1: 2023 – 2028

- New terminal construction adjacent to the Southern Apron
- Increased interstate RPT flights to Brisbane
- Passenger numbers to increase from 200, 000 to 450,000
- Number of services projected to increase from 10, 638 to 13, 220
- Getting ready for international services

Phase 2: 2028 – 2033

- International flights to destinations like Singapore, Denpasar
- Passenger numbers to increase from 450, 000 to 550,000
- Number of services projected to increase from 13,220 to 14,861
- Increase the Southern Apron to 5 stands
- Freight services
- Flourishing Aviation Commercial sector located on site

Phase 3: 2033 – 2043

- Build on existing capacity
- Southern Apron developed to 6 stands
- Hydrant refuelling to facilitate efficient turnaround time for Code E aircraft
- High scenario forecasts expect 728, 864 passengers with 17, 831 movements

Industrial / Commercial Opportunities

An industrial and commercial aviation precinct has been earmarked adjacent to the Southern Apron ready to facilitate the growth of services. There are seven available lots ranging from 2048sqm to 4959sqm. They are located in close proximity to the Code E Apron, and are serviced by an internal road network suitable for B Double Trucks. Four of these have airside access with an average size of 4, 946sqm.

General aviation precinct and hangars

A new general aviation precinct north of the existing terminal has been constructed as part of the Airport Development Project, with up to 36 hangar sites of various sizes existing for long-term lease. The lease areas of the lots range from 216sqm to 1500sqm and are serviced with water, power, sewer and telecommunications. There is also a limited amount of existing hangar space available for casual hire.

Projects 2024 / 2025

- A new CBS X-ray machine is to be purchased
- Construction of a further 250-300 bay public car park.
- Onsite sewerage upgrade – the existing terminal septic system is operating at capacity and is required to be upgraded.

For further information visit:
www.busseltonmargaretriverairport.com.au

To view the BMRA Master Plan visit:
www.busseltonmargaretriverairport.com.au/corporate/projects-planning.aspx

Coastal Protection

The City of Busselton is a well known and highly regarded lifestyle and tourism destination. To maintain the high recreational and environmental value of the coast and to protect public infrastructure, works are required to mitigate against coastal erosion, coastal flooding, environmental degradation and loss of the tourism value of the coast. Protecting the coast will become progressively more difficult with time due to predicted sea level rise, as a result of climate change.

Both the City's most recent Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and more recent modelling undertaken with expert coastal engineers have been used to identify the locations most vulnerable to flooding and storm surge impacts along the coast. It has been identified in the City's CHRMAP that it is cheaper to protect existing infrastructure and private property than to relocate or rebuild, so the City is planning to undertake works to protect and mitigate against the risks as much as possible.

However, ongoing protection of the coastline cannot be funded by the City alone and will require time, funding and the ability to deliver projects. The City requires significant funding for coastal adaptation works along the whole coastline, with an immediate focus on Geographe Bay. Busselton has been recognised as a high risk location for coastal inundation by the Department of Transport so this is increasingly more urgent.

The City clearly cannot afford to deal with coastal inundation without State and Federal funding. The City recently received $3.5 mill of Federal funding from the Preparing Australian Communities Program – Local Stream Grant Opportunity which is being matched by the City to provide an overall allocation of $7 million to monitor tidal activity and to plan and deliver works to mitigate coastal flooding. These works are planned at a number of priority sites along the Geographe Bay coastline in 2024-2025, but this will only assist to strengthen some parts of the City's coastal infrastructure in a few priority areas and will not provide the full protection required.

The City requires ongoing additional funding to be able to continue to defend the coast and infrastructure within the city into the future.

For further information visit:
www.busselton.wa.gov.au/coastal-management

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Telecommunications Connectivity

Current Issues and Concerns

The City has a rapidly growing population and experiences large swells in visitor numbers in peak tourist seasons, especially over summer and Easter. Multiple concerns have been raised with the City relating to reports of loss of connectivity for both residents and businesses, and the City has additional concerns about the risks such outages create for emergency response activities.

Council Plan 2024-2034

The City has committed to advocating for improved telecommunications infrastructure across the district as one of the actions within its Council Plan 2024-2034.

Residents

While multiple people appear to experience disruption and dropouts across the district, it is understood that the Vasse area in particular has been experiencing frequent internet and phone outages.

It appears that improved connectivity for residents in areas such as Vasse will still be some time away as Telstra has advised that the network cannot currently support the surge in population growth experienced over the last two years. The only available solutions at present are for the resident, at their expense, to install either a fixed landline or mobile signal boosting device in their home.

Future Development Considerations

The City is concerned that the approach to network improvements are reactive at best and there seems to be little knowledge of planned developments within the City of Busselton such as the airport and industrial parks. Planning for residential areas also appears to rely on the developer selecting a telecommunications provider and quantifying the forecast population and timeframes for implementation. It is understood that this is often late in being communicated and contracted.

While Telstra may not be the preferred supplier, other service providers rely on Telstra's network, and therefore it is considered important that Telstra should be informed by the Western Australian Planning Commission at very early stages of structure planning new developments. However, there does not appear to be a process for this to occur.

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Businesses and Industry

The City has been collaborating with the Busselton Chamber of Commerce and Industry to advocate for the needs of businesses experiencing lack of connectivity, creating risks of being unable to conduct daily transactions or access online business systems necessary for their ongoing success. Ongoing lobbying is underway to ensure that local businesses and industries can continue to thrive, and that an innovative and diversified economy that supports investment and growth can be achieved.

Busselton Margaret River Airport (BMRA)

The BMRA is a key strategic asset within the South West region and is surrounded by extensive commercial and industrial land in the process of being developed. Urgent connectivity upgrades are required to meet the current and future demands of this precinct, and to meet expectations of increasing numbers of passengers who rely heavily on mobile connectivity while using the airport.

Emergency Response

The City wishes to ensure that any upgrades, including changes from 3G to 4G will continue to enable all emergency services to be able to operate 100% of the time across all areas of the district without any risk of drop outs or bandwidth capacity issues.

Advocacy Activities in 2024

In February 2024, the City of Busselton wrote a series of communications to the Minister for Communications Hon Michelle Rowland MP, Federal Member for Forrest Nola Marino, Local Member for Vasse Libby Mettam, Member for the South West Jackie Jarvis MLC and Member for Blackwood Jane Kelsbie MLA about the current and future capacity within the telecommunications network across the City of Busselton's district. The City also made a submission to the Federal Government's Regional Telecommunications Review in 2024.

In addition to this, the City has conducted meetings with NBNCo and Telstra to continue to advocate for the necessary services for the current and future needs of the district.

City of Busselton
Geographe Bay

Community Safety

When developing our Council Plan 2024-2034, the community told us they would like more police, CCTV, lighting and mental health support services to alleviate concerns with anti-social behaviour, crime and homelessness.

Council Plan 2024-2034 Actions

The City has committed to the following actions in response to community feedback:

- Collaborate with key stakeholders to develop a Community Safety Action Plan.
- Advocate for improved access to locally available specialist and mental health services and helplines, including drug and alcohol counselling and rehabilitation services, and domestic violence, family violence and sexual abuse.
- Collaborate with relevant agencies to monitor regional homelessness trends, and advocate for the State Government to respond with appropriate access to accommodation and support services.

Community Safety Action Plan

The City will soon commence development of a Community Safety Action Plan. To achieve a "whole of community" approach, local stakeholders will be invited to collaborate on solutions to any identified issues.

Mental health and other social services

The current level of provision of mental health and other services, especially for young people, is unlikely to be sustainable into the future as the population increases and more FIFO families move to the area. The City continues to advocate in the community services sector for increased mental health services including specific services, including for drug and alcohol counselling and rehabilitation services, domestic violence, family violence and sexual abuse.

Homelessness

The State Government has responsibility for homelessness, including provision of accommodation and support services, however, the City recognises it can play a role in supporting initiatives that assist people to access housing. The City will continue to lobby the State Government to ensure adequate provision of housing and support services within the region. The City's commitments to supporting housing development are detailed in the City's Position Paper titled: Responsible Development and Housing.

To view the Council Plan 2024-2034 visit:
www.busselton.wa.gov.au/council-plan

City of Busselton
Geographe Bay

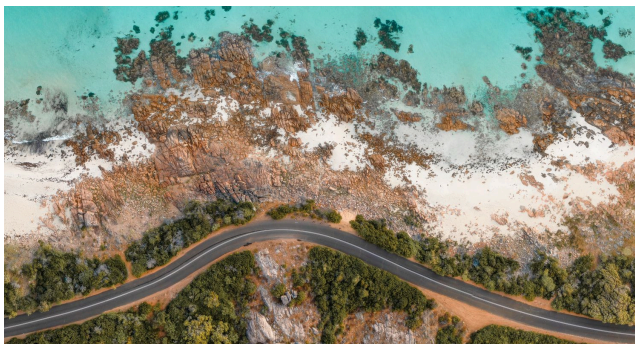
Major Transport Infrastructure

Major road infrastructure within the City of Busselton

The City's most recent Local Planning Strategy projects a growth in population to approximately 90,000 by 2050. Development is occurring at a rapid rate, with the City processing a record number of Development Applications in the 2023-2024 financial year. To manage the rate of growth and to service future development, proper planning for the Vasse-Dunsborough link and the Busselton Bypass needs to start now.

The volume of tourists visiting the City of Busselton each year continues to increase the number of road users. The expansion of the Busselton Margaret River Airport will also bring greater passenger numbers into the City year on year, placing additional pressure on the current road network.

The City would like to initiate discussions regarding both of these critical roads, including exploring project approaches and securing the necessary funding arrangements.



Current Visitor Data

895,000 visitors per year

those visitors spend 3.44 million nights in our local government area

Reference - Tourism Research Australia

High speed rail to the South West (Bunbury)

The City is aware that the State and Federal Governments have jointly funded the development of an $8mill strategic business case that will investigate options to provide faster passenger rail services from Perth to Bunbury. This work will identify existing constraints and determine future demand and operational requirements, and will include a planning and investment program that will identify potential projects, cost and staging options to help guide future investment decisions. This project will also consider population growth, travel patterns, private sector financing opportunities and access to jobs, services and affordable housing, and determine the economic, environmental and social costs and benefits of improved passenger rail services from Perth to Bunbury.

The City would lends its support to the concept of a fast passenger rail service as a key link for people to be able to access the South West. This will support a diversity of employment opportunities for local residents and access to metro-based services, thus enabling people to live affordably in regional areas with an improved quality of life.

To view the Council Plan 2024-2034 visit:
www.busselton.wa.gov.au/council-plan

City of Busselton
Geographe Bay

www.busselton.wa.gov.au

As of 20 November 2024,

TENDER INFORMATION	COUNCIL OR CEO DECISION	STATUS
RFT02/24 Sediment Removal – Vasse River	Council	• A request for tender was advertised on 6 April 2024 and closed on 22 May 2024. • Three (3) submissions were received. • An evaluation panel is currently assessing the submissions. • Further clarifications are being evaluated on the methodology.
RFT03/24 Busselton Jetty – Provision of Maintenance Services	Council	• A request for tender was advertised on 9 October 2024 and closed on 13 November 2024. • Two (2) submissions were received. • An evaluation panel is currently assessing the submissions.
RFT04/24 Dunsborough Park Shopping Centre toilet Block	CEO Delegated Authority	• A request for tender was advertised on 13 March 2024 and closed on 10 April 2024. • Four (4) submissions were received. • An evaluation panel has assessed the submissions. • Award of the contract has been delayed whilst continued use of the toilet block is considered by Council.
RFT10/24 Supply and Installation of replacement lift at Busselton Jetty Underwater Observatory	CEO Delegated Authority	• A request for tender was advertised on 10 July 2024, and closed on 21 August 2024. • Two (2) submissions were received. • An evaluation panel has assessed the submissions. • Award of the contract is in progress with a letter to be issued in November
RFT11/24 Supply and Delivery of mobile passenger boarding ramp for Busselton Margaret River Airport (BMRA)	CEO Delegated Authority	• A request for tender was advertised on 31 July 2024 and closed on 21 August 2024. • Three (3) submissions were received. • An evaluation panel assessed the submissions.

As of 20 November 2024,

TENDER INFORMATION	COUNCIL OR CEO DECISION	STATUS
		• The CEO declined to accept any of the tenders on the basis of none of the tenders demonstrating "value for money." • In accordance with Regulation 11(2)(c)(i) the City has invited the manufacturer of this equipment to provide a quote
RFT14/24 Dunsborough Waste Facility Provision of Auditor Services for Contamination	CEO Delegated Authority	• A request for tender was advertised on 16 October 2024 and closed on 6 November 2024. • Five (5) submissions were received. • An evaluation panel is currently assessing the submissions.
RFT15/24 Bussell Hwy Stage 3 Widening and Cycleway	Council	• A request for tender was advertised on 6 November 2024 and is due to close on 11 December 2024.
RFT16/24 West Busselton Coastal Stabilisation Works	Council	• A request for tender was advertised on 16 November 2024 and is due to close on 18 December 2024
PQS01/24 General Maintenance of City owned buildings	CEO Delegated Authority	• A request for applications to join a panel of pre-qualified suppliers was advertised on 19 June 2024 and closed on 10 July 2024 • Six submissions were received. • An evaluation panel is currently assessing the submissions. • It is expected that the City will appoint panel members during November 2024.
PQS02/24 Survey and underground asset location services	CEO Delegated Authority	• A request for applications to join a panel of pre-qualified suppliers was advertised on 23 November 2024 and is due to close 18 December 2024.

As at 20 November 2024

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
CITY OF BUSSELTON						
Amber Cloud Pty Ltd v City of Busselton (DR 231/2021)	Lot 101 Wilyabrup Road, Wilyabrup	November 2021	Review of a decision to refuse or conditionally grant an application under a planning scheme (Single House)	Refer to previous versions of this report for historical information. • Directions hearing on 2 February 2024 was vacated and the matter is listed for a directions hearing on 31 May 2024. • Directions hearing on 31 May 2024 was vacated and the matter is listed for a directions hearing on 30 August 2024. • Directions hearing on 30 August 2024 was vacated and is to be listed for a directions hearing not before 1 November 2024. • Directions hearing on 1 November 2024 was vacated and is to be listed for a directions hearing not before 22 November 2024	Directions hearing to be listed not before 22 November 2024	
Silverlodge Pty Ltd v City of Busselton (CC 547/2024)	585 Caves Rd Marybrook	August 2024	Review of a decision under the Caravan Parks and Camping Grounds Act 1995.	Application filed in the SAT on 13 August 2024 • Direction hearing listed for 30 August 2024. • Directions hearing on 30 August 2024 was vacated and is to be listed for mediation on 28 October 2024. • Further mediation listed for 2 December 2024	Mediation listed for 2 December 2024	
Leeuwin Civil Pty Ltd v City of Busselton (DR 78/2024	Lot 2 Nuttman Road and Lot 3 Chapman Hill East Road, Chapman Hill	May 2024	Review of a decision to refuse or conditionally grant an application under a planning scheme (Industry - Extractive)	Application filed in the SAT on 27 May 2024. • Direction hearing on 21 June 2024 it was ordered – The matter to be listed for mediation on 29 July 2024; – The Mayor is invited to attend and or nominate one or more councillors and/or the CEO to attend mediation; – Applicant to provide additional information by 22 July 2024; – Ms Maria Goria is invited to present for a duration of 10 minutes at the commencement of mediation. • Directions hearing on 26 July 2024 it was ordered – Mr Vernon Bussell is invited to present for a duration of 10 minutes at the commencement of mediation; • Mediation on 29 July 2024 it was ordered – Applicant to provide additional information by 12 August 2024 – The matter to be listed for mediation on 9 September 2024 • Mediation on 9 September 2024 it was ordered – Applicant to provide additional information by 24 September 2024 – Respondent to reconsider its decision on or before 29 September 2024 – The matter to be listed for a directions hearing on 6 December 2024	Directions hearing on 6 December 2024	

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
RR Radic Holdings Pty Ltd as Trustee for the Radic Family Trust v City of Busselton (DR 88/2024)	2/48 Hammond Road, Yallingup	June 2024	Review of a decision to refuse or conditionally grant an application under a planning scheme (Grouped Dwelling)	Application filed in the SAT on 20 June 2024. • Direction hearing for 12 July 2024 is vacated and the matter to be listed for mediation on 30 August 2024. • Mediation listed for 18 October 2024 is vacated and relisted for 13 December 2024.	Mediation listed on 13 December 2024	
Rocky Ridge Brewing Co v City of Busselton (DR 127 of 2024)	665 Boallia Road, Jindong	August 2024	Review of a decision to refuse or conditionally grant an application under a planning scheme	Application filed in the SAT on 26 August 2024 • Direction hearing listed for 20 September 2024 is vacated and the matter listed for mediation on 19 November 2024. • Mediation on 19 November 2024 it was ordered – The matter be listed for a further mediation on 17 December 2024	Mediation listed on 17 December 2024	
REGIONAL JOINT DEVELOPMENT ASSESSMENT PANEL						
NIL						

