

Please note: The minutes are yet to be confirmed as a true record of proceedings

**CONFIRMED**

**CITY OF BUSSELTON**

**MINUTES OF THE COUNCIL MEETING HELD ON 19 OCTOBER 2022**

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## MINUTES

MINUTES OF A MEETING OF THE BUSSELTON CITY COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, SOUTHERN DRIVE, BUSSELTON, ON 19 OCTOBER 2022 AT 5.30PM.

1. DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY / ACKNOWLEDGEMENT OF VISITORS / DISCLAIMER / NOTICE OF RECORDING OF PROCEEDINGS

The Presiding Member opened the meeting at 5.30pm.

The Presiding Member noted this meeting is held on the lands of the Wadandi people and acknowledged them as Traditional Owners, paying respect to their Elders, past and present, and Aboriginal Elders of other communities who may be present.

The Presiding Member advised the meeting was being recorded and livestreamed.

2. ATTENDANCE

Presiding Member:

Cr Grant Henley Mayor

Members:

Cr Paul Carter Deputy Mayor

Cr Sue Riccelli

Cr Ross Paine

Cr Kate Cox

Cr Anne Ryan

Cr Phill Cronin

Cr Jodie Richards

Cr Mikayla Love

Officers:

Mr Oliver Darby, Acting Chief Executive Officer

Mr Paul Needham, Director, Planning and Development Services

Mrs Naomi Searle, Director, Community and Commercial Services

Mr Tony Nottle, Director, Finance and Corporate Services

Mrs Emma Heys, Governance Coordinator

Ms Jo Barrett-Lennard, Governance Officer

Apologies:

Nil

Approved Leave of Absence:

Nil

Media:

Nil

Public:

40

**3. PRAYER**

Nil

**4. APPLICATION FOR LEAVE OF ABSENCE****COUNCIL DECISION****C2210/253**

Moved Councillor P Carter, seconded Councillor P Cronin

**That Cr Ross Paine be granted a leave of absence for the Ordinary Council Meeting to be held on 16 November 2022.**

**CARRIED 9/0****5. DISCLOSURE OF INTERESTS**

Nil

**6. ANNOUNCEMENTS WITHOUT DISCUSSION****Announcements by the Presiding Member**

Nil

**7. QUESTION TIME FOR PUBLIC**

Prior to the Public Question Time commencing the Mayor advised that the questions taken on notice at the previous meeting had been responded to, were presented to the meeting, and would be tabled in the minutes.

**Response to Previous Questions Taken on Notice**

The following questions were taken on notice by the Council at the 21 September 2022 Ordinary Council meeting.

**7.1 Mr Keith Sims****Question**

Regarding the new Holiday Home Amendment Law, the rules state a 12 hour response time within which the manager must respond to issues. Does this 12 hour response time apply to business hours or days only?

**Response**

(Mr Oliver Darby, Acting Chief Executive Officer)

The manager must respond within a reasonable time but in any event within 12 hours. This requirement is not limited to standard “business hours” and would apply on weekends as well as weekdays.

7.2 Mr Andrew Macnish**Question**

Will the Council resolve to instruct the Audit and Risk Committee to forward to it the admission of governance failures by the CEO and to carry out its statutory role and investigate and report back why these failures occurred, and what can be learned, and pursue this with the assistance of expert, independent help?

**Response**

(Mr Oliver Darby, Acting Chief Executive Officer)

In order to resolve on anything the Council must have a motion before it, and it has no such motion before it.

**Question**

Will the Council direct the Acting CEO to order the Director responsible for governance to ensure there can be no allegations of minute tampering by including in the Minutes the full and exact record of proceedings including all elements of compliant public questions and any appended document giving substance to such questions tabled at council and committee meetings, particularly as it applies to the unconfirmed minutes of the Audit and Risk Committee meeting on 10 August.

**Response**

(Mr Oliver Darby, Acting Chief Executive Officer)

Regulation 11 of the *Local Government (Administration) Regulations 1996* is very clear that the minutes are required to contain a summary of each question raised by members of the public at the meeting and a summary of the response to the question. There is no requirement to include in the minutes the full and exact record of proceedings or any documents provided.

**Question Time for Public**7.3 Ms Jill Walsh**Question**

Why was only \$400,000 of funding applied for to undertake Stage 3 of the Vasse River which is a much larger section than Stage 1, and the sediment is much deeper in Stage 3, and when Stage 1 wasn't even completed at a cost of more than \$600,000? Why has the City only applied for \$400,000 in funding?

**Response**

(Paul Needham, Director Planning and Development Services)

We will take that question on notice.

**Question**

How much funding did the City receive to go towards Stage 2?

**Response**

(Paul Needham)

We will take that question on notice.

**Question**

Why would the Honourable Jackie Jarvis be telling the public that there are no contractors available when none other than Apex Envirocare have been consulted?

**Response**

(Mayor Grant Henley)

That will be a question you will have to ask the Honourable Jackie Jarvis.

(Paul Needham)

We will take that question on notice.

7.4

Mr Andrew Macnish

**Question**

Pursuant to the City's response last week to my previous questions, will a Councillor or the Acting CEO propose to the next available council agenda a motion that initiates a council policy detailing the extent to which staff are potentially able to compromise full transparency in summarising and thereby editing, redacting and potentially sanitising the full version of public questions asked?

**Response**

(Mayor Grant Henley)

We will take that question on notice.

## 8. CONFIRMATION AND RECEIPT OF MINUTES

### Previous Council Meetings

#### 8.1 Minutes of the Council Meeting held 21 September 2022

##### COUNCIL DECISION

**C2210/254** Moved Councillor P Carter, seconded Councillor P Cronin

**That the Minutes of the Council Meeting held 21 September 2022 be confirmed as a true and correct record.**

**CARRIED 9/0**

### Committee Meetings

#### 8.2 Minutes of the Finance Committee Meeting held 5 October 2022

##### COUNCIL DECISION

**C2210/255** Moved Councillor A Ryan, seconded Councillor P Carter

**That the Unconfirmed Minutes of the Finance Committee Meeting held 5 October 2022 be noted as recieved.**

**CARRIED 9/0**

## 9. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

### Petitions

Nil

### Presentations

Mr Cameron Leckey spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mr Leckey was in support of Cr Riccelli's alternative recommendation.

Ms Crystal Wallace spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Ms Wallace was in support of Cr Riccelli's alternative recommendation.

Mrs Sally Chandler spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mrs Chandler was in support of Cr Riccelli's alternative recommendation.

Mr Bill Mitchell spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mr Mitchell was in support of Cr Riccelli's alternative recommendation.

Mr Larry Guise spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mr Guise was in support of Cr Riccelli's alternative recommendation.

Mr Nigel Bancroft spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mr Bancroft was in support of Cr Riccelli's alternative recommendation.

Mr Gordon Hay spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Mr Hay was in support of Cr Riccelli's alternative recommendation.

Ms Anneke Brown and Ms Samantha Thompson spoke with respect to Supplementary Agenda Item 13.2, 'Smiths Beach Significant Development Application (Part 17 of PD Act 2005) – City of Busselton Submission'. Ms Brown and Ms Thompson were in support of the officer recommendation.

#### **Deputations**

Nil

#### **10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)**

Nil

**11. ITEMS BROUGHT FORWARD****ADOPTION BY EXCEPTION RESOLUTION**

At this juncture the Mayor advised the meeting that, with the exception of the items identified to be withdrawn for discussion, the remaining items will be adopted en bloc, i.e. all together.

**COUNCIL DECISION**

**C2210/256** Moved Councillor P Cronin, seconded Councillor M Love

**That the Committee Recommendations for Items 12.1 and 12.2, and Officer Recommendations for Items 15.1, 15.2, 16.1, 16.2 and 17.1 be carried en bloc:**

**12.1 Finance Committee - 5/10/2022 - LIST OF PAYMENTS MADE - AUGUST 2022**

**12.2 Finance Committee - 5/10/2022 - FINANCIAL ACTIVITY STATEMENTS - YEAR TO DATE AS AT 31 AUGUST 2022**

**15.1 ENDORSEMENT OF COMMUNITY DEVELOPMENT PLAN**

**15.2 NAMING OF THE BUSSELTON PERFORMING ARTS AND CONVENTION CENTRE**

**16.1 LOCAL GOVERNMENT REFORMS - ELECTION TRANSITION ARRANGEMENTS**



**16.2 MICROSOFT 365 LICENSING RENEWAL**

**17.1 COUNCILLORS INFORMATION BULLETIN**

**CARRIED 9/0**

**EN BLOC**

**12. REPORTS OF COMMITTEE****12.1 Finance Committee - 5/10/2022 - LIST OF PAYMENTS MADE - AUGUST 2022**

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
<b>SUBJECT INDEX</b>	Financial Operations
<b>BUSINESS UNIT</b>	Financial Services
<b>REPORTING OFFICER</b>	Manager Financial Services - Paul Sheridan
<b>AUTHORISING OFFICER</b>	Director Finance and Corporate Services - Tony Nottle
<b>NATURE OF DECISION</b>	Noting: The item is simply for information purposes and noting
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A List of Payments - August 2022  

**This item was considered by the Finance Committee at its meeting on 5/10/2022, the recommendations from which have been considered by Council.**

The committee recommendation was moved and carried.

**COUNCIL DECISION**

**C2210/257** Moved Councillor P Cronin, seconded Councillor M Love

**That the Council notes payment of voucher numbers for the month of August 2022 as follows:**

<b>CHEQUE PAYMENTS</b>	<b>119340 - 119405</b>	<b>74,850.55</b>
<b>ELECTRONIC FUNDS TRANSFER PAYMENTS</b>	<b>89073 - 89394 and 89398 to 89682</b>	<b>7,317,614.12</b>
<b>TRUST ACCOUNT PAYMENTS</b>	<b>EFT 89395 - 89397</b>	<b>38,077.70</b>
<b>PAYROLL PAYMENTS</b>	<b>01.08.22 - 31.08.22</b>	<b>1,674,969.19</b>
<b>INTERNAL PAYMENT VOUCHERS</b>	<b>DD 4949 -4988</b>	<b>177,083.84</b>
<b>TOTAL PAYMENTS</b>		<b>9,282,595.40</b>

**CARRIED 9/0**

**EN BLOC**

**OFFICER RECOMMENDATION**

That the Council notes payment of voucher numbers for the month of August 2022 as follows:

CHEQUE PAYMENTS	119340 - 119405	74,850.55
ELECTRONIC FUNDS TRANSFER PAYMENTS	89073 - 89394 and 89398 to 89682	7,317,614.12
TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS	DD 4949 -4988	177,083.84
TOTAL PAYMENTS		9,282,595.40

**EXECUTIVE SUMMARY**

This report provides details of payments made from the City's bank accounts for the month of August 2022, for noting by the Council and recording in the Council Minutes.

**BACKGROUND**

The *Local Government (Financial Management) Regulations 1996* (the Regulations) requires that, when the Council has delegated authority to the Chief Executive Officer to make payments from the City's bank accounts, a list of payments made is prepared each month for presentation to, and noting by, the Council.

**OFFICER COMMENT**

In accordance with regular custom, the list of payments made for the month of August 2022 is presented for information.

**Statutory Environment**

Section 6.10 of the *Local Government Act 1995* and more specifically Regulation 13 of the Regulations refer to the requirement for a listing of payments made each month to be presented to the Council.

**Relevant Plans and Policies**

There are no relevant plans or policies to consider in relation to this matter.

**Financial Implications**

There are no financial implications associated with the officer recommendation.

**Stakeholder Consultation**

No external stakeholder consultation was required or undertaken in relation to this matter.

**Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

**Options**

Not applicable.

**CONCLUSION**

The list of payments made for the month of August 2022 is presented for information.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Not applicable.



LISTING OF PAYMENTS MADE  
UNDER DELEGATED AUTHORITY  
FOR THE MONTH OF AUGUST 2022

CHEQUE PAYMENTS	119340 - 119405	74,850.55
ELECTRONIC FUNDS TRANSFER PAYMENTS	89073 - 89394 and 89398 to 89682	7,317,614.12
TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
		<b>9,282,595.40</b>

CHEQUE PAYMENTS AUGUST 2022				
DATE	REF #	NAME	DESCRIPTION	AMOUNT \$
29/08/22	119388	ANETTE WILTON	REFUND OF ANIMAL TRAP BOND	94.00
29/08/2022	119400	ANTHONY H COPELAND	REFUND OF RATE OVERPAYMENT	134.30
10/08/2022	119347	BOND ADMINISTRATOR	AGED HOUSING BONDS	120.00
10/08/2022	119346	BUSSELTON PUBLIC LIBRARY - PETTY CASH	PETTY CASH REIMBURSEMENT	144.80
18/08/2022	119351	CITY OF BUSSELTON	VARIOUS REIMBURSEMENTS	552.00
26/08/2022	119383	CITY OF BUSSELTON	VARIOUS REIMBURSEMENTS	1,328.00
10/08/2022	119343	CITY OF BUSSELTON - PETTY CASH	PETTY CASH REIMBURSEMENT	470.00
10/08/2022	119340	CITY OF BUSSELTON DEPOT - PETTY CASH	PETTY CASH REIMBURSEMENT	84.80
10/08/2022	119350	COMMISSIONER OF TAXATION	REFUND OF RATE OVERPAYMENT	802.18
10/08/2022	119345	DEPARTMENT OF TRANSPORT	PLANT REGISTRATION	654.00
18/08/2022	119382	DEPARTMENT OF TRANSPORT	PLANT REGISTRATION	436.40
29/08/2022	119386	DEPARTMENT OF TRANSPORT	PLANT REGISTRATION	327.00
10/08/2022	119341	DEPT OF COMMUNITIES EDUCATION AND CARE REGULATORY UNIT	ANNUAL SERVICE FEE	658.00
29/08/2022	119404	DEPT OF COMMUNITIES EDUCATION AND CARE REGULATORY UNIT	ANNUAL SERVICE FEE - GLC VAC CARE	99.90
10/08/2022	119349	DF TWEDDLE & V TWEDDLE	REFUND OF RATE OVERPAYMENT	126.80
29/08/2022	119399	DIANNE E MCCROW	REFUND OF RATE OVERPAYMENT	815.66
29/08/2022	119387	ELSIE HATCH	REFUND OF ANIMAL TRAP BOND	100.00
10/08/2022	119348	FRED ROSE EXCAVATOR HIRE	EARTHMOVING - WASTE FACILITY & ROADWORKS	5,623.20
10/08/2022	119342	GEOGRAPHE LEISURE CENTRE - PETTY CASH	PETTY CASH REIMBURSEMENT	221.20
29/08/2022	119393	GRANT SEATORY & MEGHAN HOPE	CROSSOVER SUBSIDY PAYMENT	296.70
29/08/2022	119394	GRIFFIN RUSSELL	CROSSOVER SUBSIDY PAYMENT	188.20
29/08/2022	119390	HELEN & PAUL FRANCIS	CROSSOVER SUBSIDY PAYMENT	167.90
29/08/2022	119395	IAN A HOWE	REFUND OF RATE OVERPAYMENT	125.45
29/08/2022	119401	JUDITH RIGG	REFUND OF RATE OVERPAYMENT	139.10
29/08/2022	119397	JV & AC EVANS	REFUND OF RATE OVERPAYMENT	123.25
29/08/2022	119396	NEIL FORD	REFUND OF RATE OVERPAYMENT	132.83
29/08/2022	119391	PLUMB SUPER FUND	CROSSOVER SUBSIDY PAYMENT	344.10
29/08/2022	119392	STACEY & GRAEME NORTHOVER	CROSSOVER SUBSIDY PAYMENT	118.20
29/08/2022	119398	VA WALKER & RS WALKER	REFUND OF RATE OVERPAYMENT	826.72
29/08/2022	119403	VE RICHARDSON-BUNBURY	REFUND OF RATE OVERPAYMENT	832.00
29/08/2022	119389	VICTORIA & PAUL BATEMAN	CROSSOVER SUBSIDY PAYMENT	357.70
10/08/2022	119344	WATER CORPORATION	WATER SERVICES	45.83
26/08/2022	119384	WATER CORPORATION	WATER SERVICES	48,512.20
29/08/2022	119405	WATER CORPORATION	WATER SERVICES	9,724.88
29/08/2022	119402	WB LONG & VB LONG	REFUND OF RATE OVERPAYMENT	123.25
				<b>74,850.55</b>

EFT PAYMENTS AUGUST 2022				
DATE	REF #	NAME	DESCRIPTION	AMOUNT \$
25/08/2022	89415	1SPATIAL AUSTRALIA PTY LTD	TRAINING SERVICES	858.00
25/08/2022	89419	3E CONSULTING ENGINEERS PTY LTD	CONSULTANCY SERVICES - LIGHTING YALLINGUP HILLS	6,820.00
11/08/2022	89153	A PLUS TRAINING SOLUTIONS	TRAINING SERVICES	2,395.00
11/08/2022	89183	ABEC ENVIRONMENTAL CONSULTING PTY LTD	ENVIRONMENTAL CONSULTING - DUNSBOROUGH GROUND WATER MONITORING	11,294.80
11/08/2022	89173	ACTION KERBING	KERBING SERVICES	2,112.00
11/08/2022	89327	ACTIV FOUNDATION INC	MAINTENANCE SERVICES	2,945.80
11/08/2022	89130	ACLURIX NETWORKS	INTERNET WIFI ACCESS	3,996.65
25/08/2022	89594	ADMERCH	INDUSTRIAL MERCHANDISE MANUFACTURER	869.00
11/08/2022	89211	ADVAM PTY LTD	AIRPORT CARPARK CREDIT CARD TRANSACTIONS	528.37
25/08/2022	89504	ADVAM PTY LTD	AIRPORT CARPARK CREDIT CARD TRANSACTIONS	474.71
11/08/2022	89194	ADVANCED DRIVEWAY SEALING	GRAFFITI REMOVAL	4,825.70
25/08/2022	89488	ADVANCED DRIVEWAY SEALING	MAINTENANCE SERVICES	1,858.00
11/08/2022	89232	ADVANCED HEARING WA PTY LTD	HEARING ASSESSMENT	216.00
25/08/2022	89528	ADVANCED HEARING WA PTY LTD	HEARING ASSESSMENT	630.00
25/08/2022	89523	AFGR1 EQUIPMENT	MACHINERY EQUIPMENT PARTS AND SERVICE	1,059.17
11/08/2022	89243	AHOY MANAGEMENT	CABIN FEVER FESTIVAL ACTIVITIES	17,600.00
25/08/2022	89541	AHOY MANAGEMENT	CABIN FEVER FESTIVAL ACTIVITIES	16,500.00
25/08/2022	89605	AIE ENGINEERING & CONSTRUCTION MANAGEMEN	ENGINEERING & CONSTRUCTION SERVICES	2,145.00
11/08/2022	89287	AIRWORKS CONSULTING PTY LTD	AIRPORT CONSULTING	4,147.00
25/08/2022	89589	AIRWORKS CONSULTING PTY LTD	AIRPORT CONSULTING	4,961.00
11/08/2022	89229	AJ & B DOBBE	SURVEYING SERVICES	1,320.00
11/08/2022	89258	ALICIA ROBERTS	BJTP REFUND	58.00
4/08/2022	89078	ALINTA SALES PTY LTD	ELECTRICITY	101.25
11/08/2022	89179	ALINTA SALES PTY LTD	ELECTRICITY	333.55
25/08/2022	89466	ALINTA SALES PTY LTD	ELECTRICITY	51.05
11/08/2022	89271	ALISON SEYMOUR	ART SALES	45.50
11/08/2022	89113	ALLERDING & ASSOCIATES	CONSULTANCY SERVICES	2,640.00
11/08/2022	89200	ALPINE LAUNDRY PTY LTD	COMMERCIAL LAUNDRY	621.58
25/08/2022	89497	ALPINE LAUNDRY PTY LTD	COMMERCIAL LAUNDRY	522.05
25/08/2022	89537	ALTUS GROUP CONSULTING PTY LTD	COST MANAGEMENT SERVICES	3,778.50
25/08/2022	89599	ALTUS PLANNING PTY LTD	CONSULTANT PLANNING SERVICES	3,927.00
11/08/2022	89210	AMD AUDIT & ASSURANCE PTY LTD	ACCOUNTANCY SERVICES	1,540.00
25/08/2022	89544	AMGROW AUSTRALIA PTY LTD	NURSERY SERVICES	594.00
11/08/2022	89333	AMITY SIGNS	SIGNAGE SERVICES	216.70
11/08/2022	89161	ANGELA GRIFFIN	STAFF REIMBURSEMENT	61.60
25/08/2022	89564	ANITA JURAT	APPLICATION REFUND	222.10
11/08/2022	89138	ANNA FOLEY	WELLNESS SERVICES	390.00
25/08/2022	89432	ANNA FOLEY	WELLNESS SERVICES	2,900.00
29/08/2022	89677	ANNE KENNEDY	BJTP REFUND	231.00
25/08/2022	89518	AR DEVELOPMENTS	50% NEWPORT GEOGRAPHE BORE	150.00
11/08/2022	89123	ARBOR GUY	TREE MAINTENANCE SERVICES	5,815.53
25/08/2022	89417	ARBOR GUY	TREE MAINTENANCE SERVICES - NATURALISTE TCE, SCHOONER CRES	36,430.52
11/08/2022	89300	ARROW BRONZE	MEMORIAL PLAQUES SUPPLIER	218.08
11/08/2022	89133	ARTISAN GROUP	PAVING SERVICES	6,050.00
25/08/2022	89427	ARTISAN GROUP	PAVING SERVICES	528.00
11/08/2022	89101	ATO EFT DEPOSITS TRUST A/C	PAYG TAXATION	240,218.00



LISTING OF PAYMENTS MADE  
UNDER DELEGATED AUTHORITY  
FOR THE MONTH OF AUGUST 2022

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ELECTRONIC FUNDS TRANSFER PAYMENTS		89073 - 89394 and 89398 to 89682	7,317,614.12	
TRUST ACCOUNT PAYMENTS		EFT 89395 - 89397	38,077.70	
PAYROLL PAYMENTS		01.08.22 - 31.08.22	1,674,969.19	
INTERNAL PAYMENT VOUCHERS		DD 4949 - 4988	177,083.84	
			<b>9,282,595.40</b>	
25/08/2022	89402	ATO EFT DEPOSITS TRUST A/C	PAYG TAXATION	300,481.00
11/08/2022	89202	ATTURRA BUSINESS APPLICATIONS	SOFTWARE CONSULTANCY	2,310.00
25/08/2022	89498	ATTURRA BUSINESS APPLICATIONS	SOFTWARE CONSULTANCY	2,640.00
11/08/2022	89136	ALISQ TRAINING	TRAINING SERVICES	356.00
25/08/2022	89429	ALISQ TRAINING	TRAINING SERVICES	4,078.00
11/08/2022	89120	AUSTRALASIAN CEMETERIES AND CREMATORIA A	CEMETERIES BOARD	375.00
25/08/2022	89622	AUSTRALIA POST	POSTAL SERVICE	2,147.09
11/08/2022	89228	AUSTRALIAN COMMUNITY MEDIA	ADVERTISING SERVICES	221.34
25/08/2022	89522	AUSTRALIAN COMMUNITY MEDIA	ADVERTISING SERVICES	2,722.18
25/08/2022	89653	AUSTRALIAN INSTITUTE OF MANAGEMENT	MEMBERSHIP	770.00
11/08/2022	89150	AUSTRALIAN INTERNATIONAL PEDAL PRIX INC	EVENT MANAGEMENT	19,800.00
11/08/2022	89114	AUSTRALIAN LIBRARY AND INFORMATION ASSOC	LIBRARY RESOURCES	300.00
25/08/2022	89600	AUSTRALIAN ROAD SAFETY FOUNDATION	SUPPORTING PARTNERS PACK 2022	275.00
11/08/2022	89267	AUTO ONE TRADING PTY LTD	AUTOMOTIVE	2,451.01
11/08/2022	89234	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS & MAINTENANCE	1,625.36
25/08/2022	89530	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS & MAINTENANCE	67.13
11/08/2022	89149	AZILITY	IT SOFTWARE	4,246.00
25/08/2022	89439	AZILITY	IT SOFTWARE	988.90
11/08/2022	89257	B & R JONES HEFFERNAN	BTTP REFUND	333.00
11/08/2022	89331	B&B STREET SWEEPING	STREET SWEEPING SERVICE	946.74
11/08/2022	89250	BARK ENVIRONMENTAL	ENVIRONMENTAL CONSULTING - BIG ROCK RESERVE	4,990.00
11/08/2022	89174	BARRY ALLEN ELECTRICAL SERVICES PTY LTD	ELECTRICAL SERVICES	38,913.49
18/08/2022	89385	BARRY ALLEN ELECTRICAL SERVICES PTY LTD	ELECTRICAL SERVICES - SPORTS LIGHTS CHURCHILL PARK	81,994.55
25/08/2022	89457	BARRY ALLEN ELECTRICAL SERVICES PTY LTD	ELECTRICAL SERVICES	4,577.82
25/08/2022	89462	BATTERY WORLD BUNBURY	BATTERIES	775.50
11/08/2022	89326	BAY SIGNS	SIGNAGE SERVICES - YOGANUP PARK	15,851.00
25/08/2022	89629	BAY SIGNS	SIGNAGE SERVICES - RUBBISH TRUCK WRAP	5,610.79
11/08/2022	89158	BCP CIVIL & PLANT	EXCAVATOR & PLANT HIRE	5,652.65
18/08/2022	89384	BCP CONTRACTORS PTY LTD	EARTHWORKS - BSN FORESHORE EAST DEVELOPMENT	22,575.22
11/08/2022	89159	BCP LIQUID WASTE	LIQUID WASTE SERVICES	628.50
25/08/2022	89447	BCP LIQUID WASTE	LIQUID WASTE SERVICES	824.89
25/08/2022	89584	BCS INFRASTRUCTURE SUPPORT PTY LTD	O & M MAINTENANCE	2,910.60
25/08/2022	89495	BELLROCK CLEANING SERVICES PTY LTD	CLEANING SERVICES	31,025.15
25/08/2022	89540	BEN KING	SKATEPARK REPAIRS	4,665.60
11/08/2022	89342	BIDFOOD	GLC KIOSK PURCHASES	143.12
11/08/2022	89291	BIG ASS FANS AUSTRALIA PTY LTD	FANS AND COOLING SOLUTIONS - GLC	49,195.31
25/08/2022	89576	BING TECHNOLOGIES PTY LTD	MAILING SERVICES	1,502.16
25/08/2022	89548	BIO SOIL SOLUTIONS	LIQUID SOIL SOLUTIONS	245.00
11/08/2022	89197	BLUE WREN GALLERY	PICTURE FRAMING SERVICES	100.00
11/08/2022	89307	BOC LIMITED	GAS SERVICES	2,532.57
25/08/2022	89612	BOC LIMITED	GAS SERVICES	1,698.55
29/08/2022	89680	BOC LIMITED	GAS SERVICES	25.06
25/08/2022	89567	BORAM JEON & MASAKI MITSUI	APPLICATION REFUND	118.20
25/08/2022	89602	BOYANUP GRAZING CO	BONDS RETURN	13,129.00
25/08/2022	89492	BRAD BROOKSBY	TRAFFIC CONSULTING	3,025.00
11/08/2022	89245	BRETT TITERTON ELECTRICAL AND AIR CONDI	ELECTRICAL SERVICES	87.50
11/08/2022	89127	BRIDGESTONE	TYRE SERVICES	336.47
25/08/2022	89422	BRIDGESTONE	TYRE SERVICES	30.03
25/08/2022	89583	BROAD CONSTRUCTION PTY LTD	CONSTRUCTION SERVICES - BPACC	1,859,117.85
11/08/2022	89361	BSA ADVANCED PROPERTY SOLUTIONS	AIR CONDITIONING SERVICES	1,840.41
25/08/2022	89657	BSA ADVANCED PROPERTY SOLUTIONS	AIR CONDITIONING SERVICES	2,667.06
11/08/2022	89335	BSEWA	ELECTRICAL SERVICES	3,784.66
25/08/2022	89637	BSEWA	ELECTRICAL SERVICES	17,520.65
29/08/2022	89682	BSEWA	ELECTRICAL SERVICES	25,362.95
11/08/2022	89248	BUNBURY TRUCKS	PLANT PURCHASES / SERVICES / PARTS	68.60
11/08/2022	89337	BUNNINGS BUILDING SUPPLIES	HARDWARE SUPPLIES	1,841.27
25/08/2022	89639	BUNNINGS BUILDING SUPPLIES	HARDWARE SUPPLIES	1,414.66
25/08/2022	89559	BUSSELTON AND DISTRICTS ORCHID SOCIETY	APPLICATION REFUND	470.00
11/08/2022	89175	BUSSELTON AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	3,873.11
25/08/2022	89458	BUSSELTON AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	1,490.94
11/08/2022	89132	BUSSELTON BEARING SERVICES	BEARING SUPPLIES	1,488.40
11/08/2022	89341	BUSSELTON BITUMEN SERVICE	EARTHMOVING SERVICES - KANGAROO GULLY BRIDGE	10,179.82
11/08/2022	89265	BUSSELTON BUILDING PRODUCTS	BUILDING PRODUCT SUPPLIER	476.84
25/08/2022	89570	BUSSELTON BUILDING PRODUCTS	BUILDING PRODUCT SUPPLIER	536.84
11/08/2022	89115	BUSSELTON HYDRAULIC SERVICES INC	HYDRAULIC SERVICES	1,993.21
25/08/2022	89411	BUSSELTON HYDRAULIC SERVICES INC	HYDRAULIC SERVICES	172.22
25/08/2022	89420	BUSSELTON LOCKSMITH	SECURITY SUPPLIES	544.50
11/08/2022	89320	BUSSELTON MOTORS	VEHICLE PURCHASES / SERVICES / PARTS	1,797.74
25/08/2022	89621	BUSSELTON MOTORS	VEHICLE PURCHASES / SERVICES / PARTS	855.53
25/08/2022	89604	BUSSELTON MULTI SERVICE	ENGRAVING SERVICES	22.00
11/08/2022	89328	BUSSELTON PEST & WEED CONTROL	PEST CONTROL SERVICES	601.00
25/08/2022	89630	BUSSELTON PEST & WEED CONTROL	PEST CONTROL SERVICES	847.00
25/08/2022	89640	BUSSELTON REFRIGERATION & AIRCON	REFRIGERATION/AIR CONDITIONING SERVICES	1,720.95
11/08/2022	89190	BUSSELTON REMEDIAL MASSAGE	SAFETY WEEK INITIATIVES	640.00
25/08/2022	89633	BUSSELTON SENIOR HIGH SCHOOL	REVEGETATION CARBUNUP RIVER	660.00
25/08/2022	89641	BUSSELTON STATE EMERGENCY SERVICE	PETTY CASH REIMBURSEMENT	699.08
25/08/2022	89460	BUSSELTON STOCKFEEDS & PET SUPPLIES	ANIMAL SUPPLIES	167.50
25/08/2022	89624	BUSSELTON TELEPHONES & TECHNOLOGY	COMMUNICATION SERVICES	490.00
11/08/2022	89303	BUSSELTON TOYOTA	VEHICLE PURCHASES / SERVICES / PARTS	2,296.14
4/08/2022	89088	BUSSELTON WATER	WATER SERVICES	119.30
11/08/2022	89304	BUSSELTON WATER	WATER SERVICES	599.12
25/08/2022	89610	BUSSELTON WATER	WATER SERVICES	12,096.82
25/08/2022	89662	CAPE DRYCLEANERS	LINEN CLEANING SERVICES	28.85
11/08/2022	89289	CAROLYN TROWBRIDGE	ART SALES	212.00
11/08/2022	89164	CASSANDRA BYNDR	ART SALES	553.00
11/08/2022	89218	CB TRAFFIC SOLUTIONS PTY LTD	TRAFFIC MANAGEMENT SERVICES	8,309.01
25/08/2022	89511	CB TRAFFIC SOLUTIONS PTY LTD	TRAFFIC MANAGEMENT SERVICES	5,086.96



LISTING OF PAYMENTS MADE  
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FOR THE MONTH OF AUGUST 2022

		CHEQUE PAYMENTS	119340 - 119405	74,850.55
		ELECTRONIC FUNDS TRANSFER PAYMENTS	89073 - 89394 and 89398 to 89682	7,317,614.12
		TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
		PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
		INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
				<b>9,282,595.40</b>
11/08/2022	89216	CHOICECHEM	BITUMEN REMOVER	5,890.50
25/08/2022	89590	CHRIS GODDEN	LAWN MOWING	380.00
11/08/2022	89146	CHRIS SHEEDY PANEL & PAINT	PANEL REPAIRS & REPLACEMENT	500.00
11/08/2022	89244	CHRISTINE CRESSWELL	ART SALES	8.40
25/08/2022	89597	CHRISTOPHER BERRY	PUBLICATIONS	460.00
11/08/2022	89345	CHUBB FIRE SAFETY	FIRE EQUIPMENT SERVICES	6,336.23
25/08/2022	89645	CHUBB FIRE SAFETY	FIRE EQUIPMENT SERVICES	5,780.64
11/08/2022	89103	CITY OF BUSSELTON	PAYROLL DEDUCTIONS REALLOCATION	4,883.56
25/08/2022	89404	CITY OF BUSSELTON	PAYROLL DEDUCTIONS REALLOCATION	43,277.61
11/08/2022	89098	CITY OF BUSSELTON CHRISTMAS CLUB	PAYROLL DEDUCTIONS	2,762.18
25/08/2022	89399	CITY OF BUSSELTON CHRISTMAS CLUB	PAYROLL DEDUCTIONS	2,562.18
11/08/2022	89099	CITY OF BUSSELTON STAFF LOTTO	STAFF LOTTO	228.00
25/08/2022	89400	CITY OF BUSSELTON STAFF LOTTO	STAFF LOTTO	174.00
11/08/2022	89105	CITY OF BUSSELTON-SOCIAL CLUB	SOCIAL CLUB REIMBURSEMENT	208.00
25/08/2022	89406	CITY OF BUSSELTON-SOCIAL CLUB	SOCIAL CLUB REIMBURSEMENT	206.00
11/08/2022	89308	CJD EQUIPMENT PTY LTD	PLANT PURCHASES / SERVICES / PARTS	921.93
25/08/2022	89613	CJD EQUIPMENT PTY LTD	PLANT PURCHASES / SERVICES / PARTS	63.54
11/08/2022	89292	CLARK RUBBER	SPORT EQUIPMENT SUPPLIER	899.55
11/08/2022	89353	CLEANAWAY	WASTE MANAGEMENT SERVICES	99,350.94
18/08/2022	89393	CLEANAWAY	WASTE MANAGEMENT SERVICES	19,481.24
25/08/2022	89649	CLEANAWAY	WASTE MANAGEMENT SERVICES	436.68
25/08/2022	89473	CLEANAWAY CO PTY LTD	CHEMICAL DISPOSAL SERVICES	5,546.81
11/08/2022	89317	CLEANAWAY OPERATIONS PTY LTD	MAINTENANCE PARTS WASHER	969.72
11/08/2022	89131	CLEAR BRIDGE GROUP PTY LTD	MARQUEES, FENCE WRAPS	6,378.78
25/08/2022	89424	CLEAR BRIDGE GROUP PTY LTD	MARQUEES, FENCE WRAPS	6,378.78
25/08/2022	89410	CLEVERPATCH	VACATION CARE SUPPLIES	99.93
11/08/2022	89362	COCA-COLA AMATIL	GLC KIOSK PURCHASES	1,041.84
11/08/2022	89162	COLES.COM.AU	COUNCIL & STAFF REFRESHMENTS	2,550.87
25/08/2022	89449	COLES.COM.AU	COUNCIL & STAFF REFRESHMENTS	309.60
25/08/2022	89416	COMBINED TEAM SERVICES	TRAINING SERVICES	4,741.50
25/08/2022	89549	COME, GRAZE, SOUTHWEST	CATERING FOOD SERVICES	1,988.00
11/08/2022	89166	COMMERCIAL TURF SERVICES	LAWN MOWER MECHANICAL SERVICES	561.00
11/08/2022	89198	COMPUTER WEST	INFORMATION TECHNOLOGY SUPPLIER	2,531.10
25/08/2022	89551	CONSTRUCTION SCIENCES PRY LTD	MATERIALS TESTING - CRUSHED CONCRETE	9,300.50
11/08/2022	89246	CONSULT DIRECT	CLEANING EQUIPMENT AND SERVICES	715.47
25/08/2022	89474	CORSIGN WA PTY LTD	SINGAGE AND TRAFFIC ACCESSORIES	2,229.70
4/08/2022	89083	CQUINIVERSITY AUSTRALIA	TRAINING WORKSHOPS	7,271.22
11/08/2022	89272	CR JODIE RICHARDS	COUNCILLOR PAYMENT	3,054.99
11/08/2022	89170	CR ROSS PAINE	COUNCILLOR PAYMENT	3,054.99
11/08/2022	89274	CR. MIKAYLA LOVE	COUNCILLOR PAYMENT	3,054.99
11/08/2022	89172	CR. P CARTER	COUNCILLOR PAYMENT	5,008.33
11/08/2022	89233	CR. SUSAN RICCELLI	COUNCILLOR PAYMENT	3,054.99
11/08/2022	89142	CRANEFORD PLUMBING PTY LTD	PLUMBING SERVICES	5,087.93
25/08/2022	89435	CRANEFORD PLUMBING PTY LTD	PLUMBING SERVICES - GLC & NCC	17,363.24
11/08/2022	89360	CROSS SECURITY SERVICES	SECURITY SERVICES	1,522.40
25/08/2022	89656	CROSS SECURITY SERVICES	SECURITY SERVICES	7,089.94
11/08/2022	89222	CS LEGAL - CLOISTERS SQUARE	LEGAL RECOVERY ON RATING DEBTS	6,403.02
25/08/2022	89515	CS LEGAL - CLOISTERS SQUARE	LEGAL RECOVERY ON RATING DEBTS	539.00
11/08/2022	89104	CSA OFFICIAL RECEIPTS ACCOUNT	SALARY DEDUCTIONS	1,046.53
25/08/2022	89405	CSA OFFICIAL RECEIPTS ACCOUNT	SALARY DEDUCTIONS	1,050.54
25/08/2022	89491	CSSTECH GROUP PTY LTD	ICT SERVICES	11,929.08
11/08/2022	89184	CTI SECURITY SYSTEMS PTY LTD	SECURITY SYSTEMS SUPPLY AND MONITORING	514.80
11/08/2022	89201	CURLY'S REMOVALS	FURNITURE TRANSPORT	150.00
11/08/2022	89280	D & K HEART	ART SALES	75.53
25/08/2022	89557	D'ANGELO LEGAL	RATE REFUND	3,206.12
25/08/2022	89556	DARRELL GORDES	BTTP REFUND	113.00
11/08/2022	89108	DATA 3 LIMITED	COMPUTER SOFTWARE SUPPLIER	3,110.61
11/08/2022	89344	DAVID MILDWATERS ELECTRICAL	MAINTENANCE SERVICES	1,758.79
25/08/2022	89643	DAVID MILDWATERS ELECTRICAL	MAINTENANCE SERVICES - DUNSBOROUGH YOUTH CTR	6,306.91
25/08/2022	89635	DEPARTMENT OF FIRE AND EMERGENCY SERVICE	FIRE AND EMERGENCY SERVICES	1,013,438.31
11/08/2022	89181	DEPARTMENT OF PLANNING, LANDS AND HERITA	LEASE AGREEMENT	550.00
11/08/2022	89112	DEPARTMENT OF PREMIER & CABINET	LEGAL PUBLICATIONS	202.80
25/08/2022	89484	DEPARTMENT OF WATER AND ENVIRONMENT REGULATION	ENVIRONMENTAL SERVICES - ANNUAL LICENSE FEE DUNSBOROUGH WASTE	6,952.00
11/08/2022	89347	DIAL BEFORE YOU DIG	CABLE LOCATION SERVICE	1,237.59
11/08/2022	89238	DIESEL AND HYDRAULIC SERVICES SOUTH WEST	PLANT REPAIR AND MAINTENANCE	8,536.10
25/08/2022	89550	DONALD CANT WATTS CORKE (WA) PTY LTS	CONSULTANCY SERVICES - BPACC	7,150.00
11/08/2022	89249	DOOR HARDWARE SOLUTIONS	HARDWARE SUPPLIES	560.34
11/08/2022	89279	DOROTHY ROBINSON	ART SALES	162.35
25/08/2022	89493	DORSOGNA LIMITED	ICE CREAM AND SMALL GOODS	899.39
25/08/2022	89469	DOUTH CONTRACTING	PROPERTY & GARDEN MAINTENANCE	2,703.59
11/08/2022	89144	DR & NK JAMES	BUS CHARTER SERVICE	1,600.00
11/08/2022	89128	DS SADDLETON	ART SALES	10.50
11/08/2022	89187	DUNS & DIST. WATER CARTAGE	WATER CARTAGE SERVICES	270.00
25/08/2022	89631	DUNSBOROUGH & DISTRICT COUNTRY CLUB	GRANT FUNDING - DRAIN REPLACEMENT	6,600.00
11/08/2022	89152	DUNSBOROUGH HARDWARE & HOME CENTRE	HARDWARE SERVICES	107.80
25/08/2022	89440	DUNSBOROUGH HARDWARE & HOME CENTRE	HARDWARE SERVICES	172.05
25/08/2022	89472	DUTCH IMPORTS PTY LTD	CATERING	414.00
25/08/2022	89652	DUXTON HOTEL	ACCOMMODATION	234.00
11/08/2022	89155	DYMOCKS BUSSELTON	LIBRARY RESOURCES	737.21
25/08/2022	89445	DYMOCKS BUSSELTON	LIBRARY RESOURCES	905.12
29/08/2022	89670	DYMOCKS BUSSELTON	LIBRARY RESOURCES	197.10
11/08/2022	89237	E & P CROMIN	COUNCILLOR PAYMENTS	3,054.99
29/08/2022	89674	E & P CROMIN	TRAVEL EXPENSES REIMBURSEMENT	1,009.86
11/08/2022	89203	EAGLE VALLEY & CO PTY LTD	TYRE SALES AND SERVICE	504.00
25/08/2022	89499	EAGLE VALLEY & CO PTY LTD	TYRE SALES AND SERVICE	460.00
25/08/2022	89546	EARTHSIDE ECO BUMS	CLOTH NAPPIES	77.00
25/08/2022	89572	EASY LIVING SERVICES PTY LTD	LIFT MAINTENANCE	695.00



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		119340 - 119405	74,850.55
CHEQUE PAYMENTS			
ELECTRONIC FUNDS TRANSFER PAYMENTS		89073 - 89394 and 89398 to 89682	7,317,614.12
TRUST ACCOUNT PAYMENTS		EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS		01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS		DD 4949 -4988	177,083.84
			<b>9,282,595.40</b>
11/08/2022	89176 ECHO FIELD PTY LTD	BUSH FIRE INSPECTION WORKS/WEED CONTROL	115.50
25/08/2022	89459 ECHO FIELD PTY LTD	BUSH FIRE INSPECTION WORKS/WEED CONTROL	1,790.80
25/08/2022	89648 ECONOMIC DEVELOPMENT AUSTRALIA	MEMBERSHIP / TRAINING SERVICES	2,521.20
11/08/2022	89306 ECOSYSTEMS SOLUTIONS	CONSULTANCY SERVICES	825.00
11/08/2022	89352 EDUCATIONAL ART SUPPLIES	ART EQUIPMENT SUPPLIES	276.82
4/08/2022	89077 EF DAY & SN WILLIAMS	MAINTENANCE SERVICES	850.00
25/08/2022	89501 EIS CONTROL PTY LTD	ELECTRICAL SERVICES	2,057.00
11/08/2022	89235 EJ & KM COX	COUNCILLOR PAYMENTS	3,054.99
11/08/2022	89185 ELAMOORE NATURAL SOAPS & COSMETICS PTY L	ART SALES	81.90
18/08/2022	89391 ELECTRICITY NETWORKS CORPORATION	ELECTRICAL SERVICES	3,300.00
25/08/2022	89573 ELITE CARPET DRYCLEANING	CARPET CLEANING SERVICES	132.00
11/08/2022	89209 ELIZABETH BINT	ART SALES	80.50
11/08/2022	89110 ELLIOTTS FILTRATION	IRRIGATION & FILTRATION SERVICES	2,092.20
11/08/2022	89262 ELZA FOUCHE ARTIST	ART SALES	25.17
25/08/2022	89607 EMERSON RAINE	STRATA LEVY FEES & WATER CONSUMPTION	5,937.32
25/08/2022	89463 EMIMA HEYS	STAFF REIMBURSEMENT	500.00
11/08/2022	89137 ENVIRONEX INTERNATIONAL PTY LTD	POOL CHEMICALS FOR GLC	2,714.93
25/08/2022	89431 ENVIRONEX INTERNATIONAL PTY LTD	POOL CHEMICALS FOR GLC	1,266.87
11/08/2022	89107 ENVIRONMENTAL HEALTH AUSTRALIA	TRAINING SERVICES	550.00
4/08/2022	89075 ERIN J FERRIS	FINAL WAGES PAYMENT	50.08
11/08/2022	89207 ESPLANADE HOTEL	ACCOMMODATION	78.40
11/08/2022	89374 EUROPCAR WA	VEHICLE RENTAL SERVICES	2,105.73
11/08/2022	89147 EVERGREEN HOLDINGS PTY LTD	INDUSTRIAL SUPPLIES	11.68
11/08/2022	89354 EVERYDAY POTTED PLANTS	NURSERY SERVICES	405.79
11/08/2022	89295 EZRA J WILLIAMS	ROOFING , ROOF PLUMBING , MAINTENANCE	443.30
25/08/2022	89595 EZRA J WILLIAMS	ROOFING , ROOF PLUMBING , MAINTENANCE	220.00
4/08/2022	89082 FAIRTEL PTY LTD	TELECOMMUNICATION SERVICES	173.98
25/08/2022	89536 FANNY AND THIBAUT LIDOW	COFFEE WORKSHOPS AND CATERING	880.00
11/08/2022	89208 FASSOM PTY LTD	STATIONERY AND OFFICE SUPPLIES	74.35
25/08/2022	89502 FASSOM PTY LTD	STATIONERY AND OFFICE SUPPLIES	200.78
11/08/2022	89283 FORESTLAND SPRINGS	BOTTLED WATER	165.00
11/08/2022	89365 FREEHILLS EFT ACCOUNT	LEGAL SERVICES	1,919.50
25/08/2022	89658 FREEHILLS EFT ACCOUNT	LEGAL SERVICES	18,700.00
11/08/2022	89193 FRESH AS	REFRESHMENTS	110.60
25/08/2022	89487 FRESH AS	REFRESHMENTS	170.50
11/08/2022	89309 GEMI PTY LTD	MAINTENANCE SERVICES	1,724.80
25/08/2022	89586 GENERATORS AUSTRALIA PTY LTD	HIRE AND SALES OF EQUIPMENT	2,411.34
11/08/2022	89188 GEOBOX PTY LTD	VEHICLE CAMERAS	1,366.20
25/08/2022	89481 GEOBOX PTY LTD	VEHICLE CAMERAS	2,123.00
11/08/2022	89477 GEOGRAPHE ELECTRICAL & COMMUNICATIONS GE	ELECTRICAL SERVICES	1,393.37
11/08/2022	89366 GEOGRAPHE SAWS AND MOWERS	PLANT PURCHASES / SERVICES / PARTS	3,236.45
25/08/2022	89659 GEOGRAPHE SAWS AND MOWERS	PLANT PURCHASES / SERVICES / PARTS	2,723.00
11/08/2022	89310 GEOGRAPHE TIMBER & HARDWARE	HARDWARE SUPPLIES	62.80
25/08/2022	89614 GEOGRAPHE TIMBER & HARDWARE	HARDWARE SUPPLIES	261.65
25/08/2022	89470 GEOGRAPHE UNDERGROUND SERVICES	UNDERGROUND SERVICES	5,626.50
11/08/2022	89231 GEOSPREAD	GREEN WASTE MULCHING	32,315.25
25/08/2022	89527 GEOSPREAD	GREEN WASTE MULCHING	53,198.75
11/08/2022	89305 GILS MOWING	MAINTENANCE SERVICES	440.00
25/08/2022	89611 GILS MOWING	MAINTENANCE SERVICES	680.00
11/08/2022	89349 GISSA	CONSULTANCY SERVICES	3,914.90
11/08/2022	89275 GLOBAL SPILL CONTROL PTY LTD	SPILL, SITE SAFETY & TRAFFIC MANAGEMENT	3,924.80
25/08/2022	89437 GRACE RECORDS MANAGEMENT (AUSTRALIA) PTY	STORAGE SERVICES	599.50
25/08/2022	89563 GRAEME & LEANNE MOORE	APPLICATION REFUND	278.70
11/08/2022	89117 GRANT HENLEY	COUNCILLOR PAYMENT	12,247.20
25/08/2022	89471 GUARDIAN FIRST AID & FIRE	SAFETY SUPPLIES	2,712.10
11/08/2022	89368 GUMPTION PTY LTD	ANNUAL NOTICE ARTWORK	570.00
11/08/2022	89314 HANSON CONSTRUCTION MATERIALS PTY LTD	CONCRETE SERVICES	1,678.67
18/08/2022	89390 HANSON CONSTRUCTION MATERIALS PTY LTD	CONCRETE SERVICES	1,491.27
11/08/2022	89282 HARCHER PRESTIGE BUSSELTON	HOSPITALITY EQUIPMENT SUPPLIER	832.39
18/08/2022	89389 HARCHER PRESTIGE BUSSELTON	HOSPITALITY EQUIPMENT SUPPLIER	1,173.69
25/08/2022	89585 HARCHER PRESTIGE BUSSELTON	HOSPITALITY EQUIPMENT SUPPLIER	6,587.50
11/08/2022	89157 HEALTHSCOPE MEDICAL CENTRES	MEDICAL SERVICES	78.00
11/08/2022	89356 HEAVY AUTOMATICS	PLANT PURCHASES / SERVICES / PARTS	632.50
25/08/2022	89561 HEIDI MANSAS	APPLICATION REFUND	130.20
25/08/2022	89555 HELENE HOCKING	BITP REFUND	30.00
11/08/2022	89220 HIFX LIMITED CLIENT SECURITY TRUST ACC	ELECTRONIC VISITOR MANAGEMENT SYSTEM	70.00
25/08/2022	89513 HIFX LIMITED CLIENT SECURITY TRUST ACC	ELECTRONIC VISITOR MANAGEMENT SYSTEM	70.00
11/08/2022	89376 HIP POCKET WORKWEAR	UNIFORMS & PROTECTIVE CLOTHING	578.24
25/08/2022	89664 HIP POCKET WORKWEAR	UNIFORMS & PROTECTIVE CLOTHING	715.41
11/08/2022	89125 HOLCIM (AUSTRALIA) PTY LTD	CONCRETE SERVICES	1,831.71
25/08/2022	89421 HOLCIM (AUSTRALIA) PTY LTD	CONCRETE SERVICES	593.56
11/08/2022	89251 INFRARED SERVICES CONSULQUAL PTY LTD	THERMOGRAPHIC INSPECTION	1,499.36
25/08/2022	89552 INFRARED SERVICES CONSULQUAL PTY LTD	THERMOGRAPHIC INSPECTION	738.32
11/08/2022	89288 INSPIRED DEVELOPMENT SOLUTIONS	TEAM DEVELOPMENT WORKSHOP	6,600.00
25/08/2022	89538 INSTANT PRODUCTS HIRE	PUBLIC ABULTIONS HIRE AND SALES	2,522.80
25/08/2022	89547 INSTANT TRANSPORTABLE OFFICES PTY LTD	TRANSPORTABLE ABLUTIONS	2,490.62
25/08/2022	89480 INSTITUTE OF BUILDING TECHNOLOGY WESTERN	EDUCATION AND TRAINING	948.28
25/08/2022	89574 INTELITRAC	GPS TRACKING DEVICES	336.60
25/08/2022	89442 INVASIVE SPECIES PTY LTD	FOX BAITING	1,375.00
11/08/2022	89270 IPEC PTY LTD	COURIER SERVICES	11.01
25/08/2022	89575 IPEC PTY LTD	COURIER SERVICES	50.59
11/08/2022	89340 IPWEA	MEMBERSHIP	2,310.00
25/08/2022	89644 IPWEA-WA	TRAINING SERVICES	300.00
18/08/2022	89394 IRRIGATION AUSTRALIA LIMITED	MEMBERSHIP	720.00
25/08/2022	89560 ISABELLA DUFF	DONATION	500.00
11/08/2022	89226 ITR PACIFIC PTY LTD	EARTHMOVING MACHINERY SPARE PARTS	893.45
11/08/2022	89294 JACQUI SIMONS	MOOSAIC WORKSHOPS	780.00



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CHEQUE PAYMENTS	119340 - 119405	74,850.55
ELECTRONIC FUNDS TRANSFER PAYMENTS	89073 - 89394 and 89398 to 89682	7,317,614.12
TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
		<b>9,282,595.40</b>

4/08/2022	89087	JAMES MARSHALL	STAFF REIMBURSEMENT	150.00
11/08/2022	89196	IAN ROBERTS	ART SALES	24.50
11/08/2022	89296	JCLEM CONSULTING PTY LTD	MENTAL HEALTH FIRST AID TRAINING	1,650.00
25/08/2022	89478	JENNIFER BROWN	ART SALES	18.00
11/08/2022	89199	JET ADVENTURES	BOND REFUND	2,500.00
25/08/2022	89521	JIGSAW SIGNS & PRINT	SIGNAGE SERVICES	1,079.00
11/08/2022	89156	JIMS FIRST	HARDWARE SUPPLIES	2.38
25/08/2022	89446	JIMS FIRST	HARDWARE SUPPLIES	17.10
4/08/2022	89076	JODI MOFFETT	STAFF REIMBURSEMENT	229.00
11/08/2022	89290	JOHN LOHF	ART SALES	121.80
11/08/2022	89263	JOSH AND ANNA FOLEY	CARPENTRY AND BUILDING MAINTENANCE	833.45
11/08/2022	89225	JULIE GUTHRIDGE	ART SALES	25.20
11/08/2022	89285	K & L MCCALLUM	WATER REIMBURSEMENT	501.70
25/08/2022	89566	KAREN BEYNON	DONATION	300.00
11/08/2022	89182	KATHERINE M GARNETT	WELLNESS PROGRAM	185.00
25/08/2022	89543	KAY MANOLAS	ART SALES	20.00
25/08/2022	89553	KAYLAH LAWRENCE	DOG REGISTRATION REFUNDS	75.00
11/08/2022	89260	KEIRA HARTLEY	BOND REFUND	100.00
25/08/2022	89565	KELLEY ROBINSON	DONATION	300.00
18/08/2022	89386	KELLY MCGORLICK	WATER CHARGES REIMBURSEMENT	1,623.40
11/08/2022	89122	KERRY HILL ARCHITECTS	ARCHITECTURAL SERVICES - BPACC	56,248.74
11/08/2022	89276	KI TRAINING AND ASSESSING	TRAINING AND ASSESSING	5,600.00
11/08/2022	89189	KIM BUTTFIELD	SPORT AND RECREATION CONSULTANCY	4,510.00
11/08/2022	89192	KITCHEN TAKEOVERS	CATERING	747.40
25/08/2022	89485	KITCHEN TAKEOVERS	CATERING	1,426.00
11/08/2022	89256	KL TYRRELL	BJTP REFUND	96.00
11/08/2022	89206	KMART BUSSELTON	RETAIL HOME WARES	39.50
11/08/2022	89219	KOMATSU AUSTRALIA	VEHICLE PURCHASE AND PARTS	201.63
25/08/2022	89512	KOMATSU AUSTRALIA	VEHICLE PURCHASE AND PARTS	1,285.69
11/08/2022	89297	KYLIE N HUNT	BOND REFUND	4,340.00
11/08/2022	89318	LANDGATE (VALUER GENERAL'S OFFICE)	LAND VALUATIONS	65.50
11/08/2022	89264	LAWRENCE & HANSON	ELECTRICAL/PROTECTIVE CLOTHING SUPPLIES	3,726.95
11/08/2022	89372	LE & OG ISBEL	ART SALES	26.40
11/08/2022	89119	LEEUWIN CIVIL PTY LTD	HIRE EQUIPMENT SERVICES - CHAPMAN HILL RD. WEST BUSSELTON SEAWALL	700,199.77
18/08/2022	89379	LEEUWIN CIVIL PTY LTD	HIRE EQUIPMENT SERVICES	4,015.00
4/08/2022	89092	LEEUWIN TRANSPORT	COURIER SERVICES	1,815.50
4/08/2022	89085	LIAM JACKSON	EQUIPMENT HIRE	9,350.00
25/08/2022	89601	LIAM JACKSON	EQUIPMENT HIRE	2,057.00
11/08/2022	89554	LISA MORRISH	BJTP REFUND	121.50
11/08/2022	89221	LIVING MADLY PTY LTD	BAKERY CATERING	390.45
25/08/2022	89514	LIVING MADLY PTY LTD	BAKERY CATERING	847.80
25/08/2022	89667	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA	TRAINING SERVICES	1,520.00
11/08/2022	89239	LOCK AROUND THE CLOCK	SECURITY SERVICES	110.00
25/08/2022	89533	LOCK AROUND THE CLOCK	SECURITY SERVICES	603.40
25/08/2022	89542	LOT 1150 PTY LTD ATF LOT 1150 UNIT TRUST	BOND REFUND	5,683.75
11/08/2022	89168	LOTX FILTER CLEANING SERVICE	PLANT FILTER CLEANING SERVICE	421.98
25/08/2022	89453	LOTX FILTER CLEANING SERVICE	PLANT FILTER CLEANING SERVICE	396.32
11/08/2022	89252	LOUISA ROBERTSON	GLC REFUNDS	84.00
29/08/2022	89673	LYN & GLEN JOHNSON	WATER CHARGES REIMBURSEMENT	200.00
25/08/2022	89562	LYNDON MILES	APPLICATION REFUND	267.80
11/08/2022	89259	LYNETTE STANLEY-SMITH	BOND REFUND	94.00
11/08/2022	89312	MACDONALD JOHNSTON PTY LTD	ENGINEERING - PLANT SPARES & SERVICING	4,579.84
11/08/2022	89180	MACHINERY WEST PTY LTD	MACHINERY SERVICE AND PARTS	321.42
25/08/2022	89626	MAJOR MOTORS PTY LTD	PLANT PURCHASES / SERVICES / PARTS	20,342.39
11/08/2022	89311	MALATESTA ROAD PAVING	ROAD HOTMIX / PAVING SERVICES	1,241.03
25/08/2022	89577	MANGLES LI CONTRACTING	LANDSCAPING SERVICES	2,080.12
11/08/2022	89141	MARGARET PARKE	ART SALES	70.40
11/08/2022	89163	MARGARET RIVER BUSSELTON TOURISM ASSOCIATION	CONTRIBUTION TOWARDS COSTS	3,037.60
11/08/2022	89145	MARGARET RIVER FENCING	MAINTENANCE SERVICES	1,166.00
25/08/2022	89426	MARGARET RIVER REGION OPEN STUDIOS INC.	ADVERTISING	11,000.00
11/08/2022	89167	MARKETFORCE PTY LTD	ADVERTISING SERVICES	2,411.80
25/08/2022	89452	MARKETFORCE PTY LTD	ADVERTISING SERVICES	383.38
4/08/2022	89084	MAYDAY SERVICES	EQUIPMENT HIRE	2,964.50
11/08/2022	89373	MCGREGOR WJ & J	MANAGEMENT BUSSELTON JETTY TOURIST PARK	47,597.84
11/08/2022	89135	MCLEODS BARRISTERS & SOLICITORS	LEGAL SERVICES	2,466.20
25/08/2022	89428	MCLEODS BARRISTERS & SOLICITORS	LEGAL SERVICES	11,884.93
25/08/2022	89526	MDM ENTERTAINMENT PTY LTD	DVD AND CD SUPPLY TO LIBRARY	38.24
11/08/2022	89301	ME RAINY T/AS PK COURIERS	COURIER SERVICES	369.60
11/08/2022	89227	MECHANICAL PROJECT SERVICES	AIRCONDITIONING & REFRIGERATION SERVICES	3,360.27
25/08/2022	89520	MECHANICAL PROJECT SERVICES	AIRCONDITIONING & REFRIGERATION SERVICES	3,360.27
11/08/2022	89299	MELISSA EGAN	STAFF REIMBURSEMENT	255.95
29/08/2022	89679	MELISSA PONTAGUE	STAFF REIMBURSEMENT	51.00
18/08/2022	89380	MICHELLE SHERWOOD	STAFF REIMBURSEMENT	100.00
25/08/2022	89593	MICKAZ NOMINEES	BBQ CLEANING	1,766.49
4/08/2022	89079	MIKE MORGAN	WATER CHARGES REIMBURSEMENT	1,452.80
25/08/2022	89465	MOORE STEPHENS WA PTY LTD	RATE COMPARISON REPORT	2,200.00
11/08/2022	89140	MP & M EVERUSS	STAFF REIMBURSEMENT	146.00
18/08/2022	89382	MP & M EVERUSS	STAFF REIMBURSEMENT	120.00
11/08/2022	89242	MUIRS	VEHICLE MAINTENANCE	2,108.52
11/08/2022	89148	NALDA HOSKINS DESIGN	ART SALES	230.40
11/08/2022	89240	NATURAL EDGE FRAMING & PHOTOGRAPHY	ART SALES	53.55
25/08/2022	89455	NATURALISTE HYGIENE SERVICES	HYGIENE SERVICES	11,277.48
11/08/2022	89224	NETSTAR AUSTRALIA PTY LTD	GPS TELEMATICS	927.80
25/08/2022	89665	NEVERFALL SPRINGWATER LTD	WATER REFILL SERVICE - DUNS WASTE FACIL	190.25
11/08/2022	89214	NEW IMAGE LANDSCAPING AND MAINTENANCE	LANDSCAPE MAINTENANCE	6,074.20
25/08/2022	89507	NEW IMAGE LANDSCAPING AND MAINTENANCE	LANDSCAPE MAINTENANCE	2,146.10
11/08/2022	89313	NICHOLLS MACHINERY	PLANT PURCHASES / SERVICES / PARTS	2,644.52