Council Resolution Status Report: November 2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
16/08/2023	Proposed Amendment 56 to Local Planning Scheme 21 Special Character Area	On Hold	**COUNCIL DECISION** **C2308/90** Moved Cr Phill Cronin, seconded Cr Anne Ryan **That the Council:** **1. In pursuance of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) initiates Amendment 56 to the City of Busselton Local Planning Scheme No. 21 (the Scheme) for community consultation for the purposes of:** **(a) Amending clause 5.7.3 to read as follows:** ***(i) 5.7.3 Where such objectives, provisions and/or controls are specified in Schedule 4 in relation to a designated Special Character Area, those objectives, provisions and/or controls act in conjunction with the other provisions of this Scheme relevant to that area.*** **2. Pursuant to r.35(2) determine that Amendment 56 is a 'standard amendment' as it is:** **(a) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;** **(b) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and** **(c) Any other amendment that is not a complex or basic amendment.** **3. That as the amendment is in the opinion of Council, consistent with Part V of the *Planning and Development Act 2005* (the Act) and the Regulations made pursuant to the Act, that upon preparation of the necessary documentation, refer the amendment to the Environmental Protection Authority (EPA) and upon receipt of a response that the amendment is not subject to formal environmental assessment, advertise the proposal for a period of 42 days. Where the EPA determines the amendment is to be subject to formal environmental assessment, the assessment is to be prepared prior to advertising of the draft amendment.** **4. Council note that the City will proceed within 12 months the following further stages for review of the Special Character Areas:** **(a) Undertake a broader review of the Special Character Area framework which includes the related Scheme provisions and suite of local planning policies.** **(b) As part of the review, the City will engage with the community to inform the preparation of revised planning controls consistent with the contemporary planning framework.** **(c) Incorporate the findings of the stage 2 review within the planning framework.** **5. Amend Delegation DA7 - 01 by adding the following as point 2 in the Conditions section (with subsequent points being renumbered accordingly) -** **Applications in Special Character Areas requiring the exercise of discretion** **All applications for development approval affecting land within the Special Character Areas, as identified in Schedule 4 of the Scheme, and which involve the exercise of discretion, must be brought to Council for determination, unless the application has been refused under delegated authority.** **CARRIED 6 / 0** **BY ABSOLUTE MAJORITY**	**01/09/2023 Justin Biggar** Amendment report signed and forwarded to EPA for advice and the Minister for consent to advertise. Advice received of no further action from EPA (DOC ID 5223763) and Minister granted consent to advertise (DOC ID 5221999). Advertising of amendment currently on hold until further consultation with affected communities is undertaken.	

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
20/09/2023	Notice of Motion - Introduction of Recreation Facilities Reserve	Completed	**COUNCIL DECISION** **C2309/119** Moved Cr Grant Henley, seconded Cr Anne Ryan **That Council requests the CEO to prepare a report that considers the introduction of a dedicated Recreation Facilites Reserve as part of budget preparations and review of the Long-Term Financial Plan.** **CARRIED 8 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli and Cr Ross Paine** **AGAINST: Nil**	**07/08/2024 Tegan Robertson** The Council resolved (C2407/207) to establish a new Sport and Recreational Facilities and Infrastructure Development Reserve on 31 July 2024.	07/08/2024
13/12/2023	Audit and Risk Committee - 29 November 2023 - Saltwater Project	Completed	**COUNCIL DECISION** **C2312/214** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council endorse the alternative recommendation contained in confidential attachment 2.** **CARRIED 4 / 2** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg and Cr Andrew Macnish** **AGAINST: Mayor Phill Cronin and Cr Kate Cox**	**03/10/2024 Tegan Robertson** Completed. A confidential report will be provided to the Council on the 16 October 2024 ordinary Council meeting agenda.	03/10/2024
21/02/2024	Customer Service and Communications (CEO KPI)	Completed	**COUNCIL DECISION** **C2402/39** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council:** **1. Observes the report providing measures and opportunities increasing community engagement and understanding of City processes and decisions addressing the relevant CEO KPI deliverable, but also notes the strategy to be a collection of process inputs NOT outcomes (which are yet to be fully assessed in terms of successfully delivering the desired customer service experience levels).** **2. Accordingly, refers the matter of consideration of the CEO's performance meeting KPI criterion #4 to the next CEO Performance Committee meeting for its advice to the Council.** **3. Refers the opportunity identified in the officer's report of a risk-based approach to communications and capitalising on the value offered primarily from complaints to its Audit and Risk Committee (ARC) to consider (but not be limited to) the following options moving forward:** **a. the CEO undertake a review of the City's complaint handling process and provide a report to the ARC outlining the risks and opportunities for improvement of the current process as it relates to customer service.** **b. the CEO to engage an independent auditor to undertake a review of the City's complaint handling processes and provide a report to the ARC outlining the risks and opportunities for improvement.** **c. the CEO include complaints handling as an area for audit in any future internal audit plan (noting that there is a report scheduled for the March ARC meeting that will address an internal audit plan).** **CARRIED 7 / 0**	**18/07/2024 Tegan Robertson** Audit and Risk Committee recommendation in regards to complaint handling was resolved on by the Council at the June meeting. Action closed - superseded by C2406/155: '*That the Council re-iterates its resolution C2402/39 and clarifies that all three action items for moving forward contained therein (3 a), b), c)), be implemented*'	18/07/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft **AGAINST: Nil** Reasons: The purpose of setting CEO KPIs is to drive desired operational outcomes. Establishing a strategy/approach to a matter does not in itself, deliver desired outcomes. The monitoring of an outcome means measuring, understanding, and reporting factual data. Excellent customer service can be assured if informed customers rate it as such. There is valuable information to be derived through assessment of customer issues / complaints. For this reason it is recommended the Council require its Audit and Risk Committee (ARC) examine how best to derive the implicit value of complaints and assess risk within its complaints handling process.		
20/03/2024	Audit and Risk Committee - 13 March 2024 - Capability development: risk management and internal audit	Completed	**COUNCIL DECISION** **C2403/51** Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg **That the Council:** 1. **Pursuant to the Terms of Reference of the Audit and Risk Committee, supports the proposed implementation program for the improvement of the City's risk management capabilities and the introduction of an internal audit function.** 2. **Approve the allocation of $110,000 in the draft 2024/2025 budget for a new risk officer plus $35,000 consultancy to fund the engagement of a consultant to undertake the internal audit function.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**26/09/2024 Ben Whitehill** Moore Australia appointed as internal auditor. Internal audit and risk management resource funding has been allocated in the adopted budget.	27/09/2024
20/03/2024	Audit and Risk Committee - 13 March 2024 - CEO Review of Systems and Procedures Recommendations - Implementation status	Completed	**COUNCIL DECISION** **C2403/53** Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg **That the Council acknowledge the status update in relation to the recommendations of the Regulation 17 Review (as at the end of February 2024) and note that the next update will be provided to the Audit and Risk Committee at the meeting on 24 July 2024.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Ben Whitehill** Status update report listed on the 24 July 2024 Audit and Risk Committee agenda.	07/08/2024
20/03/2024	Dunsborough Lakes Sports Precinct Pavilion	In Progress	**COUNCIL DECISION** **C2403/58** Moved Cr Val Kaigg, seconded Cr Jarrod Kennedy **That the Council:** 1. **Endorse the northern perimeter location (Option 1) as the preferred location to build the Dunsborough Lakes Sporting Precinct Pavilion.**	**26/09/2024 Dave Goodwin** Draft concept plan completed by architect. PCG have reviewed concepts. Plans will be presented to Clubs for further feedback. Once plans are finalised, procurement for tender will be progressed. Final feedback expected from the stakeholders in October leading to final concept design.	

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			2. Authorise the CEO to proceed to detailed design for the pavilion, in conjunction with the sporting groups, and to final costing. **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Anne Ryan**	**31/10/2024 Dave Goodwin** Final concept plans provided to clubs for feedback. Expected to be received mid-November, then to progress to architect for detailed design.	
20/03/2024	Review of infrastructure asset renewal requirements	In Progress	**COUNCIL DECISION** **C2403/61** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council:** **1. Requires the CEO to incorporate the outcomes of the review of infrastructure asset renewal funding as reported in the Asset Classes of Table 3 in the Summary of this report based on up-to-date (unit) construction rates, into the City's draft LTFP.** **2. Refers the matter of consideration of the CEO KPI #4 to its CEO Performance Review Committee for assessment consideration and subsequent recommendation to the Council.** **CARRIED 5 / 4** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin, Cr Val Kaigg, Cr Mikayla Love and Cr Kate Cox**	**05/06/2024 Tegan Robertson** Officers have incorporated the asset renewal figures into the draft LTFP. This draft plan requires further review with elected members, which will be undertaken in the coming months.	
20/03/2024	Hireable e-Scooter Trial Results	Completed	**COUNCIL DECISION** **C2403/65** Moved Cr Jarrod Kennedy, seconded Cr Mikayla Love **That the Council** **1. Extends the current trial agreement with Neuron Mobility (Australia) Pty Ltd to 30 November 2024 subject to:** **a) the provision of optimal designated parking locations across the City that do not block thoroughfares and are not of a visual nuisance;** **i) the identification of single use, narrow paths adjacent to the coast and the appropriate application of speed restrictions to these areas.** **2. Notes the results of the community survey undertaken through Your Say, "Hireable e- scooters in the City of Busselton", that 62.4% of local residents to the Your Say survey are opposed to continuing the trial of hireable e-scooters in the City of Busselton and that approximately 50% of those opposing would change their mind if improvements were made, potentially shifting the results to approximately 65% in favour.** **3. Require the CEO to gauge the effectiveness of the improvement measures to address matters of concern raised by the community as a result of the survey, and provide a report to the Council reassessing the trial agreement prior to the peak summer season November 2024 to April 2025.** **CARRIED 6 / 3** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Cr Anne Ryan, Cr Andrew Macnish and Cr Richard Beecroft**	**25/09/2024 Trevor Ayers** Comment period has closed, Council item is being finalised for Council to consider whether to continue with hirable e-scooters or cancel the agreement at the end of the trial period.	25/09/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr>
<td>20/03/2024</td>
<td>You Choose</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2403/68 Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg

That the Council:

1. Endorses the funding distribution of $96,272 to the following preferred projects as chosen by the community through the You Choose community funding program:

<table>
<tr><td>1</td><td>Please Help Pets of Older Persons (POOPS) Support Vet Care for Beloved Pets</td><td>$8,500</td></tr>
<tr><td>2</td><td>Save our Snake-Neck Turtles! Citizen Science Busselton Turtle Tracker Team</td><td>$11,000</td></tr>
<tr><td>3</td><td>Radiance Network's Outreach 1:1 In-Home Support (Pilot Project)</td><td>$13,800</td></tr>
<tr><td>4</td><td>Dunsborough Community Repair CoOp</td><td>$2,660</td></tr>
<tr><td>5</td><td>Underwater Observatory Evacuation Wheelchair</td><td>$8,802</td></tr>
<tr><td>6</td><td>St Mary’s Anglican Church Footpath Gardens - A beautiful introduction to the City of Busselton</td><td>$12,410</td></tr>
<tr><td>7</td><td>Vasse Community Garden</td><td>$20,000</td></tr>
<tr><td>8</td><td>FireWise Garden Demonstration – Are you bushfire ready?</td><td>$19,100</td></tr>
</table>
2. Endorses the return of the remaining unallocated funds of $3,728 to the Community Assistance Program budget;

3. Confirms its commitment to delivery of a third You Choose community funding program in 2025/26.

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil

EN BLOC
</td>
<td>18/07/2024 Tegan Robertson

All grant recipients signed their agreements and submitted invoices for payment before 30 June 2024. Projects will be carried out in the 2024/25 financial year with a due date of 30 June 2025. Acquittals are due following completion.</td>
<td>18/07/2024</td>
</tr>
<tr>
<td>17/04/2024</td>
<td>Budget Amendments - Infrastructure and Environment</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2404/91 Moved Cr Val Kaigg, seconded Cr Jarrod Kennedy

That the Council:

1. Endorse the following requested budget amendments:

<table>
<tr><th colspan="7">Amendment Description</th></tr>
<tr><th colspan="7">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricte Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Increase Budget of Existing Capital Project to be funded from the Other Infrastructure Reserve</td></tr>
<tr><td colspan="5">Project 12815 - North Street Drainage Works (C)</td></tr>
<tr><td>-</td><td>-</td><td>80,176</td><td>-</td><td>(80,176)</td></tr>
<tr><td>2</td><td colspan="5">Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve</td></tr>
</table>
</td>
<td>18/07/2024 Tegan Robertson

Budget amendments completed.</td>
<td>18/07/2024</td>
</tr>
</table>

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed

	Project 14884 - Depuch Close - Eagle Bay (C)				
	-	-	(7,617)	-	7,617
3	**Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve**				
	Project 14885 - Heppingstone & Hale Street Intersection (C)				
	-	-	(26,068)	-	26,068
4	**Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve**				
	Project 14886 Hester Street Drainage Renewal SLK 0.33 (C)				
	-	-	(8,737)	-	8,737
5	**Increase Budget of Existing Capital Project from the Road Reserve**				
	Project 12827 - Commonage Road (C)				
	-	-	830,500	-	(830,500)
6	**Remove Capital Project which was to be funded from the Road Reserve**				
	Project 14864 - Sugarloaf Road - Second Coat Seal (C)				
	-	-	(66,521)	-	66,521
7	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 14850 Cook Street Asphalt Overlay SLK 0.39 to 1.25 (C)				
	-	-	(109,082)	-	109,082
8	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 12005 – Payne Road (C)				
	-	-	(161,374)	-	161,374
9	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 12611 – North Jindong Road (C)				
	-	-	(268,637)	-	268,637
10	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 14854 – Boallia Road (C)				
			(85,819)		85,819
11	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 14858 - Artisan Street Asphalt Overlay SLK 0.02 to 0.16 (C)				
			(11,075)		11,075
12	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 14865 - Yallingup Beach Road Reseal SLK 0 to 0.19 (C)				
			(5,894)		5,894
13	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 12842 – Nuttman Road (C)				
			(4,298)		4,298
14	**Reduce Budget of Existing Capital Project from the Road Reserve**				
	Project 15108 - Bussell Highway Resurfacing SLK 0 to 3.8 (C)				
			(2,232)		2,232
15	**New Captial Project to be funded from the Road Reserve**				
	Metricup-Yelverton Road				
			138,134		(138,134)

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td>Totals</td><td>-</td><td>-</td><td>291,456</td><td>-</td><td>(291,456)</td></tr>
</table>
2. Note these amendments will completed by the end of the financial year.

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
BY ABSOLUTE MAJORITY
</td><td></td><td></td></tr>
<tr><td>17/04/2024</td><td>2023/2024 Community Assistance Program Round 3 Outcomes</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2404/92 Moved Cr Jodie Richards, seconded Cr Anne Ryan

That the Council endorses the following funding allocation, to be funded from the 2023/2024 Community Assistance Program budget:

<table>
<tr><th colspan="2">Applicant</th><th>Allocation</th></tr>
<tr><td>1</td><td>Busselton Community Garden</td><td>$4,337.16</td></tr>
<tr><td>2</td><td>Busselton Hockey Association</td><td>$6,000.00</td></tr>
<tr><td>3</td><td>Busselton Jetty Inc.</td><td>$10,000.00</td></tr>
<tr><td>4</td><td>Busselton Men’s Shed</td><td>$4,080.00</td></tr>
<tr><td>5</td><td>Radiance Network South West</td><td>$9,500.00</td></tr>
<tr><td>6</td><td>Waratah Support Centre</td><td>$10,000.00</td></tr>
<tr><td></td><td>TOTAL</td><td>$43,917.16</td></tr>
</table>
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
</td><td>
05/06/2024 Tegan Robertson
Grant agreements in progress.

07/08/2024 Tegan Robertson
Grant agreements issued and executed.
</td><td>07/08/2024</td></tr>
<tr><td>17/04/2024</td><td>Review of Bush Fire Advisory Committee Terms of Reference</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2404/94 Moved Cr Mikayla Love, seconded Cr Andrew Macnish

That the Council endorses the attached Terms of Reference for the Bush Fires Advisory Committee (attachment 1).
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
EN BLOC
</td><td>
06/06/2024 Tegan Robertson
Bush Fires Advisory Committee terms of reference adopted and published.
</td><td>06/06/2024</td></tr>
<tr><td>17/04/2024</td><td>Albert Street Bus Shelter</td><td>In Progress</td><td>
<u>COUNCIL DECISION</u>
</td><td>
05/06/2024 Tegan Robertson
</td><td></td></tr>
</table>

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			C2404/95 Moved Cr Val Kaigg, seconded Cr Jodie Richards **That the Council:** **1. Include $40,000 in the draft annual budget for the 2024/2025 financial year for the design and implementation of a bus shelter for TRANSWA bus services; and** **2. Request that the CEO investigate the location and bus shelter design options available, and provide a report on the suitability of available options and expected costs to the Council in the 2024/25 financial year, prior to commencing detailed design and implementation works.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	An allocation has been included in the draft 24/25 FY budget. Design and construction is planned to be completed during the 24/25 financial year.	
17/04/2024	Redevelopment of Old Tennis Club - Headlease and Sublease of Lot 448 Marine Terrace, Busselton	Completed	**COUNCIL DECISION** **C2404/96** Moved Cr Jodie Richards, seconded Cr Mikayla Love **That the Council:** **1. Resolves to enter into a lease with the State of WA in relation to Lot 448 on Deposited Plan 193977 (25 Marine Terrace) Busselton (the Old Tennis Club Building) and delegates power and authority to the Chief Executive Officer to negotiate and agree the lease on the following terms and conditions:** **a. Term: no less than 30 years** **b. Rent: $1000 + GST per year** **c. Permitted purpose: Development and operation of a Café, Gelato and Chocolate Retail Outlet** **d. Such further terms and conditions as required by the CEO.** **2. Resolves to sublease the Old Tennis Club Building to Left Coast Chocolate Pty Ltd, subject to the consent of the Minister for Planning, Lands and Heritage and there being no objections raised through the required section 3.58 (of the Local Government Act 1995) advertising, and delegates power and authority to the Chief Executive Officer to negotiate and agree the sublease on the following terms and conditions:** **a. Term: same as Headlease term (less one day)** **b. Rent:** **Year 1 - $100 + GST** **Year 2 - $16,250 + GST** **Year 3 - $32,500 + GST** **Year 4 - $48,750 + GST** **Year 5 - $65,000 + GST (subject to market rent review)** **Year 6 and onwards – previous year's rent annually reviewed and adjusted in accordance with CPI each year and market reviews to be undertaken on the 5th anniversary of the term and every 5 years thereafter;** **c. Permitted Purpose: Family restaurant/cafe, chocolatier and retail outlet for the sale of chocolate and gelato or other merchandise approved from time to time by the City;** **d. Such further terms and conditions as required by the CEO.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**14/05/2024 Trevor Ayers** Advertising has occurred (closed 10/5/2024). 4 submissions received.	05/06/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
17/04/2024	Behaviour complaints framework	Completed	**COUNCIL DECISION** **C2404/102** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council disband the Behaviour Complaints Committee (and have complaints dealt with by the Council as a whole). Consequential documents to be re-worded to reflect this.** **CARRIED 7 / 2** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love and Cr Kate Cox**	**04/09/2024 Tegan Robertson** Amended Council Policy: Management of Alleged Breaches of Behaviour was adopted by the Council at the 21 August 2024 ordinary Council meeting.	06/09/2024
17/04/2024	Future of Busselton-Sugito Relationship	Completed	**COUNCIL DECISION** **C2404/104** Moved Cr Jodie Richards, seconded Cr Kate Cox **That the Council:** **1. Authorises a delegation comprising the Mayor, CEO and President of Busselton and Sugito Sister Cities Association (BASSCA) to travel to Sugito in Japan in August 2024 to discuss future proposals for the Busselton-Sugito Sister City relationship.** **2. Approves expenditure of $10,000 from the CEO's 2023/24 contingency budget to fund the cost of the delegation to travel to Sugito for this purpose.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Anne Ryan**	**07/08/2024 Tegan Robertson** Mayor Phill Cronin and CEO Tony Nottle, with BASSCA President, Ms Pauline Vukelic, travelled to Sugito in August 2024 to discuss future proposals for the Busselton-Sugito Sister City relationship.	07/08/2024
17/04/2024	Elected Member Information Bulletin	Completed	**COUNCIL DECISION** **C2404/105** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the items from the Councillors Information Bulletin be noted*** • **Minutes of Committee Meetings** • **Minor Donations Program** • **Current Active Tenders** • **State Administrative Tribunal Reviews Update** • **Council Resolution Status Update** ***Shall not be in any way read that the Council endorses or supports or agrees with the matter being 'noted'. In addition, this 'noting' form of communication does not excuse any party from any obligation or responsibility in relation to the matter/s being 'noted'. It is simply a recognition that the CEO has authorised the placing of the information (being 'noted') on the public Council agenda (as opposed to other media or not at all).*** • **That the Council request the CEO use the asterisk and associated context used in recommendation 1 if and whenever the word noted is used (or the phrase 'the Council notes..' or similar variant of note) again in the Council Agenda at any time in the future.** **CARRIED 5 / 4** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy**	**18/07/2024 Tegan Robertson** Elected Member Information Bulletin received by Council. Templates updated to include explanatory note.	18/07/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
15/05/2024	Future of the Geographe Leisure Centre	In Progress	**COUNCIL DECISION** **C2405/132** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council authorise the CEO to:** **1. Commence a site identification process for a new District Leisure and Recreation Centre** **2. Undertake further feasibility analysis and assessment to confirm the scope, cost and potential funding sources for the development of a new District Leisure and Recreation facility.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**26/09/2024 Dave Goodwin** Land identification process is in progress	
15/05/2024	2024-2025 Bushfire Risk Reduction Notice	Completed	**COUNCIL DECISION** **C2405/135** Moved Cr Jodie Richards, seconded Cr Richard Beecroft **That the Council:** **1. Endorse the adoption of the 2024-2025 Bushfire Risk Reduction Notice subject to amending point 5 of the Managed Fuel Area definition within the Notice to read "*Unless Managed Vegetation, available Surface Fine Fuel loads must be reduced and maintained at an average compressed depth of 15mm, by Passive Fuel Reduction methods that do not permanently remove or reduce the quantity or occurrence of the native plants, shrubs, and trees within the subject area*.** **2. Support the planned consultation approach and timeline for implementation of the approved 2024-2025 Bushfire Risk Reduction Notice as described within the officer comment section of this report.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**04/06/2024 Rachel Runco** Development of supporting documentation underway. **27/09/2024 Tegan Robertson** Key community engagement actions are complete, with rollout of the Bushfire Risk Reduction Notice to follow as BAU.	27/09/2024
15/05/2024	Application for Development Approval - DA23/0468 - Grouped Dwelling - 2/48 Hammond Road, Yallingup	Completed	**COUNCIL DECISION** **C2405/136** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council determines:** **1. That application DA23/0468 submitted for development approval for Grouped Dwelling on Lot 2 (No. 2/48) Hammond Road, Yallingup, is considered by the Council to not be consistent with the Local Planning Scheme No. 21 and the objectives of the zone within which it is located.** **2. To refuse the development application as it does not meet the following matters to be considered when determining a development application as listed under clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* –** ***(2)(c) any approved State planning policy;*** **It is deemed that the proposed development does not comply with State Planning Policy 7.3 Residential Design Codes as it does not comply with the design principles of the clause/s –**	**04/06/2024 Joanna Wilson** The decision has been issued and submitters notified of the decision.	04/06/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			Clause 5.1.3 Lot Boundary Setbacks – Proposed setback of 1.5m to the rear (western) elevation in lieu of a deemed-to-comply setback of 6m is considered not to meet the associated design principles namely in terms of having an unacceptable impact upon neighbouring properties in terms of building bulk. ***(2)(m) the compatibility of the development with its setting, including —*** ***(i) the compatibility of the development with the desired future character of its setting; and*** ***(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*** **It is deemed that the rear (western) elevation and proposed rear (western) lot boundary setback would result in unacceptable building bulk when viewed from the property to the west and would detract from the visual amenity of the neighbouring property.** ***(2)(n) the amenity of the locality including the following — …*** ***(ii) the character of the locality;*** **It is deemed that the rear (western) elevation and proposed rear (western) lot boundary setback would result in unacceptable building bulk when viewed from the property to the west and would be inconsistent with the character of the locality.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Andrew Macnish** **EN BLOC**		
15/05/2024	DA17/0866.01 - Application for Modification to Development Approval - Industry - Extractive (Gravel)	Completed	**COUNCIL DECISION** **C2405/137** Moved Cr Anne Ryan, seconded Cr Jodie Richards **1. That application DA17/0866.01 submitted for 'Amendment to Development Approval – Industry – Extractive' (gravel) at Lot 2 Nuttman Road and Lot 3 Chapman Hill East Road, Chapman Hill is considered by the Council to be generally consistent with Local Planning Scheme No. 21 and the objectives of the zone within which it is located.** **2. That condition 6.4 is not amended as the additional haul route proposed by the applicant is not currently considered suitable from a traffic safety perspective to allow for additional heavy vehicles movements.** **3. That the conditions of Development Approval for the proposal referred to in (1) above be amended as follows –** **GENERAL CONDITIONS:** **1. The development hereby approved is permitted to operate until 31 December 2024. The site shall be fully rehabilitated in accordance with an approved Rehabilitation Management Plan (as approved under condition 3.2) by the expiry date of this development approval.** **2. 2. The owner must ensure that the development is undertaken in accordance with the approved plans and the details contained within the Site and Development Plans and Application Material (Attachment B and C), other than as modified by the conditions below. Where there is a conflict between a condition of this development approval and any approved plan, the requirements of the condition shall prevail.**	**04/06/2024 Joanna Wilson** The decision letter has been issued and submitters notified of the decision.	04/06/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			3. 3. If at any time, any of the conditions have not been complied with, all extraction activities (including haulage) must cease until such time as the breach has been rectified, to the satisfaction of the City in writing. * … ***Abbreviated for brevity*** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love**		
15/05/2024	RFT07/24 Dunsborough Lakes Lansdscape Maintenance	Completed	**COUNCIL DECISION** **C2405/138** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council endorses the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT07/24 Dunsborough Lakes Estate Landscape Maintenance and accepts the tender submission from Brody Kuyer as trustee for the Kuyer Family Trust trading as New Image Landscaping and Maintenance as most advantageous to the City.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Andrew Macnish** EN BLOC	**18/07/2024 Tegan Robertson** Contract awarded and commenced.	18/07/2024
15/05/2024	Business Development, Events and Marketing Program Outcomes - April 2024	Completed	**COUNCIL DECISION** **C2405/139** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council:** **1. Endorses the following single year funding allocation towards the below community focused event, to be funded from the 2023/2024 Events Budget:** **Event Name** | **Event Date** | **Cash funding allocation** Go Blue for June 2024 | 1-30 June 2024 | $4,000 **TOTALS** | | **$4,000** **2. Recommends the following funding allocations to the below community focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:** **Event Name** | **Event Date** | **Cash funding allocation** Women's Mental Health Soiree | 13 July 2024 | 2024/2025 $0 South West Jiu Jitsu Championship | 11 August 2024 | 2024/2025 $4,000 2025/2026 $4,000 2026/2027 $4,000 South West Japan Festival | 16-17 August 2024 | 2024/2025 $1,000	**18/07/2024 Tegan Robertson** All grant agreements created and sent to grant recipients. All agreements include CR point 4 '*That all City of Busselton funding recipients be informed their funding is contingent upon the recipient/s collecting and reporting in their acquittal the data relevant to the economic development or other benefit of their event. The acquittal report will be assessed by the City and will inform ongoing funding considerations including contractual obligations for subsequent years.*'	18/07/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed

Dunsborough SongFest	8-10 October 2024	2024/2025 $5,000 2025/2026 $5,000 2026/2027 $5,000
Dunsborough Ladies Classic Bowls Carnival	24-25 October 2024	2024/2025 $1,000
Coastrek	25 October 2024	2024/2025 $5,000
2024 Busselton Show	1-2 November 2024	2024/2025 $10,000 2025/2026 $10,000 2026/2027 $10,000
Pride Wellbeing Festival	1-10 November 2024	2024/2025 $5,000
Dunsborough Street Party	8 November 2024	2024/2025 $10,000 2025/2026 $10,000 2026/2027 $10,000
White Ribbon Silent March	26 November 2024	2024/2025 $2,000
Christmas in Mitchell Park	13 December 2024	2024/2025 $5,000 2025/2026 $5,000 2026/2027 $5,000
Vasse Community Christmas Festival	14 December 2024	2024/2025 $5,000 2025/2026 $5,000 2026/2027 $5,000
Taj's Small Fries	15-19 January 2025	2024/2025 $10,000 2025/2026 $10,000 2026/2027 $10,000
Art in the Park	17-19 January 2025	2024/2025 $1,000 2025/2026 $1,000 2026/2027 $1,000
Busselton Junior Tennis Tournament	19-22 January 2025	2024/2025 $2,000 2025/2026 $2,000 2026/2027 $2,000
Dunsborough Arts Festival (additional funding)	28 February – 4 March 2025	2024/2025 $5,000
March Open Tennis Tournament	1-4 March 2025	2024/2025 $3,500 2025/2026 $3,500 2026/2027 $3,500
Busselton Fringe Festival	1-30 March 2025	2024/2025 $25,000 2025/2026 $25,000 2026/2027 $25,000
Down South MTB Festival	31 May – 1 June 2025	2024/2025 $3,000 2025/2026 $3,000 2026/2027 $3,000
TOTALS		**2024/2025 $102,500** **2025/2026 $83,500** **2026/2027 $83,500**

3. Recommends the following funding allocations to the below economic focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed

Event Name	Event Date	Cash funding allocation
Busselton Caravan & Camping Show	21-22 September 2024	2024/2025 $10,000
Shelter Garden Party	12 October 2024	2024/2025 $5,000
Cape to Cape MTB	17-20 October 2024	2024/2025 $12,500 2025/2026 $12,500 2026/2027 $12,500
Tour of Margaret River – Busselton event hub	31 October – 3 November 2024	2024/2025 $10,000
Pair'd, Margaret River Region	14-17 November 2024	2024/2025 $25,000
Yahava KoffeeWorks Cool Water Classic	16 November 2024	2024/2025 $18,750 2025/2026 $18,750 2026/2027 $18,750
IRONMAN WA FOC Room Nights	27 November – 1 December 2024	2024/2025 $20,000 2025/2026 $20,000 2026/2027 $20,000
IRONMAN WA Volunteer Program	27 November – 1 December 2024	2024/2025 $20,000 2025/2026 $20,000 2026/2027 $20,000
Yallingup Malibu Classic	1 December 2024	2024/2025 $4,000 2025/2026 $4,000 2026/2027 $4,000
The Beerfarm Rodeo	28 February – 1 March 2025	2024/2025 $15,000
Trans Cape SwimRun	8 March 2025	2024/2025 $4,375 2025/2026 $4,375 2026/2027 $4,375
Alcohol. Think Again Beach Volleyball Tour	8-9 March 2025	2024/2025 $2,500
XTERRA Dunsborough	5-6 April 2025	2024/2025 $12,500 2025/2026 $12,500 2026/2027 $12,500
A'Van Club of Australia	28 April – 5 May 2025	2024/2025 $3,000
Australian Women Pilots' Association Annual Conference 2025	30 April – 4 May 2025	2024/2025 $3,000
Busselton Festival of Triathlon	2-4 May 2025	2024/2025 $70,000 2025/2026 $70,000 2026/2027 $70,000
TOTALS		**2024/2025 $235,625** **2025/2026 $162,125** **2024/2025 $162,125**

4. **That all City of Busselton funding recipients be informed their funding is contingent upon the recipient/s collecting and reporting in their acquittal the data relevant to the economic development or other benefit of their event. The acquittal report will be assessed by the City and will inform ongoing funding considerations including contractual obligations for subsequent years.**

CARRIED 9 / 0

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
BY ABSOLUTE MAJORITY</td><td></td><td></td></tr>
<tr><td>15/05/2024</td><td>Busselton and Dunsborough Yallingup Chambers of Commerce and Industries - Funding Proposal</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2405/140 Moved Cr Andrew Macnish, seconded Cr Jodie Richards

That the Council:

1. Endorse the following funding allocations from the Business Development, Events and Marketing Program (BDEMP) reserve:

<table><tr><th>Organisation</th><th>Financial Year</th><th>Funding allocation</th></tr><tr><td>Busselton Chamber of Commerce and Industry (BCCI)</td><td>2023/24 budget
2024/25 budget</td><td>$60,000
$60,000</td></tr><tr><td>Dunsborough-Yallingup Chamber of Commerce and Industry (DYCI)</td><td>2023/24 budget
2024/25 budget</td><td>$40,000
$40,000</td></tr></table>
2. To give effect to the funding allocations in resolution 1, enter into separate muti year funding agreements for the 2024/25 and 2025/26 financial years with BCCI and DYCCI that include:

a. measurable key performance indicators (KPIs) including one requiring the reporting of economic benefit / value of the Chamber’s initiatives that quantifies the return on the funding invested.

b. targets to increase long-term financial sustainability;

c. a condition that year two funding is dependent on the KPIs being met or exceeded; and

d. a condition requiring a presentation to the Elected Members of performance against KPIs by 30 April each year, followed by a formal written report submitted to the City by 22 May each year, which will then form the basis for an officer report to the Council (in June).