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		TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
		PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
		INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
				<b>9,282,595.40</b>
25/08/2022	89616	NICHOLLS MACHINERY	PLANT PURCHASES / SERVICES / PARTS	1,266.06
29/08/2022	89671	NIGHTLIFE MUSIC	MUSIC AND VIDEO SUBSCRIPTION	413.92
4/08/2022	89073	NL & KE SEARLE	STAFF REIMBURSEMENT	95.00
25/08/2022	89443	NOBLES	LIFTING AND RIGGING SUPPLIES	864.91
11/08/2022	89169	OCEAN AIR CARPET CARE	CLEANING SERVICES	893.00
11/08/2022	89236	OCR HOLDINGS PTY LTD	LIQUID WASTE REMOVAL	480.70
25/08/2022	89531	OCR HOLDINGS PTY LTD	LIQUID WASTE REMOVAL	10,952.00
11/08/2022	89195	OFFICEWORKS	OFFICE EQUIPMENT SERVICES	285.93
25/08/2022	89490	OFFICEWORKS	OFFICE EQUIPMENT SERVICES	530.48
25/08/2022	89579	ONE4BUILD	BUILDING SERVICES - DUNSBOROUGH YOUTH CTR	8,568.68
11/08/2022	89375	ONEMUSIC AUSTRALIA	MUSIC LICENSES	8,613.32
25/08/2022	89663	ONEMUSIC AUSTRALIA	MUSIC LICENSES	6,847.06
25/08/2022	89494	OPRA AUSTRALIA PTY LTD	PSYCHOMETRIC ASSESSMENT SERVICES	2,167.00
11/08/2022	89151	OPTUS BILLING SERVICES PTY LTD	FIXED INTERNET ACCESS	2,500.00
18/08/2022	89383	OPTUS BILLING SERVICES PTY LTD	FIXED INTERNET ACCESS	567.20
25/08/2022	89587	ORACLE CUSTOMER MANAGEMENT SOLUTIONS PTY	AFTER HOURS RECEPTION	3,593.74
11/08/2022	89281	ORANA CONCRETE PTY LTD	CONCRETE SERVICES	1,800.00
4/08/2022	89086	OVIS CREATIVE PRODUCTIONS	VIDEO EDITING	1,200.00
11/08/2022	89213	PAJEEZ ART & DESIGN	ART SALES	10.40
4/08/2022	89081	PATRICK MARSHALL	STAFF REIMBURSEMENT	475.28
11/08/2022	89100	PAUL AND ALISON MARTIN	RENTAL ACCOMMODATION	1,400.00
25/08/2022	89401	PAUL AND ALISON MARTIN	RENTAL ACCOMMODATION	1,400.00
4/08/2022	89096	PAUL NEEDHAM	STAFF REIMBURSEMENT	190.08
25/08/2022	89525	PAUL SHERIDAN	STAFF REIMBURSEMENT	289.00
11/08/2022	89253	PAULA ELLIOTT	REFUND DOG REGISTRATION	25.00
18/08/2022	89381	PENNY CROWLEY	STAFF REIMBURSEMENT	93.45
25/08/2022	89413	PEOPLESENSE PTY LTD	EMPLOYEE ASSISTANCE PROGRAM	1,870.00
11/08/2022	89247	PETER EVANS	ART SALES	24.50
4/08/2022	89095	PFDF FOOD SERVICES PTY LTD	GLC KIOSK PURCHASES	473.10
11/08/2022	89377	PFDF FOOD SERVICES PTY LTD	GLC KIOSK PURCHASES	825.60
11/08/2022	89118	PHIL HOLLETT PHOTOGRAPHY	ART SALES	17.85
25/08/2022	89412	PHIL HOLLETT PHOTOGRAPHY	ART SALES	295.00
25/08/2022	89539	PHIMEDIA PTY LTD	3D SCANNING - BALLAARAT ENGINE PROJECT	6,600.00
11/08/2022	89266	PINDAN OCEAN PTY LTD	FRUIT AND VEGETABLE SUPPLIER	780.00
11/08/2022	89215	POWER MEDICAL CENTRE	PRE EMPLOYMENT MEDICAL	542.08
25/08/2022	89508	POWER MEDICAL CENTRE	PRE EMPLOYMENT MEDICAL	701.58
11/08/2022	89191	POWERTEX	SOLAR PV	17,050.00
11/08/2022	89126	PRIME INDUSTRIAL PRODUCTS PTY LTD	SAFETY EQUIPMENT	947.54
25/08/2022	89489	PRIME MEDIA GROUP	ADVERTISING SERVICES	3,300.00
11/08/2022	89165	PRIME URBAN WA PTY LTD	RATE REFUND	61,025.00
25/08/2022	89450	PRIME URBAN WA PTY LTD	RATE REFUND	137,656.00
25/08/2022	89434	PROCARE LOCKSMITHS	LOCKSMITH SERVICES	410.00
11/08/2022	89212	PROJECT MILES TRUST	REPAIRS AND MAINTENANCE	3,674.55
25/08/2022	89505	PROJECT MILES TRUST	REPAIRS AND MAINTENANCE	3,909.49
25/08/2022	89598	PROVO INSTRUMENTATION P/L	INSTRUMENT SALES	1,232.00
4/08/2022	89093	PULLMAN RESORT BUNKER BAY	ACCOMMODATION	6,164.00
11/08/2022	89178	PVR INDUSTRIAL PTY LTD	INDUSTRIAL PUMP REPAIRS	245.30
25/08/2022	89461	PVR INDUSTRIAL PTY LTD	INDUSTRIAL PUMP REPAIRS	372.90
11/08/2022	89268	QUEB BUSSELTON DEVELOPMENT PTY LTD	RETURN OF BOND	13,480.00
25/08/2022	89569	R11 TECHNOLOGY	COMPUTER PRODUCTS	1,190.51
11/08/2022	89205	RED DUST MEDIA	PUBLIC ART CONSULTANCY SERVICES	3,500.00
25/08/2022	89650	REECE PTY LIMITED	PLUMBING SERVICES	2,377.01
25/08/2022	89506	REGIONAL CAPITALS AUSTRALIA	YEARLY MEMBERSHIP	11,000.00
25/08/2022	89578	RENTFIND TECHNOLOGIES PTY LTD	PROPERTY INSPECTION SOFTWARE	110.00
4/08/2022	89089	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	1,353.66
11/08/2022	89325	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	370.52
18/08/2022	89392	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	1,528.07
25/08/2022	89628	REPCO AUTO PARTS	PLANT PURCHASES / SERVICES / PARTS	1.92
25/08/2022	89596	RESOLVE GROUP PTY LTD	BCA COMPLIANCE AND CONSULTANCY SERVICES	3,162.50
25/08/2022	89591	REVERBERATE CONSULTING PTY LTD	ACOUSTICAL CONSULTING ENGINEERING	3,432.00
25/08/2022	89661	RMS (AUST)P/L	SOFTWARE SERVICES	151.97
11/08/2022	89321	RODS AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	450.99
25/08/2022	89623	RODS AUTO ELECTRICS	AUTO ELECTRICAL SERVICES	161.76
18/08/2022	89388	ROHAN ALCORN	BJTP REFUND	259.00
18/08/2022	89387	ROOF ACCESS WA	ROOF INSPECTIONS	4,812.50
11/08/2022	89338	ROTARY CLUB OF BUSSELTON	SPONSORSHIP / ADVERTISING	21.00
25/08/2022	89617	ROYAL LIFE SAVING SOCIETY - AUSTRALIA	TRAINING SERVICES	2,951.00
11/08/2022	89339	RUBEK AUTOMATIC DOORS	AUTOMATIC DOOR SERVICES	6,281.00
25/08/2022	89475	RUTH BROOKS	ART SALES	8.00
25/08/2022	89503	RYAN AND KELLY FERGUSON	WATER CHARGES REIMBURSEMENT	5,262.00
25/08/2022	89545	S & S WALKER	ART SALES	16.00
11/08/2022	89367	SANPOINT PTY LTD	LANDSCAPING SERVICES - PROVENCE & VASSE	17,677.58
25/08/2022	89660	SANPOINT PTY LTD	LANDSCAPING SERVICES - MONAGHANS CNR & EASTERN LINK	5,483.50
25/08/2022	89496	SCANIA AUSTRALIA PTY LTD	NEW VEHICLES, PARTS AND LABOUR	708.82
11/08/2022	89139	SCOPE BUSINESS IMAGING	ELECTRONIC EQUIPMENT	492.57
25/08/2022	89433	SCOPE BUSINESS IMAGING	ELECTRONIC EQUIPMENT	415.62
11/08/2022	89254	SCOTT & VANESSA BRADLEY	BJTP REFUND	58.00
11/08/2022	89277	SEEK LIMITED	ADVERTISING SERVICES	896.50
25/08/2022	89581	SEEK LIMITED	ADVERTISING SERVICES	1,210.00
11/08/2022	89134	SETON AUSTRALIA	SECURITY BARRIERS	191.96
4/08/2022	89080	SHANE & ALEXIS JENNINGS	INSTALLATION OF SCHEME WATER	1,059.20
11/08/2022	89298	SHARON CLUSTERS	STAFF REIMBURSEMENT	196.59
11/08/2022	89286	SHARON HINCHLIFFE	ART SALES	24.50
11/08/2022	89371	SHARON WILLIAMS	ART SALES	9.60
4/08/2022	89094	SHORE COASTAL	COASTAL CONSULTANCY SERVICES	3,586.00
25/08/2022	89418	SHOREWATER MARINE PTY LTD	MARINE ASSET MAINTENANCE - SCHEDULED JETTY	44,558.48
11/08/2022	89230	SIESTA TIME WA PTY LTD TRADING AS CAPE C	REFRESHMENTS	154.95



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		TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
		PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
		INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
				<b>9,282,595.40</b>
25/08/2022	89524	SIESTA TIME WA PTY LTD TRADING AS CAPE C	REFRESHMENTS	851.18
11/08/2022	89346	SIGMA CHEMICALS	CHEMICAL SUPPLIER	323.95
25/08/2022	89646	SIGMA CHEMICALS	CHEMICAL SUPPLIER	266.75
25/08/2022	89532	SKIDATA AUSTRALASIA PTY LTD	CARPARK EQUIPMENT	1,646.70
11/08/2022	89097	SMARTSALARY PTY LTD	SALARY PACKAGING SERVICE	15,641.24
25/08/2022	89398	SMARTSALARY PTY LTD	SALARY PACKAGING SERVICE	17,108.03
25/08/2022	89519	SMARTSALARY PTY LTD	SALARY PACKAGING SERVICE	267.33
25/08/2022	89464	SOUTH REGIONAL TAFE	EDUCATION & TRAINING	1,199.60
25/08/2022	89651	SOUTH WEST CYCLES	CYCLE SUPPLIER	200.00
11/08/2022	89278	SOUTH WEST IRRIGATION MANAGEMENT SOLUTIO	IRRIGATION AND PROJECT MANAGEMENT	770.00
11/08/2022	89315	SOUTH WEST MACHINING CENTRE	PLANT MAINTENANCE SERVICES	462.30
25/08/2022	89619	SOUTH WEST MACHINING CENTRE	PLANT MAINTENANCE SERVICES	2,700.61
11/08/2022	89217	SOUTH WEST OFFICE NATIONAL	STATIONERY	90.56
25/08/2022	89510	SOUTH WEST OFFICE NATIONAL	STATIONERY	1,061.44
25/08/2022	89438	SOUTH WEST WINDSCREENS & TINT	WINDSCREENS & TINTING	410.00
25/08/2022	89482	SOUTHERN ATU SERVICES PTY LTD	WASTE MANAGEMENT SERVICES	1,647.00
25/08/2022	89615	SOUTHERN LOCK AND SECURITY	SECURITY SERVICES	1,907.64
29/08/2022	89678	SOUTHWEST BUILDING SUPPLIES WA PTY LTD	BUILDING SUPPLIES	118.43
11/08/2022	89171	SOUTHWEST OUTDOOR POWER	PLANT PURCHASES / SERVICES / PARTS	750.10
11/08/2022	89343	SOUTHWEST TYRE SERVICE	PLANT TYRE SUPPLIER / REPAIRER	11,271.85
25/08/2022	89642	SOUTHWEST TYRE SERVICE	PLANT TYRE SUPPLIER / REPAIRER	3,748.90
25/08/2022	89486	SPICE ODYSSEY	CATERING	384.00
11/08/2022	89359	SPORTS TURF ASSOCIATION (WA) INC	MEMBERSHIP	400.00
11/08/2022	89358	SPORTSWORLD OF WA	SPORT EQUIPMENT SUPPLIER	569.80
11/08/2022	89302	SPOTLIGHT PTY LTD	VACATION CARE SUPPLIES	75.00
25/08/2022	89609	SPOTLIGHT PTY LTD	VACATION CARE SUPPLIES	354.00
25/08/2022	89468	ST JOHN AMBULANCE AUSTRALIA - BELMONT	AMBULANCE SERVICES	1,704.00
25/08/2022	89603	STAINES AND CAMERON	DRIVERS LICENCE REIMBURSEMENT	126.10
25/08/2022	89608	STEWART & HEATON CLOTHING	PROTECTIVE CLOTHING SUPPLIER	15.73
11/08/2022	89273	STUART ST CLAIR & ANNE RYAN	COUNCILLOR PAYMENT	3,054.99
11/08/2022	89106	SUPERCHOICE	SUPERANNUATION	187,947.87
25/08/2022	89407	SUPERCHOICE	SUPERANNUATION	187,455.36
25/08/2022	89483	SUPPER ROAD	CATERING	1,950.00
11/08/2022	89364	SURVCON P/L	SURVEY SERVICES	1,724.25
25/08/2022	89476	SW ENVIRONMENTAL	ENVIRONMENTAL SERVICES	1,746.25
11/08/2022	89322	SW PRECISION PRINT	PRINTING SERVICES	1,212.00
25/08/2022	89625	SW PRECISION PRINT	PRINTING SERVICES	104.60
25/08/2022	89500	SWEET & UNIQUE (WA) PTY LTD T/AS LUV A L	CONFECTIONERY	277.75
26/08/2022	89669	SYMANTHA MAY	STAFF REIMBURSEMENT	160.00
11/08/2022	89223	SYNERGY	ELECTRICITY SUPPLIES	53,331.66
25/08/2022	89516	SYNERGY	ELECTRICITY SUPPLIES	108,436.38
29/08/2022	89672	SYNERGY	ELECTRICITY SUPPLIES	70,060.42
25/08/2022	89414	TARVIA PTY LTD	ENGINEERING SERVICES	1,430.00
25/08/2022	89535	TECH WINDOW GAVIN KENNETH BARNES t/as	IT SUPPORT AND RETAIL SALES	172.30
11/08/2022	89350	TECHNOLOGY ONE	SOFTWARE SERVICES	388,259.48
11/08/2022	89316	TELSTRA CORPORATION	COMMUNICATION SERVICES	15,806.98
29/08/2022	89681	TELSTRA CORPORATION	COMMUNICATION SERVICES	6,372.48
4/08/2022	89074	TERRY WHITE CHEMIST	FIRST AID SUPPLIES	139.65
11/08/2022	89121	THE RINK PTY LTD	VACATION CARE SERVICES	270.00
25/08/2022	89451	THE URBAN COFFEE HOUSE	CATERING	3,353.20
25/08/2022	89529	THINK WATER DUNSBOROUGH	RETICULATION SERVICES	1,224.57
25/08/2022	89441	THOMSON REUTERS (PROFESSIONAL) AUSTRALIA	RECRUITMENT SERVICES - BIG RED SKY ANNUAL LICENSE	17,155.88
29/08/2022	89675	TIACS PTY LTD	WORK WEAR PPE	3,410.00
25/08/2022	89582	TILTFORCE	TILT TRAY SERVICES	176.00
11/08/2022	89109	TIMELIO PTY LTD	SIGNAGE SERVICES	1,170.40
11/08/2022	89124	TOLL IPEC PTY LTD	COURIER SERVICES	22.02
25/08/2022	89558	TORRENS LEGAL	RATE REFUND	4,489.95
11/08/2022	89334	TOTAL EDEN PTY LTD	RETICULATION SUPPLIES	2,134.90
25/08/2022	89636	TOTAL EDEN PTY LTD	RETICULATION SUPPLIES	1,419.05
11/08/2022	89378	T-QUIP	MOWER PARTS & SERVICE	2,403.20
25/08/2022	89666	T-QUIP	MOWER PARTS & SERVICE	263.90
11/08/2022	89370	TRADE HIRE	PLANT HIRE & EQUIPMENT SERVICES	903.00
25/08/2022	89425	TRANEN PTY LTD	VEGETATION REPORT	5,363.60
11/08/2022	89204	TRIBE PERTH	ACCOMMODATION	1,000.00
25/08/2022	89454	TROPHIES ON TIME	NAME BADGE SUPPLIER	132.00
11/08/2022	89186	TRUCK CENTRE (WA) PTY LTD	NEW VEHICLE PARTS & SERVICE	2,752.71
11/08/2022	89241	TRUCKLINE	PLANT PURCHASES / SERVICES / PARTS	186.45
25/08/2022	89534	TRUCKLINE	PLANT PURCHASES / SERVICES / PARTS	782.16
25/08/2022	89467	TRUE TRACK TRUCK ALIGNING	WHEEL ALIGNMENT SERVICES	1,152.00
11/08/2022	89261	TURNER DESIGN	BRANDING WEBSITES	3,762.00
25/08/2022	89568	TURNER DESIGN	BRANDING WEBSITES	3,762.00
25/08/2022	89580	TUSNO PTY LTD	CIVIL & TRAFFIC ENGINEERING CONSULTANCY	3,080.00
11/08/2022	89355	TYREPOWER BUSSELTON	PLANT TYRE SUPPLIER / REPAIRER	1,265.00
25/08/2022	89479	UNDALUP ASSOCIATION INC	CANVAS SIGNS	550.00
11/08/2022	89293	UNITING GLOBAL PTY LTD	CLEANING AND MAINTENANCE SERVICES	17,338.20
25/08/2022	89592	UNITING GLOBAL PTY LTD	CLEANING AND MAINTENANCE SERVICES	3,520.00
29/08/2022	89676	UNITING OUTREACH PARISH	BAGS OF RAGS	150.00
26/08/2022	89668	VALERIE HUME	RATE REFUND	1,300.00
25/08/2022	89655	VEOLIA RECYCLING & RECOVERY PTY LTD	WASTE MANAGEMENT SERVICES	2,407.34
11/08/2022	89351	VMS CONTRACTORS	MAINTENANCE SERVICES	1,936.00
11/08/2022	89160	VOIDED	VOIDED	-
11/08/2022	89255	VOIDED	VOIDED	-
11/08/2022	89269	VOIDED	VOIDED	-
11/08/2022	89323	VOIDED	VOIDED	-
25/08/2022	89409	VOIDED	VOIDED	-
25/08/2022	89448	VOIDED	VOIDED	-
25/08/2022	89618	VOIDED	VOIDED	-



LISTING OF PAYMENTS MADE  
UNDER DELEGATED AUTHORITY  
FOR THE MONTH OF AUGUST 2022

CHEQUE PAYMENTS	119340 - 119405	74,850.55
ELECTRONIC FUNDS TRANSFER PAYMENTS	89073 - 89394 and 89398 to 89682	7,317,614.12
TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS	DD 4949 - 4988	177,083.84
		<b>9,282,595.40</b>

25/08/2022	89430	VORGE PTY LTD	GYM GOODS	1,376.10
11/08/2022	89330	W. A. HINO SALES & SERVICE	PLANT PURCHASES / SERVICES / PARTS	1,858.64
11/08/2022	89129	WA EXTERNAL SOLUTIONS	GUTTER MAINTENANCE	275.00
25/08/2022	89423	WA EXTERNAL SOLUTIONS	GUTTER MAINTENANCE	363.00
11/08/2022	89143	WA NEWSPAPERS LIMITED	ADVERTISING SERVICES	600.00
25/08/2022	89436	WA NEWSPAPERS LIMITED	ADVERTISING SERVICES	1,908.00
11/08/2022	89102	WA SHIRE COUNCILS	UNION FEES	262.50
25/08/2022	89403	WA SHIRE COUNCILS	UNION FEES	262.50
11/08/2022	89369	WA SKILLS TRAINING	TRAINING SERVICES	30.00
11/08/2022	89111	WALGA	WALGA TRAINING SERVICES	21,186.00
25/08/2022	89408	WALGA	WALGA TRAINING SERVICES	990.00
25/08/2022	89509	WATERCHEM AUSTRALIA PTY LTD	ODOUR TREATMENT	4,059.00
11/08/2022	89154	WAVES ENVIRONMENTAL PTY LTD	BUSSELTON GROUNDWATER INVESTIGATION	2,271.89
25/08/2022	89444	WAVES ENVIRONMENTAL PTY LTD	BUSSELTON GROUNDWATER INVESTIGATION	16,163.02
11/08/2022	89116	WEATHERSAFE WA	CANVAS SERVICES	10,340.00
11/08/2022	89324	WESFARMERS - BLACKWOODS	FLEET CONSUMABLES & MAINTENANCE PARTS	1,610.97
25/08/2022	89627	WESFARMERS - BLACKWOODS	FLEET CONSUMABLES & MAINTENANCE PARTS	861.53
4/08/2022	89090	WESFARMERS KHG	GAS SERVICES	352.79
11/08/2022	89336	WESFARMERS KHG	GAS SERVICES	496.82
25/08/2022	89638	WESFARMERS KHG	GAS SERVICES	2,101.47
25/08/2022	89571	WEST COAST WASTE	SKIP BIN HIRE	5,005.00
25/08/2022	89517	WESTBOOKS	LIBRARY RESOURCES	1,343.57
25/08/2022	89456	WESTERN IRRIGATION PTY LTD	BORE AND IRRIGATION SERVICES	5,390.00
11/08/2022	89329	WESTRAC P/L	PLANT PURCHASES / SERVICES / PARTS	1,241.06
25/08/2022	89632	WESTRAC P/L	PLANT PURCHASES / SERVICES / PARTS	62.66
25/08/2022	89588	WESTSIDE TILT TRAY SERVICE	ABANDONED CAR REMOVAL	275.00
11/08/2022	89319	WINC AUSTRALIA PTY LTD	STATIONERY SUPPLIER	283.65
25/08/2022	89620	WINC AUSTRALIA PTY LTD	STATIONERY SUPPLIER	427.72
11/08/2022	89363	WML CONSULTANTS PTY LTD	CONSULTANCY SERVICES - BUSSELTON WATER MAIN	9,423.70
11/08/2022	89284	WOOD AUSTRALIA PTY LTD	ENGINEERING CONSULTANCY SERVICES	2,505.80
25/08/2022	89606	WOOLWORTHS GROUP LIMITED	GROCERIES	171.90
11/08/2022	89332	WORK CLOBBER	PROTECTIVE CLOTHING SUPPLIER	2,056.00
25/08/2022	89634	WORK CLOBBER	PROTECTIVE CLOTHING SUPPLIER	1,249.00
11/08/2022	89357	WREN OIL	WASTE OIL SERVICES	214.50
25/08/2022	89654	WREN OIL	WASTE OIL SERVICES	16.50
4/08/2022	89091	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	889.26
11/08/2022	89348	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	428.70
25/08/2022	89647	WRIGHT EXPRESS AUSTRALIA PTY LTD (COLES)	COUNCIL & STAFF REFRESHMENTS	610.32
11/08/2022	89177	YAHAVA KOFFEE WORKS WHOLESALE	CATERING	1,426.00
				<b>7,317,614.12</b>

TRUST PAYMENTS AUGUST 2022				
DATE	REF #	NAME	DESCRIPTION	AMOUNT \$
18/08/2022	89396	CITY OF BUSSELTON - EFT	INTERNAL PAYMENTS / COMMISSIONS	735.75
18/08/2022	89397	CONSTRUCTION TRAINING FUND	CTF LEVY	2,311.03
18/08/2022	89395	DEPARTMENT OF MINES, INDUSTRY REGULATION	BUILDING SERVICES LEVY	35,030.92
				<b>38,077.70</b>

INTERNAL PAYMENT VOUCHERS (DIRECT DEBITS) AUGUST 2022				
DATE	REF #	NAME	DESCRIPTION	AMOUNT \$
23/08/2022	4974	A FORD	APPLICATION REFUND	384.00
22/08/2022	4973	A PASTRIKOS & W NEWMAN	APPLICATION REFUND	260.00
23/08/2022	4972	A PUZZARINI & C PIERI	APPLICATION REFUND	262.00
11/08/2022	4955	AHOLY MANAGEMENT	APPLICATION REFUND	1,111.00
7/08/2022	4982	AMPOL AUSTRALIA PETROLEUM PTY LTD	FUEL SERVICES	112,774.79
1/08/2022	4949	ANZ BANK	BANK FEES	4,912.63
12/08/2022	4969	ANZ BANK	BANK FEES	60.00
1/08/2022	4970	ANZ BANK	BANK FEES	16.00
5/08/2022	4975	ANZ BANK	BANK FEES	267.74
5/08/2022	4976	ANZ BANK	BANK FEES	144.74
5/08/2022	4977	ANZ BANK	BANK FEES	960.33
5/08/2022	4978	ANZ BANK	BANK FEES	567.77
31/08/2022	4987	ANZ BANK	STOP CHQ	15.00
8/08/2022	4988	ANZ BANK	VISA JULY 2022	15,205.29
		LG PROFESSIONALS	MEMBERSHIP RENEWAL D.ABRAHAMSE	531.00
		DWER	CLEARING PERMIT APPLICATION	2,400.00
		APPLE	ICLOUD STORAGE-O.DARBY	4.49
		THE REDBOOK	ONLINE VALUATION OF CITY VEHICLE	33.00
		ANACONDA	REWARD & RECOGNITION GIFT VOUCHERS	50.00
		CALLOWS	STAFF FAREWELL CARD	9.99
		DYMOCKS BUSSELTON	REWARD & RECOGNITION GIFT VOUCHERS	50.00
		PILBARA PLANTS & PETS	GIFT VOUCHER - STAFF FAREWELL	50.00
		BUNNINGS	PURCHASES FOR BJTP-DINING CHAIRS	553.00
		FACEBOOK	GLC	208.75
		FACEBOOK	O/S SURCHARGE	9.56
		FACEBOOK	LIBRARY	110.00
		DEPUTY -ARTGEO	DIGITAL VOLUNTEER MANAGEMENT SYSTEM	119.08
		SENDGRID	CUSTOMER RETENTION-GLC	30.40
		THE EVENTS CALENDAR	PLUGINS FOR LIBRARY WEBSITE	439.12
		MAILCHIMP -LIBRARIES	ELECTRONIC MARKETING -LIBRARY	98.94
		MESSAGEMEDIA -GLC	CUSTOMER RETENTION SYSTEM	170.02
		SPOTIFY MONTHLY SUBSCRIPTION	MUSIC FOR YOUTH SERVICES	18.99
		MAIL CHIMP -ARTGEO	ELECTRONIC MARKETING -ARTGEO	90.48
		DOMINOS- YOUTH SERVICES	CATERING- SATURDAY NIGHT PROGRAM	100.80
		MAILCHIMP	ELECTRONIC NEWSLETTER PR	476.53
		IGO DIRECT	STAFF AWARDS- GIFT VOUCHERS	4,979.51
		IGO DIRECT	STAFF AWARDS- GIFT VOUCHERS	131.01









LISTING OF PAYMENTS MADE  
UNDER DELEGATED AUTHORITY  
FOR THE MONTH OF AUGUST 2022

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TRUST ACCOUNT PAYMENTS	EFT 89395 - 89397	38,077.70
PAYROLL PAYMENTS	01.08.22 - 31.08.22	1,674,969.19
INTERNAL PAYMENT VOUCHERS	DD 4949 -4988	177,083.84
		<b>9,282,595.40</b>

		LOCAL GOVERNMENT PROFESSIONALS	MEMBERSHIP RENEWAL - T. NOTTLE	531.00
		WEST AUSTRALIAN	DIGITAL SUBSCRIPTION	28.00
		HOOPLA - RE-MEMBER SOFTWARE PTY LTD	JOB ADVERTIMENT	330.00
		HOOPLA - RE-MEMBER SOFTWARE PTY LTD	JOB ADVERTIMENT	9.90
		POINTS/BUILD	TRAINING-NATIONAL CONSTRUCTION CODE CPD - B.SCHMIDT	550.00
		IAP2 AUSTRALASIA	FACILIATING THE TOUGH STUFF TRAINING - K.JAMES	695.00
		AUSTRALIAN ONLINE COURSE	EXECUTIVE ASSISTANT PROGRAM - ONLINE. C.LOMBARD	599.00
		LOCAL GOVERNMENT PROFESSIONALS	MEMBERSHIP RENEWAL - M. ARCHER	531.00
		LOCAL GOVERNMENT PROFESSIONALS	MEMBERSHIP CANCELLATION	-
		GODADDY.COM DOMAIN RENEWALS	GLC & NCC WEBSITES	87.78
		GODADDY.COM DOMAIN RENEWALS	GLC & NCC WEBSITES	2.63
		DEPUTY DEPUTY	DEPUTY ROSTERING SYSTEM GLC	478.17
		TELSTRA	TELSTRA HOME INTERNET- M.ARCHER	95.63
		RUGGED COMPUTING	CASE & KEYBOARD FOR TABLET-B.THOMAS	416.90
		ZOOM	MONTHLY SUBSCRIPTION	129.72
		JAM SOFTWARE	TREESIZE PROFESSIONAL	586.89
22/08/2022	4973	ARIMIA GUESTHOUSE	APPLICATION REFUND	266.00
23/08/2022	4974	ASPIRE PERFORMANCE	APPLICATION REFUND	218.50
26/08/2022	4981	BARTLETT	RATE REFUND	42.18
23/08/2022	4974	BUNBURY POOL CENTRE	APPLICATION REFUND	61.65
23/08/2022	4974	BUNBURY POOL CENTRE	APPLICATION REFUND	61.65
22/08/2022	4973	BUSSELTON ACCOMMODATION	APPLICATION REFUND	266.00
12/08/2022	4954	BUSSELTON CITY FOOTBALL CLUB	APPLICATION REFUND	140.00
15/08/2022	4958	BUSSELTON GOLF CLUB INC	APPLICATION REFUND	224.00
23/08/2022	4972	CMMM PTY LTD	APPLICATION REFUND	110.00
23/08/2022	4972	CMMM PTY LTD	APPLICATION REFUND	61.65
15/08/2022	4964	COMMONWEALTH BANK	BANK FEES	46.92
3/08/2022	4979	COMMONWEALTH BANK	BANK FEES	118.98
12/08/2022	4953	COMPLETE HIRE & SALES	DEBTOR REFUND	574.00
12/08/2022	4954	CWA DUNSBOROUGH	APPLICATION REFUND	224.00
12/08/2022	4954	D SELDAM	APPLICATION REFUND	246.00
28/07/2022	4952	DANIEL CASSETTAI DESIGNS	APPLICATION REFUND	2,577.03
26/08/2022	4981	DOCKING	RATE REFUND	689.98
26/08/2022	4981	EDWICK	RATE REFUND	483.41
22/08/2022	4973	EMPIRE RETREAT	APPLICATION REFUND	384.00
23/08/2022	4972	H EMMETT	APPLICATION REFUND	61.65
12/08/2022	4954	H PIGGOTT	APPLICATION REFUND	184.00
26/08/2022	4985	HUTSON	APPLICATION REFUND	162.00
23/08/2022	4972	L LONG & P LONG	APPLICATION REFUND	455.00
17/08/2022	4968	J WILLIAMSON	AIRPORT PARKING CARD REFUND	20.00
17/08/2022	4951	K RASMUSSEN	HALL & KEY DEPOSITS	200.00
17/08/2022	4966	L D'ATH	ANIMAL TRAP REFUNDS	100.00
1/08/2022	4956	LES MILLS ASIA PACIFIC	CONTRACT FEES	504.19
1/08/2022	4957	LES MILLS ASIA PACIFIC	CONTRACT FEES	605.03
19/08/2022	4967	M HOWES	ANIMAL TRAP REFUNDS	100.00
16/08/2022	4959	MC TRAFFIC PLANNING	APPLICATION REFUND	167.00
12/08/2022	4954	PROLIVING PTY LTD	APPLICATION REFUND	236.00
9/08/2022	4950	PROSSER HOLDINGS	APPLICATION REFUND	990.00
9/08/2022	4950	PROSSER HOLDINGS	APPLICATION REFUND	1,507.00
12/08/2022	4954	QUEST CONVEYANCING	RATE REFUNDS	139.75
16/08/2022	4959	R BENSON	APPLICATION REFUND	262.00
12/08/2022	4954	R CARROLL & F TRANDOS	APPLICATION REFUND	9.00
16/08/2022	4959	R JOYCE	APPLICATION REFUND	1,797.00
16/08/2022	4971	R JOYCE	APPLICATION REFUND	37.00
26/08/2022	4981	RANKIN	RATE REFUND	493.92
25/08/2022	4986	REES	ANIMAL TRAP REFUNDS	102.00
24/08/2022	4980	RICE	APPLICATION REFUND	560.00
12/08/2022	4954	RISE & CO	APPLICATION REFUND	20.00
9/08/2022	4950	ROBYN HAMILTON	HALL & KEY DEPOSITS	1,000.00
30/08/2022	4983	SOLAR OCEAN TECHNOLOGIES INC	WAVE BUOYS	22,065.77
10/08/2022	4962	Sundry - Chq Creditor	ANIMAL TRAP REFUNDS	100.00
10/08/2022	4963	Sundry - Chq Creditor	ANIMAL TRAP REFUNDS	100.00
22/08/2022	4973	T BAILEY	RATE REFUNDS	44.08
26/08/2022	4985	TRAFFIC FORCE	APPLICATION REFUND	166.00
28/07/2022	4952	V KAIGG	APPLICATION REFUND	160.00
16/08/2022	4960	VOIDED	VOIDED	-
16/08/2022	4961	VOIDED	VOIDED	-
15/08/2022	4965	W HUTCHINSON	ANIMAL TRAP REFUNDS	100.00
29/08/2022	4984	WALKER	RATE REFUND	408.21
12/08/2022	4954	WINDOWS ESTATE	APPLICATION REFUND	120.00
23/08/2022	4974	YALLINGUP LODGE SPA RETREAT	APPLICATION REFUND	266.00
16/08/2022	4959	YALLINGUP WOODFIRED BREAD	APPLICATION REFUND	104.00
				<b>177,083.84</b>

PAYROLL PAYMENTS AUGUST 2022					
DATE	REF #	NAME	DESCRIPTION	AMOUNT \$	
9/08/2022	9/08/2022	CITY OF BUSSELTON	PAYROLL & SALARIES	818,103.66	
23/08/2022	23/08/2022	CITY OF BUSSELTON	PAYROLL & SALARIES	856,865.53	
				<b>1,674,969.19</b>	

12.2 Finance Committee - 5/10/2022 - FINANCIAL ACTIVITY STATEMENTS - YEAR TO DATE AS AT 31 AUGUST 2022

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
<b>SUBJECT INDEX</b>	Financial Services
<b>BUSINESS UNIT</b>	Financial Services
<b>REPORTING OFFICER</b>	Manager Financial Services - Paul Sheridan
<b>AUTHORISING OFFICER</b>	Director Finance and Corporate Services - Tony Nottle
<b>NATURE OF DECISION</b>	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A Loan Schedule - August 2022   Attachment B Financial Activity Statement - August 2022   Attachment C Investment Report - August 2022  

This item was considered by the Finance Committee at its meeting on 5/10/2022, the recommendations from which have been considered by Council.

The committee decision was moved and carried.

**COUNCIL DECISION**

**C2210/258** Moved Councillor P Cronin, seconded Councillor M Love

**That the Council receives the statutory financial activity statement reports for the period ending 31 August 2022, pursuant to Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996*.**

**CARRIED 9/0**

**EN BLOC**

**OFFICER RECOMMENDATION**

That the Council receives the statutory financial activity statement reports for the period ending 31 August 2022, pursuant to Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996*.

**EXECUTIVE SUMMARY**

Pursuant to Section 6.4 of the *Local Government Act 1995* (the Act) and Regulation 34(4) of the *Local Government (Financial Management) Regulations 1996* (the Regulations), a local government is to prepare, on a monthly basis, a statement of financial activity that reports on the City's financial performance in relation to its adopted / amended budget.

This report has been compiled to fulfil the statutory reporting requirements of the Act and associated Regulations, whilst also providing the Council with an overview of the City's financial performance on a year to date basis, for the period ending 31 August 2022.

## BACKGROUND

The Regulations detail the form and manner in which financial activity statements are to be presented to the Council on a monthly basis, and are to include the following:

- Annual budget estimates
- Budget estimates to the end of the month in which the statement relates
- Actual amounts of revenue and expenditure to the end of the month in which the statement relates
- Material variances between budget estimates and actual revenue/expenditure (including an explanation of any material variances)
- The net current assets at the end of the month to which the statement relates (including an explanation of the composition of the net current position)

Additionally, and pursuant to Regulation 34(5) of the Regulations, a local government is required to adopt a material variance reporting threshold in each financial year. At its meeting on 3<sup>rd</sup> August 2022, the Council adopted (C2208/198) the following material variance reporting threshold for the 2022/23 financial year:

*That pursuant to Regulation 34(5) of the Local Government (Financial Management) Regulations, the Council adopts a material variance reporting threshold with respect to financial activity statement reporting for the 2022/23 financial year as follows:*

- *Variances equal to or greater than 10% of the year to date budget amount as detailed in the Income Statement by Nature and Type/Statement of Financial Activity report, however variances due to timing differences and/or seasonal adjustments are to be reported only if not to do so would present an incomplete picture of the financial performance for a particular period; and*
- *Reporting of variances only applies for amounts greater than \$50,000.*

## OFFICER COMMENT

In order to fulfil statutory reporting requirements and to provide the Council with a synopsis of the City's overall financial performance on a year to date basis, the following financial reports are attached hereto:

### Statement of Financial Activity

This report provides details of the City's operating revenues and expenditures on a year to date basis, by nature and type (i.e. description). The report has been further extrapolated to include details of non-cash adjustments and capital revenues and expenditures, to identify the City's net current position; which reconciles with that reflected in the associated Net Current Position report.

### Net Current Position

This report provides details of the composition of the net current asset position on a full year basis, and reconciles with the net current position as per the Statement of Financial Activity.

### Capital Acquisition Report

This report provides full year budget performance (by line item) in respect of the following capital expenditure activities:

- Land and Buildings
- Plant and Equipment
- Furniture and Equipment
- Infrastructure

### Reserve Movements Report

This report provides summary details of transfers to and from reserve funds, and associated interest earnings on reserve funds, on a full year basis.

Additional reports and/or charts can be provided as required to further supplement the information comprised within the statutory financial reports.

### Comments on Financial Activity to 31 August 2022

The Statement of Financial Activity (FAS) for the year to date (YTD) shows an overall Net Current Position of \$60.7M.

Following on from the system upgrade issues described in the July YTD FAS report, progress has been made, and we are now able to show the YTD budget positions at the Financial Activity Statement level.

Unfortunately, the reporting mechanisms that enables detailed reporting on the material variances on the face of the FAS, are still in the process of being resolved. As such, commentary on these variances to YTD budget positions is not available as yet. This will be resolved and explained in subsequent months as the new system and its reporting becomes fully functional.

### Investment Report

Pursuant to the Council's Investment Policy, a report is to be provided to the Council on a monthly basis, detailing the investment portfolio in terms of performance and counterparty percentage exposure of total portfolio. The report is also to provide details of investment income earned against budget, whilst confirming compliance of the portfolio with legislative and policy limits.

As at 31<sup>st</sup> August 2022 the value of the City's invested funds decreased from \$97.0M as at 31<sup>st</sup> July 2022 to \$90.9M.

As at 31<sup>st</sup> August 2022 the 11AM (an intermediary account which offers immediate access to the funds compared to the term deposits) account balance is \$7.0M, down from \$13.0M as at 31<sup>st</sup> July 2022. A deduction of \$6.0M from the 11AM account, with the funds being transferred to the cheque account to meet normal operating expenses.

During the month of August 2022 four term deposits totalling the amount of \$16M matured. These were renewed for a further 212 days at 3.28% on average.

The official cash rate increased during the month of August by a further 0.5% from 1.35% to 1.85%. Further increases are expected in the coming months. This will result in higher interest earnings for the City, although any future borrowings will incur higher rates also.

The current variance of interest to budget is due to the identified system issues. As shown on the investment report, interest totalling \$76,720 has been received but not yet fully processed. Additionally, accrued interest totalling \$184,073 has not yet been fully processed.

### Borrowings Update

During the month no new loans were drawn and no repayments made on existing loans. The attached Loan Schedule outlines the status of all existing loans YTD.

**Chief Executive Officer – Corporate Credit Card**

Details of transactions made on the Chief Executive Officer’s corporate credit card during August 2022 are provided below to ensure there is appropriate oversight and awareness.

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>\$ Amount</b>
12/08/22	SHELTER BREWING	SOUTH WEST CEO GROUP CATCHUP	\$80.00
18/08/22	RADICAL NOMINEES/PUBLIC HOUSE	RCAWA DINNER – CEO M.ARCHER, MAYOR CR HENLEY & CR P.CARTER	\$196.95
19/08/22	DUXTON HOTEL	RCAWA- ACCOMMODATION/FOOD & BEVERAGE- CEO M.ARCHER	\$346.12
		<b>TOTAL</b>	<b>\$623.07</b>

**Donations & Contributions Received**

During the month no non-infrastructure asset (bridges, roads, POS etc), donations or contributions were received.

**Statutory Environment**

Section 6.4 of the Act and Regulation 34 of the Regulations detail the form and manner in which a local government is to prepare financial activity statements.

**Relevant Plans and Policies**

There are no relevant plans or policies to consider in relation to this matter.

**Financial Implications**

Any financial implications are detailed within the context of this report.

**Stakeholder Consultation**

No external stakeholder consultation was required or undertaken in relation to this matter.

**Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City’s risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

**Options**

The Statements of Financial Activity are presented in accordance with Section 6.4 of the Act and Regulation 34 of the Regulations and are to be received by Council. Council may wish to make additional resolutions as a result of having received these reports.

**CONCLUSION**

As at 31<sup>st</sup> August 2022, the City’s net current position stands at \$60.7M. The City’s financial performance is considered satisfactory, and cash reserves remain strong.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Not applicable.

City of Busselton  
Loan Schedule - as at 31 August 2022

Purpose	Loan Number	Institution	Budgeted	Term (Years)	Expiry	Actual	2022/23	2022/23 Actual	2022/23	2022/23 Actual	Budget	2022/23 Budget	2022/23 Budget	Budget	2022/23 Budget		
			Interest Rate %			Interest Rate %	Actual New Loans \$	Principal Repayments \$	Balance of Principal Owing \$	Interest Repayments \$	Principal 1 July 2022 \$	New Loans Budget \$	Principal Repayments \$	Outstanding 30 June 2023 \$	Interest Repayments \$		
<b>Council Loans</b>																	
<b>Administration</b>																	
Civic and Administration Centre	207	WATC	4.51	20	Jun-34	4.51			12,595,043		12,595,043		810,406	11,784,637	554,459		
<b>Other Property and Services</b>																	
Lot 40 Vasse Highway	210	WATC	3.61	10	Dec-25	3.61			850,000		850,000		-	850,000	30,685		
<b>Recreation and Culture</b>																	
Geothermal Heating GLC	202	WATC	3.98	10	Jun-23	3.98			63,421		63,421		63,421	(0)	1,585		
Busselton Foreshore	204	WATC	4.36	15	Jun-29	4.36			604,663		604,663		75,559	529,104	25,139		
GLC Extensions	205	WATC	3.92	10	Jun-24	3.92			279,840		279,840		137,191	142,649	8,969		
Busselton Foreshore	209	WATC	3.45	12	Jun-27	3.45			3,061,200		3,061,200		569,628	2,491,572	101,430		
Busselton Foreshore	211	WATC	2.55	8	Oct-24	2.55		97,536	906,281	6,399	1,003,817		393,889	609,928	21,851		
Busselton Foreshore Jetty Precinct	215	WATC	3.25	10	Apr-28	3.25			1,595,480		1,595,480		244,951	1,350,529	49,879		
Tennis Club Facility	216	WATC	3.25	10	Apr-28	3.25			1,755,027		1,755,027		269,446	1,485,581	54,867		
Lot 10 Commonage Road	217	WATC	3.25	10	Apr-28	3.25			1,021,107		1,021,107		156,769	864,338	31,923		
Busselton Tennis Club	218	WATC	2.21	10	Jun-29	2.21			906,314		906,314		121,072	785,242	19,031		
Performing Arts / Convention Centre	225	WATC	1.46	10	Dec-31	2.10			4,774,076		4,774,076		459,005	4,315,071	96,611		
Performing Arts / Convention Centre	226	WATC	2.02	15	Dec-36	2.39			4,860,472		4,860,472		284,085	4,576,387	113,418		
Performing Arts / Convention Centre	228	WATC	3.86	20	Jun-42	3.86			5,000,000		5,000,000		169,393	4,830,607	190,515		
Performing Arts / Convention Centre	229	WATC	3.77	17	Jun-39	3.77			5,000,000		5,000,000		214,251	4,785,749	185,387		
Performing Arts / Convention Centre	New	Unknown	3.25	20	New						-	6,500,000	175,426	6,324,574	157,020		
<b>Transport</b>																	
Land Acquisition for Parking	203	WATC	4.19	8	Sep-21	4.19			-		-		-	-	-		
Airport Jet A1 Installation	206	WATC	3.92	10	Jun-24	3.92			81,620		81,620		40,014	41,606	2,616		
Airport Freight Hub Stage 1	219	WATC	2.21	10	Jun-29	2.21			1,073,076		1,073,076		143,350	929,726	22,532		
									-	97,536	44,427,619	6,399	44,525,155	6,500,000	4,327,853	46,697,301	1,667,916
<b>Self-Supporting Loans</b>																	
<b>Recreation and Culture</b>																	
Busselton Bowling Club	199	WATC	5.98		Dec-20	5.98			-		-		-	-	-		
Busselton Football and Sportsman's Club	208	WATC	2.93	10.25	Apr-25	2.93			9,705		9,705		3,141	6,564	250		
Dunsborough and Districts Country Club	212	WATC	3.04	10	May-27	3.04			61,291		61,291		11,530	49,761	1,776		
Geographe Bay Yacht Club	213	WATC	3.04	10	May-27	3.04			53,764		53,764		10,114	43,650	1,558		
Dunsborough and Districts Country Club	214	WATC	3.19	10	Sep-27	3.19			64,777		64,777		10,955	53,822	1,980		
Busselton Tennis Club	220	WATC	1.37	7	Sep-26	1.37			30,889		30,889		7,107	23,782	387		
Busselton Hockey Club Stadium	221	WATC	1.31	10	Jun-30	1.31			36,517		36,517		4,358	32,158	457		
Busselton Golf Club	222	WATC	1.45	10	Jun-31	1.45			99,703		99,703		10,447	89,256	1,390		
Dunsborough Bay Yacht Club	223	WATC	2.77	5	Dec-26	1.57			22,587		22,587		4,883	17,704	325		
Geographe Bay Yacht Club	224	WATC	2.77	10	Dec-31	2.42			47,776		47,776		4,530	43,246	1,114		
Community Groups 22/23 \$250K	New	Unknown	1.55	10	New				-		-	250,000	11,603	238,397	1,915		
<b>Economic Services</b>																	
Geographe Bay Tourism Association	201	WATC	4.76	10	Sep-21	4.76			-		-		-	-	-		
MRBTA - Ancient Lands Discovery Park	227	WATC	2.77	10	Mar-32	2.77			1,222,773		1,222,773		110,808	1,111,965	32,742		
Jetty AUDC	New	WATC	2.77						-		-		-	-	-		
									-		1,649,782		1,649,782	250,000	189,475	1,710,307	43,895
<b>Total - Council and Self-supporting Loans</b>									-	97,536	46,077,401	6,399	46,174,937	6,750,000	4,517,329	48,407,608	1,711,811

**City of Busselton**

**Statement of Financial Activity**

**Year to Date As At 31 August 2022**

	2022/2023 Actual YTD	2022/2023 Amended Budget YTD	2022/2023 Original Budget YTD	2022/2023 Amended Budget	2022/2023 Original Budget	2022/23 YTD Bud (A) Variance
	\$	\$	\$	\$	\$	%
<b>Revenue from Ordinary Activities</b>						
Rates	56,857,225	56,617,065	56,617,065	57,741,408	57,741,408	0.42%
Operating Grants, Subsidies and Contributions	463,661	1,395,018	1,395,018	3,432,638	3,432,638	-66.76%
Fees & Charges	9,749,291	8,517,307	8,517,307	19,894,021	19,894,021	14.46%
Other Revenue	20,573	0	0	351,906	351,906	0.00%
Interest Earnings	125,797	313,135	313,135	2,019,250	2,019,250	-59.83%
Gain on Sale of Non-Current Asset	0	0	0	0	0	100.00%
Fair Value Adjustment to Assets	0	0	0	0	0	100.00%
	<b>67,216,547</b>	<b>66,842,525</b>	<b>66,842,525</b>	<b>83,439,223</b>	<b>83,439,223</b>	<b>0.56%</b>
<b>Expenses from Ordinary Activities</b>						
Employee Costs	(5,824,630)	(5,308,671)	(5,308,671)	(36,307,918)	(36,307,918)	-9.72%
Materials & Contracts	(1,600,787)	(1,935,543)	(1,935,543)	(22,164,077)	(22,164,077)	17.30%
Utilities (Gas, Electricity, Water etc)	(378,035)	(345,865)	(345,865)	(2,876,680)	(2,876,680)	-9.30%
Depreciation on non current assets	(2,165,347)	(4,661,024)	(4,661,024)	(27,439,900)	(27,439,900)	53.54%
Insurance Expenses	(172,170)	(359,544)	(359,544)	(652,369)	(652,369)	52.11%
Other Expenditure	378,091	(167,422)	(167,422)	(7,677,546)	(7,677,546)	325.83%
Allocations	22,953	0	0	2,132,924	2,132,924	0.00%
	<b>(9,739,926)</b>	<b>(12,778,069)</b>	<b>(12,778,069)</b>	<b>(94,985,566)</b>	<b>(94,985,566)</b>	<b>23.78%</b>
<b>Borrowings Cost Expense</b>						
Interest Expenses	(10,199)	(7,007)	(7,007)	(1,722,673)	(1,722,673)	-45.56%
	<b>(10,199)</b>	<b>(7,007)</b>	<b>(7,007)</b>	<b>(1,722,673)</b>	<b>(1,722,673)</b>	<b>-45.56%</b>
Non-Operating Grants, Subsidies and Contributions	2,088,044	594,396	594,396	31,102,583	31,102,583	251.29%
Profit on Asset Disposals	0	0	0	23,632	23,632	0.00%
Loss on Asset Disposals	0	0	0	(45,550)	(45,550)	0.00%
	<b>2,088,044</b>	<b>594,396</b>	<b>594,396</b>	<b>31,080,665</b>	<b>31,080,665</b>	<b>251.29%</b>
<b>Net Result</b>	<b>59,554,467</b>	<b>54,651,845</b>	<b>54,651,845</b>	<b>17,811,649</b>	<b>17,811,649</b>	<b>8.97%</b>
<b>Adjustments for Non-cash Revenue &amp; Expenditure</b>						
Depreciation	2,165,347	4,661,024	4,661,024	27,439,900	27,439,900	
Donated Assets	0	0	0	(5,740,000)	(5,740,000)	
(Profit)/Loss on Sale of Assets	0	0	0	21,918	21,918	
Allocations & Other Adjustments	146,646	0	0	0	0	
Deferred Pensioner Movements (Non-current)	(49,867)	0	0	0	0	
Recording of Employee Benefit and Other Provisions (NC)	0	0	0	0	0	
Deposit & Bonds Movements (cash backed NC)	243,309	0	0	0	0	
Future Obligations Net Movements (NC)	2,852,271	0	0	0	0	
Fair value and Gain on Sale Adjustment	0	0	0	0	0	
<b>Capital Revenue &amp; (Expenditure)</b>						
Land & Buildings	(1,960,876)	(2,442,661)	(2,442,661)	(40,359,914)	(40,359,914)	19.72%
Plant & Equipment	(514,387)	(17,273)	(17,273)	(2,451,873)	(2,451,873)	-2877.98%
Furniture & Equipment	(18,550)	(73,282)	(73,282)	(1,048,664)	(1,048,664)	74.69%
Infrastructure	(254,960)	(4,818,352)	(4,818,352)	(22,600,157)	(22,600,157)	94.71%
Proceeds from Sale of Assets	0	0	0	613,452	613,452	0.00%
Proceeds from New Loans	0	0	0	6,750,000	6,750,000	0.00%
Self Supporting Loans - Repayment of Principal	0	0	0	189,476	189,476	0.00%
Total Loan Repayments - Principal	(97,536)	(97,536)	(97,536)	(4,517,329)	(4,517,329)	0.00%
Repayment Capital Lease	(101,252)	(101,252)	(101,252)	(250,974)	(250,974)	0.00%
Advances to Community Groups	0	0	0	(250,000)	(250,000)	0.00%
Transfer to Restricted Assets	(4,994,144)	0	0	0	0	-100.00%
Transfer from Restricted Assets	0	0	0	12,811,794	12,811,794	100.00%
Transfer to Reserves	0	(3,171,930)	(3,171,930)	(24,477,257)	(24,477,257)	100.00%
Transfer from Reserves	3,190,034	2,099,341	2,099,341	35,886,464	35,886,464	51.95%
Opening Funds Surplus/ (Deficit)	507,353	507,353	507,353	507,353	507,353	
<b>Net Current Position - Surplus / (Deficit)</b>	<b>60,667,856</b>	<b>51,197,277</b>	<b>51,197,277</b>	<b>335,838</b>	<b>335,838</b>	

**City of Busselton**

**Net Current Position**

**Year to Date As At 31 August 2022**

	2022/23 Actual	2022/23 Amended Budget	2022/23 Original Budget	2021/22 Actual
	\$	\$	\$	\$
<b>NET CURRENT ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash - Unrestricted	5,539,750	59,525	59,525	0
Cash - Restricted	99,764,322	73,739,212	73,739,212	97,960,213
Sundry Debtors	1,107,160	2,779,261	2,779,261	4,245,922
Rates Outstanding - General	54,843,970	120,739	120,739	120,738
Stock on Hand	926,708	900,000	900,000	935,800
	<b>162,181,910</b>	<b>77,598,737</b>	<b>77,598,737</b>	<b>103,262,673</b>
<b>LESS: CURRENT LIABILITIES</b>				
Bank Overdraft	0	0	0	304,759
Sundry Creditors	1,749,732	3,523,687	3,523,687	4,490,348
Obligations Liability (C)	2,999,485	2,800,000	2,800,000	2,999,485
Performance Bonds	4,312,746	4,069,438	4,069,438	4,069,438
	<b>9,061,963</b>	<b>10,393,125</b>	<b>10,393,125</b>	<b>11,864,030</b>
Current Position (inclusive of Restricted Funds)	153,119,947	67,205,612	67,205,612	91,398,643
Add: Cash Backed Obligations Liability (C)	2,999,485	2,800,000	2,800,000	2,999,485
Add: Cash Backed Liabilities (Deposits & Bonds)	4,312,746	4,069,438	4,069,438	4,069,438
Less: Cash - Restricted Funds	(99,764,322)	(73,739,212)	(73,739,212)	(97,960,213)
<b>NET CURRENT ASSET POSITION</b>	<b>60,667,856</b>	<b>335,838</b>	<b>335,838</b>	<b>507,353</b>

City of Busseton Capital Construction & Acquisition Report Property, Plant & Equipment, Infrastructure Year to date as at 31 August 2022						
Project	Project Description	2022/23	2022/23	2022/23	2022/23	2022/23
		Actual YTD	Amended Budget YTD	Original Budget YTD	Amended Budget	Budget Original
		\$	\$	\$	\$	\$
<b>Land</b>						
12936	Property Services Administration(C)	0	0	0	50,000	50,000
12847	Purchase Sues Road(C)	0	0	0	500,000	500,000
		0	0	0	550,000	550,000
<b>Buildings</b>						
12231	Aged Housing Capital Improvements - Harris Road(C)	0	0	0	12,608	12,608
12234	Aged Housing Capital Improvements - Winderlup Court (City)(C)	0	49,000	49,000	49,000	49,000
12233	Aged Housing Capital Improvements - Winderlup(C)	0	0	0	25,215	25,215
10589	Airport Construction, Existing Terminal Upgrade(C)	1,082	0	0	287,000	287,000
12804	Airport Terminal Building(C)	0	5,298	5,298	31,787	31,787
12464	Ambergate Bushfire Brigade Shed(C)	0	0	0	0	0
12942	Asbestos Removal & Replacement(C)	0	5,500	5,500	33,000	33,000
10585	BMRA Hangars(C)	0	0	0	303,790	303,790
10622	Bovell Construction of Change rooms(C)	3,310	0	0	72,394	72,394
12927	BPACC - Construction - Funded Building Asset Renewal Rese(C)	0	0	0	130,000	130,000
12919	BPACC - Construction - Funded Federal Government Grant(C)	0	0	0	2,799,000	2,799,000
12925	BPACC - Construction - Funded Grant Community Program Pha(C)	0	0	0	1,923,000	1,923,000
12920	BPACC - Construction - Funded Loan(C)	0	0	0	6,500,000	6,500,000
12921	BPACC - Construction - Funded RA Unspent Loans(C)	0	0	0	7,187,000	7,187,000
12926	BPACC - Construction - Funded RIO Sponsorship(C)	0	0	0	250,000	250,000
12471	BPACC - Construction(C)	1,644,908	1,908,984	1,908,984	11,453,899	11,453,899
12916	BPACC - Construction(C)	0	0	0	550,000	550,000
12918	BPACC - Construction(C)	0	0	0	1,642,703	1,642,703
12922	BPACC - Contingency - Funded RA Unspent Loans(C)	0	0	0	2,000,000	2,000,000
12779	BPACC - Contingency (C)	45,199	0	0	0	0
12923	BPACC - Design of Structure / Professional Fees - Funded (C)	0	0	0	670,000	670,000
12652	BPACC - Design of Structure / Professional Fees(C)	62,075	16,450	16,450	98,700	98,700
12928	BPACC - IT Hardware & Software - Funded Corporate IT Syst(C)	0	0	0	75,000	75,000
12783	BPACC - IT Hardware & Software (C)	31,500	0	0	0	0
12929	BPACC - Landscaping - Funded Parks, Gardens & Reserve Res(C)	0	0	0	500,000	500,000
12917	BPACC - Loose Furniture & Fittings(C)	0	0	0	250,000	250,000
12924	BPACC - Utility Costs - Funded RA Unspent Loans(C)	0	0	0	143,000	143,000
12782	BPACC - Utility Costs (C)	98	0	0	0	0
12437	Buildings Asset Management Plan High Use Allocation(C)	0	0	0	0	0
12793	Bunker Bay Ablution - Improvements(C)	0	2,833	2,833	17,000	17,000
10593	Busseton Airport - Building(C)	0	0	0	0	0
12689	Busseton Beachfront Ablutions(C)	0	0	0	0	0
12795	Busseton Depot CCTV & Electronic Gate(C)	0	9,167	9,167	55,000	55,000
12869	Busseton Jetty Tourist Park - Renewal Works Park 1 Ablut(C)	0	0	0	46,120	46,120
12868	Busseton Jetty Tourist Park - Replace Cabin 2 (C)	0	0	0	205,000	205,000
12457	Busseton Jetty Tourist Park Upgrade(C)	0	30,458	30,458	45,686	45,686
12789	Busseton Library -Lighting Improvements(C)	0	1,537	1,537	9,224	9,224
10972	Churchill Park Renew Sports Lights(C)	75,000	0	0	188,252	188,252
10016	Civic and Administration Centre Minor Upgrades(C)	58	5,833	5,833	35,000	35,000
10669	Community Resource Centre(C)	0	0	0	0	0
12796	Depot Training Room - Roof Renewal(C)	0	1,767	1,767	10,600	10,600
10688	Depot Washdown Facility Upgrades(C)	0	76,700	76,700	76,700	76,700
12792	Dunsborough Hall - Asbestos Management Allocation (C)	0	2,833	2,833	17,000	17,000
12797	Dunsborough Hall Renewals(C)	0	4,458	4,458	26,746	26,746
10642	Dunsborough Lakes Sporting Precinct-Pavilion/Changeroom F(C)	4,279	104,815	104,815	1,284,775	1,284,775
12435	Dunsborough Youth Centre Building Construction(C)	17,568	36,147	36,147	36,147	36,147
12440	Energy Efficiency Initiatives (Various Buildings) (C)	31,814	43,274	43,274	133,234	133,234
10788	GLC Building Improvements(C)	42,900	102,207	102,207	423,934	423,934
10789	GLC CCTV Installation(C)	0	8,333	8,333	50,000	50,000
12798	High Street Hall (C)	0	1,000	1,000	6,000	6,000
12478	Jetty Depot - Maintenance Compound(C)	450	0	0	0	0
12330	King Street Toilets(C)	0	0	0	0	0
12791	Naturaliste Community Centre Fire Indicator Panel Renewal(C)	0	5,000	5,000	30,000	30,000
12800	Old Courthouse and Jail Cells (C)	0	10,167	10,167	61,000	61,000
12801	Old Police Quarters - Roof Renewal(C)	0	10,000	10,000	60,000	60,000
12692	Point Picquet Toilet Block(C)	0	0	0	0	0
12803	Seymour Park Toilets(C)	0	900	900	5,400	5,400
12331	Smiths Beach New Public Toilet(C)	635	0	0	0	0
		1,960,876	2,442,661	2,442,661	39,809,914	39,809,914
<b>Plant and Equipment</b>						
12934	Airport Operations - Replacement Bar Pertol 3000PSI Press(C)	0	0	0	1,500	1,500
12935	Airport Operations - Replacement Blower(C)	0	0	0	400	400
12931	Airport Operations - Replacement Deutz/able 75KVA Generat(C)	0	0	0	25,000	25,000
12933	Airport Operations - Replacement Stihl FS94R CE Brushcut(C)	0	0	0	700	700
12932	Airport Operations - Replacement Toro Groundmaster 7200 M(C)	0	0	0	30,000	30,000
12930	Airport Operations - Replacement Ute - Airport Operations(C)	0	0	0	35,000	35,000
10018	Animal Control(O)	53,364	0	0	0	0
14727	Baggage handling system injector belt(C)	0	0	0	55,000	55,000