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil</td><td>10/07/2024 Trevor Ayers

KPIs agreed and agreements finalised</td><td>10/07/2024</td></tr>
<tr><td>15/05/2024</td><td>Lease of the proposed Marine Discovery Building</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2405/141 Moved Cr Jodie Richards, seconded Cr Andrew Macnish

That the Council:

1. Provide in principle support to enter into a lease with Busselton Jetty Inc (BJI) for the construction and operation of a Marine Discovery Building, as per the concept design in attachment 1, situated within Lot 501, Reserve 38558, Busselton Foreshore, as depicted in attachment 2, subject to state and federal government approval of funding and authorisation to commence the project.

2. Agree that the terms and conditions of the lease are to be subject to a further report and decision of the Council, and are to consider:
a. Responsibilities for the maintenance and insurance of the asset;
b. Annual costs and budget to maintain and insure the asset; and</td><td>22/11/2024 Maxine Palmer

At 16 October 2024 meeting the Council resolved to advertise the disposition and enter into a lease for the Marine Discovery Building, subject to any submissions received.</td><td>22/11/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			c. The financial benefit to the Jetty Maintenance Reserve. **CARRIED 6 / 3** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy**		
19/06/2024	Audit and Risk Committee - 8 May 2024 - Complaints Handling Process	In Progress	**COUNCIL DECISION** **C2406/155** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council re-iterates its resolution C2402/39 and clarifies that all three action items for moving forward contained therein (3 a), b), c)), be implemented.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**08/08/2024 Tegan Robertson** The first step of the review process has been undertaken with review of the Council's Complaints Management policy. This policy has been recommended with some minor edits to the Council by the Policy and Legislation Committee, and will be considered at Council's August 2024 Council meeting. A broader report (inclusive of the outcomes of the strategic policy review) will be presented to the ARC outlining the outcomes and recommendations of a review into complaints handling. **03/10/2024 Tegan Robertson** The City has appointed Moore Australia to provide internal audit services. A workshop with the Audit and Risk Committee is planned for 23 October 2024 to develop the internal audit plan. The internal review into the City's complaint handling processes is ongoing.	
19/06/2024	Audit and Risk Committee - 8 May 2024 - Notice of Motion - Complaints and Audit List	Completed	**COUNCIL DECISION** **C2406/156** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **1. Pursuant to Council resolution C2402/39*, the ARC establish a list of items/functions/matters the subject of 'complaint', to be reviewed through an independent or internal audit/auditor^.** **2. An internal audit plan list be drafted prior to the commencement of the application of the budgeted resourcing and it be priority headed by the following list. The draft internal audit plan list to be presented by the scheduled July ARC meeting.** **3. The internal audit plan list to include (in order of priority) but not be limited to:** **• • A review of the definition of a Complaint (for monitoring/analysis).** **• • The process of assessing and monitoring and also dealing with third parties (pre and post approval) involving extractive industry Development Applications.** **• • The City's Planning department's system of application of assessment and subsequent interaction with applicants where i) DA's are triaged upon receipt and ii) about to or have progressed to their 60/90 day limit.** **4. The Council requests members of the ARC to submit (complaint-related) matters with accompanying justification/reasons by 5:30, 22nd May 2024 , for the CEO to collate and list as an ARC agenda item for discussion for future programming into the internal audit function at the next ARC meeting.** ***^ The Council has allocated a combined $145,000 to resource (via officer and consultant) the undertaking of the internal audit function.*** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**31/10/2024 Tegan Robertson** An internal audit kick off and planning workshop with Moore Australia and Audit and Risk Committee members was conducted on 23 October 2024, at which the 'internal audit plan list' was considered. The internal audit plan will be the subject of a future report to the ARC and Council.	31/10/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
19/06/2024	Policy and Legislation Committee - 15 May 2024 - New Council Policy: Model Litigant	Completed	**COUNCIL DECISION** **C2406/157** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopt the Model Litigant Policy (Attachment 1).** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**17/07/2024 Ben Whitehill** Policy adopted and published on City website.	17/07/2024
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Private works on City land including private coastal protection works	Completed	**COUNCIL DECISION** **C2406/159** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopts the Council Policy 'Private works on City land including private coastal protection works' as per attachment 1 to replace the current policy.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Tegan Robertson** Policy adopted and published.	18/07/2024
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Waste Collection Services	Completed	**COUNCIL DECISION** **C2406/160** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopts the Council Policy – Waste Collection Services as per attachment 1 to replace the current policy.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Tegan Robertson** Policy adopted and published.	18/07/2024
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Public Artwork and Urban Art	Completed	**COUNCIL DECISION** **C2406/161** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council:** **1. Adopts the amended Council Policy 'Public Art' as per Attachment 1 to replace the current Council Policy 'Public Artwork'; and** **2. Rescind the Council Policy 'Urban Art'.** **CARRIED 7 / 0**	**18/07/2024 Tegan Robertson** Public Art Policy adopted and published. Urban Art Policy rescinded.	18/07/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy **AGAINST: Nil** **EN BLOC**		
19/06/2024	Hannay Lane	In Progress	**COUNCIL DECISION** **C2406/165** Moved Cr Val Kaigg, seconded Cr Andrew Macnish **That the Council:** 1. **Retain and re-affix 'pot plants' to the dedicated pedestrian and cyclist area/path on Hannay Lane as soon as practicable to improve safety and clearly delineate the path as a no parking area.** 2. **Request the CEO to investigate the following options for the future of Hannay Lane during the 2024/2025 financial year:** a. **retaining two way traffic flow and constructing a kerbed raised footpath;** b. **one way traffic flow retaining the at grade footpath with the potential of an additional loading zone; and** c. **one way traffic flow constructing a kerbed raised footpath with the potential of an additional loading zone.** 3. **Request the CEO to provide a report to the Council on the outcome of the above investigation, including expected costs, in advance of the adoption of the 2025/2026 budget.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** Reasons: Further investigations into the options available would assist the Council in considering safety outcomes and preventing illegal parking in the lane.	**09/07/2024 Jo Barrett-Lennard** City officers have met with the petitioner onsite to discuss options outlined in the resolution.	
19/06/2024	Sublease - Left Coast Chocolate Pty Ltd 25 Marine Terrace, Busselton - submissions received in response to local public notice	Completed	**COUNCIL DECISION** **C2406/167** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council, after considering the submissions received under s3.58 of the *Local Government Act 1995*, approves the sublease of Lot 448, 25 Marine Terrace, Busselton (Old Tennis Club Building) to Left Coast Chocolate Pty Ltd, subject to the consent of the Minister for Lands and authorises the Chief Executive Officer to enter into a sublease on the following terms and conditions, and in accordance with the *Commercial Tenancy (Retail Shops) Agreements Act 1985*:** 1. **Term: Initial term of 10 years with an option to renew for a further 2, 10 year terms, last term less one day.** 2. **Rent:** **Year 1 - $100.00 plus GST** **Year 2 - $16,250.00 plus GST** **Year 3 - $32,500.00 plus GST** **Year 4 - $48,750.00 plus GST** **Year 5 – market rent**	**31/07/2024 Trevor Ayers** Documents have been signed and finalised with both the proponents and State.	31/07/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			3. From year 6 onwards, annual rent reviews will be adjusted according to CPI, with market rent reviews undertaken every 5 years. **4. Permitted Purpose: Family restaurant/cafe, chocolatier and retail outlet for the sale of chocolate and gelato or other merchandise approved from time to time by the City.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**		
19/06/2024	2024 Financial Management System Review	Completed	**COUNCIL DECISION** **C2406/168** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council** **1. Receives the 2024 Financial Management System Review and acknowledges the outcomes as presented in Attachment 1, in accordance with Regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*; and** **2. Requests the CEO to provide update reports on the findings and recommendations to the Audit and Risk Committee at its November 2024 meeting and thereafter quarterly.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**28/11/2024 Tegan Robertson** Update on status of actions and implementation of recommendations provided to the Audit and Risk Committee at the 20 November 2024 meeting. Further updates to be provided to the Audit and Risk Committee quarterly via standing agenda item 'Compliance and Audit: Action Implementation Status'.	28/11/2024
19/06/2024	Audit and Risk Committee - 8 May 2024 - Legal Advice	In Progress	**COUNCIL DECISION** **C2406/178** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the ARC recommend the following motion to the Council:** **1. The CEO source external alternative legal advice (to that provided in December 2020 by McLeods) to provide a second opinion on the statutory requirement to advertise the BPACC (now Saltwater) business plan pursuant to s3.59 (Major Land Transaction) *Local Government Act 1995*.** **2. The brief for the external alternative legal advice to provide all of the information that was provided to McLeods causing its initial advice (to Dec 15, 2020 inclusive), and the new information causing subsequent advice (post 15 Dec, 2020) along with the Council's most up to date position for purposes of seeking advice in relation to:** **a) The appropriateness (or otherwise) of including contracts including but not limited to; construction, management and leases together for a common overall purpose being that of contributing/combining to the implementation of the BEACH then BPACC (later to be described as Saltwater) project proposal for the purposes of forming a Major Land Transaction (s3.59 LG Act); and** **b) The triggering of the need to re-advertise a business plan (under s3.59) when planned State funding of $9.5m^ did not eventuate (causing this amount to be replaced via further debt funding contributed by City ratepayers).**	**17/07/2024 Ben Whitehill** External lawyer has been briefed and is preparing advice. **04/09/2024 Tegan Robertson** Independent legal opinion has been referred to the Department to consider and provide further advice.	

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			If the balance of the advice in the interests of transparency is to support public advertising under s3.59 at any time now or in the past then what options exist to ameliorate this situation from this point forward to mitigate risk (in a broad sense). Specific advice is required pursuant to LG Act s3.59(9). ***^$9.5m exceeded the Reg 8 threshold of approx. $7.7m at the time.*** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**		
19/06/2024	Event Proposal	Completed	**COUNCIL DECISION** **C2406/179** Moved Cr Mikayla Love, seconded Cr Jodie Richards **That the Council endorses the single year funding allocation of $10,000 cash towards the event proposal that is the subject of this report.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**18/07/2024 Tegan Robertson** Event organiser informed of outcome of funding request. The City is waiting on confirmation from event organiser that they have been successful in securing the event against other global locations before preparing the grant agreement.	30/07/2024
19/06/2024	Funding Proposal - South West Development Commission	Completed	**COUNCIL DECISION** **C2406/180** Moved Cr Andrew Macnish, seconded Cr Jodie Richards **That the Council:** **1. Agrees to the request and proposal from the South West Development Commission to deliver the Innovative Industries Forum in partnership with the City of Bunbury to further attract Economic Development opportunities for the City of Busselton and surrounding regions;** **2. Agree to provide the following contribution to the South West Development Commission to deliver the to the Innovative Industries Forum as follows:** **a) $50,000 2024/25 financial year; and** **b) $150,000 2025/26 financial year.** **3. The contribution in 2a) and 2b) is conditional upon the South West Development Commission agreeing to conduct a study, at its cost, assessing the employment opportunities and economic development benefits of matters raised in the Forum, broadly and specifically in relation to the Busselton Margaret River Airport. This shall include but not be limited to, transport to and from the airport, logistics and timing of future industry development and identification of government assistance via strategy, programs and funding.** **4. The contribution in 2b) is conditional upon consideration of a detailed assessment of the success (or otherwise) of the Forum prepared objectively by the South West Development Commission and presented orally and in written form prior to the end of March 2025.** **5. Thanks the South West Development Commission for its offer to be involved and requests the CEO to suggest future such forums could be held in the City of Busselton given its growth rate will make it the largest regional district in WA.** **CARRIED 7 / 0**	**03/10/2024 Tegan Robertson** The SWDC was unable to meet the funding conditions resolved by the Council. The Innovative Industries of the Future Forum is proceeding in partnership with the City of Bunbury.	03/10/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy **AGAINST: Nil** Reasons: While supportive of the partnership opportunity for the Innovative Industries Forum, a study to assess and quantify the employment opportunities and economic development benefits of matters raised in the forum provides a tangible benefit outcome for the funding contribution.		
31/07/2024	Review of LPP 4.3 - Heritage Conservation	Completed	**COUNCIL DECISION** **C2407/189** Moved Cr Mikayla Love, seconded Cr Jodie Lee **That the Council, pursuant to clauses 3 and 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* adopts for public consultation the revised draft Local Planning Policy 4.3 Heritage Conservation (Attachment 1 refers).** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**26/09/2024 Tegan Robertson** This item is listed on the 16 October 2024 ordinary Council meeting agenda.	3/10/2024
31/07/2024	Local Heritage Survey and Heritage List - consent to advertise	Completed	**COUNCIL DECISION** **C2407/190** Moved Cr Mikayla Love, seconded Cr Jodie Lee **That the Council, in pursuance of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), initiates the public advertising of the draft local heritage survey and draft heritage list for a period of 21 days.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**05/09/2024 Tegan Robertson** Consultation has been undertaken and closed on the 28th August 2024. Officers are currently reviewing submissions and will update the documents as required before presenting them back to Council for consideration and adoption.	06/09/2024
31/07/2024	RFQ48/24 Supply & Delivery of Two (2) 12 Tonne 6x4 Tandem Axle Tipper Trucks	Completed	**COUNCIL DECISION** **C2407/191** Moved Cr Mikayla Love, seconded Cr Jodie Lee **That the Council endorses the outcome of the evaluation panel's assessment of RFQ48/24 Supply & Delivery of Two (2) 12T 6x4 Tipper Trucks, and accepts the quotation from Major Motors Pty Ltd ATF Major Motors Unit Trust trading as South West Isuzu (ABN 65 730 475 316), as the most advantageous quotation.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**27/09/2024 Tegan Robertson** Tender accepted and PO issued. Delivery expected between October 2024 - March 2025.	27/09/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
31/07/2024	Margaret River Busselton Tourism Association Visitor Servicing Agreement	Completed	**COUNCIL DECISION** **C2407/192** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council enter into a three-year funding agreement with the Margaret River Busselton Tourism Association (MRBTA) for the provision of visitor servicing commencing in 2024/25 at $157,094 and increasing by CPI in 2025/26 and 2026/27.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**05/09/2024 Trevor Ayers** Agreement finalised and executed.	05/09/2024
31/07/2024	Port Geographe Land Swap	In Progress	**COUNCIL DECISION** **C2407/193** Moved Cr Jodie Lee, seconded Cr Andrew Macnish **That the Council:** **1. Subject to there being no objections raised through advertising as required under Section 3.58 of the *Local Government Act 1995*:** **a. Resolves to enter into an Agreement with Macsea Nominees No.2 Pty Ltd and Port Geographe Village Centre Pty Ltd (the Joint Venture) to realign the boundaries of Lot 585 on Diagram 96606 Certificate of Title Volume 2172 Folio 810 (owned by the City) and Lot 9003 on Deposited Plan 426853 Volume 4050 Folio 379 (owned by the Joint Venture) resulting in the City acquiring freehold land of equivalent size to that being disposed of; and** **b. Resolves that the obligation of the Joint Venture to provide land for community purposes contained in an Agreement dated 15 June 2017 (attachment 3) is satisfied by the resultant uplift in value of the freehold land holding of the City as a result of the land swap and rationalisation of boundaries as referenced in resolution 1.** **2. Declares, for the purposes of s3.58(4)(c)(ii) of the *Local Government Act 1995*, that the Herron Todd White valuation dated 24 November 2023 (attachment 2) is a true indication of the value at the time of the proposed disposition.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**25/09/2024 Trevor Ayers** Advertising period has closed with no submissions. Documentation to be prepared to enable transaction to be finalised. **27/11/2024 Trevor Ayers** Process is being worked through with the joint venture.	
31/07/2024	Notice of Motion - Budget Development and Adoption	Completed	**COUNCIL DECISION** **C2407/195** Moved Cr Andrew Macnish, seconded Cr Jodie Lee **The CEO report to the Council a proposed budget development and adoption schedule that describes the risks associated with early adoption versus the cashflow benefits of the receival of rate revenue at the earliest possible statutory compliant juncture. This report to be considered by the Council in 2024 (in readiness for implementation for setting the 2025/26 budget).** **CARRIED 6 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy**	**28/11/2024 Tegan Robertson** Report was provided and considered by the Council at its 20 November 2024 ordinary meeting. The Council resolved to maintain the annual budget adoption date as being mid - late July and not to bring it forward to the earliest possible date in June.	28/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			AGAINST: Cr Val Kaigg		
31/07/2024	Saltwater Project Review	Completed	**COUNCIL DECISION** **C2407/200** Moved Cr Andrew Macnish, seconded Mayor Phill Cronin **That the Council postpone receipt of the report until the next practicable Ordinary Council meeting, pending a request for further information to be included.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil**	**04/09/2024 Maxine Palmer** Modifications to the report have been discussed with the supplier and are expected to be provided by mid September. **03/10/2024 Tegan Robertson** A confidential report will be provided to the Council on the agenda for the 16 October 2024 ordinary Council meeting. **31/10/2024 Tegan Robertson** Confidential report, including requested additional information, was considered by the Council at its meeting on 16 October 2024.	16/10/2024
31/07/2024	Busselton Margaret River Airport - Terminal Business Case	Completed	**COUNCIL DECISION** **C2407/201** Moved Cr Mikayla Love, seconded Cr Jodie Lee **That the Council:** **1. Receives the Draft Busselton Margaret River Airport Terminal Business Case for the construction of a new terminal building and associated landside and airside infrastructure recommending Option 6.** **2. Authorises the Chief Executive Officer to continue discussions with the State and Federal Government for funding contributions by each party as described by Option 6.** **3. Requests the Chief Executive Officer to report back to the Council on the proposed funding contributions to be sourced from the State and Federal Governments.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**25/09/2024 Jennifer May** Officers are finalising the Business case following comments received from the Project Steering group that needed to be addressed in the executive summary of the business case. KPMG have provided an updated version and Officers are reviewing before distributing the final version. Officers are also expecting to present the business case to the Minister for Regional Development in early October.	25/09/2024
21/08/2024	RFQ61/24: Provision of Internal Audit Services	Completed	**COUNCIL DECISION** **C2408/211** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council accept the quotation from Moore Australia (WA) Pty Ltd (as agent for a partnership of trusts) for the Provision of Internal Audit Services subject to referee checks.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**04/09/2024 Tegan Robertson** Moore Australia have been advised of the Council's decision, with formal on boarding to follow. **26/09/2024 Ben Whitehill** Onboarding completed.	26/09/2024
21/08/2024	CEO Regulation 17 Review of Systems and Procedures	In progress	**COUNCIL DECISION**	**28/11/2024 Ben Whitehill**	