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Project	Project Description	2022/23	2022/23	2022/23	2022/23	2022/23
		Actual YTD	Amended Budget YTD	Original Budget YTD	Amended Budget	Budget Original
		\$	\$	\$	\$	\$
12910	Busseton Jetty - Replacement Honda EU20 Generator (Jetty)(C)	0	0	0	3,000	3,000
12909	Busseton Jetty - Replacement Stihl MS381 Chainsaw(C)	0	0	0	2,000	2,000
12872	Busseton Jetty Tourist Park - Battery Powered Mule(C)	0	0	0	35,000	35,000
12871	Busseton Jetty Tourist Park - Replace Stihl FS110 Brushc(C)	0	0	0	1,000	1,000
12870	Busseton Jetty Tourist Park- Replace Holden Colorado 4x4(C)	0	0	0	35,000	35,000
10700	Dunsborough Cemetery(C)	0	17,273	17,273	17,273	17,273
12895	Engineering and Works Services - Replacement Asset Manage(C)	0	0	0	35,000	35,000
12896	Engineering and Works Services - Replacement Building Fac(C)	0	0	0	42,000	42,000
12897	Engineering and Works Services - Replacement Isuzu D-Max (C)	0	0	0	42,000	42,000
12899	Engineering and Works Services - Replacement Isuzu D-Max (C)	0	0	0	42,000	42,000
12898	Engineering and Works Services - Replacement Mitsubishi G(C)	0	0	0	42,000	42,000
12900	Engineering and Works Services - Replacement Toyota Hilux(C)	0	0	0	42,000	42,000
12901	Engineering and Works Services - Replacement Toyota Hilux(C)	0	0	0	42,000	42,000
12948	Environmental Health Serv Admin-Health Ute(C)	0	0	0	42,000	42,000
12903	Finance and Corporate Services - Replacement IT Coordinat(C)	0	0	0	35,000	35,000
12902	Finance and Corporate Services - Replacement Manager Gove(C)	216	0	0	40,000	40,000
10901	Operations Services Administration(O)	34,128	0	0	0	0
12894	Plan and Dev - Replacement Comp - Nissan X-trail(C)	0	0	0	35,000	35,000
12893	Planning and Development Services - Replacement Complianc(C)	0	0	0	41,000	41,000
11031	Plant Purchases (P10)(O)	426,679	0	0	0	0
12886	Plant Purchases (P11) - Brush / Tree Chipper(C)	0	0	0	100,000	100,000
12881	Plant Purchases (P11) - HINO FD1024 Beavertail Truck (tur(C)	0	0	0	110,000	110,000
12882	Plant Purchases (P11) - Isuzu NPR65-190 Single Cab (Turf (C)	0	0	0	90,000	90,000
12883	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	0	0	0	33,000	33,000
12884	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	0	0	0	33,000	33,000
12885	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	0	0	0	33,000	33,000
12904	Plant Purchases (P11) - Minor Plant (Capital)(C)	0	0	0	20,000	20,000
12905	Plant Purchases (P11) - Minor Plant (Non-Capital)(C)	0	0	0	40,000	40,000
12887	Plant Purchases (P11) - Redexim Easyspread 1600 Sand Spre(C)	0	0	0	20,000	20,000
12879	Plant Purchases (P11) - Spit water heavy duty high pressu(C)	0	0	0	14,000	14,000
12880	Plant Purchases (P11) - Water Tank 4,500 LT with Pump & (C)	0	0	0	15,000	15,000
12890	Plant Purchases (P12) - Caterpillar CS56 Rollwe (Constru(C)	0	0	0	180,000	180,000
12891	Plant Purchases (P12) - Ditchwitch Cable Locator(C)	0	0	0	8,000	8,000
12888	Plant Purchases (P12) - HINO FS2848 Tipper Truck (Constr/(C)	0	0	0	230,000	230,000
12892	Plant Purchases (P12) - ISUZU FVZ1400 Tipper Truck (Const(C)	0	0	0	230,000	230,000
12906	Plant Purchases (P12) - Minor Plant (Capital)(C)	0	0	0	15,000	15,000
12907	Plant Purchases (P12) - Minor Plant (Non-Capital)(C)	0	0	0	15,000	15,000
12889	Plant Purchases (P12) - Speed Display/VMB single axle tra(C)	0	0	0	25,000	25,000
13001	Sale of Plant (Outright)(C)	0	0	0	0	0
12908	Transport - Workshop - Minor Plant(C)	0	0	0	10,000	10,000
12912	Waste Management - Plant Replacement Grab bucket and attal(C)	0	0	0	30,000	30,000
12914	Waste Management - Plant Replacement Minor (Capital)(C)	0	0	0	10,000	10,000
12915	Waste Management - Plant Replacement Minor (Non Capital)(C)	0	0	0	10,000	10,000
12913	Waste Management - Plant Replacement Trailer for bin clea(C)	0	0	0	20,000	20,000
12911	Waste Management - Replacement of Volvo FE320 6x4 Dual Co(C)	0	0	0	440,000	440,000
		514,387	17,273	17,273	2,451,873	2,451,873
<b>Furniture and Equipment</b>						
12939	Administration Building- 2-16 Southern Drive(C)	0	0	0	15,000	15,000
12937	Community Resource Centre(C)	0	0	0	20,000	20,000
10677	Cultural Planning - Artist Concept Development	1,500	0	0	0	0
10677	Cultural Planning - Develop Artist Brief, engage artists	2,000	0	0	0	0
10677	Cultural Planning - Milestone 2 AR set up & 3d Map creation	6,000	0	0	0	0
10677	Cultural Planning + Ballaarat photo capture & 3D modelling	10,000	0	0	0	0
14731	Cultural Planning Furniture & Equipment(C)	0	0	0	25,568	25,568
12940	Depot Building-Busseton(C)	0	0	0	50,000	50,000
14729	Events Furniture & Equipment(C)	0	0	0	200,000	200,000
14730	Geographe Leisure Centre Fitness Equipment(C)	0	0	0	18,160	18,160
12876	ICT Services - Equipment & Software Purchases(C)	0	73,282	73,282	594,845	594,845
10811	Information Services - 2022 EOY Commitment Audit & Assurance	(950)	0	0	0	0
12878	Naturaliste Community Centre (NCC) - Purchase Office Furn(C)	0	0	0	20,000	20,000
10965	P&E - P&G Smart Technologies(C)	0	0	0	100,000	100,000
12938	YCAB (Youth Precinct Foreshore)(C)	0	0	0	5,091	5,091
		18,550	73,282	73,282	1,048,664	1,048,664
<b>Roads Infrastructure ***</b>						
12824	Acton Park Road(C)	226	197,167	197,167	1,183,000	1,183,000
10760	Barnard Park East Foreshore Stage 2 Capital Works(C)	12	0	0	0	0
12676	Barracks Drive Reseal and Reconstruction(C)	544	0	0	0	0
11149	Barracks Drive Spray Seal(C)	57	0	0	0	0
11980	Boallia Road Reconstruct and Widen(C)	5,198	0	0	0	0
11199	Bussell Highway(C)	6,626	705,145	705,145	1,330,145	1,330,145
12851	Bussell Highway(C)	583	25,000	25,000	150,000	150,000
12574	Cape Naturaliste Road(C)	929	0	0	0	0
11150	Causeway Road - Molloy Street Intersection(C)	0	0	0	0	0

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Project	Project Description	\$	\$	\$	\$	\$
11987	Caves Road - Median Crossing(C)	0	17,960	17,960	17,960	17,960
11151	Chapman Crescent Spray Seal(C)	7,207	0	0	0	0
11989	Chapman Hill Road(C)	(17,144)	381,951	381,951	381,951	381,951
12672	Chapman Hill Road(C)	41	0	0	0	0
11991	Commonage & Hayes Road intersection Safety works(C)	0	38,951	38,951	38,951	38,951
12827	Commonage Road(C)	800	46,667	46,667	280,000	280,000
12677	Cook Street Reseal(C)	0	0	0	0	0
12446	Dunsborough Road Access Improvements Stage 1(C)	0	0	0	0	0
12825	Farquar Road Resheet(C)	10,697	12,500	12,500	75,000	75,000
10610	Forth Street Groyne Carpark - Formalise and Seal(C)	132	0	0	0	0
12602	Gale Street(C)	271	0	0	0	0
11996	Geographe Bay Road Quindalup(C)	76	0	0	0	0
11207	Georgette Street Reconstruction(C)	441	0	0	0	0
11997	Gifford Road Reconstruction(C)	20,601	111,053	111,053	111,053	111,053
12826	Glendon Road Resheet(C)	2,805	4,891	4,891	29,347	29,347
12603	Harris Road(C)	41	0	0	0	0
11186	Jacka Road Resheet(C)	137	0	0	0	0
11999	Kaloorup Road - Reconstruct and Seal Shoulders(C)	0	25,472	25,472	25,472	25,472
12000	Kaloorup Road (Stage 1)(C)	420	69,412	69,412	69,412	69,412
11998	Kaloorup Road(C)	0	79,690	79,690	79,690	79,690
12604	Lindberg Road(C)	94	0	0	0	0
12835	Ludlow-Hithergreen Road(C)	0	55,000	55,000	330,000	330,000
12823	Ludlow-Hithergreen Second Coat Seal (C)	0	5,000	5,000	30,000	30,000
12645	Marine Terrace(C)	489	0	0	0	0
12836	Metricup(C)	0	20,000	20,000	120,000	120,000
12611	North Jindong Road(C)	3,191	0	0	0	0
13008	Northerly Street Warden Crossing(C)	1,740	0	0	0	0
12842	Nuttman Road (C)	0	9,206	9,206	55,235	55,235
12005	Payne Road(C)	6,000	95,000	95,000	570,000	570,000
10673	Peel & Queen Street Roundabout Service Relocation(C)	558	19,941	19,941	19,941	19,941
12006	Piggot Road - Second Coat Seal(C)	0	0	0	0	0
12837	Pre-emptive Design Works (C)	0	8,333	8,333	50,000	50,000
12605	Queen Elizabeth Avenue(C)	221	0	0	0	0
12838	Queen Elizabeth Avenue(C)	0	115,000	115,000	690,000	690,000
12444	Queen Street Upgrade - Duchess to Kent Street(C)	64	0	0	0	0
12606	Quininup Road(C)	362	0	0	0	0
12007	Rendezvous Road Spray Seals(C)	20	25,000	25,000	150,000	150,000
12008	Road Safety Signage Infrastructure(C)	4,992	0	0	0	0
11145	Sayers Street Asphalt Overlay(C)	1,149	0	0	0	0
12839	Seista Park Road(C)	0	33,000	33,000	198,000	198,000
12840	Sheens Road Apron(C)	0	1,333	1,333	8,000	8,000
12841	Strelly Street (C)	0	10,000	10,000	60,000	60,000
12010	Sugarloaf Road(C)	14,993	250,504	250,504	751,509	751,509
12739	Tuart Drive(C)	389	0	0	0	0
12643	Vasse Yallingup Siding Road(C)	77	0	0	0	0
12012	Wildwood Road(C)	0	0	0	0	0
11193	Wilyabrup Road Resheet(C)	105	21,667	21,667	130,000	130,000
12607	Wilyabrup Road(C)	52	0	0	0	0
12018	Yoongarillup Road - Second Coat Seal(C)	0	0	0	0	0
		75,196	2,384,843	2,384,843	6,934,666	6,934,666
<b>Bridges Infrastructure ***</b>						
12377	Gale Road Bridge 3408A(C)	0	0	0	90,000	90,000
12545	Layman Road Bridge - 3438(C)	0	0	0	234,000	234,000
12379	Roy Road - Bridge Construction - Bridge 3373A(C)	0	0	0	87,000	87,000
10768	Vasse River Foreshore - Bridge to Bridge(C)	0	0	0	0	0
12381	Yallingup Beach Road Bridge - 3347(C)	0	0	0	0	0
		0	0	0	411,000	411,000
<b>Car Parks Infrastructure ***</b>						
10602	Barnard Park East Foreshore Car Parking(C)	288	0	0	0	0
10605	Car Parking - Rear of Hotel Site 1(C)	0	0	0	0	0
10606	Dunsborough Lakes Sporting Precinct (Stage 1) - Carparkin(C)	5,652	0	0	183,373	183,373
10607	Dunsborough Town Centre Carparking(C)	144	0	0	0	0
12694	Port Geographe Marina Carparking(C)	825	0	0	0	0
12806	Margaret Street Beach Carpark(C)	0	18,615	18,615	111,687	111,687
		6,909	18,615	18,615	295,060	295,060
<b>Footpaths Infrastructure ***</b>						
10971	Allan Street Cycleway Lighting(C)	744	0	0	0	0
10736	Arnup Drive Footpath Construction(C)	0	70,505	70,505	74,672	74,672
10737	Backhouse / Falkingham Footpath Construction(C)	0	0	0	0	0
10698	Buayanyup Drain Shared Path(C)	(1,171)	49,446	49,446	49,446	49,446
12731	Busselton Bypass - Fairway to Kangaroo Gully(C)	40	0	0	0	0

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Project	Project Description	2022/23	2022/23	2022/23	2022/23
		Actual YTD	Amended Budget YTD	Original Budget YTD	Amended Budget
		\$	\$	\$	\$
10741	Busselton CBD Footpath Renewal(C)	0	33,334	33,334	100,000
10742	Carey Street Footpath Construction(C)	3,391	45,287	45,287	271,724
11986	Causeway Road Shared Path(C)	0	194,455	194,455	194,455
12816	Coastal Principled Shares Path (C)	0	34,389	34,389	206,333
12480	Dual Use Path - Dunsborough to Busselton(C)	376	0	0	0
10960	Dunsborough Centennial Park Project(C)	0	99,384	99,384	99,384
10744	End of Trip Footpath Construction(C)	0	1,667	1,667	10,000
12818	Kaloorup Road (C)	0	13,000	13,000	78,000
10746	Micro Brewery - Footpath and Landscaping(C)	799	0	0	0
12817	Prince Regent Drive (C)	0	23,500	23,500	141,000
12877	Principle Shared Path (PSP) Development Approvals (C)	0	4,167	4,167	25,000
10748	Sloan Drive Footpath(C)	431	0	0	0
12730	Thurkle Street Shared Path(C)	93	0	0	0
12727	Valley Road Footpath(C)	209	0	0	0
10749	Wayfinding Signage - Footpath & Cycleways(C)	0	0	0	0
		4,912	569,134	569,134	1,250,014
					1,250,014
	<b>Parks, Gardens and Reserves ***</b>				
12401	Barnard East Underground Power(C)	2,508	0	0	0
10821	Barnard Park East Foreshore Landscaping(C)	17,203	0	0	0
11109	BBQ Placement and Replacement(C)	0	2,500	2,500	15,000
12526	Beach Access Improvements(C)	531	5,833	5,833	35,000
12819	Beach Enclosures(C)	0	0	0	100,491
12448	Beachlands Groyne 2(C)	373	0	0	0
12820	Bird Crescent Dunsborough POS- improvements(C)	0	1,833	1,833	11,000
12402	Bovell - Connection of Services(C)	84,502	0	0	90,902
10762	Busselton Foreshore - Exercise Equipment(C)	0	0	0	0
10763	Busselton Foreshore - Stage 3(C)	295	0	0	0
12530	Busselton Foreshore Jetty Precinct(C)	522	0	0	0
12425	Busselton Landfill Post-closure Capping, Rehab & Remediat(C)	0	0	0	2,000,000
11110	Cabarita Road - POS Upgrade(C)	259	0	0	0
12821	Churchill Park - Main Oval Renewal (C)	0	74,093	74,093	444,558
12810	Churchill Park Main Oval redevelopment(C)	0	28,022	28,022	168,132
12421	City Lined Landfill Stage 2 - Preliminary Works(C)	12,370	0	0	1,950,000
12813	Coastal Adaptation : Dunsborough Dunnbay Road to Highview(C)	0	0	0	964,798
12812	Coastal Adaptation : Forth St (Stage 2)(C)	0	20,833	20,833	125,000
10645	Coastal Adaptation: Mitigation of Coastal Flooding (Drain(C)	97	0	0	0
10646	Coastal Adaptation: Mitigation of Coastal Flooding (Dunes(C)	52	0	0	0
10775	Coastal Protection Works(C)	496	0	0	0
10777	Coastal Structures (West Busselton Seawall - Stage 2)(C)	16,789	146,560	146,560	146,560
12251	Cricket Wicket Renewal(C)	0	6,538	6,538	39,230
10674	Dunsborough Lakes Sporting Precinct - Outdoor Courts(C)	0	0	0	531,497
12850	Dunsborough Lakes Sporting Precinct (Stage 1) - Planning (C)	0	0	0	105,165
12407	Dunsborough Lakes Sporting Precinct (Stage 1)(C)	(11,573)	34,140	34,140	594,983
12844	Dunsborough Landfill - Washdown Bay(C)	0	0	0	150,000
11034	Dunsborough Non-Potable Water Network(C)	(48,568)	90,784	90,784	90,784
12528	Dunsborough Town Centre/ Foreshore(C)	0	0	0	0
12703	Elijah Circle POS(C)	700	0	0	0
10765	Foreshore Busselton - High Street to Carey Street(C)	41	1,667	1,667	10,000
10950	King Street Reserve - Park Upgrade (Coastal Node)(C)	9	0	0	0
11115	Kingfish/ Costello - POS Upgrade(C)	20	0	0	0
12422	Liquid Waste Pond Renewal Works(C)	0	0	0	0
10613	Meelup Coastal Parking & Landscaping(C)	0	29,706	29,706	178,238
12846	Mitchell Park Landscape Upgrade Stage 2(C)	0	0	0	150,000
10951	Mitchell Park Upgrade(C)	0	37,491	37,491	37,491
12506	NCC Infrastructure(C)	79	0	0	0
11035	Park Furniture Replacement - Replace aged & unsafe Equip(C)	0	5,000	5,000	30,000
11036	Playgrounds General - Replacement of playground equipment(C)	0	29,167	29,167	175,000
10767	Port Geographe General Improvements/ Foreshore(C)	0	39,041	39,041	82,285
10952	Possum Park Barnard East Upgrade(C)	0	0	0	0
10966	Provence SAR Area General Improvements to the Area(C)	0	6,666	6,666	20,000
12473	Quindalup Sea Rescue Boat Ramp(C)	454	0	0	0
12382	Rails to Trails - Continuation of Implementation Plan(C)	0	88,243	88,243	88,243
10852	RBFS Various Grant Applications(C)	0	31,800	31,800	31,800
12424	Regional Waste Hub Development(C)	0	0	0	0
10831	Rotary Park / War Memorial Relocation(C)	0	0	0	525,000
12224	Sand Re-Nourishment(C)	667	0	0	0
10967	Shade Sail Program(C)	0	113,081	113,081	196,414
12849	Sport Oval Lighting - Vasse Ovals(C)	0	245,833	245,833	475,000
12333	Townscape Works Dunsborough(C)	40,384	432,830	432,830	1,298,490
12428	Transfer Station Development(C)	0	158,375	158,375	308,375
10969	Vasse SAR Area General Improvements to the Area(C)	4,594	25,000	25,000	150,000
12420	Vidler Road Waste Site Capital Improvements(C)	(0)	28,955	28,955	28,955
10953	Youth Skate Park(C)	0	1,667	1,667	10,000
		122,803	1,685,658	1,685,658	11,358,391
					11,358,391

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Project	Project Description	2022/23 Actual YTD \$	2022/23 Amended Budget YTD \$	2022/23 Original Budget YTD \$	2022/23 Amended Budget \$	2022/23 Budget Original \$
<b>Jetty Infrastructure ***</b>						
10818	Busseton Jetty - Capital Expenditure(C)	43,658	46,772	46,772	280,632	280,632
		43,658	46,772	46,772	280,632	280,632
<b>Drainage Infrastructure ***</b>						
10691	Busseton IJA - Geocatch Drain Partnership WSUD Improveme(C)	0	0	0	30,000	30,000
10692	Carey Street Drainage Upgrade(C)	0	36,728	36,728	220,369	220,369
12814	High View Road Drainage Works(C)	605	36,927	36,927	221,559	221,559
12815	North Street Drainage Works(C)	734	38,843	38,843	233,056	233,056
		1,339	112,497	112,497	704,984	704,984
<b>Regional Airport and Industrial Park ***</b>						
10583	Airport Construction Stage 2, Airfield(C)	0	0	0	1,350,000	1,350,000
10590	Airport Development - Project Expenses(C)	0	0	0	10,410	10,410
10591	Airport Fencing Works(C)	144	0	0	0	0
12941	Airport Operations - Buildings(C)	0	833	833	5,000	5,000
		144	833	833	1,365,410	1,365,410
<b>Sub-Total Infrastructure ***</b>		<b>254,960</b>	<b>4,818,352</b>	<b>4,818,352</b>	<b>22,600,157</b>	<b>22,600,157</b>
<b>Grand Total</b>		<b>2,748,773</b>	<b>7,351,568</b>	<b>7,351,568</b>	<b>66,460,608</b>	<b>66,460,608</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1001: Airport Existing Terminal Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	323,125	323,125
Interest Earned	10904	Other General Purpose Funding(O)	-	7,381
Transfer From Reserve	12804	Airport Terminal Building(C)	-	(31,787)
Transfer From Reserve	12941	Airport Operations - Buildings(C) (B23)	-	(5,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	133,619
<b>Closing Balance 30/6/2023</b>			<b>323,125</b>	<b>427,338</b>
<b>1003: Airport Marketing &amp; Incentive Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	6,385,898	6,385,898
Interest Earned	10904	Other General Purpose Funding(O)	-	124,024
Transfer From Reserve	10594	Airport Operations(O)	-	(3,349,358)
Transfer To Reserve	10594	Airport Operations(O)	-	307,694
<b>Closing Balance 30/6/2023</b>			<b>6,385,898</b>	<b>3,468,258</b>
<b>1005: Barnard Park Sports Pavilion Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	105,990	105,990
Interest Earned	10904	Other General Purpose Funding(O)	-	2,181
Transfer To Reserve	10027	Asset Management Administration(O)	-	36,658
<b>Closing Balance 30/6/2023</b>			<b>105,990</b>	<b>144,829</b>
<b>1006: Building Asset Renewal Reserve Fund - General Buildings</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	2,691,453	2,691,453
Interest Earned	10904	Other General Purpose Funding(O)	-	47,425
Transfer From Reserve	12792	Dunsborough Hall - Asbestos Management Allocation (C)	-	(17,000)
Transfer From Reserve	12793	Bunker Bay Ablution - Improvements(C)	-	(17,000)
Transfer From Reserve	12794	Busselton Depot - Workshop (O)	-	(30,000)
Transfer From Reserve	12795	Busselton Depot CCTV & Electronic Gate(C)	-	(55,000)
Transfer From Reserve	12796	Depot Training Room - Roof Renewal(C)	-	(10,600)
Transfer From Reserve	12797	Dunsborough Hall Renewals(C)	-	(26,746)
Transfer From Reserve	12798	High Street Hall (C)	-	(6,000)
Transfer From Reserve	12799	High Street Hall - Roof Repairs(O)	-	(12,000)
Transfer From Reserve	12800	Old Courthouse and Jail Cells (C)	-	(61,000)
Transfer From Reserve	12801	Old Police Quarters - Roof Renewal(C)	-	(60,000)
Transfer From Reserve	12802	Old Police Quarters - Re-putty windows and Paint(O)	-	(5,000)
Transfer From Reserve	12803	Seymour Park Toilets(C)	-	(5,400)
Transfer From Reserve	12927	BPACC - Construction - Funded Building Asset Renewal Rese(C)	-	(130,000)
Transfer From Reserve	12942	Asbestos Removal & Replacement(C) (B23)	-	(33,000)
Transfer From Reserve	12943	Bay View Cres-Toilets(O) (B23)	-	(9,500)
Transfer From Reserve	12944	Bovell-Toilets & Change Rooms(O) (B23)	-	(25,000)
Transfer From Reserve	12945	Bunker Bay - Toilet(O) (B23)	-	(5,600)
Transfer From Reserve	12946	Seymour Park Toilet(O) (B23)	-	(15,000)
Transfer From Reserve	12947	Old Court House(O) (B23)	-	(15,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	856,428
<b>Closing Balance 30/6/2023</b>			<b>2,691,453</b>	<b>3,066,460</b>
<b>1007: Busselton Area Drainage and Waterways Improvement Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	130,608	130,608
Interest Earned	10904	Other General Purpose Funding(O)	-	1,362
<b>Closing Balance 30/6/2023</b>			<b>130,608</b>	<b>131,970</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1008: Busselton Community Resource Centre Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	422,705	422,705
Interest Earned	10904	Other General Purpose Funding(O)	-	8,983
Transfer From Reserve	12937	Community Resource Centre(C) (B23)	-	(20,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	104,779
<b>Closing Balance 30/6/2023</b>			<b>422,705</b>	<b>516,467</b>
<b>1009: Busselton Foreshore Maintenance Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	12,690	12,690
Interest Earned	10904	Other General Purpose Funding(O)	-	296
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>12,690</b>	<b>12,986</b>
<b>1010: Busselton Jetty Tourist Park Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,241,104	1,241,104
Interest Earned	10904	Other General Purpose Funding(O)	-	18,237
Transfer From Reserve	10297	Busselton Jetty Tourist Park(O)	-	(170,367)
Transfer From Reserve	12457	Busselton Jetty Tourist Park Upgrade(C)	-	(45,686)
Transfer From Reserve	12805	Busselton Jetty Tourist Park Upgrade(O)	-	(25,000)
Transfer From Reserve	12868	Busselton Jetty Tourist Park - Replace Cabin 2 (C)	-	(205,000)
Transfer From Reserve	12869	Busselton Jetty Tourist Park - Renewal Works Park 1 Ablut(C)	-	(46,120)
Transfer From Reserve	12870	Busselton Jetty Tourist Park - Replace Holden Colorado 4x4(C)	-	(25,430)
Transfer From Reserve	12871	Busselton Jetty Tourist Park - Replace Stihl FS110 Brushc(C)	-	(1,000)
Transfer From Reserve	12872	Busselton Jetty Tourist Park - Battery Powered Mule(C)	-	(35,000)
Transfer To Reserve	10297	Busselton Jetty Tourist Park(O)	-	404,788
<b>Closing Balance 30/6/2023</b>			<b>1,241,104</b>	<b>1,110,526</b>
<b>1011: Busselton Library Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	88,925	88,925
Interest Earned	10904	Other General Purpose Funding(O)	-	1,879
Transfer From Reserve	12789	Busselton Library - Lighting Improvements(C)	-	(9,224)
Transfer To Reserve	10027	Asset Management Administration(O)	-	62,114
<b>Closing Balance 30/6/2023</b>			<b>88,925</b>	<b>143,694</b>
<b>1012: CBD Enhancement Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,333,421	1,333,421
Interest Earned	10904	Other General Purpose Funding(O)	-	7,422
Transfer From Reserve	12333	Townscape Works Dunsborough(C)	-	(1,298,490)
Transfer To Reserve	10438	Fire Station Surrounds(O)	-	56,478
<b>Closing Balance 30/6/2023</b>			<b>1,333,421</b>	<b>98,831</b>
<b>1013: Cemetery Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	242,001	242,001
Interest Earned	10904	Other General Purpose Funding(O)	-	1,810
Transfer From Reserve	10158	Dunsborough Cemetery(O)	-	(17,273)
Transfer From Reserve	12807	Pioneer Cemetery - Implement Conservation Plan (Reserve (O)	-	(20,757)
Transfer From Reserve	12808	Dunsborough Cemetery (Reserve Funded)(O)	-	(20,757)
Transfer From Reserve	12809	Memorial Relocation(O)	-	(50,000)
Transfer To Reserve	10157	Busselton Cemetery(O)	-	119,000
<b>Closing Balance 30/6/2023</b>			<b>242,001</b>	<b>254,024</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1014: City Car Parking and Access Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,213,889	1,213,889
Interest Earned	10904	Other General Purpose Funding(O)	-	16,626
Transfer From Reserve	12806	Margaret Street Beach Carpark(C)	-	(111,687)
Transfer To Reserve	10027	Asset Management Administration(O)	-	165,137
<b>Closing Balance 30/6/2023</b>			<b>1,213,889</b>	<b>1,283,965</b>
<b>1015: Civic and Administration Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	497,009	497,009
Interest Earned	10904	Other General Purpose Funding(O)	-	9,279
Transfer From Reserve	10016	Civic and Administration Centre Minor Upgrades(C)	-	(35,000)
Transfer From Reserve	12790	Administration Building- 2-16 Southern Drive - Major Main(O)	-	(65,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	433,850
<b>Closing Balance 30/6/2023</b>			<b>497,009</b>	<b>840,138</b>
<b>1016: Coastal and Climate Adaptation Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	566,908	566,908
Interest Earned	10904	Other General Purpose Funding(O)	-	2,882
Transfer From Reserve	10705	Engineering Services Administration(O)	-	(133,380)
Transfer From Reserve	10777	Coastal Structures (West Busselton Seawall - Stage 2)(C)	-	(146,560)
Transfer From Reserve	11034	Dunsborough Non-Potable Water Network(C)	-	(45,392)
Transfer From Reserve	12811	Sand Re-Nourishment(O)	-	(100,000)
Transfer From Reserve	12812	Coastal Adaptation : Forth St (Stage 2)(C)	-	(125,000)
Transfer From Reserve	12813	Coastal Adaptation : Dunsborough Dunnbay Road to Highview(C)	-	(783,750)
Transfer From Reserve	12873	Coast Protection - Beach Monitoring Program(O)	-	(51,250)
Transfer From Reserve	12874	Coastal Protection - Busselton Jetty Wave Monitoring(O)	-	(60,000)
Transfer From Reserve	12875	Coastal Protection - Coastal Structures Inspections and R(O)	-	(30,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	1,100,911
Transfer To Reserve	10180	Locke Estate(O)	-	64,000
<b>Closing Balance 30/6/2023</b>			<b>566,908</b>	<b>259,370</b>
<b>1017: Commonage Community Facilities Dunsborough Lakes SR</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	74,507	74,507
Interest Earned	10904	Other General Purpose Funding(O)	-	1,739
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>74,507</b>	<b>76,245</b>
<b>1018: Commonage Community Facilities South Biddle Precinct Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	908,566	908,566
Interest Earned	10904	Other General Purpose Funding(O)	-	21,197
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>908,566</b>	<b>929,763</b>