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
	Recommendations - Implementation status		**C2408/212** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council acknowledge the status update in relation to the recommendations of the Regulation 17 Review (as at the end of June 2024) and that the next update will be provided to the Audit and Risk Committee at the meeting on 13 November 2024.** **In the AMD Report Table Legislative Compliance, (pg 44/53), 4.2.2 not be closed until the recommended matters have been specifically discussed by the ARC for implementation and this occur prior to the next scheduled ARC meeting in November this year.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	Update on status of actions and implementation of recommendations provided to the Audit and Risk Committee at the 20 November 2024 meeting. Further updates to be provided to the Audit and Risk Committee quarterly via standing agenda item 'Compliance and Audit: Action Implementation Status'. Close out of item 4.2.2 to be considered at an Audit and Risk Committee meeting in early 2025.	
21/08/2024	Amendments to the Consolidated Parking Scheme	In Progress	**COUNCIL DECISION** **C2408/213** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council pursuant to clause 2.1 of the City of Busselton Parking Local Law 2020 approves the following amendments to the Consolidated Parking Scheme:** * ***…*Abbreviated for brevity*** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**27/09/2024 Tegan Robertson** Public advertising to be undertaken w/c 30 September. **31/10/2024 Rachel Runco** Delayed due to signage pending. Once signs are in-situ advertisement of amendments will be undertaken.	
21/08/2024	Council Policy Review: Busselton Jetty - Placement of Memorial Plaques	Completed	**COUNCIL DECISION** **C2408/214** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopt the amended Council Policy: Placement of Memorial Plaques (Attachment 1) to replace the current policy, with the policy having been reviewed as part of the City's ongoing policy review cycle.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website	19/09/2024
21/08/2024	Council Policy Review: Governance	Completed	**COUNCIL DECISION**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website	19/09/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
	of Meelup Regional Park		**C2408/215** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts the Governance of Meelup Regional Park Policy as per Attachment 1 to replace the current policy.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**		
21/08/2024	Council Policy Review: Complaints Management	Completed	**COUNCIL DECISION** **C2408/216** Moved Cr Andrew Macnish, seconded Cr Jodie Lee **That the Council adopts the Complaints Management Policy as per Attachment 1 to replace the current Council policy, inclusive of Committee amendments so that the following points read as follows:** **5.11 The City accepts anonymous Complaints however the Complaint may not be investigated unless it raises a serious matter, such as an issue that poses a public health or safety risk or an emergency situation, and there is sufficient information to enable the City to conduct an investigation.** **5.14 Complaints will be acknowledged no later than 5 business days of receipt by the Complaints Management Officer.** **5.15 The Complaint will be directed to an appropriate Manager/s to resolve, or to the CEO where the Complaint is in regard to a Director, or to the CEO Performance Review Committee via the Director Corporate Strategy and Performance where the Complaint is in relation to the CEO.** **5.19 i. internal corrective action (with current point i to become point j).** **5.20 Where a Complainant is dissatisfied with the way in which a Complaint has been dealt with and/or the final resolution they may refer the Complaint to the CEO. The CEO will determine the appropriate resolution of the outstanding complaint and review the complaint handling process followed. If the Complaint is in relation to the CEO, the Complainant may choose to follow pathways outlined in 5.21.** **5.21 In circumstances where a Complaint cannot be resolved satisfactorily using internal pathways, the Complainant may choose to refer the Complaint to the Ombudsman for review. The Ombudsman can investigate Complaints about most Western Australian public authorities, including local governments.** **CARRIED 6 / 2** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin and Cr Kate Cox**	**26/09/2024 Tegan Robertson** Adopted Policy published on the City's website.	26/09/2024
21/08/2024	Council Policy Review: Community Hire of City Property	Completed	**COUNCIL DECISION** **C2408/217** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts the updated Council Policy – Community Hire of City Property (Attachment 1), to replace the current policy, inclusive Committee amendments so that the following points read as follows:** **5.3 The City provides Sporting Grounds for seasonal hire in support of organised sport and recreational clubs such as:** **5.4 The City facilitates the one-off hire of Public Open Spaces for general community use, such as the following parks and beaches:**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website	19/09/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			5.5 The City facilitates the one-off hire of Community Facilities for general community and some commercial use, such as: **5.6 The City facilitates the hire of the Cultural Precinct facilities for community use, such as:** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**		
21/08/2024	Council policy Review: Leasing of City Premises	Completed	**COUNCIL DECISION** **C2408/218** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts the amended Council Policy – Leasing of City Premises (as per Attachment 1), to replace the current policy.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website	19/09/2024
21/08/2024	Council Policy Review: Management of Complaints of Alleged Breaches of Behaviour	Completed	**COUNCIL DECISION** **C2408/219** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts the Council Policy: Management of Complaints of Alleged Breaches of Behaviour as per Attachment 1 to replace the current policy.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website	19/09/2024
21/08/2024	Council Policy Review Tourism Directional Signage	Completed	**COUNCIL DECISION** **C2408/220** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts the Tourism Directional Information Signage Policy as per Attachment 1 to replace the current policy, inclusive of Committee amendments so that the following points read as follows:** **2.1 This Policy is applicable to all tourism directional information signage on local government property, excluding Main Roads controlled roads.** **6.8 Relevant City of Busselton Operational Practices** **6.9 hyperlink to online application form** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft**	**19/09/2024 Jo Barrett-Lennard** Policy updated on City's website. Hyperlink as referenced to come.	19/09/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>AGAINST: Nil</td><td></td><td></td></tr>
<tr><td>21/08/2024</td><td>2024/2025 Community Assistance Program Round 1 Outcomes</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2408/223 Moved Cr Andrew Macnish, seconded Cr Val Kaigg

That the Council endorses the following funding allocation, to be funded from the 2024/2025 Community Assistance Program budget:

<table><tr><th colspan="2">Applicant</th><th>Allocation</th></tr><tr><td>1</td><td>Cancer Council WA</td><td>$9,985.00</td></tr><tr><td>2</td><td>Girl Guides WA (Busselton Adventure Girl Guides)</td><td>$250.00</td></tr><tr><td>3</td><td>Busselton Aero Club</td><td>$10,000.00</td></tr><tr><td>4</td><td>Jobs South West</td><td>$7,000.00</td></tr><tr><td>5</td><td>Playgroup WA</td><td>$9,500.00</td></tr><tr><td>6</td><td>Friends of the Busselton Cultural Precinct</td><td>$595.00</td></tr><tr><td>7</td><td>Building Busselton Town Team</td><td>$2,280.00</td></tr><tr><td>8</td><td>Busselton Pottery Group</td><td>$9,000.00</td></tr><tr><td>9</td><td>Disabled Surfers Australia</td><td>$4,000.00</td></tr><tr><td></td><td>TOTAL</td><td>$52,610.00</td></tr></table>
CARRIED 8 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil

EN BLOC</td><td>3/4/2024 Tegan Robertson

Funding agreements provided to recipients for execution.</td><td>03/10/2024</td></tr>
<tr><td>21/08/2024</td><td>EOI to lease, manage and operate re-use shop</td><td>In Progress</td><td><u>COUNCIL DECISION</u>

C2408/224 Moved Cr Andrew Macnish, seconded Cr Val Kaigg

That the Council:

1. Endorses the evaluation panel’s assessment of the Expressions of Interest (EoI) to Lease, Manage and Operate a Reuse Shop, located at the Busselton Waste Transfer Station determining that Workpower Incorporated be selected as the preferred proponent; and

2. Authorises the CEO to enter into a lease with Workpower Incorporated for an approximately 451 m2 portion of 39 (Lot 500) Rendezvous Rd, Busselton to operate a Reuse Shop for a nominal annual rent and a term of 5 years.
CARRIED 8 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil</td><td>31/10/2024 Mark Wong

Lease agreement has been provided to Workpower.</td><td></td></tr>
</table>

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
21/08/2024	Meeting Dates 2024: Waterways Management Committee	Completed	**COUNCIL DECISION** **C2408/225** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council adopts meeting dates for the Waterway Management Committee of 23 October 2024 and 11 December 2024 for the 2024 calendar year.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**26/09/2024 Tegan Robertson** Committee meetings have been booked and advertised on the City's website.	26/09/2024
21/08/2024	Progress Update on Findings from OAG General Computer Controls Audit	Completed	**COUNCIL DECISION** **C2408/227** Moved Cr Andrew Macnish, seconded Cr Val Kaigg **That the Council acknowledge the status update in relation to the findings of the 2023 OAG General Computer Controls audit (as at 15 July 2024) and that the next update will be provided to the Audit and Risk Committee at the meeting on 13 November 2024.** **CARRIED 8 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**28/11/2024 Tegan Robertson** Status update provided to the Audit and Risk Committee at its 20 November 2024 meeting.	28/11/2024
18/09/2024	Busselton Margaret River Airport General Aviation Precinct Lease	In Progress	**COUNCIL DECISION** **C2409/236** Moved Cr Anne Ryan, seconded Cr Jodie Lee **That the Council:** **1. Not enter into the head lease arrangements proposed by the Busselton Aero Club for the occupation of a portion of Lot 1974, Deposited Plan 411016, Volume 2931, Folio 507, 86 Neville Hyder Drive Yalyalup as referred to as B6, B7 and B8 on Attachment 1; and** **2. Authorise an extension to the existing Busselton Aero Club lease arrangements from 31 March 2028 to 31 March 2030, with a further 2 year option and considers the negotiation of a financial contribution of up to $300,000 to be paid by the City to the Busselton Aero Club, for the purpose of the financial contribution towards the construction of a new hanger and clubroom in the General Aviation precinct in the location marked H1 in attachment 2.** **3. Following the completion of the negotiation in point 2, the CEO is to bring a report back to the Council to vary the current lease arrangements with the Busselton Aero Club.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**03/10/2024 Jennifer May** Lease extension will be drafted and progressed with the Aero Club. A meeting with the President of the Aero club is to be arranged to discuss recommendation point 2 and any potential financial arrangements for relocation of the Aero Club to the GA precinct and construction of the new clubrooms/hangar. Point three, report to go back to Council by December 2024 or January 2025.	
18/09/2024	DFES Funding Approved - BFB	Completed	**COUNCIL DECISION**	**31/10/2024 Tegan Robertson** Budget amendments completed.	31/10/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr><td></td><td>Building Capital Works</td><td></td><td>
C2409/238 Moved Cr Jodie Lee, seconded Cr Kate Cox

That the Council endorses the following budget amendments:
<table>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Donated Assets</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>(Increase) / Decrease</th><th>Increase / (Decrease</th></tr>
<tr><td rowspan="4">1</td><td colspan="6">Add new grant revenue and operational (donation) line item</td></tr>
<tr><td colspan="6">Cost Centre 1056 Project 12410 Yallingup Rural BFB – Extension of facility</td></tr>
<tr><td>-</td><td>143,315</td><td></td><td>(143,315)</td><td></td><td>-</td></tr>
<tr><td colspan="6">Add value of Donated Capital Works (value of Shed upgrade)
Cost Centre 1056 Project 10000 Donated Assets - Buildings</td></tr>
<tr><td></td><td>-</td><td>-</td><td>959,608</td><td>-</td><td>(959,608)</td><td>-</td></tr>
<tr><td rowspan="3">2</td><td colspan="6">Add new grant revenue and new capital project</td></tr>
<tr><td colspan="6">Cost Centre 1056 Project 15276 Eagle Bay BFB – Capital Upgrade</td></tr>
<tr><td>-</td><td>-</td><td>27,000</td><td>(27,000)</td><td></td><td>-</td></tr>
</table>
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
</td><td></td><td></td></tr>
<tr><td>18/09/2024</td><td>Adoption of Bush Fire Brigade Operating Procedures</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2409/241 Moved Cr Mikayla Love, seconded Cr Val Kaigg

That the Council adopts the Bush Fire Operating Procedures as shown in Attachment 1.

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
EN BLOC
</td><td>31/10/2024 Rachel Runco

No further action required. Adoption has been communicated to BFAC and the operating procedures are now applied and in practice.</td><td>31/10/2024</td></tr>
<tr><td>18/09/2024</td><td>DA24/0125 – Industry Extractive (Gravel) – Lot 1758 (No.161) Gulberti Road, Ruabon – Lot 1757 (No.49) Gulberti Road, Ruabon – Lot 61 (No.755) Ludlow-Hithergreen Road, Ruabon</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2409/242 Moved Cr Anne Ryan, Seconded Cr Jodie Lee

That the Council determines:

1. This decision constitutes development approval for an Industry-Extractive (gravel) at Lot 1758, (No.161) Gulberti Road, Lot 1757 (No.49) Gulberti Road and Lot 61 (No. 755) Ludlow-Hithergreen Road (‘the Development Sites’). The approval is valid for a period of five years from the date of approval.