City of Busselton Reserves					
For The Period Ending 31 August 2022					
Transaction Type	Project		Actual YTD \$	Full Year Budget \$	
<b>1019: Commonage Precinct Bushfire Facilities Reserve</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	58,746	58,746	
Interest Earned	10904	Other General Purpose Funding(O)	-	1,371	
			-	-	
			-	-	
<b>Closing Balance 30/6/2023</b>			<b>58,746</b>	<b>60,117</b>	
<b>1020: Commonage Precinct Infrastructure Road Reserve</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	817	817	
Interest Earned	10904	Other General Purpose Funding(O)	-	19	
			-	-	
			-	-	
<b>Closing Balance 30/6/2023</b>			<b>817</b>	<b>836</b>	
<b>1021: Community Facilities - Airport North</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	3,176,663	3,176,663	
Interest Earned	10904	Other General Purpose Funding(O)	-	76,761	
			-	-	
Transfer To Reserve	11026	Planning Administration(O)	-	115,809	
<b>Closing Balance 30/6/2023</b>			<b>3,176,663</b>	<b>3,369,232</b>	
<b>1022: Community Facilities - Broadwater</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	197,732	197,732	
Interest Earned	10904	Other General Purpose Funding(O)	-	4,696	
			-	-	
Transfer To Reserve	11026	Planning Administration(O)	-	15,866	
<b>Closing Balance 30/6/2023</b>			<b>197,732</b>	<b>218,293</b>	
<b>1023: Community Facilities - Busselton</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	75,058	75,058	
Interest Earned	10904	Other General Purpose Funding(O)	-	1,427	
			-	-	
Transfer To Reserve	11026	Planning Administration(O)	-	21,558	
<b>Closing Balance 30/6/2023</b>			<b>75,058</b>	<b>98,043</b>	
<b>1024: Community Facilities - City District</b>					
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,116,044	1,116,044	
Interest Earned	10904	Other General Purpose Funding(O)	-	15,862	
Transfer From Reserve	10972	Churchill Park Renew Sports Lights(C)	-	(11,831)	
Transfer From Reserve	12849	Sport Oval Lighting - Vasse Ovals(C)	-	(100,000)	
Transfer From Reserve	12850	Dunsborough Lakes Sporting Precinct (Stage 1) - Planning (C)	-	(105,165)	
Transfer From Reserve	12916	BPACC - Construction(C)	-	(550,000)	
			-	-	
Transfer To Reserve	11026	Planning Administration(O)	-	450,000	
<b>Closing Balance 30/6/2023</b>			<b>1,116,044</b>	<b>814,910</b>	

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1025: Community Facilities - Dunsborough</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	465,445	465,445
Interest Earned	10904	Other General Purpose Funding(O)	-	6,038
			-	-
Transfer To Reserve	11026	Planning Administration(O)	-	34,155
<b>Closing Balance 30/6/2023</b>			<b>465,445</b>	<b>505,638</b>
<b>1026: Community Facilities - Dunsborough Lakes</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	712,436	712,436
Interest Earned	10904	Other General Purpose Funding(O)	-	165
Transfer From Reserve	10606	Dunsborough Lakes Sporting Precinct (Stage 1) - Carparkin(C)	-	(423,111)
			-	-
<b>Closing Balance 30/6/2023</b>			<b>712,436</b>	<b>289,490</b>
<b>1027: Community Facilities - Geographe</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	139,274	139,274
Interest Earned	10904	Other General Purpose Funding(O)	-	2,913
			-	-
Transfer To Reserve	11026	Planning Administration(O)	-	10,637
<b>Closing Balance 30/6/2023</b>			<b>139,274</b>	<b>152,824</b>
<b>1028: Community Facilities - Port Geographe</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	352,422	352,422
Interest Earned	10904	Other General Purpose Funding(O)	-	8,223
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>352,422</b>	<b>360,644</b>
<b>1029: Community Facilities - Vasse</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	175,154	175,154
Interest Earned	10904	Other General Purpose Funding(O)	-	8,575
Transfer From Reserve	12849	Sport Oval Lighting - Vasse Ovals(C)	-	(275,000)
			-	-
<b>Closing Balance 30/6/2023</b>			<b>175,154</b>	<b>(91,272)</b>
<b>1030: Corporate IT Systems Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	378,520	378,520
Interest Earned	10904	Other General Purpose Funding(O)	-	7,998
Transfer From Reserve	12876	ICT Services - Equipment & Software Purchases(C)	-	(375,000)
Transfer From Reserve	12928	BPACC - IT Hardware & Software - Funded Corporate IT Syst(C)	-	(75,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	137,614
<b>Closing Balance 30/6/2023</b>			<b>378,520</b>	<b>74,132</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1031: Debt Default Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	102,371	102,371
Interest Earned	10904	Other General Purpose Funding(O)	-	2,402
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>102,371</b>	<b>104,773</b>
<b>1032: Election, Value and Corporate Expense Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	254,330	254,330
Interest Earned	10904	Other General Purpose Funding(O)	-	5,104
Transfer From Reserve	11126	Rates Administration(O)	-	(80,000)
Transfer To Reserve	10830	Members of Council(O)	-	143,640
<b>Closing Balance 30/6/2023</b>			<b>254,330</b>	<b>323,074</b>
<b>1033: Emergency Disaster Recovery Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	74,954	74,954
Interest Earned	10904	Other General Purpose Funding(O)	-	3,163
			-	-
Transfer To Reserve	10007	Emergency Contingency Costs (Other)(O)	-	20,000
<b>Closing Balance 30/6/2023</b>			<b>74,954</b>	<b>98,117</b>
<b>1034: Energy Sustainability Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	168,407	168,407
Interest Earned	10904	Other General Purpose Funding(O)	-	3,334
Transfer From Reserve	12440	Energy Efficiency Initiatives (Various Buildings) (C)	-	(25,282)
Transfer From Reserve	12440	Energy Efficiency Initiatives (Various Buildings) (C)	-	(107,952)
Transfer To Reserve	12440	Energy Efficiency Initiatives (Various Buildings) (C)	-	107,793
<b>Closing Balance 30/6/2023</b>			<b>168,407</b>	<b>146,299</b>
<b>1035: Footpath and Cycleways Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,246,636	1,246,636
Interest Earned	10904	Other General Purpose Funding(O)	-	5,421
Transfer From Reserve	10698	Buayanyup Drain Shared Path(C)	-	(31,897)
Transfer From Reserve	10736	Arnup Drive Footpath Construction(C)	-	(69,672)
Transfer From Reserve	10736	Arnup Drive Footpath Construction(C)	-	(5,000)
Transfer From Reserve	10741	Busselton CBD Footpath Renewal(C)	-	(100,000)
Transfer From Reserve	10742	Carey Street Footpath Construction(C)	-	(271,724)
Transfer From Reserve	10744	End of Trip Footpath Construction(C)	-	(10,000)
Transfer From Reserve	10960	Dunsborough Centennial Park Project(C)	-	(99,384)
Transfer From Reserve	11986	Causeway Road Shared Path(C)	-	(95,955)
Transfer From Reserve	12382	Rails to Trails - Continuation of Implementation Plan(C)	-	(88,243)
Transfer From Reserve	12816	Coastal Principled Shares Path (C)	-	(206,333)
Transfer From Reserve	12817	Prince Regent Drive (C)	-	(141,000)
Transfer From Reserve	12818	Kaloorup Road (C)	-	(78,000)
Transfer From Reserve	12877	Principle Shared Path (PSP) Development Approvals (C)	-	(25,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	1,277,057
<b>Closing Balance 30/6/2023</b>			<b>1,246,636</b>	<b>1,306,906</b>

City of Busselton Reserves					
For The Period Ending 31 August 2022					
	Transaction Type	Project			
			Actual YTD \$	Full Year Budget \$	
<b>1036: Furniture and Equipment Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	516,181	516,181
	Interest Earned	10904	Other General Purpose Funding(O)	-	6,752
	Transfer From Reserve	12876	ICT Services - Equipment & Software Purchases(C)	-	(219,845)
	Transfer From Reserve	12878	Naturaliste Community Centre (NCC) - Purchase Office Furn(C)	-	(20,000)
	Transfer From Reserve	12917	BPACC - Loose Furniture & Fittings(C)	-	(250,000)
	Transfer From Reserve	12938	YCAB (Youth Precinct Foreshore)(C) (B23)	-	(5,091)
	Transfer From Reserve	12939	Administration Building- 2-16 Southern Drive(C) (B23)	-	(15,000)
	Transfer From Reserve	12940	Depot Building-Busselton(C) (B23)	-	(50,000)
	Transfer From Reserve	14730	Geographe Leisure Centre Fitness Equipment(C)	-	(18,160)
	Transfer To Reserve	10027	Asset Management Administration(O)	-	110,091
	<b>Closing Balance 30/6/2023</b>			<b>516,181</b>	<b>54,928</b>
<b>1037: Geographe Leisure Centre Building (GLC) Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	314,128	314,128
	Interest Earned	10904	Other General Purpose Funding(O)	-	2,910
	Transfer From Reserve	10788	GLC Building Improvements(C)	-	(189,304)
	Transfer From Reserve	10788	GLC Building Improvements(C)	-	(234,630)
	Transfer To Reserve	10027	Asset Management Administration(O)	-	315,962
	<b>Closing Balance 30/6/2023</b>			<b>314,128</b>	<b>209,066</b>
<b>1038: Jetty Maintenance Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	6,320,301	6,320,301
	Interest Earned	10904	Other General Purpose Funding(O)	-	136,007
	Transfer From Reserve	10048	Busselton Jetty(O)	-	(509,398)
	Transfer From Reserve	10818	Busselton Jetty - Capital Expenditure(C)	-	(280,632)
	Transfer From Reserve	12909	Busselton Jetty - Replacement Stihl MS381 Chainsaw(C)	-	(1,891)
	Transfer From Reserve	12910	Busselton Jetty - Replacement Honda EU20 Generator (Jetty)(C)	-	(2,827)
	Transfer To Reserve	10027	Asset Management Administration(O)	-	343,064
	Transfer To Reserve	10048	Busselton Jetty(O)	-	826,541
	Transfer To Reserve	10160	Equinox Cafe(O)	-	92,327
	Transfer To Reserve	10161	Goose Cafe(O)	-	51,178
	Transfer To Reserve	10162	Micro Brewery Building(O)	-	93,085
	Transfer To Reserve	11704	Busselton Tennis Club Building (Old)(O)	-	25,000
	Transfer To Reserve	11798	Hotel Site 2(O)	-	36,474
	<b>Closing Balance 30/6/2023</b>			<b>6,320,301</b>	<b>7,129,229</b>
<b>1039: Jetty Self Insurance Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	573,410	573,410
	Interest Earned	10904	Other General Purpose Funding(O)	-	13,376
	Transfer To Reserve	10048	Busselton Jetty(O)	-	78,297
	<b>Closing Balance 30/6/2023</b>			<b>573,410</b>	<b>665,084</b>
<b>1040: Joint Venture Aged Housing Reserve (Harris/Winderlup)</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,491,225	1,491,225
	Interest Earned	10904	Other General Purpose Funding(O)	-	30,784
	Transfer From Reserve	12231	Aged Housing Capital Improvements - Harris Road(C)	-	(12,608)
	Transfer From Reserve	12233	Aged Housing Capital Improvements - Winderlup(C)	-	(25,215)
	Transfer To Reserve	11684	Winderlup Court Aged Housing(O)	-	186,626
	<b>Closing Balance 30/6/2023</b>			<b>1,491,225</b>	<b>1,670,812</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1041: Legal Expenses Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	638,294	638,294
Interest Earned	10904	Other General Purpose Funding(O)	-	12,603
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>638,294</b>	<b>650,898</b>
<b>1042: Locke Estate Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	6,589	6,589
Interest Earned	10904	Other General Purpose Funding(O)	-	153
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>6,589</b>	<b>6,741</b>
<b>1043: Long Service Leave Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	4,054,581	4,054,581
Interest Earned	10904	Other General Purpose Funding(O)	-	83,332
Transfer From Reserve	10041	Building Services(O)	-	(19,332)
Transfer From Reserve	10217	Busselton Library(O)	-	(12,935)
Transfer From Reserve	10461	Geographe Leisure Centre(O)	-	(54,830)
Transfer From Reserve	10462	Naturaliste Community Centre(O)	-	(14,256)
Transfer From Reserve	10652	Community & Commercial Services Support(O)	-	(43,908)
Transfer From Reserve	10678	Customer Services(O)	-	(8,409)
Transfer From Reserve	10704	Engineering & Works Services Support(O)	-	(18,295)
Transfer From Reserve	10710	Environmental Health Services Administration(O)	-	(14,393)
Transfer From Reserve	10711	Environmental Management Administration(O)	-	(14,421)
Transfer From Reserve	10790	Governance Support Services(O)	-	(10,657)
Transfer From Reserve	10810	Human Resources & Payroll(O)	-	(11,964)
Transfer From Reserve	10824	Legal and Compliance Services(O)	-	(32,581)
Transfer From Reserve	10900	Office of the CEO(O)	-	(120,000)
Transfer From Reserve	10901	Operations Services Administration(O)	-	(45,697)
Transfer From Reserve	10902	Operations Services Works(O)	-	(137,631)
Transfer From Reserve	10905	Other Law, Order & Public Safety(O)	-	(18,435)
Transfer From Reserve	11041	Property Services Administration(O)	-	(5,212)
Transfer From Reserve	11124	Public Relations(O)	-	(5,982)
Transfer From Reserve	11126	Rates Administration(O)	-	(11,212)
Transfer From Reserve	11128	Recreation Administration(O)	-	(16,788)
Transfer From Reserve	12225	Sanitation Waste Services Administration(O)	-	(34,681)
Transfer From Reserve	12258	Statutory Planning(O)	-	(16,685)
Transfer To Reserve	10810	Human Resources & Payroll(O)	-	450,000
<b>Closing Balance 30/6/2023</b>			<b>4,054,581</b>	<b>3,919,609</b>
<b>1044: Major Traffic Improvements Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,184,734	1,184,734
Interest Earned	10904	Other General Purpose Funding(O)	-	23,309
Transfer From Reserve	10673	Peel & Queen Street Roundabout Service Relocation(C)	-	(19,941)
Transfer From Reserve	10831	Rotary Park / War Memorial Relocation(C)	-	(375,000)
Transfer From Reserve	12845	General Design / Modelling Works (O)	-	(300,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	344,035
<b>Closing Balance 30/6/2023</b>			<b>1,184,734</b>	<b>857,137</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1045: Marketing &amp; Area Promotion Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	655,702	655,702
Interest Earned	10904	Other General Purpose Funding(O)	-	5,138
Transfer From Reserve	10188	Events(O)	-	(212,746)
Transfer From Reserve	10188	Events(O)	-	(1,332,802)
Transfer From Reserve	14729	Events Furniture & Equipment(C)	-	(200,000)
Transfer To Reserve	10188	Events(O)	-	1,332,802
<b>Closing Balance 30/6/2023</b>			<b>655,702</b>	<b>248,094</b>
<b>1046: Naturaliste Community Centre Building (NCC) Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	170,089	170,089
Interest Earned	10904	Other General Purpose Funding(O)	-	2,287
Transfer From Reserve	12791	Naturaliste Community Centre Fire Indicator Panel Renewal(C)	-	(30,000)
Transfer From Reserve	12867	Naturaliste Community Centre - Maintenance External Work(O)	-	(91,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	72,415
<b>Closing Balance 30/6/2023</b>			<b>170,089</b>	<b>123,791</b>
<b>1047: New Infrastructure Development Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	723,693	723,693
Interest Earned	10904	Other General Purpose Funding(O)	-	6,026
Transfer From Reserve	12407	Dunsborough Lakes Sporting Precinct (Stage 1)(C)	-	(453,487)
Transfer From Reserve	12936	Property Services Administration(C) (B23)	-	(50,000)
			-	-
<b>Closing Balance 30/6/2023</b>			<b>723,693</b>	<b>226,232</b>
<b>1048: Other Infrastructure (Drainage, Signage Etc) Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	403,731	403,731
Interest Earned	10904	Other General Purpose Funding(O)	-	9,360
Transfer From Reserve	10691	Busselton LIA - Geocatch Drain Partnership WSUD Improveme(C)	-	(30,000)
Transfer From Reserve	10692	Carey Street Drainage Upgrade(C)	-	(220,369)
Transfer From Reserve	10852	RBFS Various Grant Applications(C)	-	(15,900)
Transfer From Reserve	12786	Newtown Beach Boat Ramp (O)	-	(17,255)
Transfer From Reserve	12787	Dunsborough Boat Ramp(O)	-	(17,382)
Transfer From Reserve	12788	Quindalup Boat Ramp (Sea Rescue)(O)	-	(17,255)
Transfer From Reserve	12814	High View Road Drainage Works(C)	-	(221,559)
Transfer From Reserve	12815	North Street Drainage Works(C)	-	(233,056)
Transfer To Reserve	10027	Asset Management Administration(O)	-	756,876
<b>Closing Balance 30/6/2023</b>			<b>403,731</b>	<b>397,190</b>

City of Busselton Reserves					
For The Period Ending 31 August 2022					
	Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1049: Parks, Gardens and Reserves Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	633,227	633,227
	Interest Earned	10904	Other General Purpose Funding(O)	-	6,241
	Transfer From Reserve	10765	Foreshore Busselton - High Street to Carey Street(C)	-	(10,000)
	Transfer From Reserve	10951	Mitchell Park Upgrade(C)	-	(37,491)
	Transfer From Reserve	10953	Youth Skate Park(C)	-	(10,000)
	Transfer From Reserve	10965	P&E - P&G Smart Technologies(C)	-	(100,000)
	Transfer From Reserve	10967	Shade Sail Program(C)	-	(96,414)
	Transfer From Reserve	10967	Shade Sail Program(C)	-	(100,000)
	Transfer From Reserve	11035	Park Furniture Replacement - Replace aged & unsafe Equip(C)	-	(30,000)
	Transfer From Reserve	11036	Playgrounds General - Replacement of playground equipment(C)	-	(175,000)
	Transfer From Reserve	11109	BBQ Placement and Replacement(C)	-	(15,000)
	Transfer From Reserve	12251	Cricket Wicket Renewal(C)	-	(39,230)
	Transfer From Reserve	12526	Beach Access Improvements(C)	-	(35,000)
	Transfer From Reserve	12819	Beach Enclosures(C)	-	(100,491)
	Transfer From Reserve	12820	Bird Crescent Dunsborough POS- improvements(C)	-	(11,000)
	Transfer From Reserve	12821	Churchill Park - Main Oval Renewal (C)	-	(444,558)
	Transfer From Reserve	12929	BPACC - Landscaping - Funded Parks, Gardens & Reserve Res(C)	-	(500,000)
	Transfer To Reserve	10027	Asset Management Administration(O)	-	1,307,332
	<b>Closing Balance 30/6/2023</b>			<b>633,227</b>	<b>242,616</b>
<b>1050: Performing Arts and Convention Centre Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	2,386,293	2,386,293
	Interest Earned	10904	Other General Purpose Funding(O)	-	40,539
	Transfer From Reserve	10022	BPACC Operations(O)	-	(46,433)
	Transfer From Reserve	12918	BPACC - Construction(C)	-	(1,642,703)
	Transfer To Reserve	12918	BPACC - Construction(C)	-	1,800,000
	<b>Closing Balance 30/6/2023</b>			<b>2,386,293</b>	<b>2,537,696</b>
<b>1051: Plant Replacement Reserve</b>					
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	2,698,073	2,698,073
	Interest Earned	10904	Other General Purpose Funding(O)	-	44,562
	Transfer From Reserve	12879	Plant Purchases (P11) - Spit water heavy duty high pressu(C)	-	(13,500)
	Transfer From Reserve	12880	Plant Purchases (P11) - Water Tank 4,500 LT with Pump & (C)	-	(14,200)
	Transfer From Reserve	12881	Plant Purchases (P11) - HINO FD1024 Beavertail Truck (tur(C)	-	(61,500)
	Transfer From Reserve	12882	Plant Purchases (P11) - Isuzu NPR65-190 Single Cab (Turf(C)	-	(65,000)
	Transfer From Reserve	12883	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	-	(27,000)
	Transfer From Reserve	12884	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	-	(27,000)
	Transfer From Reserve	12885	Plant Purchases (P11) - Kubota F3690 Outfront Mower (C)	-	(27,000)
	Transfer From Reserve	12886	Plant Purchases (P11) - Brush / Tree Chipper(C)	-	(100,000)
	Transfer From Reserve	12887	Plant Purchases (P11) - Redexim Easyspread 1600 Sand Spre(C)	-	(19,200)
	Transfer From Reserve	12888	Plant Purchases (P12) - HINO FS2848 Tipper Truck (Constr/(C)	-	(150,000)
	Transfer From Reserve	12889	Plant Purchases (P12) - Speed Display/VMB single axle tra(C)	-	(22,500)
	Transfer From Reserve	12890	Plant Purchases (P12) - Caterpillar CS56 Rollwe (Constru(C)	-	(114,000)
	Transfer From Reserve	12891	Plant Purchases (P12) - Ditchwitch Cable Locator(C)	-	(7,500)
	Transfer From Reserve	12892	Plant Purchases (P12) - ISUZU FVZ1400 Tipper Truck (Const(C)	-	(155,000)
	Transfer From Reserve	12893	Planning and Development Services - Replacement Complianc(C)	-	(23,000)
	Transfer From Reserve	12894	Plan and Dev - Replacement Comp - Nissan X-trail(C)	-	(18,000)
	Transfer From Reserve	12895	Engineering and Works Services - Replacement Asset Manage(C)	-	(18,500)
	Transfer From Reserve	12896	Engineering and Works Services - Replacement Building Fac(C)	-	(23,000)
	Transfer From Reserve	12897	Engineering and Works Services - Replacement Isuzu D-Max (C)	-	(27,500)
	Transfer From Reserve	12898	Engineering and Works Services - Replacement Mitsubishi G(C)	-	(27,500)
	Transfer From Reserve	12899	Engineering and Works Services - Replacement Isuzu D-Max(C)	-	(27,000)
	Transfer From Reserve	12900	Engineering and Works Services - Replacement Toyota Hilux(C)	-	(22,000)
	Transfer From Reserve	12901	Engineering and Works Services - Replacement Toyota Hilux(C)	-	(22,000)
	Transfer From Reserve	12902	Finance and Corporate Services - Replacement Manager Gove(C)	-	(20,000)
	Transfer From Reserve	12903	Finance and Corporate Services - Replacement IT Coordinat(C)	-	(18,000)
	Transfer From Reserve	12904	Plant Purchases (P11) - Minor Plant (Capital)(C)	-	(18,000)
	Transfer From Reserve	12905	Plant Purchases (P11) - Minor Plant (Non-Capital)(C)	-	(36,000)
	Transfer From Reserve	12906	Plant Purchases (P12) - Minor Plant (Capital)(C)	-	(13,500)
	Transfer From Reserve	12907	Plant Purchases (P12) - Minor Plant (Non-Capital)(C)	-	(13,500)
	Transfer From Reserve	12908	Transport - Workshop - Minor Plant(C)	-	(9,000)
	Transfer From Reserve	12948	Environmental Health Serv Admin-Health Ute(C)	-	(22,000)
	Transfer To Reserve	10027	Asset Management Administration(O)	-	1,100,911
	<b>Closing Balance 30/6/2023</b>			<b>2,698,073</b>	<b>2,681,646</b>

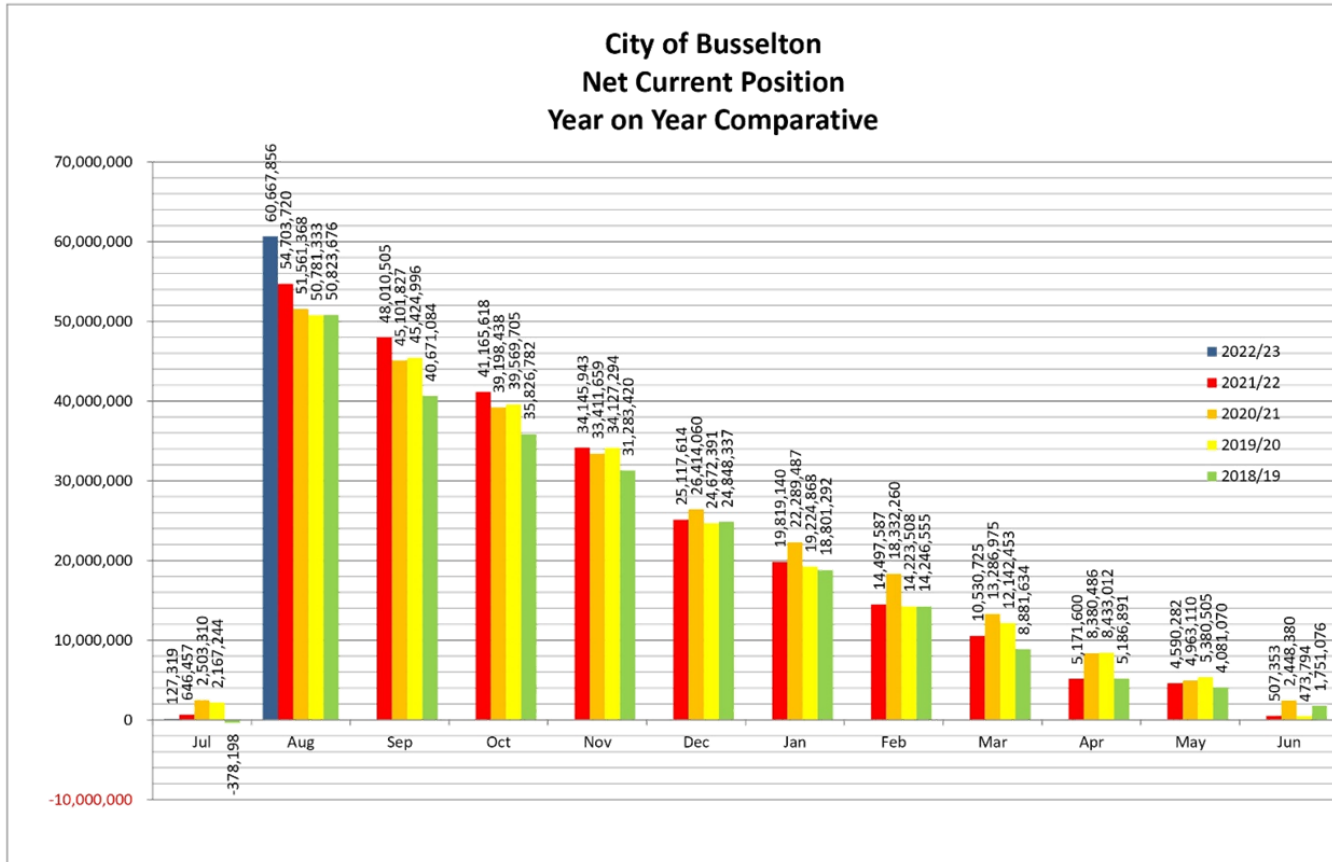
City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1052: Port Geographe Development Reserve (Council)</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	126,996	126,996
Interest Earned	10904	Other General Purpose Funding(O)	-	620
Transfer From Reserve	10086	Pedestrian Bridge (Port Geographe)(O)	-	(64,152)
Transfer From Reserve	10767	Port Geographe General Improvements/ Foreshore(C)	-	(30,392)
Transfer From Reserve	10767	Port Geographe General Improvements/ Foreshore(C)	-	(51,893)
Transfer To Reserve	10325	Port Geographe(O)	-	58,485
<b>Closing Balance 30/6/2023</b>			<b>126,996</b>	<b>39,664</b>
<b>1053: Port Geographe Waterways Management Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	3,060,602	3,060,602
Interest Earned	10904	Other General Purpose Funding(O)	-	70,641
Transfer From Reserve	10325	Port Geographe(O)	-	(390,547)
Transfer To Reserve	10325	Port Geographe(O)	-	234,744
<b>Closing Balance 30/6/2023</b>			<b>3,060,602</b>	<b>2,975,440</b>
<b>1054: Professional Development Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	156,214	156,214
Interest Earned	10904	Other General Purpose Funding(O)	-	3,184
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>156,214</b>	<b>159,398</b>
<b>1055: Provence Landscape Maintenance Reserve (SAR)</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,323,559	1,323,559
Interest Earned	10904	Other General Purpose Funding(O)	-	28,911
Transfer From Reserve	10966	Provence SAR Area General Improvements to the Area(C)	-	(20,000)
Transfer From Reserve	12999	Provence SAR Reserve Funding(O)	-	(132,251)
Transfer To Reserve	10966	Provence SAR Area General Improvements to the Area(C)	-	193,983
<b>Closing Balance 30/6/2023</b>			<b>1,323,559</b>	<b>1,394,202</b>
<b>1056: Public Art Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	46,666	46,666
Interest Earned	10904	Other General Purpose Funding(O)	-	1,091
			-	-
			-	-
<b>Closing Balance 30/6/2023</b>			<b>46,666</b>	<b>47,756</b>
<b>1057: Railway House Building Reserve (50%)</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	63,088	63,088
Interest Earned	10904	Other General Purpose Funding(O)	-	1,405
			-	-
Transfer To Reserve	10027	Asset Management Administration(O)	-	23,814
<b>Closing Balance 30/6/2023</b>			<b>63,088</b>	<b>88,307</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
	Transaction Type	Project		
			Actual YTD \$	Full Year Budget \$
<b>1058: Road Asset Renewal Reserve</b>				
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,920,213
				1,920,213
	Interest Earned	10904	Other General Purpose Funding(O)	-
				9,796
	Transfer From Reserve	10256	Road Maintenance General(O)	(175,000)
				(175,000)
	Transfer From Reserve	11193	Wilyabrup Road Resheet(C)	(130,000)
				(130,000)
	Transfer From Reserve	11199	Bussell Highway(C)	-
				(193,465)
	Transfer From Reserve	11199	Bussell Highway(C)	-
				(250,000)
	Transfer From Reserve	11987	Caves Road - Median Crossing(C)	-
				(17,960)
	Transfer From Reserve	11991	Commonage & Hayes Road intersection Safety works(C)	-
				(38,951)
	Transfer From Reserve	11997	Gifford Road Reconstruction(C)	-
				(111,053)
	Transfer From Reserve	11999	Kaloorup Road - Reconstruct and Seal Shoulders(C)	-
				(25,472)
	Transfer From Reserve	12000	Kaloorup Road (Stage 1)(C)	-
				(23,137)
	Transfer From Reserve	12005	Payne Road(C)	-
				(190,000)
	Transfer From Reserve	12007	Rendezvous Road Spray Seals(C)	-
				(58,218)
	Transfer From Reserve	12010	Sugarloaf Road(C)	-
				(250,502)
	Transfer From Reserve	12824	Acton Park Road(C)	(908,000)
				(908,000)
	Transfer From Reserve	12825	Farquar Road Resheet(C)	-
				(75,000)
	Transfer From Reserve	12826	Glendon Road Resheet(C)	-
				(29,347)
	Transfer From Reserve	12828	Rural road open drain maintenance - Reserve Funded(O)	-
				(100,000)
	Transfer From Reserve	12829	Rural Verge Maintenance - Reserve Funded(O)	-
				(150,000)
	Transfer From Reserve	12830	Urban Tree Management - Reserve Funded(O)	-
				(70,000)
	Transfer From Reserve	12831	Princefield Road - Reserve Funded(O)	-
				(40,000)
	Transfer From Reserve	12832	Urban Drainage - Reserve Funded(O)	-
				(40,000)
	Transfer From Reserve	12833	Prewinter stormwater drainage maintenance - Reserve Funded(O)	-
				(70,000)
	Transfer From Reserve	12834	Urban Compensation Basin Maintenance - Reserve Funded(O)	-
				(30,000)
	Transfer From Reserve	12835	Ludlow-Hithergreen Road(C)	-
				(110,000)
	Transfer From Reserve	12837	Pre-emptive Design Works (C)	-
				(50,000)
	Transfer From Reserve	12838	Queen Elizabeth Avenue(C)	-
				(230,000)
	Transfer From Reserve	12839	Seista Park Road(C)	-
				(198,000)
	Transfer From Reserve	12840	Sheens Road Apron(C)	-
				(8,000)
	Transfer From Reserve	12841	Strelly Street (C)	-
				(60,000)
	Transfer From Reserve	12842	Nuttman Road (C)	-
				(55,235)
	Transfer From Reserve	12851	Bussell Highway	-
				(150,000)
	Transfer To Reserve	10027	Asset Management Administration(O)	-
				3,440,347
	<b>Closing Balance 30/6/2023</b>			<b>707,213</b>
				<b>1,533,016</b>
<b>1059: Sick Pay Incentive Reserve</b>				
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	79,477
				79,477
	Interest Earned	10904	Other General Purpose Funding(O)	-
				738
	Transfer From Reserve	10810	Human Resources & Payroll(O)	-
				(15,000)
				-
				-
	<b>Closing Balance 30/6/2023</b>			<b>79,477</b>
				<b>65,215</b>
<b>1060: Strategic Projects Reserve</b>				
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	2,909,578
				2,909,578
	Interest Earned	10904	Other General Purpose Funding(O)	-
				67,893
	Transfer From Reserve	12847	Purchase Sues Road(C)	-
				(500,000)
	Transfer To Reserve	10830	Members of Council(O)	-
				25,000
	<b>Closing Balance 30/6/2023</b>			<b>2,909,578</b>
				<b>2,502,471</b>
<b>1061: Vasse Newtown Landscape Maintenance Reserve (SAR)</b>				
	Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	668,099
				668,099
	Interest Earned	10904	Other General Purpose Funding(O)	-
				15,140
	Transfer From Reserve	10969	Vasse SAR Area General Improvements to the Area(C)	-
				(150,000)
	Transfer From Reserve	12822	Vasse SAR Area General Improvements to the Area - Tree Re(O)	-
				(50,000)
	Transfer From Reserve	13000	Vasse SAR Reserve Funding(O)	-
				(140,536)
	Transfer To Reserve	10969	Vasse SAR Area General Improvements to the Area(C)	-
				190,775
	<b>Closing Balance 30/6/2023</b>			<b>668,099</b>
				<b>533,478</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1062: Vasse Sports Pavilion Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,685	1,685
Interest Earned	10904	Other General Purpose Funding(O)	-	41
			-	-
Transfer To Reserve	10027	Asset Management Administration(O)	-	649
<b>Closing Balance 30/6/2023</b>			<b>1,685</b>	<b>2,375</b>
<b>1063: Waste Facilities and Plant Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	8,287,152	8,287,152
Interest Earned	10904	Other General Purpose Funding(O)	-	152,487
Transfer From Reserve	10688	Depot Washdown Facility Upgrades(C)	-	(76,700)
Transfer From Reserve	11130	Regional Waste Management Administration(O)	-	(106,780)
Transfer From Reserve	12420	Vidler Road Waste Site Capital Improvements(C)	-	(28,955)
Transfer From Reserve	12421	City Lined Landfill Stage 2 - Preliminary Works(C)	-	(1,950,000)
Transfer From Reserve	12425	Busselton Landfill Post-closure Capping, Rehab & Remediat(C)	-	(2,000,000)
Transfer From Reserve	12427	Dunsborough Waste Facility(O)	-	(284,914)
Transfer From Reserve	12428	Transfer Station Development(C)	-	(158,375)
Transfer From Reserve	12843	SW Regional Waste Group Funding - Regional Waste Hub Devel(O)	-	(50,000)
Transfer From Reserve	12844	Dunsborough Landfill - Washdown Bay(C)	-	(150,000)
Transfer From Reserve	12911	Waste Management - Replacement of Volvo FE320 6x4 Dual Co(C)	-	(440,000)
Transfer From Reserve	12912	Waste Management - Plant Replacement Grab bucket and attal(C)	-	(30,000)
Transfer From Reserve	12913	Waste Management - Plant Replacement Trailer for bin clear(C)	-	(20,000)
Transfer From Reserve	12914	Waste Management - Plant Replacement Minor (Capital)(C)	-	(10,000)
Transfer From Reserve	12915	Waste Management - Plant Replacement Minor (Non Capital)(C)	-	(10,000)
Transfer To Reserve	12412	Domestic & Commercial Waste Collection(O)	-	2,032,658
<b>Closing Balance 30/6/2023</b>			<b>8,287,152</b>	<b>5,156,573</b>
<b>1064: Winderlup Aged Housing Reserve (City Controlled)</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	356,904	356,904
Interest Earned	10904	Other General Purpose Funding(O)	-	6,154
Transfer From Reserve	12234	Aged Housing Capital Improvements - Winderlup Court (City)(C)	-	(49,000)
Transfer To Reserve	10027	Asset Management Administration(O)	-	62,889
<b>Closing Balance 30/6/2023</b>			<b>356,904</b>	<b>376,946</b>
<b>1065: Workers Compensation and Extended Sick Leave</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	194,219	194,219
Interest Earned	10904	Other General Purpose Funding(O)	-	4,530
Transfer From Reserve	10810	Human Resources & Payroll(O)	-	(193,000)
			-	-
<b>Closing Balance 30/6/2023</b>			<b>194,219</b>	<b>5,750</b>
<b>1066: Youth and Community Activities Building Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	158,158	158,158
Interest Earned	10904	Other General Purpose Funding(O)	-	3,315
			-	-
Transfer To Reserve	10027	Asset Management Administration(O)	-	51,957
<b>Closing Balance 30/6/2023</b>			<b>158,158</b>	<b>213,430</b>