2. The Development Sites must be fully rehabilitated, in accordance with the approved Rehabilitation and Staging and Extraction Plan, before the expiry date of this development approval.
</td><td>31/10/2024 Tegan Robertson

Decision notice issued 3 October 2024.</td><td>3/10/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			3. The development must be undertaken in accordance with the following approved plans, as amended and in accordance with any plans approved pursuant to other conditions of this approval: **3.1. Development Site Plan dated 6 March 2024** **3.2. Stage 2 Proposal Plan Revision C dated 15 April 2024** **3.3. Acoustic Assessment Revision 5 dated 5 July 2024** **3.4. Dieback Management Plan dated 20 February 2024** **3.5. Dust Management Plan dated 20 February 2024** **3.6. Ground and Surface Water Management Plan dated 20 February 2024** **3.7. Noise Management Plan dated 20 February 2024** **3.8. Rehabilitation Plan dated 6 March 2024** **3.9. Surface Water Management Plan dated 20 February 2024** **3.10. Weed Management Plan dated 6 March 2024** **3.11. Works Summary Version 3 dated 11 July 2024** **Where there is a conflict between a condition of this development approval and any approved plan, the requirements of the condition shall prevail.** **4. If at any time, any of the conditions have not been complied with, all extraction activities (including haulage) must cease until such time as the breach has been rectified, to the satisfaction of the City in writing.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **5. No works can occur on the Development Sites until the following plans and other things have been submitted to, and approved by the City:** **5.1. Lodge and have determined an application to cancel development approval DA20/0438.** **5.2. A 3D Digital Terrain Model prepared by a licensed surveyor for 161 (Lot 1758) Gulberti Road demonstrating the following in Australian Height Datum (refer to Advice Note d)):** **a) Existing ground levels;** **b) Proposed maximum extraction depth;** **c) Minimum final ground levels after rehabilitation; and** **d) Global Positioning System (GPS) coordinates of the boundaries of the stages, stockpiles, crusher and screening location.** **5.3. A Staging and Extraction Plan including but not limited to the following:** **a) The updated extraction area divided into 2-hectare cells and indicating the sequence and timeframe within which each individual cell to be extracted and rehabilitated.** **b) All existing and proposed development including all plant and equipment, stockpiles, bunds, settling ponds, drainage swales, washdown bays, internal roads, vegetation, and fencing.** **c) Vegetation to be retained (refer to Condition 7.15).** **d) A 10m vegetation buffer zone from the vegetation crown drip line (tree line).** **e) Fencing of vegetation buffer zones.** **f) Finished ground levels post rehabilitation which shall be a minimum of 700mm above the maximum seasonal ground water table.** **5.4. An amended Dust Management Plan shall be submitted and shall include, but is not limited to, details of an approved and adequate source of water to implement the approved dust management measures for the life of the development.** **5.5. An amended Rehabilitation Plan, prepared by a suitably qualified professional, shall be submitted to the satisfaction of the City of Busselton including demonstrating tree planting of endemic species within 161 (Lot 1758) Gulberti Road.** **5.6. An amended Surface Water Management Plan, prepared by a suitably qualified professional, to the specifications of Department of Water and Environmental Regulation (DWER) and to the satisfaction of the City of Busselton.** **5.7. An amended Acoustic Assessment, prepared by a suitably qualified professional, to the specifications of DWER and to the satisfaction of the City of Busselton.**		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			5.8. A new Noise Management Plan, prepared by a suitably qualified professional, addressing the recommendations in the amended Acoustic Assessment (as required by Condition 5.7 of this approval), including but not limited to: a) Details of, and expected levels of noise emissions; b) Details of noise reduction measures to be implemented to control noise (including vibration) emissions; c) Noise complaint response procedures; and d) Assumed mitigation included in noise modelling to be addressed and details of implementation. **5.9.** The crossover to 755 (Lot 61) Ludlow-Hithergreen Road shall be constructed and sealed to the specifications and satisfaction of the City (refer to Advice Note e)). **5.10.** Warning signage (Main Roads sign W5-22) shall be installed 100 metres from the approved crossover location on both approaches to the entrance/exit to 755 (Lot 61) Ludlow-Hithergreen Road. **5.11.** Entry signage shall be erected within the lot boundaries of 755 (Lot 61) Ludlow-Hithergreen Road adjacent to the driveway and crossover, visible and legible to entering/exiting vehicles and shall include the following details: a) Approved operating hours; b) Site contact details; c) Approved haulage route and times; and d) School bus times. **5.12.** A bond of $30,000 (being an unconditional and irrevocable bank guarantee from an institution acceptable to the City) to be held by the City for Compliance Surveys, Road Maintenance, Dust Management and Rehabilitation, which is to be maintained for the life of the development and thereafter until the City is satisfied that the obligations imposed by this approval have been completed. **5.13.** An executed legal agreement with the City (all associated costs being borne by the owner of the land or their nominee). The legal agreement shall provide for: a) The ability for the City to use the bond, or parts of the bond as appropriate, and any costs to the City including administrative costs of completing or rectifying any outstanding works in accordance with the conditions of this development approval and any further costs; b) Written authorisation from the owners of the land that the City may enter the Development Sites at any time to permit the City to complete or rectify any outstanding work the subject of the bond, to the satisfaction of the City acting reasonably; c) If at any time any part of the bond is called upon, used or applied by the City in accordance with the legal agreement, the restoration of the bond to the full amount required by these conditions; and d) The power to lodge an absolute caveat over the Development Sites to secure the City's interest (all associated costs with lodgement and removal being borne by the land owner or nominee). **5.14.** A Stormwater Management Plan for the Development Sites, prepared by a suitably qualified professional, to the specifications of the DWER, in accordance with the DWER ***Water Quality Protection Note No. 15 Basic raw materials extraction***, and to the satisfaction of the City of Busselton. **5.15.** An Acid Sulphate Soils (ASS) Investigation, by a suitably qualified professional, and submitted to the specifications of the DWER and to the satisfaction of the City of Busselton. Subject to the outcomes and recommendations of the ASS Investigation, an ASS Management Plan shall be prepared and implemented on site from commencement of works to the satisfaction of the City of Busselton. **5.16.** A Groundwater Monitoring Plan, to the specifications of DWER, which provides for: a) Location and type of on-site monitoring bores; b) Monitoring methodology; and c) Reporting schedule. **PRIOR TO COMMENCEMENT OF EXTRACTION CONDITION:** **6.** No material shall be extracted from the Development Sites until:		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			6.1 All of the plans and other things required by Condition 5 have been provided to, approved by, and implemented to the satisfaction of, the City. 6.2 The City has issued a 'Permit to Commence', confirming that extraction can commence. ONGOING CONDITIONS: 7. The development must be carried out in accordance with all of the plans and other things approved pursuant to Conditions 1, 2, 3, 4, 5 and 6 and maintained for the life of the development. In addition, the following conditions must be complied with: 7.1. The development hereby approved shall be limited to: a) The excavation of gravel from its natural state from within the Stage 2 extraction area on 161 (Lot 1758) Gulberti Road and in accordance with the approved Staging and Extraction Plan required in abovementioned Condition 5.3; b) Haulage of gravel extracted from 161 (Lot 1758) Gulberti Road through 49 (Lot 1757) Gulberti Road; c) Crushing and screening of gravel extracted from 161 (Lot 1758) Gulberti Road at 755 (Lot 61) Ludlow-Hithergreen Road; d) Transportation of sand within 161 (Lot 1758) Gulberti Road for the purpose of recontouring and rehabilitation 161 (Lot 1758) Gulberti Road; Construction of internal roads and rehabilitation works. At no time shall blasting works be carried out. 7.2. The extraction areas of the Industry-Extractive, hereby approved, shall at all times maintain a minimum setback of 20 metres from the eastern boundary of 161 (Lot 1758) Gulberti Road. 7.3. The Industry-Extractive operating at 161 (Lot 1758) Gulberti Road under development approval DA20/0438 (Stage 1), shall cease and be entirely rehabilitated prior to commencement of extraction operations in Stage 2, the subject of this approval. 7.4. Ground levels shall at no point be less than 24.9 metres AHD or closer than 500mm to the maximum seasonal ground water table (whichever is higher). 7.5. In the event the ground water table is intercepted, all works shall cease and the City is to be advised within 24 hours, in writing. Immediate remedial action shall be undertaken by, and at the full cost of the landowner of 161 (Lot 1758) Gulberti Road, to the specifications of DWER and satisfaction of the City. Extraction cannot recommence until a revised Staging and Extraction Plan with an increase in the height of the pit floor is submitted to and agreed by the City. 7.6. Stormwater is to be disposed of within the Development Sites, in accordance with the approved Stormwater Management Plan (refer to Advice Note i)). 7.7. No more than two hectares of the Stage 2 extraction area, the subject of this approval, is permitted to be extracted from at any one time. This area shall then be rehabilitated in accordance with the approved Rehabilitation Plan concurrently with extraction in the following two hectares area. 7.8. All plant, equipment and haulage vehicles associated with the development the subject of this approval shall only access and egress the Industry-Extractive from 755 Ludlow-Hithergreen Road. 7.9. A maximum of 70 truck movements (35 trucks entering and 35 trucks exiting) are permitted to exit/enter 755 (Lot 61) Ludlow-Hithergreen Road on any approved operating day. No truck movements shall be permitted on any other day or outside the approved operating hours. 7.10. The designated haulage routes and maximum truck movements that are permitted will be: a) A maximum of twenty (20) truck movements north along Ludlow- Hithergreen Road, then west along Ruabon Road to Bussell Highway; and b) A maximum of fifty (50) truck movements south on Ludlow-Hithergreen Road to Vasse Highway. 7.11. All plant, equipment and haulage vehicles associated with the Industry-Extractive the subject of this approval shall access and egress 755 (Lot 61) Ludlow-Hithergreen Road using the designated haulage routes. At no time shall Gulberti Road be used for haulage associated with the Industry-Extractive the subject of this approval.		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			7.12. Operating hours, including the use of any vehicle or machinery, or the transportation/haulage of materials, shall be restricted to the hours between: a) 7:00am and 5:00pm Mondays to Fridays; and b) 8:00am and 1:00pm Saturdays for rehabilitation works only. No works of any kind are permitted on Sundays or public holidays. **7.13.** Trucks may not arrive at or depart from the Development Sites prior to 7.00am and may not arrive at or depart from the Development Sites after 5:00pm (Monday to Friday excluding public holidays). **7.14.** Entry and warning signage, required in abovementioned Conditions 5.10 and 5.11, shall be in place at all times. **7.15.** Existing mature vegetation in the Stage 2 extraction area, the subject of this approval, shall be retained. **7.16.** Trucks going to and from the Development Sites shall not use the designated haulage routes during nor within 15 minutes before or after scheduled school bus times, and with regard to any unforeseen modifications that may occur to this service, to the specifications and the satisfaction of the City of Busselton (refer to Advice Note n)). **7.17.** The Applicant shall notify the City in writing of the scheduled school bus times prior to the commencement of each school term. The City may impose amended exclusion times as required and advise the Applicant in writing. **7.18.** Should the Applicant fail to notify the City of the school bus service times, in accordance with abovementioned Condition 7.17, trucks going to and from the Development Sites shall not use the designated haulage routes between 7:00am and 8:30am and between 3:30pm and 5:00pm. **7.19.** All stockpiles, overburden, transport and rehabilitation works shall be contained within the approved development area in accordance with the approved Staging and Extraction Plan. **7.20.** All stockpiles (gravel) shall be maintained at a maximum height of no greater than 3 metres. **7.21.** Upon completion of rehabilitation, there shall be no standing ground water. **7.22.** An annual survey of Lot 1758 (No 161) Gulberti Road (in its entirety) from a practicing licensed surveyor shall be submitted to the satisfaction of the City no later than 1 September of each year (with the surveyor's attendance and report date to fall within 60 calendar days of the 1 September). The annual survey shall include a 3D Digital Terrain Model including Global Positioning System (GPS) coordinates and a report/statement by a licensed surveyor certifying: a) The extent/size and location of the area which has been extracted; b) The extent/size and location of the area which has been rehabilitated; and The extent/size and location of the area which is currently under operation. d) Details confirming that the conditions of this approval have been complied with and how the conditions have been complied with. e) Monthly data from on-going ground water monitoring within the approved extraction area. **7.23.** No extraction operations, including the use of any vehicle or machinery or the stockpiling or transportation of extracted material, is to be undertaken on the Development Sites at any time when an annual written report is due after 1 September and has not been provided to the City. **7.24.** No development, including the use of any vehicle or machinery or the stockpiling or transportation of extracted material, may be carried out at any time when any bond that is required to be in full force and effect is not in full force and effect. **7.25.** Dewatering works are not permitted to be undertaken. **7.26.** All surface water shall be managed on site to the specification and satisfaction of the City of Busselton and in accordance with the approved Stormwater Management Plan and approved Surface Water Management Plan(s). **7.27.** No hydrocarbons (fuels, oils, lubricants etc) shall be stored within the pit area. All refuelling and maintenance must be carried outside of the pit area in bunded areas.		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			ADVICE NOTES **a) If the applicant and/or owner are aggrieved by this decision, including any conditions of approval, there is a right to lodge a request for reconsideration.** **b) If the applicant and/or owner are aggrieved by this decision, there may also be a right of review under the provisions of Part 14 of the Planning and Development Act 2005. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the decision being made by the City of Busselton.** **c) This Decision Notice grants development approval to the development the subject of this application. It cannot be construed as granting development approval for any other structure shown on the Approved Development Plan(s), which was not specifically included in this application.** **d) The 3D Digital Terrain Model Survey data is to be delivered to the City of Busselton in 3D .dwg or .dxf with pdf copy to verify digital data. Please contact the City of Busselton prior to engaging the licensed surveyor.** **e) In accordance with the requirements of the *Local Government (Uniform Local Provisions) Regulations 1996*, any vehicle access from the land to a road or other public thoroughfare must be in accordance with the City's adopted Crossover Policy and Vehicle Crossovers Technical Specification. The crossover is required to be sealed for a minimum of 10 metres plus the length of vehicles expected to use the access. Loose material covering the crossover and driveway is required to be removed and any necessary repairs to the existing crossover and driveway implemented.** **f) In relation to the bonds required under this approval payment may be via cash and/or bank guarantee. Should a bank guarantee be provided you will need to provide the original, ink signed bond documentation from your relevant bank to the City.** **g) No dewatering of the extraction area is permitted without authorisation under the *Rights in Water and Irrigation Act 1914*.** **h) You are advised that on-site refuelling of equipment is required to comply with the requirements of the Department of Mines, Industry Regulations and Safety. No major repairs or maintenance to take place on site.** **i) Stormwater impacts from the operation must be managed in accordance with the DWER *Water Quality Protection Note 15*. Stormwater flowing from disturbed areas, including areas for stockpiles, to be managed particularly for turbidity, to mitigate erosion and flood risks.** **j) The DWER advise that activities such as crushing and screening during extractive industry operations, may cause the premises to become prescribed for the purposes of Part V Division 3 of the '*Environmental Protection Act 1986*' (EP Act). This will occur if the proposed crushing and screening equipment has a design capacity (when operated 24/7 or at a capacity limited by a planning approval) that meets or exceeds the specified production or design capacity of the relevant category under Schedule 1 of the *Environmental Protection Regulations 1997*. The Applicant is therefore advised that their operation may meet the requirement for Prescribed Premises and as such they might require a works approval to construct/install the equipment (mobile or otherwise) and a licence or registration to operate. It should be noted that planning approvals may influence the Department's determination of production or design capacity, where an approval has the effect of restricting capacity (such as constraining hours of operation).** **k) DWER advise that under section 51C of the EP Act, clearing of native vegetation is an offence unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption. Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESA) are contained in the '*Environmental Protection (Clearing of Native Vegetation) Regulations 2004*'. No exemption applies to clearing in this case and therefore a clearing permit is required and amended to this development approval.** **l) The proponent is advised that they must comply with the *Environmental Protection (Noise) Regulations 1997* at all times.** **m) The proponent is advised that they must comply with the *Environmental Protection (Unauthorised Discharge) Regulations 2004*.** **n) School bus services currently operate from Vasse Highway north up Ludlow-Hithergreen Road before turning right onto Ruabon Road up to the intersection of Bussell Highway between 0740 and 0755 and travelling in the same direction between 1600 and 1615. Trucks are excluded from use of the designated haulage routes between 7:25am and 8:10am and between 3:45pm and 4:30pm on any given school day.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**		
18/09/2024	Review of Dog Management	In progress		**31/10/2024 Rachel Runco**	

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
	Controls - Consultation Outcomes		**COUNCIL DECISION** **C2409/243** Moved Cr Mikayla Love, seconded Cr Val Kaigg **That the Council:** 1. **Receives the results of the community survey undertaken through Your Say, 'Tails of the City', and acknowledges that 75% of respondents use beach dog exercise areas which includes seasonal areas.** 2. **Support the continuation of the existing seasonal dog exercise area restrictions for the upcoming applicable period (1 December 2024 – 28 February 2025), with the following additional controls to be implemented by 30 November 2024:** a. **Improved and increased signage.** b. **Increased Ranger presence.** c. **Targeted community education on responsible dog management off-leash.** 3. **Support the planned consultation approach and timeline for development of a draft Animal Management Plan (AMP) as described within the officer comment section of this report.** 4. **Request the CEO further review the following factors related to seasonal dog exercise areas model to inform the AMP including:** a. **Location of dog exercise areas.** b. **Transition zones.** c. **Applicable season and timing.** d. **Monitoring of usage and compliance issues during the restricted period.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	Development of community education processes and training of new staff underway.	
18/09/2024	RFT17/21 Natural Areas Management	Completed	**COUNCIL DECISION** **C2409/244** Moved Cr Mikayla Love, seconded Cr Val Kaigg **That the Council endorse the first 12- month extension and authorise the CEO, at his discretion, to exercise further options to extend the term of the contract entered pursuant to RFT17/21 Natural Areas Management with Tranen Pty Ltd ABN 37 054 506 446 (Contract).** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**11/10/2024 Bradley Reynolds** Contract award letters issued for extension of contract.	11/10/2024
18/09/2024	Proposed Marine Discovery Building Lease Terms	Completed	**COUNCIL DECISION** **C2409/245** Moved Cr Anne Ryan, seconded Cr Jodie Lee **That this item is deferred to the 16 October 2024 meeting.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**03/10/2024 Carmel Brown** Item deferred to OCM 16 October 2024. No further action required.	03/10/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Status (as at 28 November 2024)</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>18/09/2024</td><td>Budget Amendments - Airport Artwork</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2409/246 Moved Cr Jodie Lee, seconded Cr Jarrod Kennedy

That the Council endorse the following requested budget amendments:

<table>
<tr><th colspan="6">Amendment Description</th></tr>
<tr><th colspan="6">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Add new Grant revenue and new Capital Project</td></tr>
<tr><td colspan="5">Cost Centre 1060 Project 15270 Aboriginal Artwork at BMRA</td></tr>
<tr><td>-</td><td>-</td><td>50,000</td><td>(50,000)</td><td>-</td></tr>
</table>
CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil
</td><td>
31/10/2024 Tegan Robertson

Budget amendments completed.
</td><td>31/10/2024</td></tr>
<tr><td>18/09/2024</td><td>Future of Busselton-Sugito Sister City Relationship</td><td>In progress</td><td>
<u>COUNCIL DECISION</u>

C2409/247 Moved Cr Jarrod Kennedy, seconded Cr Mikayla Love

That the Council:

1. Continues with the Busselton-Sugito Sister City Relationship in a new format which does not include the scheduling of regular formal delegations but does enable any future activities and proposals to be assessed by the Council on a case-by-case basis each year, based on their value to the community of the City of Busselton.