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1067: Prepaid Grants and Deferred Works &amp; Services Reserves</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,979,511	1,979,511
			-	-
Transfer From Reserve	10904	Other General Purpose Funding(O)	(1,977,034)	(1,979,511)
Closing Balance 30/6/2023			2,477	0
<b>1069: Airport Infrastructure Renewal and Replacement Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	1,259,815	1,259,815
Interest Earned	10904	Other General Purpose Funding(O)	-	24,294
Transfer From Reserve	10585	BMRA Hangars(C)	-	(182,891)
Transfer From Reserve	12930	Airport Operations - Replacement Ute - Airport Operations(C)	-	(35,000)
Transfer From Reserve	12931	Airport Operations - Replacement Deutz/able 75KVA Generat(C)	-	(19,000)
Transfer From Reserve	12932	Airport Operations - Replacement Toro Groundmaster 7200 M(C)	-	(22,000)
Transfer From Reserve	12933	Airport Operations - Replacement Stihl FS94R CE Brushcut(C)	-	(600)
Transfer From Reserve	12934	Airport Operations - Replacement Bar Pertol 3000PSI Press(C)	-	(1,150)
Transfer From Reserve	12935	Airport Operations - Replacement Blower(C)	-	(350)
Transfer To Reserve	10594	Airport Operations(O)	-	642,013
Closing Balance 30/6/2023			1,259,815	1,665,130
<b>1070: Airport Noise Mitigation Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	683,694	683,694
Interest Earned	10904	Other General Purpose Funding(O)		10,185
Transfer From Reserve	10586	Airport Development Operations(O)		(98,238)
Closing Balance 30/6/2023			683,694	595,641
<b>1071: LED Street Lighting Replacement Program Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	38,098	38,098
Interest Earned	10904	Other General Purpose Funding(O)	-	3
Transfer From Reserve	10251	LED Street Light Replacement Program(O)	-	(37,866)
Transfer From Reserve	10251	LED Street Light Replacement Program(O)	-	(50,000)
Transfer To Reserve	10254	Street Lighting Installations(O)	-	50,000
Closing Balance 30/6/2023			38,098	235
<b>1072: Lou Weston Oval Pavilion Reserve</b>				
			-	-
			-	-
			-	-
Transfer To Reserve	10027	Asset Management Administration(O)	-	12,431
Closing Balance 30/6/2023			-	12,431
<b>1073: Waterways Restoration Reserve</b>				
Opening Balance 1/7/2022	10904	Other General Purpose Funding(O)	10	10
			-	-
Transfer From Reserve	12848	Vasse River - Ongoing Restoration of River Habitat(O)	-	(550,455)
Transfer To Reserve	10711	Environmental Management Administration(O)	-	550,455
Closing Balance 30/6/2023			10	10

City of Busselton Reserves				
For The Period Ending 31 August 2022				
Transaction Type	Project		Actual YTD \$	Full Year Budget \$
<b>1078: Post Office Tea Rooms Reserve</b>				
			-	-
			-	-
			-	-
Transfer From Reserve	10020	Art Geo Administration(O)	-	(60,514)
Transfer From Reserve	10033	Art Geo Building(O)	-	(60,514)
Transfer To Reserve	10020	Art Geo Administration(O)	-	121,028
<b>Closing Balance 30/6/2023</b>			-	-
<b>1079: Peel Tce/Causeway Rd Building Reserve</b>				
			-	-
			-	-
			-	-
			-	-
Transfer To Reserve	10441	Peel Tce Building & Surrounds(O)	-	23,429
<b>Closing Balance 30/6/2023</b>			-	<b>23,429</b>
<b>Reconciliation</b>				
Opening Balance 1/7/2022			71,017,796	71,017,796
Interest Earned			-	1,250,000
Transfer To Reserve			-	23,227,258
Transfer From Reserve			(3,190,034)	(35,886,464)
<b>Closing Balance 30/6/2023</b>			<b>67,827,762</b>	<b>59,608,590</b>





**CITY OF BUSSELTON - INVESTMENT PERFORMANCE REPORT**  
For the month of August 2022

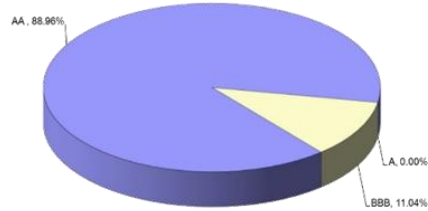


**11am Bank Account** As at 31 August 2022

INSTITUTION	RATE	AMOUNT
ANZ 11am At Call Deposit	1.75%	\$ 7,000,000

**Investment Graphs**

Summary of Term Deposits by S & P Rating (Excludes WATC and 11am Cash Account Funds)

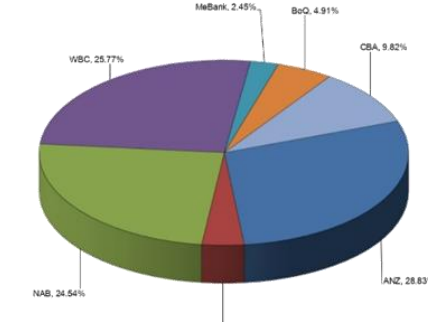


**Term Deposits - Miscellaneous Funds** As at 31 August 2022

INSTITUTION	RATING	DAYS	MATURITY	RATE	AMOUNT
ANZ	AA	247	16-Jan-23	2.03%	\$ 3,500,000
Westpac	AA	245	23-Feb-23	2.55%	\$ 1,500,000
Westpac	AA	184	17-Nov-22	1.71%	\$ 1,500,000
Bendigo	BBB	184	23-Sep-22	0.90%	\$ 3,000,000
Westpac	AA	212	06-Mar-23	3.46%	\$ 5,000,000
NAB	AA	180	19-Dec-22	3.00%	\$ 4,000,000
NAB	AA	211	27-Jan-23	3.10%	\$ 2,000,000
Westpac	AA	212	24-Mar-23	3.74%	\$ 3,000,000
Westpac	AA	215	24-Feb-23	3.47%	\$ 2,000,000
Westpac	AA	92	29-Sep-22	1.85%	\$ 4,000,000
NAB	AA	150	16-Sep-22	1.06%	\$ 4,000,000
ANZ	AA	153	25-Dec-22	2.23%	\$ 3,000,000
ANZ	AA	183	25-Oct-22	1.25%	\$ 2,000,000
ANZ	AA	212	26-Mar-23	2.63%	\$ 4,000,000
WBC	AA	215	10-Feb-23	2.58%	\$ 4,000,000
NAB	AA	92	04-Oct-22	2.32%	\$ 3,000,000
NAB	AA	180	29-Nov-22	2.30%	\$ 3,000,000
NAB	AA	210	27-Feb-23	3.29%	\$ 4,000,000
ANZ	AA	183	10-Dec-22	2.25%	\$ 2,000,000
ANZ	AA	215	10-Feb-23	2.46%	\$ 3,000,000
CBA	AA	365	29-Sep-22	0.41%	\$ 5,000,000
MeBank	BBB	180	24-Oct-22	1.75%	\$ 2,000,000
BoQ	BBB	184	02-Nov-22	1.95%	\$ 2,000,000
BoQ	BBB	184	30-Nov-22	2.40%	\$ 2,000,000
ANZ	AA	214	29-Jan-23	2.44%	\$ 4,000,000
ANZ	AA	184	29-Nov-22	1.82%	\$ 2,000,000
CBA	AA	92	28-Oct-22	2.62%	\$ 3,000,000

Total of Term Deposits **81,500,000.00**  
Weighted Average Annual Rate of Return **2.28%**

Summary of Term Deposits by Institution (Excludes WATC and 11am Cash Account Funds)



**Airport Redevelopment Funds** As at 31 August 2022

WA Treasury Corp. - Overnight Cash Deposit Facility	1.80%	\$ 1,642,737
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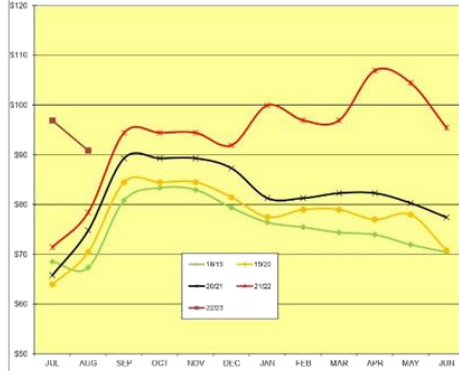
Total of Airport Redevelopment Funds - WATC \$ 1,642,737

Total of Airport Redevelopment Funds - Bank Term Deposits	N/A	\$0
ANZ Cash Account	AA	\$ 784,422
Total of Airport Redevelopment Funds - Other		\$ 784,422
<b>Total of Airport Redevelopment Funds</b>		<b>\$ 2,427,159</b>

Interest Received 2015/16	\$ 609,666
Interest Received 2016/17	\$ 1,158,623
Interest Received 2017/18	\$ 631,835
Interest Received 2018/19	\$ 121,836
Interest Received 2019/20	\$ 43,093
Interest Received 2020/21	\$ 2,267
Interest Received 2021/22	\$ 1,626
Interest Received 2022/23	\$ 4,545
Interest Accrued but not yet Received	\$ -
<b>Total Interest Airport Funds (Non-Reserve) at month's end</b>	<b>\$ 2,573,491</b>
Interest Transferred out and held in City Reserve Account 136	\$ 1,085,630
Interest Transferred out to Municipal Funds	\$ 26,718
Interest Earnt (incl. Accrued) on Funds Held in City Reserve A/c 136	\$ 82,975

(Note: Funds held with the WATC are in accordance with the Airport Redevelopment Funding Contract and the Foreshore Development Contract and are not held within the requirements of the City's Investment Policy 218)

Balance of Investments (\$millions)



**SUMMARY OF ALL INVESTMENTS HELD**

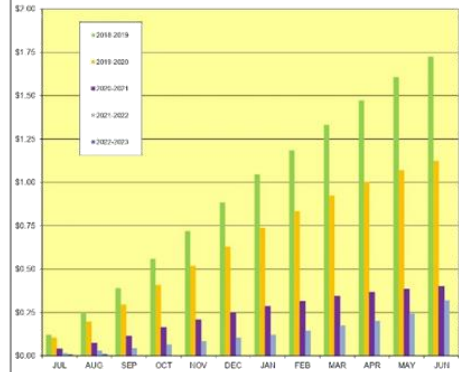
	As at 1 year ago	As at 30 June 2022	As at 31 August 2022
11am Bank Account	\$ 12,500,000	\$ 11,600,000	\$ 7,000,000
11am Bank Account Interest - not yet fully processed	\$ 63,500,000	\$ -	\$ 7,229
Term Deposits - Misc. Funds	\$ -	\$ 81,500,000	\$ 81,500,000
Term Deposit Interest - not yet fully processed	\$ 1,639,049	\$ -	\$ 69,491
Airport Redevelopment - WATC Deposits	\$ -	\$ 1,640,116	\$ 1,642,737
Airport Redevelopment - ANZ Cash A/c	\$ 784,422	\$ 784,422	\$ 784,422
Total of all Investments Held	\$ 78,423,471	\$ 95,424,539	\$ 90,850,439
<b>TOTAL INTEREST RECEIVED AND ACCRUED</b>	<b>\$ 30,809</b>	<b>\$ 319,405</b>	<b>\$ 11,043</b>
<b>INTEREST BUDGET</b>	<b>\$ 26,148</b>	<b>\$ 200,000</b>	<b>\$ 267,928</b>

(Note: Interest figures relate to City general funds only and does not include interest allocated to specific areas such as the Airport Redevelopment)


**Statement of Compliance with Council's Investment Policy 218**

- All funds are to be invested within legislative limits. **Fully Compliant**
- All individual funds held within the portfolio are not to exceed a set percentage of the total portfolio value. **Fully Compliant**
- The amount invested based upon the Fund's Rating is not to exceed the set percentages of the total portfolio. **Fully Compliant**
- The amount invested based upon the Investment Horizon is not to exceed the set percentages of the total portfolio. **Fully Compliant**

Interest Earnt on Investments (\$millions)



15.1 ENDORSEMENT OF COMMUNITY DEVELOPMENT PLAN

<b>STRATEGIC THEME</b>	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing
<b>STRATEGIC PRIORITY</b>	2.1 Recognise, respect and support community diversity and cultural heritage.
<b>SUBJECT INDEX</b>	Community Development Plan
<b>BUSINESS UNIT</b>	Community Development
<b>REPORTING OFFICER</b>	Community Development Officer - Cassandra Armstrong
<b>AUTHORISING OFFICER</b>	Director, Community and Commercial Services - Naomi Searle
<b>NATURE OF DECISION</b>	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A Community Development Plan 2022-2027 <a href="#">↓</a> 

The officer recommendation was moved and carried.

**COUNCIL DECISION**

**C2210/259** Moved Councillor P Cronin, seconded Councillor M Love

**That the Council adopt the Community Development Plan 2022-2027 as per Attachment A, as a guide for future planning.**

**CARRIED 9/0**

**EN BLOC**

**OFFICER RECOMMENDATION**

That the Council adopt the Community Development Plan 2022-2027 as per Attachment A, as a guide for future planning.

**EXECUTIVE SUMMARY**

Officers have conducted a review of the City of Busselton 'Social Plan' with a view to responding to changing societal needs and to identify the City's response to those needs. The Plan has been renamed 'Community Development Plan 2022-2027' and is presented for Council's adoption as guiding document for future planning.

**BACKGROUND**

In 2011, the City of Busselton developed and implemented a 'Social Plan' ('the Plan') to meet the needs of a changing community. As the City and its population continues to grow rapidly, and given the recent seismic changes in society, with COVID-19 in particular having had a significant impact, there are new and greater opportunities and challenges for the City in addressing its community development needs. It is therefore timely to review the Plan, which has been renamed the 'Community Development Plan 2022-2027', to outline where the City's key focus should lie. This review has identified current social issues, clarified what priorities are still relevant, and has considered the role the City needs to play in these identified priorities taking into account current community development resourcing.

**OFFICER COMMENT**

The reviewed 'Community Development Plan 2022-2027' enhances and consolidates the City's strategic direction and has a focus on the Key Themes aligned to the City's Vision.

The Plan has a life span of five years (2022-2027), however, it is a "living document" which will be reviewed annually and updated on a biennial basis to evaluate current issues and to capture new trends and actions. The second review of the Plan will coincide with the review of the City's Strategic Community Plan (2021-2031).

The Plan will form an integral part of the City's Integrated Planning Framework and support achievement of the community's visions and aspirations as set out in the City's Strategic Community Plan, and the strategies the City will implement to achieve those aspirations. The Plan is designed to complement, not duplicate, the City's existing planning frameworks and strategies. The plans and strategies which make up the existing framework are listed at 'Relevant Plans and Policies', below.

As an outcome of the review of the Plan, it was identified by officers that the document was complex and difficult to reference and navigate. In revising the document, officers simplified its format and language, to enable easy reference to the key areas of focus. This will enable City officers, Councillors and community members to quickly identify what the City's position is on key topics.

In conducting the review of the Plan, officers have identified the following opportunities that have recently arisen or are expanding in the City of Busselton:

- Disability sector (increase in service providers, activities and legislative changes)
- Expansion of Busselton Senior Citizen's Centre
- Expansion of Youth Services into Dunsborough
- Busselton Performing Arts Centre (BPAC)
- Increased collaboration and partnerships through Vasse Human Service Alliance, Saltwater & Arts and culture.

Emerging and expanding trends, on both a local and State level, have also been identified as follows:

- Out of hours local support services
- Affordable Housing
- Domestic violence
- Mental health / suicide prevention

Out of the above opportunities and emerging trends, whilst there are myriad areas of interest, the following issues have been identified as key priorities:

- Arts and culture
- Community safety
- Community wellbeing
- Seniors
- Sport, Recreation and Leisure
- Youth and Children
- COVID-19

Officers will also be conducting a review of the Disability Access and Inclusion Plan to reflect an inclusive community (such as renaming to the Access and Inclusion Plan and reflecting the LGBTQIA+ community) and the future development of a LGBTQIA+ plan.









A changing landscape in funding opportunities has also shaped the implementation of programs and services in the City of Busselton. The shifting of funding has limited the number of community groups securing additional funding to deliver programs that benefit the community. The City has been fortunate to secure a significant amount of infrastructure funding for Community facilities including the recent expansion of the Busselton Senior Citizen’s Centre, the Youth and Community Activity Centre in Dunsborough, Busselton Foreshore redevelopment and the future Busselton Performing Arts Centre (BPAC). These facilities offer opportunity for community led activities and initiatives that add to the City’s vibrancy and attractiveness. The City will assist community groups develop their strategic plans and build on their governance and other skill-sets to improve their prospects of gaining future funding opportunities through community capacity building.

In responding to community aspirations and setting priorities, there is a limit to what can be achieved solely by the City of Busselton as a local government authority. Where aspirations and priorities cannot be achieved by the City alone, the Plan outlines that we will work collaboratively with the community and key partners to achieve the best possible results. The City will do this in four main ways:

1. **Advocate** - Raise awareness to the responsible custodian
2. **Partner** - Assist others in delivering an action
3. **Facilitate** - Assist in delivery by removing barriers
4. **Deliver** - Lead the delivery of an action

**Example Table:**

*Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities, but are not limited to these solely.*

	DELIVER	FACILITATE	PARTNER	ADVOCATE
The City <b>DELIVERS</b> on this issue				
The City <b>FACILITATES</b> on this issue				
The City <b>PARTNERS</b> on this issue				
The City <b>ADVOCATES</b> on this issue				
The City <b>DELIVERS</b> on the City’s key Assets/interests only...				
...however, the primary position is <b>FACILITATE</b> for the wider community				
<b>Key priority issue</b> The City is <b>transitioning</b> from position A to position B) over the time of the plan.	*		→	

It is important to note that there are many other areas of interest that have not been identified in the Plan and the City is not limited by the Plan if required to respond to changing social needs and legislation.

### **Future Reviews and Planning**

The success of the Community Development Plan will be measured every two years through a community satisfaction survey which will be undertaken as part of the review of the City's Strategic Community Plan. This survey feedback will determine what changes are required to the City's strategic goals and objectives, and how this impacts upon the Community Development Plan. Demographic and economic movements will also be mapped through the data available from the Australian Bureau of Statistics. This desktop review is scheduled for 2024, with a full review of the Community Development Plan to be undertaken in 2027.

Any new key priorities outside of those detailed in the Plan would need to be prioritised to the possible exclusion of an existing priority.

### **Statutory Environment**

The officer recommendation supports the general function of a local government under the *Local Government Act 1995* to provide for the good government of persons in its district.

### **Relevant Plans and Policies**

The officer recommendation aligns to the following adopted plan or policy:

- City of Busselton Strategic Community Plan (2021-2031)
- City of Busselton Corporate Business Plan 2022 - 2026
- City of Busselton Long Term Financial Plan (LTFP)
- City of Busselton Disability, Access and Inclusion Plan (2018-2022)
- City of Busselton Sport and Recreation Facilities Strategy (2020-2030)
- City of Busselton Youth Plan & Forum (2021)
- City of Busselton Early Years Network Strategy (2018)
- City of Busselton COVID-19 Recovery Plan
- City of Busselton Bushfire Risk Management Plan
- Library Services Strategy
- Local Emergency Management Arrangements
- Safety & Security Strategy Busselton & Dunsborough Central Business District
- City of Busselton Public Health Plan (in draft stage)
- City of Busselton LGBTQIA+ Inclusive Plan (in draft stage)
- City of Busselton Homelessness Plan (in draft stage)
- Local Cultural Planning Strategy
- Reconciliation Action Plan (2020-2021)
- City of Busselton Economic Development Strategy 2022-2027

### **Financial Implications**

There are no financial implications associated with the officer recommendation.

### **Stakeholder Consultation**

Officers utilised the community consultation results sourced in the last review of the Strategic Community Plan, which included an independent market research survey conducted by Catalyse where 4,000 randomly selected households were sent invitations to take part in the survey with 1,000 sent by mail and 3,000 by email. 584 randomly selected residents completed the survey with a further 247 residents (including 121 non-resident ratepayers), visitors and 66 City-affiliated respondents participated in the survey. Additional consultation verified and added to these survey results.

There was further consultation conducted with the Vasse Human Services Alliance, which encompassed 97 local service providers. There was also extensive engagement with the youth of Busselton via the Youth Forum held in 2021.

Other City Directorates identified in the establishment of this plan were also consulted with via email and internal workshops and meetings for the purpose of input and feedback.

### **Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

### **Options**

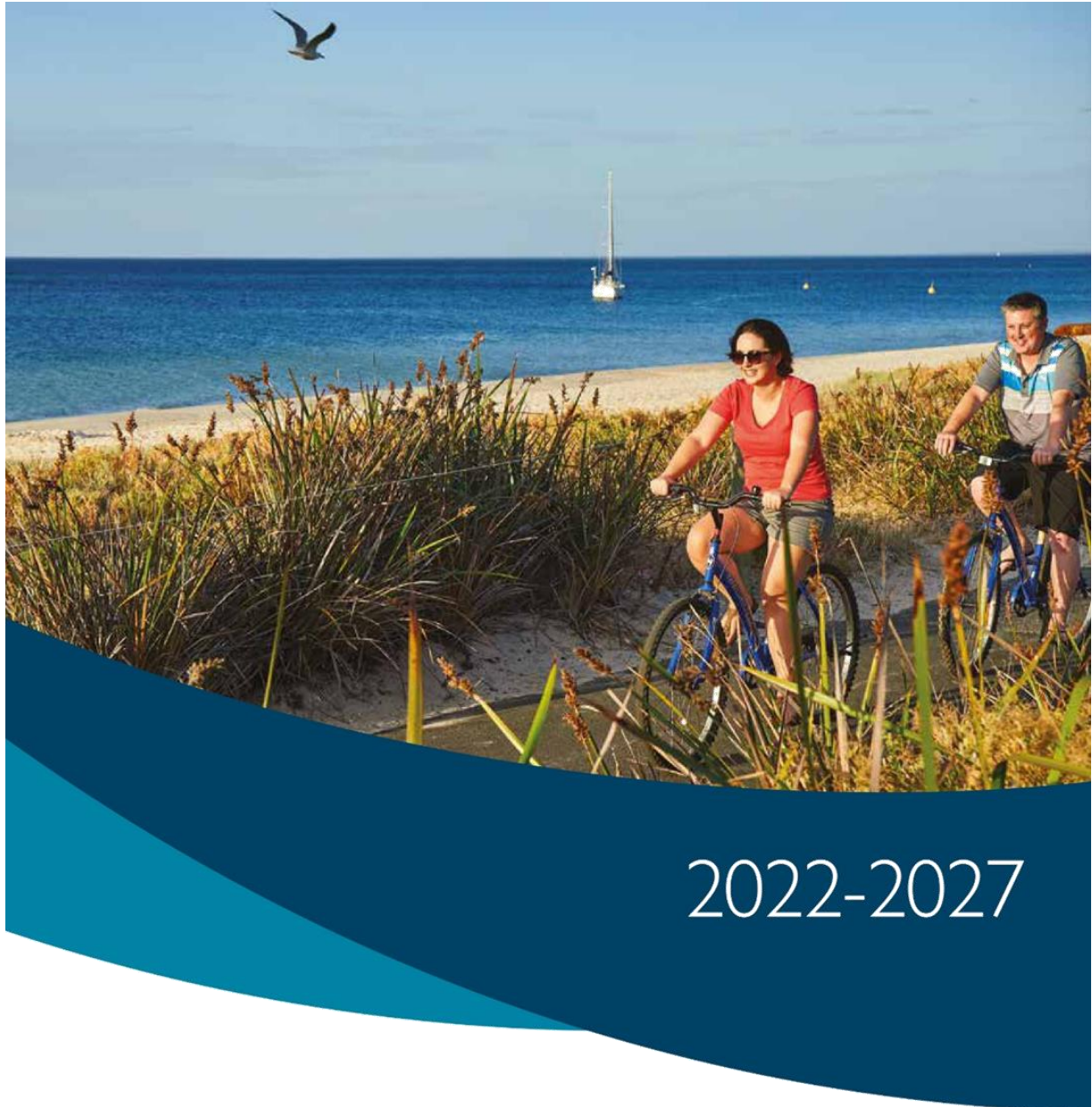
As an alternative to the proposed recommendation the Council could decide not to endorse the adoption of the Community Development Plan 2022-2027 and remain with the existing Social Plan or require edits to the Plan.