2. Confirms an in-principle commitment to planning a celebration for the 30-year anniversary of the Busselton-Sugito Sister City Relationship in 2026 in Busselton, with any plans and budget requests to be considered as part of the 2025-26 annual budget deliberations.

3. Provides an annual budget allocation (to be determined each year as part of the City's annual budget), to support ideas and activities to sustain the relationship in ways that deliver clear and tangible benefits to the City of Busselton community.

4. Requests the CEO undertake a further review following the 30-year anniversary to evaluate the success of any funded activities ahead of the 2027-28 annual budget.

5. Discontinues the MOU arrangements with the Busselton and Sugito Sister City Association including future funding commitments, instead referring them to the grant funding round to be established in line with recommendation 3 (above).

CARRIED 7 / 2

FOR: Mayor Phill Cronin, Cr Jodie Lee, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Cr Anne Ryan and Cr Andrew Macnish
</td><td>
3/10/2024 Stephanie Addison-Brown

Letters to both the Mayor of Sugito and the President of BASSCA have been prepared for the Mayor to sign and send on behalf of the Council. Meetings will be scheduled in 2025 to commence preparations for a Sugito delegation to visit Busselton in 2026 to celebrate the 30 year anniversary of the relationship. Officers are also considering criteria for a new grant funding round to be advertised in 2025.

27/11/2024 Stephanie Addison-Brown

An agenda item is currently being prepared for the Council to consider with proposed criteria for the Busselton-Sugito Sister City funding round. This will be presented to the Council in early 2025. Other actions relating to this Council Decision will need to occur further into the future (eg budget for 2025-2026), so the next Action Update for this Council Decision will be provided at the end of this financial year.
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Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
16/10/2024	Annual Statutory Review of Delegated Authority	Completed	**COUNCIL DECISION** **C2410/268** Moved Cr Anne Ryan, seconded Cr Val Kaigg **That the Council adopt the City of Busselton Delegations of Authority as per attachment 1, subject to:** **2. Retaining the current condition for DA 1 – 26** **3. Adding an appropriate explanatory note to DA 7 – 01 clarifying that, pursuant to Division 2A of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Council cannot delegate the determination of, nor call-in applications for prescribed single house development.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**21/11/2024 Tegan Robertson** Local Government delegations adopted and published.	21/11/2024
16/10/2024	Outcomes from the Peak Period Workshop	In progress	**COUNCIL DECISION** **C2410/270** Moved Cr Mikayla Love, seconded Cr Jodie Lee **That the Council:** **1. Accept the proposed definition of 'peak period' within the Officer Comment section of this report.** **2. Request the CEO implement Option 4 of the future management options identified within the Officer Comment section of this report.** **3. Request the CEO develop a proactive community engagement and education campaign focused on the key identified challenges associated with the 'Peak Period', to be presented to elected members via an information briefing prior to 1 November 2024.** **4. Request the CEO schedule an elected member information briefing prior to 1 December 2024 to present:** **a) Cost/benefit feasibility assessment of trialling a coastal node shuttle bus service; and** **b) Developed visitor dispersion ideas.** **5. Request the CEO schedule a workshop with elected members and relevant City officers before 31 March 2025 to reflect on the 2024/2025 peak period and identify improvement areas that may require consideration within the 2025/2026 annual budget.** **6. Request the CEO develop a local Tourism Destination Management Plan informed by relevant stakeholder consultation and the elected member workshop in resolution 5 by 30 June 2026.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: A localised Tourism Destination Management Plan, informed by the South West Destination Management Strategy and stakeholder consultation, will guide the City in developing actions, policies and procedures that enable the City to become a sustainable tourism destination.	**28/11/2024 Rachel Runco** Resolution points 1, 2 and 3 completed.	
16/10/2024	Council Policy Review: Art	Completed	**COUNCIL DECISION**	**28/11/2024 Tegan Robertson** Adopted Council Policy published on the City's website.	28/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
	Collection - City of Busselton Art Gallery		**C2410/265** Moved Cr Val Kaigg, seconded Cr Anne Ryan **That the Council adopts the amended Council Policy 'City of Busselton Art Collection' as per Attachment 1 to replace the current Council Policy 'Art Collection – City of Busselton Art Gallery', subject to amendments inclusive of committee amendment so that the following points read as follows:** **5.1 The City's art collection serves as a significant social and cultural asset, showcasing historical and contemporary Australian Art** **5.2(c) Originates from the creative response to the South West environment, as well as works that respond to wider environmental issues; and** **5.4 An annual acquisitive prize, judged by an appointed panel will be open to Western Australian artists and will form the main basis of growing the collection. All art media are eligible for consideration in this area.** **5.12 The loan of pieces from the City of Busselton Art Collection may be loaned to other parties provided it is not for commercial purposes, for a finite period and with the approval and discretion of the CEO.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**		
16/10/2024	Council Policy Review: AASB 124 Related Party Disclosures	Completed	**COUNCIL DECISION** **C2410/266** Moved Cr Val Kaigg, seconded Cr Anne Ryan **That the Council adopt Council Policy 'AASB 124 Related Party Disclosures' (Attachment 1), to replace the current policy.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**28/11/2024 Tegan Robertson** Adopted Council Policy published on the City's website.	28/11/2024
16/10/2024	Council Policy Review: Risk Management	Completed	**COUNCIL DECISION** **C2410/267** Moved Cr Val Kaigg, seconded Cr Anne Ryan **That the Council adopts the Risk Management Policy as per Attachment 1 to replace the current policy inclusive of the following Committee amendments:** **5.2(f) Clarification to wording in point 5.2(f) to make clear that risk treatment refers to applying an appropriate management plan to reduce risk to an acceptable level (where the current level of risk is outside of tolerance).** **5.5 Clarification to wording in point 5.5 to make clear that the Council has an established Audit and Risk Committee.** **CARRIED 9 / 0**	**28/11/2024 Tegan Robertson** Adopted Council Policy published on the City's website.	28/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft **AGAINST: Nil** **EN BLOC**		
16/10/2024	Council Policy Review: Sponsorship Policy	Completed	**COUNCIL DECISION** **C2410/271** Moved Cr Andrew Macnish, seconded Cr Jodie Lee **That the Council refer the draft Sponsorship Policy to the Policy and Legislation Committee to consider the merits and implications of the following matters and reasons:** **2. cl. 5.5 b. rewrite the clause to be more specific about what is to be excluded and why.** **3. cl. 5.5 g. remove 'or their friends and/or family' and replace with 'or closely associated persons'** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: The amendments to be considered by the Policy and Legislation Committee for paragraph 5.5 b. and g. may improve the clarity of the policy.	**21/11/2024 Tegan Robertson** Policy was reviewed again by the Policy and Legislation Committee on 20 November 2024, with further amendments to be recommended to the Council at its December ordinary meeting.	21/11/2024
16/10/2024	Consent to advertise Local Planning Scheme No. 22	Completed	**COUNCIL DECISION** **C2410/275** Moved Cr Anne Ryan, seconded Cr Jodie Lee **That the Council** **1. Defer the item until the 11 December 2024 Council meeting and LPS22 is made available to the public prior to that date.** **2. The confidential attachments be made available to the public as part of the minutes of this meeting.** **CARRIED 8 / 1** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin** Reasons: Deferring this item and making public the confidential attachments provides the community with the opportunity to consider the proposed draft Local Planning Scheme No. 22 (the Scheme) prior to the Council resolving to refer the Scheme to the Environmental Protection Authority and Western Australian Planning Commission as required by the relevant legislation.	**28/11/2024 Tegan Robertson** Previously confidential attachments have been made public and published on the City's website. Item will be listed on the agenda for the Council's consideration at the December 2024 ordinary Council meeting.	28/11/2024
16/10/2024	Local Heritage Survey and Heritage List following consultation	Not yet started	**COUNCIL DECISION** **C2410/276** Moved Cr Anne Ryan, seconded Cr Jodie Lee		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			That the Council: **a. Subject to the Busselton War Memorial (PN156) being upgraded from its current status of 4 to 1, adopt the Heritage List, with modifications as per Attachment 1, pursuant to Part 8 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015;*** **b. Forwards a copy of the Heritage list to the Heritage Council of Western Australia pursuant to Part 8, clause 4(b) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015;*** **c. Endorse the Local Heritage Survey as per Attachment 2, with modifications, following advertising; and** **d. Acknowledges that the Thematic History included within the Local Heritage Survey will be updated by the City following endorsement.** **e. Request the CEO commence the process to enter the Fraxinus Excelsior (commonly known as a European Ash tree) on the grounds of Phoebe Abbey House at Lot 151 (No. 42) Seymour Street, West Busselton (PN038) individually onto the Heritage List by notifying each owner/occupier of Phoebe Abbey House (the place) and provide each of them with a description of the place and the reasons for the proposed entry.** **CARRIED 6 / 3** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin, Cr Kate Cox and Cr Jarrod Kennedy** Reasons: Upgrading the status of the Busselton War Memorial (PN156) to category 1 reflects its historical significance. Horticultural inspection has determined that the The Fraxinus Excelsior on the grounds of Phoebe Abbey House at Lot 151 (No. 42) Seymour Street, West Busselton (PN038) is likely an original planting and may therefore be appropriate for inclusion on the Heritage List.		
16/10/2024	Review of Heritage LPP - following consultation	Not yet started	**COUNCIL DECISION** **C2410/277** Moved Cr Val Kaigg, seconded Cr Anne Ryan **That the Council, pursuant to clauses 3 and 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, adopts the revised Local Planning Policy 4.3 Heritage Conservation, as modified (Attachment 1 refers).** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**		
16/10/2024	RFT 12/24 Geographe Bay Coastal Mitigation Works 2024-2025	Not yet started	**COUNCIL DECISION** **C2410/278** Moved Cr Val Kaigg, seconded Cr Anne Ryan **That the Council:** **4. Endorse the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT12/24 Geographe Bay Coastal Mitigation Works 2024-2025 (RFT12/24) and accept the tender submission from BCP Contractors Pty Ltd for:**		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			1. SEPARABLE PORTION 1 (SP1) - East Busselton Coastal Path and Dunes; and **2. SEPARABLE PORTION 2 (SP2) - West Busselton (Vasse Drain) Coastal Path and Dunes.** **for $2,520,928.91 (exclusive of GST) as the most advantageous to the City.** **2. Endorse the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT12/24 Geographe Bay Coastal Mitigation Works 2024-2025 (RFT12/24) and accept the tender submission from ES100 Pty Ltd AFT ES100 Trust trading as Earth and Stone WA for SEPARABLE PORTION 3 (SP3) - West Busselton (Dolphin Rd) Coastal Path, Dunes and Drainage Outlet, for $735,480.24 (exclusive of GST) as the most advantageous to the City.** **3. Endorse the following requested budget amendments:** **…** ***Abbreviated for brevity*** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**		
16/10/2024	Hireable e-scooters - Improvement Measures	In progress	**COUNCIL DECISION** **C2410/280** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council:** **4. Confirms that the hireable e-scooter trial period has been completed in accordance with requirements; and** **i. Authorises the CEO to negotiate license agreements, at an appropriate fee, for the provision of hireable e-scooters within the City of Busselton and includes greater responsibilities for resetting of littered e-scooters and helmets in any agreements.** **ii. Acknowledges that the CEO has duly considered provisions relating to risk and liability with the existing Operator Agreement having been reviewed by a member of the inhouse legal team and forming the basis of a new agreement.** **CARRIED 7 / 2** **FOR: Mayor Phill Cronin, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Cr Anne Ryan and Cr Richard Beecroft** Reasons: The additional point 3 demonstrates the Council has performed its governance oversight responsibility. In its governance oversight role, it is appropriate the Council assures itself (and the public) that appropriate risk measures have been addressed.	**27/11/2024 Trevor Ayers** New contract is being negotiated with Neuron mobility, in line with the Council resolution.	
16/10/2024	RFT09/24 Provision of Security Screening Services at Busselton Margaret River Airport	Completed	**COMMITTEE RECOMMENDATION** **C2410/281** Moved Cr Val Kaigg, seconded Cr Anne Ryan		26/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			That the Council endorses the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT09/24 Provision of Security Screening Services at Busselton Margaret River Airport and accepts the tender submission from MSS Security Pty Ltd (ACN 100 573 966) as the most advantageous to the City. **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**		
16/10/2024	Proposed Marine Discovery Building Lease Terms	Completed	**COUNCIL DECISION** **C2410/282** Moved Cr Anne Ryan, seconded Cr Andrew Macnish **That the Council:** **1. Resolves to enter into a lease with Busselton Jetty Inc (BJI) for the construction and operation of a Marine Discovery Building (MDB), as per the concept design in attachment 1, situated within Lot 501, Reserve 38558, Busselton Foreshore, as depicted in attachment 2, subject to the consent of the Minister for Lands and there being no objections raised through the section 3.58 (of the *Local Government Act 1995*) advertising.** **2. Delegates power and authority to the Chief Executive Officer to negotiate and agree the lease on the following terms and conditions:** **a. Term: minimum 21 years and maximum of 42 years with the goal of aligning the term of the MDB with the BJI Jetty Licence Agreement.** **b. Annual rent of:** **Year 1 - $100 + GST and other outgoings** **Year 2 - $15,000 + GST and other outgoings** **Year 3 - $33,000 + GST and other outgoings adjusted in accordance with CPI from the commencement of the Lease term.** **c. Commencement of lease no later than 30 June 2025.** **d. Rent Review: adjusted annually in accordance with CPI and subject to market rent review every 5 years.** **e. A requirement for the Tenant to adequately insure the building and contents and establish and maintain a contingency fund for the purpose of asset management and capital improvements to the Premises. Annual transfer amounts are to be determined by the development by BJI of a Lifecyle Management Plan on completion of the building construction. The Lifecycle Management Plan is to be approved by the City.** **f. Permitted Purpose: Marine Discovery Centre, exhibition/event space, museum, marine themed interactive experiences/education and ancillary staff offices, food and beverage services.** **g. All costs associated with the preparation of the lease are to be met by the Tenant; and** **1. Such further terms and conditions as required by the CEO.** **2. Resolves that all rent and proceeds collected in relation to point 3b are to be transferred into the Jetty Maintenance Reserve; and** **1. Authorises the Chief Executive Officer to commence negotiations in relation to an amendment to the Jetty Licence Agreement dated 30 October 2009 (including all variations and amendments thereafter) between the City and Busselton Jetty Inc. with the objective of determining an annual Licence Fee amount that sufficiently provides for the maintenance needs of the Busselton Jetty to be transferred to the Jetty Maintenance Reserve (JMR) and Jetty Self Insurance Reserve, set by the requirements of the 50 year Jetty Maintenance Plan.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**22/11/2024 Maxine Palmer** Advertising of the disposition closed in November 2024 no submissions were received. Negotiations for the lease and Jetty License Agreement have commenced in accordance with the Council resolution.	22/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			Reasons: Aligning the term of the lease agreement for the Marine Discovery Building with the end of the current Jetty License Agreement is advantageous for both parties.		
16/10/2024	Local Government Elections - Advocacy Position	Completed	**COUNCIL DECISION** **C2410/283** Moved Cr Anne Ryan, seconded Cr Jodie Lee **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** 1. **PARTICIPATION – Council supports the advocacy position that the sector supports compulsory voting at Local Governments elections.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **COUNCIL DECISION** **C2410/285** Moved Cr Anne Ryan, seconded Cr Jodie Lee **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** 2. **TERMS OF OFFICE - Council supports the advocacy position that the sector s continues to support four-year terms with a two-year spill.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: Four year terms with a two year spill enables the Council to retain organisational knowledge across election cycles. **COUNCIL DECISION** **C2410/287** Moved Cr Anne Ryan, seconded Cr Richard Beecroft **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** 3. **VOTING METHODS - Council supports the advocacy position that the sector supports First Past the Post (FPTP) as the preferred voting method for general election. If Optional Preferential Voting remains as the primary method of voting, the sector supports the removal of the 'proportional' part of the voting method for general elections.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: First Past the Post is a simpler voting method.	**22/11/2024 Ben Whitehill** Tony Brown at WALGA notified of Council decision on 1 November 2024.	22/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			COUNCIL DECISION **C2410/289** Moved Cr Anne Ryan, seconded Cr Richard Beecroft **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** **4. INTERNAL ELECTIONS - Council supports the advocacy position that the sector supports First Past the Post (FPTP) as the preferred voting method for all internal elections.** **CARRIED 6 / 3** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin, Cr Val Kaigg and Cr Mikayla Love** Reasons: First Past the Post is preferred for internal elections for consistency with the advocacy position taken for point 3 above. **COUNCIL DECISION** **C2410/291** Moved Cr Anne Ryan, seconded Cr Richard Beecroft **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** **5. VOTING ACCESSIBLITY - Council supports the advocacy position that the sector supports the option to hold general elections through postal voting and In-Person voting.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **COUNCIL DECISION** **C2410/292** Moved Cr Jarrod Kennedy, seconded Cr Mikayla Love **That the Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:** **5. METHOD OF ELECTION OF MAYOR - Council supports the advocacy position that the sector supports the return to previous legislated provisions – all classes of local governments can decide, by absolute majority, the method for electing their Mayor or President.** **CARRIED 8 / 1** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin**		
16/10/2024	Council Plan 2024 - 2034	Completed	**COUNCIL DECISION** **C2410/297** Moved Cr Anne Ryan, seconded Cr Mikayla Love	**28/11/2024 Tegan Robertson** Amendments actioned and adopted Council plan published on the City's website.	28/11/2024

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
			That the Council adopt the City of Busselton Council Plan 2024 – 2034 as per Attachment 1, in accordance with section 5.56 of the *Local Government Act 1995* and regulation 19C and 19DA of the *Local Government (Administration) Regulations 1996* subject to: **1. A new action being added under Objective 3 "Undertake a youth needs assessment for youth services for the Yalyalup area", to be completed in 2025/2026.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: It is appropriate to undertake a youth needs assessment for the Yalyalup area in the context of the ongoing growth in this area. **COUNCIL DECISION** **C2410/298** Moved Cr Anne Ryan, seconded Cr Mikayla Love **That the Council adopt the City of Busselton Council Plan 2024 – 2034 as per Attachment 1, in accordance with section 5.56 of the *Local Government Act 1995* and regulation 19C and 19DA of the *Local Government (Administration) Regulations 1996 subject to:*** **2. Delete action 10.4 and include a new action under Objective 13 (13.8) "Review the Tourism WA's Southwest Destination Management Strategy & Implementation Plan and consider development of a local Tourism Destination Management Plan" (replacing action to consider adoption of a Peak Period Policy), for completion across 2024/2025 and 2025/2026 by the Economic Development service team.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** Reasons: Including a new action to consider the development of a local Tourism Destination Management Plan is consistent with Council resolution C2410/270. **COUNCIL DECISION** **C2410/301** Moved Cr Anne Ryan, seconded {seconder} **That the Council adopt the City of Busselton Council Plan 2024 – 2034 as per Attachment 1, in accordance with section 5.56 of the *Local Government Act 1995* and regulation 19C and 19DA of the *Local Government (Administration) Regulations 1996.*** **3. Pg 3: Mayor's message be amended to read; "On behalf of the City of Busselton, it is my pleasure…. (remains the same)".** **CARRIED 7 / 2** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Mayor Phill Cronin and Cr Richard Beecroft** Reasons: This amendment clarifies that the Mayor speaks on behalf of the local government (City of Busselton).		

Meeting Date	Item	Status	Action Required	Status (as at 28 November 2024)	Completed
30/10/2024	Saltwater Budget Amendment and Communications Plan	Completed	**COUNCIL DECISION** **C2410/315** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council refer this item to the Ordinary Council meeting on 20 November 2024 at 5.30pm.** **CARRIED 6 / 3** **FOR: Cr Anne Ryan, Cr Jodie Lee, Cr Andrew Macnish, Cr Mikayla Love, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Mayor Phill Cronin, Cr Val Kaigg and Cr Kate Cox**	**22/11/2024 Tegan Robertson** Item considered at the 20 November 2024 ordinary Council meeting.	22/11/2024
12/2021	EXPRESSION OF INTEREST - RESERVE 46187 LOT 448 MARINE TERRACE; OLD TENNIS CLUB BUILDING	Completed	**COUNCIL DECISION** **C2112/119** Moved Councillor A Ryan, seconded Councillor P Cronin **That the Council:** 1. **Acknowledges the receipt of two responses to a publicly advertised expression of interest process seeking a commercial operator to lease Reserve 46187 – Lot 448 Marine Terrace to operate a business venture consistent with the permissible building uses.** 2. **Nominates Geographe Bay Brewing Co. as the 'preferred proponent' for a period of 6 months, as potential future lessee of Reserve 46187 – Lot 448 Marine Terrace, Busselton.** 3. **Authorises the CEO to continue negotiations with the Department of Planning, Lands and Heritage to change the purpose of Lot 448 on Reserve 46187 and agree the terms of head lease with the State Government.** 4. **Subject to the outcome of recommendation 3 above, authorises the CEO to enter into negotiations for the terms and conditions of a sub-lease with Geographe Bay Brewing Co, including ground rent, lease term, asset management, potential landscaping proposals and any legal considerations to operate a commercial venture and return to Council with recommendations in relation to the heads of terms.** **CARRIED 9 / 0**	**27/12/2023 Sharon Woodford-Jones** The proponent recently updated City officers in relation to the likely service requirements to the premises. They are nearly finished with the rebranding exercise which can be presented to Council in the New Year. CEO has confirmed that their preferred proponent status can be extended by letter **02/05/2024 Tegan Robertson** Complete. See C2404/98.	02/05/2024
02/2023	RESERVE 46187 LOT 448 MARINE TERRACE: OLD TENNIS CLUB BUILDING PREFERRED PROPONENT EXTENSION	Completed	**COUNCIL DECISION** **C2302/024** Moved Councillor P Carter, seconded Councillor K Cox **That the Council extends the 'preferred proponent' status for Geographe Bay Brewing Co. as potential lessee of Reserve 46187 – Lot 448 Marine Terrace, Busselton until 31 December 2023** **CARRIED 9 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine** **AGAINST: Nil**	**26/10/2023 Sharon Woodford-Jones** DPLH have confirmed a nominal rent headlease can be offered. The proponent is due to meet with City officers next week to discuss the terms of the sublease. An up to date valuation will be required to determine rent and meet the statutory advertising requirements. Once the parties have agreed the heads of terms a report will be presented to Council requesting authority be given to the CEO to enter into a development agreement and sublease. **02/05/2024 Tegan Robertson** Complete. See C2404/98.	02/05/2024

CIVIL LITIGATION REPORT

(as at 20 Novmeber 2024)

MATTER NAME AND REFERENCE	JURISDICTION	DATE COMMENCED	STAGE COMPLETED	NEXT STEPS
BCP Contractors Pty Ltd v City of Busselton (PER CIV 1797 2020)	Supreme Court of Western Australia	July 2020	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Listed for a Case Management Conference on 21 January 2025
Eichenberg v City of Busselton & Anor (PER CIV 2226 2020)	Supreme Court of Western Australia	December 2020	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Listed for a Case Management Conference on 11 February 2025
Stacey Rouse v City of Busselton and others (CIV 2717 of 2021)	District Court of Western Australia	July 2021	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Awaiting programming
Howard Park Wines Pty Ltd v Evans & Anor (PER GCLM 9700 2024)	Magistrates Court	Oct 2024	Matter was referred to the City's insurer, LGIS. The proceedings are being managed by the City's insurers.	Pre-Trial Conference 27 November 2024

Note: Litigation is the conduct of legal proceedings by parties before a court and civil litigation is legal proceedings involving a dispute between two parties that isn't based on criminal actions. The City reports on all civil litigation currently before the courts.

MINUTES

BUSSELTON JETTY REFERENCE GROUP (BJRG)

COUNCIL CHAMBERS, CITY OF BUSSELTON, ADMINISTRATION BUILDING

FRIDAY 15 NOVEMBER 2024, 9:30AM

Present	Apology	Present	From
Voting Members			
✓		Cr Jodie Lee (JL) - *Chair*	Councillor, City of Busselton
✓		Cr Ann Ryan (AR)	Councillor, City of Busselton
✓		Cr Valerie Kaigg	Councillor, City of Busselton
✓		Lisa Shreeve (LS)	CEO, Busselton Jetty Inc.
✓		Tash Teakle (TT)	Chair, Busselton Jetty Inc.
	✓	Sinan Kerimofski (SK)	Deputy Chair, Busselton Jetty Inc
✓		Peter Gordon	Board Member, Busselton Jetty Inc - Proxy
Teams		Sarah Hijazi	Business Development Manager, Busselton Jetty Inc.
Non-Voting Members			
	✓	Tony Nottle (TN)	CEO, City of Busselton
✓		Maxine Palmer (MP)	Director, Economic & Business Development, City of Busselton
Visitors			
✓		Natalie Morgan – *Minute Taker*	Executive Assistant, City of Busselton
✓		John Farrier (JF)	Facilities Maintenance Coordinator, City of Busselton

MINUTES

Item	Discussion
1. Declaration of Opening	• 9.35am
2. Attendance/Apologies	• Sian Kerimofski
3. Declarations of Interest	• Nil
4. Confirmation of Minutes	• Minutes noted from previous meeting
5. General Business & Updated Report	The new format of the reference group was clarified. An updated report has been prepared in the council format, allowing reference group members to review the information prior to this meeting. Questions and discussions will be addressed during the meeting itself. The report includes: ○ Jetty asset condition report ○ 2024/25 annual maintenance costs and items. The tender for the 5 year maintenance plan will go to the Council in January. The reviews include estimated maintenance costs. It is difficult to determine an accurate forecast, and any certainty to fund gaps with State and federal funding. However, it is expected the annual annuity is not likely to change significantly from $1.8m each year. (Note this will not cover the two spikes in maintenance costs). The group were reminded of some of the assumptions the 50 year plan is based on, namely: ○ Capital spikes being funded on a 50/50 basis between the City and State/Federal governments ○ Inflation and Interest rates remain at 3% for the duration of the plan It was also noted that the plan is based on a 'like for like' replacement, and that engineering and technological advances have not been considered thus far. The 50 year maintenance plan review is likely to be completed by early February 2025, so that the outcome can be aligned with the next joint BJI and Council jetty strategy workshop.
6. BJI Board Meeting and Strategy Sessions outcomes.	The BJI board cannot finalise their stance on the license agreement until they have a confirmed annual figure and a clear understanding of the contributions required for the jetty maintenance reserve. The process is currently on hold while we await further clarity on the necessary number and figures.

	Surveys at the Marine Discovery Centre (MDC) show that people are enjoying their visits, but the numbers aren't quite meeting targets outside school holidays. The team are working on innovative ways to improve the experience and research possible barriers/economic factors to lack of attraction during certain times of the year. The potential to change the adult visitor fee to the UWO from $40 to $49 and include a complimentary to MDC ticket is being considered.
7. Southwest Tourism Destination Management Plan (SWRDMP)	Tourism Destination Management Plans were finalised in 2022-2023 and an agreed regional approach to supporting projects was determined. This plan shows how we manage a destination into the future, based on stakeholder engagement and research based decision making. However, with a change in Tourism Minister – the plans were not released and put on hold while the new minister reviewed them. The plans were released in October 2024 with a 10 year horizon on how we make our destination sustainable from a community, social engagement, economic and caring for country view. Existing key projects at the time were only allowed to be included – no new projects were to be added. Collective lobbying for identified projects was encouraged. Other projects not in the plan but align with the plan can also be considered. Note the airport is the number one project in the plan. A conversation took place regarding the identification of key projects vital to our region. By fostering collaboration between BJI, the City, MRBTA and ASW, we can present a cohesive proposal to the State Government, thereby enhancing our chances of favourable consideration.
8. CoB/BJI Joint Strategy Development	A discussion paper was distributed to the group and the workshop commenced. See attached for workshop outcome notes.

Next meeting: Friday 15 February 2025.
Meeting closed: 10.40 am

ACTIONS			
No	**Action**	**Responsible**	**Status**
1	Collate workshop notes into formal report/action plan	MP	
2	Complete review of 5 year and 50 year maintenance plans	JF	
3	Organise and scope out next joint BJI and Council Jetty Strategy workshop for February	LS/MP	
4			

Office of Hon Hannah Beazley MLA
Minister for Local Government; Youth;
Minister Assisting the Minister for Training and Workforce Development

Our Ref: 84-03322
Your Ref: GOV24011

Mr Tony Nottle
Chief Executive Officer
City of Busselton

Email: Tony.Nottle@busselton.wa.gov.au

Dear Mr Nottle

Thank you for your letter dated 29 October 2024 to the Hon Hannah Beazley MLA, Minister for Local Government, regarding the Local Government Amendment Bill 2024 (the Bill). I am responding as the Minister's Chief of Staff.

The Bill implements common sense and long-awaited reforms to improve the conduct and integrity of the local government sector. These reforms build on a wide array of prior work, including public consultation and direct engagement with the local government sector and the community, as well as the findings of reports such as the:

- Local Government Review Panel Final Report (2020)
- Report of the City of Perth Inquiry (2020)
- Select Committee into Local Government Final Report (2020).

The full package of local government reform proposals was open for public comment from 10 November 2021 to 25 February 2022. Over 200 submissions were received, reviewed and considered. This information is available on the Department of Local Government, Sport and Cultural Industries (DLGSC) website at:

www.dlgsc.wa.gov.au/department/publications/publication/full-reform-proposals

Submissions to this consultation process have reflected broad public support for the reform themes as well as the details of individual proposals, which have comprised both the first tranche reforms in the *Local Government Amendment Act 2023* and the second tranche reforms in the Bill currently before Parliament.

In relation to the Bill, consultation on the draft Bill was conducted across government and with key sector peak bodies: the Western Australian Local Government Association, of which the City is a member; Local Government Professionals WA; and the Western Australian Services Union.

Level 7, Dumas House, 2 Havelock Street WEST PERTH WA 6005
Telephone: +61 8 6552 6700 Email: Minister.Beazley@dpc.wa.gov.au

The DLGSC conducted a webinar on 20 August 2024 attended by over 200 sector representatives to explain the detail of the Bill. There have also been nine previous webinars of similar attendance that explained other aspects of the reforms. Recordings of these webinars can be viewed on the DLGSC website at: www.dlgsc.wa.gov.au/local-government/local-government-reform/local-government-reform-webinars

To clarify some of the claims the City has made:

- These reforms seek to establish an Inspector whose role will be to lift the standard of conduct in local government, intervene early to resolve dysfunction and be able to investigate complaints, which is otherwise limited in the current legislation.

- The Bill does this by giving the Inspector the existing powers of the Director General during an authorised inquiry under the current Act, but in a modern form.

- The Bill reforms the confidentiality requirements in relation to complaints about council members and employees and empowers the Inspector to dismiss vexatious, misconceived and trivial complaints; this includes confidentiality ending once a complaint has been dismissed, unlike the current Act.

- The Inspector will be funded through the State Budget; the cost of the Inspector is not passed on to local government ratepayers.

- The Bill delivers on long-standing recommendations to clarify the role of the council, mayor or president, councillors and CEO and does not seek to change the respective roles as they exist in practice.

- Importantly, the Bill strengthens compulsory training requirements for council members by providing for penalty options such as non-payment of fees and allowances to ensure that training is completed.

Ultimately, no council member or local government employee has any reason to be concerned with the reforms contained in the Bill. Most council members and employees consistently follow the law, as set out in current Acts and regulations, and deliver important services and facilities to their local communities.

I trust this satisfies the City's concerns.

Yours sincerely

Rachel Sackville-Minchin
Chief of Staff

22 NOV 2024