### **CONCLUSION**

The revised Community Development Plan 2022-2027 provides clear direction on key priorities and will enable City officers, Councillors and community members to easily identify what the current priorities are and the City's position on these priorities.

### **TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

The Community Development Plan has been prepared and can be published upon endorsement by Council.



# Community Development Plan

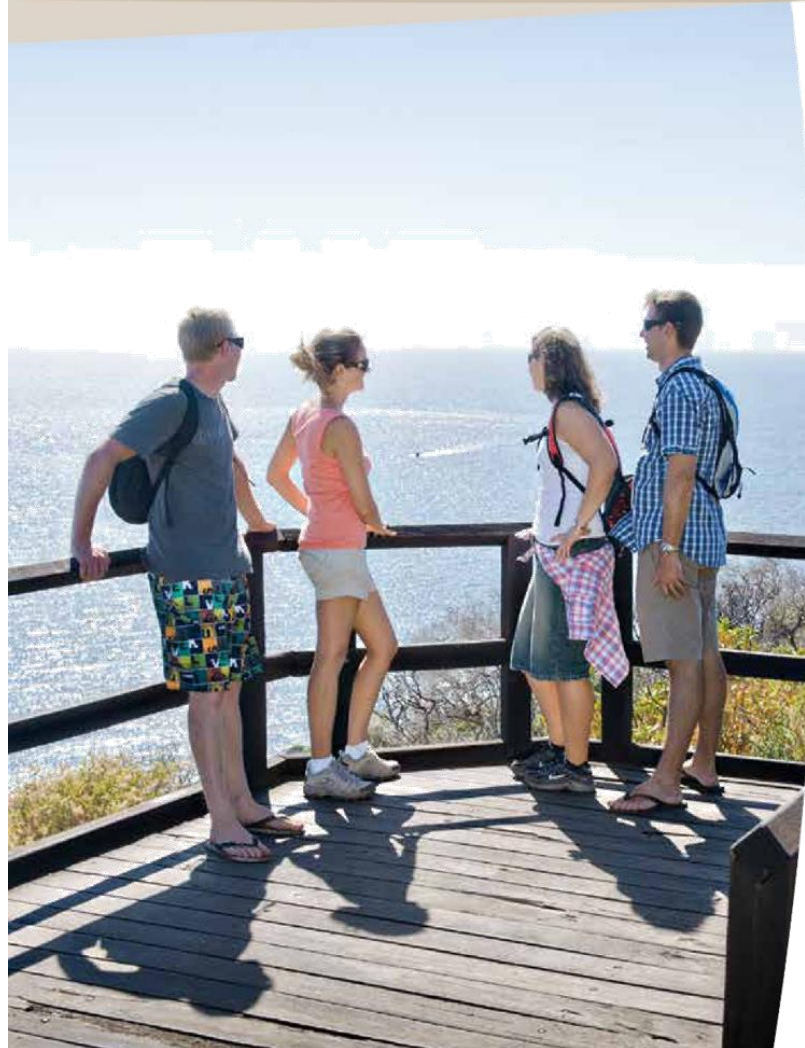
**Where  
environment,  
lifestyle and  
opportunity  
meet!**

The Wadandi Bibulmun people are the Traditional Custodians, and have lived and breathed off this ancient land for over 40,000 years. It was and continues to be a place of plenty. The Aboriginal name for Busselton is Undalup after the warrior and leader Undal.

The Wadandi people – the salt water people, are closely linked to the ocean. They have been hunting and gathering bush foods between the coastal strip, waterways and forests for thousands of years. It is an important part of their culture as stewards of country and they have strong spiritual bonds with it.

**The City of Busselton acknowledges the Wadandi people as the traditional custodians of the land on which we live, play and work. We pay our respects to Elders, past, present and emerging.**

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*How we put  
the plan  
together*



## How we put the plan together



The City of Busselton has utilised the survey information undertaken in the preparation of the Strategic Community Plan 2021 - 2031 as the basis for the key priorities detailed in this plan.

To avoid community survey fatigue – the City of Busselton continued to use this information to assist in the drafting of the Community Development Plan.

> Stage 1: **Explore** Community Scorecard Survey

> Stage 2: **Discuss** What Matters to You

### In addition:

- Further to referencing the community consultation results sourced for the Strategic Community Plan, the City of Busselton has also engaged and consulted with members of the Vasse Human Service Alliance (VHSA) for service provider input. There are currently 97 members of this network, who were provided with the details and given an opportunity to provide feedback and comment.
- Extensive engagement with the Youth of Busselton was also undertaken via the Youth Forum held in 2021.
- Other City Directorates identified in the establishment of this plan were also consulted both via email and internal workshops and meetings for the purpose of input and feedback.

### Community Participation

The Strategic Community Plan consultation achieved 1,711 engagements, which were used to inform the development of this Community Development Plan



## How we put the plan together



### Life of the Community Development Plan

The Plan has a life span of 5 years, 2022 – 2027, however it is a living document that is reviewed annually and updated on a biennial basis where new trends and actions will be captured and current issues evaluated. The second review process for this plan will coincide with the review cycle of the 10 year Strategic Community Plan (2021 – 2031).

#### Role of the Plan

The Plan is a key informing document under the Integrated Planning Framework. The Strategic Community Plan sets out the community vision, aspirations and objectives as well as Council's 10 year strategies. This plan is a key supporting plan and drives implantation of community development strategies.

#### Other Supporting Plans and Strategies

##### The following documents were used to inform and/or complement the Community Development Plan:

- > Bushfire Risk Management Plan
- > Disability, Access and Inclusion Plan 2018-2022
- > Library Services Strategy
- > Local Emergency Management Arrangements
- > Public Health Plan (Draft)
- > Sport and Recreation Facilities Strategy 2020-2030
- > Safety & Security Strategy Busselton & Dunsborough Central Business District
- > Busselton Traffic Study
- > Local Cultural Planning Strategy
- > Economic Development Strategy 2016-2026
- > Youth Plan & Forum 2021
- > Reconciliation Action Plan 2020-2021
- > Early Years Network Strategy 2018
- > COVID-19 Recovery Plan



## How we put the plan together

### What has changed from our 2020 Social Plan

The City’s Social Plan has evolved over the years and there have been many changes within the community during this time. The priorities of 2011 are no longer the same priorities as identified in 2020 or even that of 2022.

We have seen some large shifts in the fabric of society, COVID-19 has had a significant impact and therefore it is timely to review the original Social Plan.. We have clarified what is still relevant, detailed the current issues and considered what role the City needs to play in these identified priorities. We have also re-named the document from the Social Plan to the Community Development Plan.

This new plan enhances and consolidates our strategic direction and has a focus on Key Goal Areas which are aligned to the City’s Vision.

#### PREVIOUS PLAN Key Goal Areas and Outcomes

##### Recreation

Quality, sustainable recreation facilities and services

##### Transport

Accessible, economic & affordable regional transport system

##### Health

High quality health system that promotes an active lifestyle

##### Seniors

Encourages ‘active ageing’ through good health, participation & secure living

##### Youth

A proud & inclusive community that provides youth opportunities to learn, work, grow.

##### Family

A strong supportive community with resilient capable families

##### Education

High quality education & training services

##### Safety

Where all people of all ages feel safe & live healthy active lives

##### Cultural

Valuing our local heritage, culture & environment to be enjoyed by future generations

##### Business

A strong local community that sustains & attracts new business and employment opportunities

#### THIS PLAN Key Focus Areas



##### Arts and Culture

Cultural activities, spaces and opportunities to connect and stimulate ideas and skills



##### Community Safety

Enhance community’s emergency situation resilience and actively engage and inform crime prevention



##### Community Wellbeing

Actively engage the community in the design and provision of diversified social infrastructure and programs



##### Seniors

Support programs and services through identifying opportunities for connecting seniors with community groups and agencies



##### Sport, Recreation & Leisure

Encourage healthy, active lifestyles through effective services and infrastructure



##### Youth & Children

Facilities, programs and events that will provide local youth to connect and engage



##### Covid-19

Ensure the diverse community groups can recover from the impacts of Covid-19

## How we put the plan together



In Sight Photography

## Community Engagement

**The Plan has been informed by the ideas and feedback gathered from the community, service providers, local organisations, businesses and government agencies.**

Findings from the following community engagement opportunities were used in the development of the Community Development Plan:

- > Strategic Community Planning – Community Engagement 2020
- > VHSA (Vasse Human Service Alliance) review 2022
- > Youth Forum 2021
- > Internal officer review of 2022
- > Strategic Community Plan 2021 – 2031

The City of Busselton Strategic Community Plan identifies what the community envisages and aspires for their community. The intent of the plan is to outline the actions that are important to our community over the ensuing 10 years and to set out the community's visions, aspirations and objectives, as well as the strategies that Council will pursue in support of the objectives.

The Community Development Plan provides a blueprint for the City to achieve the community's aims. The achievement of the Community Development Plan Actions will directly feed into the Outcomes, Strategies and Objectives of the City of Busselton. Each action in the Plan references a relevant Objective and Strategy from the City of Busselton Strategic Community Plan.

## How we put the plan together



### Emerging Issues and Opportunities

The City of Busselton continues to grow and change as our population increases. The population has grown from 31,523 in 2011 to 40,333 in 2021. With this growth, comes both opportunity and challenges.

#### Opportunities

- > Disability Sector (increase in service providers and activities)
- > Expansion of Busselton Senior Citizen's Centre
- > Expansion of Youth Services into Dunsborough
- > Busselton Performing Arts Centre (BPAC)
- > Increased collaboration & partnerships through Vasse Human Service Alliance, Saltwater, Art & Culture
- > Sport and Recreation

#### Emerging Trends *on both a community and State level*

- > Out of hours local support services
- > Affordable Housing
- > Domestic Violence
- > Mental Health / suicide prevention

The City has considered its role in these areas and included this in the Plan and will continue to monitor State Government strategies for future opportunities.

The City will assist community groups to develop strategic plans and build on their governance & skills to improve the prospects of gaining future funding opportunities through the Community Capacity Building project, primarily over the next 2 years during the pilot program, however, it is hoped that this will continue into the future.

## How we put the plan together



## Implementing the Community Development Plan

**Meeting the social needs of the community is crucial to maintaining a vibrant, functional city. The City of Busseton has responded to identified needs and trends of the community with the development of the Community Development Plan.**

The plan identifies existing and emerging social issues and opportunities. The Community Development unit staff will coordinate, implement and review the Plan. The Plan outlines the framework for an integrated and collaborative approach that will support the community.

### Local Government Control and Influence

In responding to community aspirations there is a limit to what can be achieved solely by the City of Busseton as a local government authority. Where aspirations and priorities cannot be achieved by the City alone, we will work collaboratively with the community and key partners to achieve the best possible result.

Some things external to and outside of the scope of Council's influence may also limit what can be achieved.

### We do this in four main ways:



#### Deliver

Lead the delivery of an action



#### Facilitate

Assist in delivery by removing barriers



#### Partner

Assist others in delivering an action



#### Advocate











Raise awareness to the responsible custodian



## Community Development Plan 2022 - 2027

### Example Table:


Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
The City <b>DELIVERS</b> on this issue				
The City <b>FACILITATES</b> on this issue				
The City <b>PARTNERS</b> on this issue				
The City <b>ADVOCATES</b> on this issue				
The City <b>DELIVERS</b> on the City's key Assets/interests only...				
...however, the primary position is <b>FACILITATE</b> for the wider community				
<b>Key priority issue</b> The City is <i>transitioning</i> from position A to position B) over the time of the plan.				

## How to read the tables

On the following pages are tables outlining where the City of Busselton's key focus lies.

The table example on this page (see left) is a guide to how to read the tables.

- > The associated Strategic Community Plan Priorities are represented by symbols eg  and can be found at the bottom right of each page.
- > Asterisk symbols \* \* may be found in the right hand column of a table. They will associate with detailed information on the same page.

### Key Focus tables include:

- > Arts and Culture
- > Community Safety
- > Community Wellbeing
- > Seniors
- > Sport, Recreation and Leisure
- > Youth and Children
- > COVID-19

Strategic Community Plan Priorities       

## Community Development Plan 2022 - 2027



### Arts and Culture

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Development of an Art, Culture &amp; Heritage Strategy, programs, activities, events and community groups</b>				
<b>Preserving our heritage</b> City owned heritage listed buildings and infrastructure *				
<b>Preserving heritage</b> Greater community				
<b>Establish a Performing Arts Facility</b>				
<b>Libraries</b>				
<b>Building a relationship with the Aboriginal community</b>				
<b>Implementation of actions in the Reconciliation Action Plan</b> *				

#### Information and Engagement

Increasing the communities' access to and engagement with cultural activities and spaces, providing opportunities to connect, stimulate new ideas and develop skills and knowledge responsive to local aspirations and priorities.

#### Partnership Development

The City will strengthen partnerships with internal and external stakeholders to showcase local arts, foster creativity, encourage respectful heritage values and provide cultural opportunities for the community.

#### Service and Facility Provision

\* The City owns heritage listed buildings and infrastructure that are subject to conservation controls and management. The City is responsible for implementation of maintenance, interpretation and conservation works for these assets.

Fostering the diversity and sustainability of the sector by identifying opportunities for building capacity and connecting individuals with community groups and agencies. Raising the profile of the City's facilities, services, and natural environment to build distinctive places and showcase our region.

#### Community Leadership and Empowerment

\* The City is responsible for implementation of its RAP and progressive updates. This is occurring on the City's projects and through contracts.

The City offers cultural and artistic experiences for our local communities so that people are empowered to learn, discover and be creative via events, programs and activities within Museum, Gallery, Libraries, Heritage sites and public spaces.

Strategic Community  
Plan Priorities

2.1

2.2

2.4

2.5

## Community Development Plan 2022 - 2027



### Community Safety

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Crime &amp; drug prevention</b>				
<b>Crime prevention</b> through environmental design (CPTED) framework for public space design *				
<b>Crime prevention</b> Greater community				
<b>Street lighting</b> City facilities/interests only				
<b>Street lighting</b> Greater community				
<b>CCTV surveillance</b> on Council owned property *				
<b>Fire Hazard reduction</b> Bushfire risk mitigation to be undertaken on City owned land in accordance with the BRMP and maintenance programs and to work with private property owners to mitigate the risk of fire on private land via our annual bushfire inspection program				
<b>Emergency Management</b> City facilities/interests only *				
<b>Emergency Management</b> Greater community				
<b>Major Traffic Improvements</b>				

#### Information and Engagement

To ensure the community receives information and education to enhance resilience and increase the region's ability to prevent crime and respond to (and recover from) emergency situations. The City will actively inform and engage with its partners to ensure timely, proactive information sharing particularly in response to bushfires, ensuring that the City and local private properties are better prepared for the fire season.

#### Partnership Development

The City will actively inform and engage with its partners to ensure timely, proactive information sharing. The City will collaborate with a variety of stakeholders e.g. WVA Police in order to provide more integrated, holistic services around risk management and safety promotion. The City will also collaborate with stakeholders and relevant authorities to ensure emergency preparedness and risk mitigation is a priority (i.e. Bush Fire Brigades and Department of Fire and Emergency Services).

#### Service and Facility Provision

To provide services as appropriate and/or facilities in partnership with government, community or local business. This is delivered through the City's CCTV Plan and various events and programs which promote community safety, education, disaster relief and emergency preparedness. This will also be achieved through the partnership with the VHSA (Vasse Human Service Alliance) in assisting to identify gaps within service delivery and to promote programs and services available to the community.

\* The City has a role in providing facilities for evacuation and has direct involvement in fire management. The City is also required to implement CPTED requirements on all projects. Some custom lighting standards have been adopted in Dunsborough and Busselton town centres, which the City installs and maintains.

#### Policy and Planning

Contributing to policy and planning on community safety related initiatives including Local Law development and ensuring property/public spaces are planned and built in accordance with Crime Prevention through Environmental Design (CPTED) principles.

Strategic Community Plan Priorities **2.2** **2.7** **2.8** **2.9** **2.10**

## Community Development Plan 2022 - 2027



### Community Wellbeing

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Affordable Housing</b>				
<b>Family &amp; Domestic Violence – White Ribbon Committee</b>				
<b>DAIP (Disability, Access &amp; Inclusion Plan) Access, Inclusion, Diversity &amp; LGBTQIA+</b> *				
<b>Access to services, information &amp; training - My Community Directory</b>				
<b>Community Capacity Building Program</b>				
<b>Community Assistance Program (CAPs) – Funding &amp; Grants</b> *				
<b>Mental Health Awareness</b>				
<b>Vasse Human Service Alliance</b>				

#### Information and Engagement

To ensure the community is well informed of City business and has the opportunity to engage and connect with the City services, facilities and each other in place. It is important for the City to also receive information from the community regarding their needs and those from within discrete areas and local places to better inform service delivery. The community will be actively engaged in the development and activation of Local Areas across the City through contributions to planning, design, infrastructure and the implementation of programs and services.

\* The DAIP currently includes programs such as the BICWA (Building Inclusive Communities WA) program along with a partnership with Advocacy WA to network support groups. A review of the Disability Access and Inclusion Plan is also to be undertaken to reflect an inclusive community (such as renaming to the Access and Inclusion Plan and reflecting the LGBTQIA+ community) and the future development of a LGBTQIA+ plan.

\* Whilst the Community Development team delivers the Community Assistance Program (CAPs) funding grants, other funding platforms such as the Minor Donation Program are administered by the Governance team.

#### Service and Facility Provision

The City will identify opportunities to improve, expand or diversify the provision of social infrastructure and service/ program delivery in order to maximise social inclusion. The City's hubs aim to meet the needs of specific areas by ensuring services offered in place enhance the culture, heritage and distinctiveness of each place. Infrastructure will be planned for and built to reflect the uniqueness and local characteristics of the area. The City provides a varied community events program which is designed to align with and enhance the distinctiveness of each place.

#### Policy and Planning

To access local knowledge, information and data regarding the specific needs of each Place Management Area and advocate for the needs and support of individuals, groups and businesses. Decision making is based on clear, transparent processes. A strong emphasis on planning is integral to the delivery of distinctive places and ensuring the implementation of local, accessible services for the whole of the community.

Strategic Community Plan Priorities **2.2** **2.5** **2.7** **2.8** **2.9**

## Community Development Plan 2022 - 2027



### Seniors

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Reduce social isolation for seniors – Busselton Senior Citizen Centre, Library, GLC</b>				
<b>Increase transport options</b>				
<b>Carer Support – VHSA (Vasse Human Service Alliance)</b>				
<b>Digital Literacy Education – Library</b>				

#### Information and Engagement

The City works closely with the Senior Citizen's Centre to distribute information and source feedback in relation to specific issues affecting seniors.

#### Partnership Development

The City will work in partnerships with internal and external stakeholders to support the programs and services made available to seniors within the community. State Government and Community Organisations providing services within the sector.

#### Service and Facility Provision

Fostering the diversity and sustainability of the sector by identifying opportunities for building capacity and connecting individuals with community groups and agencies. Raising the profile of the Senior Citizen's Centre, services and programs and ensuring community events are inclusive.

#### Community Leadership and Empowerment

The City offers many opportunities and experiences for our seniors so that people are empowered to learn, connect and be creative via events, programs and activities within Libraries, GLC, community and public spaces.

Strategic Community  
Plan Priorities

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## Community Development Plan 2022 - 2027



### Sport, Recreation and Leisure

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Implement Sport &amp; Recreation Strategy</b>				
<b>Ongoing education and training of volunteers – BBC (Building Better Clubs Program)</b>				
<b>Increase in sport &amp; recreational options</b>	*			

#### Information and Engagement

The City has a key role in ensuring the community is well informed of programs, services and events which encourage healthy, active lifestyles and promote positive physical and mental wellbeing. It is important that the City engages and connects with its community in order to deliver programs and services aligned to community needs.

#### Partnership Development

To develop and maintain relationships with key stakeholders to ensure that service provision is maximised within the City. The City will partner and collaborate with relevant stakeholders to increase physical and mental wellbeing, through leisure and recreation services/initiatives and a variety of high-quality facilities, open spaces and parks which promote healthy lifestyles and connection within the community. This includes strong relationships with sporting and community clubs and partners who assist the City to deliver vital services such as Surf Lifesaving Patrols.

#### Service and Facility Provision

The City will provide access to facilities, services, programs and events which encourage community members to participate in activities which promote healthy, active lifestyles and community connections. The City will explore opportunities to use and leverage social infrastructure to build community wellbeing in partnership with government, community and/or business.

\* Provision of Leisure Centres and parks and gardens are managed and facilitated by the City for these purposes.

#### Policy and Planning

The City will plan for and provide innovative models for quality community facilities and programs to enable opportunities for healthy and active lifestyles as detailed in the Sport and Recreation Facilities Strategy 2020 -2030.

Strategic Community Plan Priorities **2.1** **2.2** **2.5** **2.6** **2.8** **2.9** **2.12**

## Community Development Plan 2022 - 2027



### Youth and Children

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
Youth presenting as homeless				
Lack of transport				
Events & Indoor activity options				
Youth Services for Dunsborough				
CEYN (Capes Early Years Network)	*			

#### Information and Engagement

Meaningful community engagement is essential in order to guide and shape ongoing service delivery and ensure residents feel connected with the City and one another. The City uses varied approaches to connect, inform, build awareness and engage in a format which is inclusive and accessible for all members of the community.

The City offers many opportunities and experiences for our children and families so that people are empowered to learn, connect and be creative via events, programs and activities within Libraries, GLC, community and public spaces.

#### Partnership Development

The City will develop and maintain relationships with key stakeholders to ensure that service provision is maximised within the City. Working with the community, industry, businesses and all level of government towards common outcomes will expand the City's capacity to improve social inclusion and create connected communities.

#### Service and Facility Provision

The City will focus on the development and activation of youth hubs, facilities and open spaces. Facilitation of programs, events and activities will allow local youth to connect with one another and access relevant, beneficial information and/or support. The City provides several levels of connection, including the opportunity to engage through the SHIFT Youth Crew (Busselton and Dunsborough), the Busselton Foreshore Youth Precinct, Busselton Skate Park, Youth Space at the Youth and Community Activities Building (YCAB), and most recently 'The Break' which is a youth space located in Dunsborough.

\* The Capes Early Years Network is currently being facilitated by the City, however, it is anticipated that the City will move from Facilitate to Advocate within the next 2-3 years.

#### Policy and Planning

The City enables robust planning, policy and service delivery designed to support social and economic participation for all. The City's Plans aim to identify and support hard to reach communities, build capacity, engage individuals and families and develop responses and options to increase their participation in community life.

Strategic Community Plan Priorities 2.1 2.2 2.3 2.5 2.6 2.7 2.9 2.11

## Community Development Plan 2022 - 2027



### COVID-19

Whilst it is recognised that there are many areas of interest, the following issues have been identified as priorities.

	DELIVER	FACILITATE	PARTNER	ADVOCATE
<b>Support for vulnerable members of the community and businesses</b>				
<b>Sustainable and Stronger economy and business</b>				
<b>Support for community groups, clubs, organisations to emerge sustainable and stronger</b>				
<b>Promoting community connection using positive messaging and support</b>				

The City's business unit uses a risk based approach to identify and contact identified vulnerable individuals, organisations and industry bodies to ensure that they have adequate support services in place during the recovery phase of the pandemic.

The impacts of the COVID-19 pandemic on the local economy have been significant and are expected to continue for some time. Some key impacts which are likely to continue, include;

- **Unstable employment** – uncertainty in employment levels resulting from isolation requirements (Job losses for casuals and permanent staff)
- **Local businesses** (small and medium) likely to have ongoing financial concerns, with some temporary or permanent closures
- **Mortgage/rental pressures** leading to increased debt levels
- **Restricted cash flow for businesses** and sole traders during the escalation of cases

A key focus will be to ensure the diverse range of community groups within the City Busseton can recover from the impact of COVID-19 restrictions on their activities. The City will support the State Government in the distribution of information and provide guidance throughout the recovery phase, as required.

The City will also consider providing the broader community, who may not be considered 'vulnerable' at present, with access to a range of strengths based positive messaging, reminders of what they can do to look after their mental health, relationships and behaviours as well as those in their extended family and networks and, provide access to a range of resources that will assist in the community's recovery.

Strategic Community  
Plan Priorities

2.1

2.2

2.5

*Delivering the  
Community  
Development  
Plan*



## Delivering the Community Development Plan



Sara Storm Photography

## How we measure the Plan

### Community Satisfaction Survey

The success of this Plan will be measured every two years through a community satisfaction survey which will be undertaken as part of the review pertaining to the Strategic Community Plan. Trends in the feedback received from the community will help us to determine how well the Strategic Community Plan is performing and how this translates to and reflects upon the Community Development Plan.

### Economic Data

We will refer to Australian Bureau of Statistics data to map trends in our demographic and economic movements.

### Key Performance Indicators

Our Corporate Business Plan sets out a range of key performance indicators that are reported to Council twice a year. These include a measure of how we are tracking on key actions and projects, as well as reviewing our operational efficiencies and achievements. Additionally the City is committed to developing, before the next Plan review, a set of strategic performance indicators to assist in tracking the performance of the Strategic Community Plan which will then feed into the Community Development Plan.

### Annual Report

The Annual Report produced at the end of every financial year records our strategic and corporate achievements during the previous 12 month period beginning 1 July and ending on 30 June. It also describes the major initiatives scheduled to continue or commence in the next financial year. Significant changes that may have been made to the Strategic Community Plan, Corporate Business Plan and the Community Development Plan, during the financial year are also discussed.

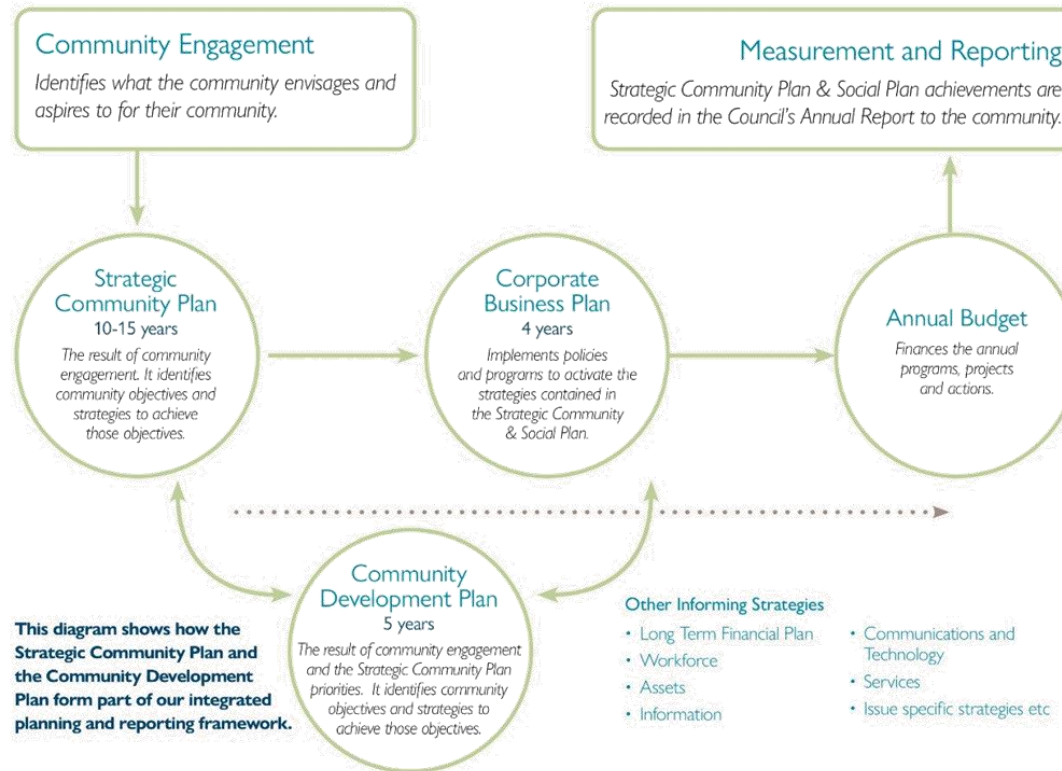
Community Development Plan Review Schedule		
	Desktop Review	2024
	Full Review	2027

Ongoing feedback about any aspect of the Social Plan is always welcome.

## Delivering the Community Development Plan



### Elements of the Integrated Planning Framework



*Where environment, lifestyle  
and opportunity meet!*





Join Our Community





Community Development Plan 2022 - 2027

T (08) 9781 0444  
E [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au)

2 Southern Drive Busselton  
Western Australia

Locked Bag 1 Busselton WA 6280  
[www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)

## 15.2 NAMING OF THE BUSSELTON PERFORMING ARTS AND CONVENTION CENTRE

<b>STRATEGIC THEME</b>	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing
<b>STRATEGIC PRIORITY</b>	2.4 Establish a performing arts facility for the District.
<b>SUBJECT INDEX</b>	Performing Arts and Convention Centre
<b>BUSINESS UNIT</b>	Community Services
<b>REPORTING OFFICER</b>	Manager, Events and Cultural Services - Maxine Palmer
<b>AUTHORISING OFFICER</b>	Director Community and Commercial Services - Naomi Searle
<b>NATURE OF DECISION</b>	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A Council Policy: Naming of City Roads and Assets  

The officer recommendation was moved and carried.

### COUNCIL DECISION

**C2210/260**

Moved Councillor P Cronin, seconded Councillor M Love

**That the Council endorses the naming of the Busselton Performing Arts and Convention Centre as Saltwater Busselton.**

**CARRIED 9/0**

**EN BLOC**

### OFFICER RECOMMENDATION

That the Council endorses the naming of the Busselton Performing Arts and Convention Centre as Saltwater Busselton.

### EXECUTIVE SUMMARY

The Busselton Performing Arts and Convention Centre (BPACC working title) is currently under construction and requires to be formally named so that the venue can be promoted and future programming secured, and so that the brand around the name can be established and grown.

The purpose of this report is to seek Council endorsement to name the new building, Saltwater Busselton, following a process of consultation and in accordance with the Council Policy Naming of City Roads and Assets.

### BACKGROUND

In 2020 the City developed a Cultural Interpretation Strategy (the Strategy) for the Busselton Cultural Precinct (the Precinct). The purpose of the strategy was to identify a unifying and defining place essence, sensed and experienced both tangibly and intangibly, for the Cultural Precinct. A process of community consultation identified the things people value most about Busselton's culture and identity, what they wanted the City to celebrate stories of, and what people want to experience when they visit the Cultural Precinct.

The Strategy has been used to inform the development of the Busselton Performing Arts and Convention Centre (BPACC) landscaping, other infrastructure and the Precinct programming direction. It was also designed to be overlaid in other City of Busselton place making projects and developments.

Branding agency, INK Strategy, was engaged by the City to take forward the Strategy recommendations in development of a name for the BPACC.

### **OFFICER COMMENT**

The Strategy informed the recommended brand direction, colour palette and possible graphics treatments to be further evolved during the brand development process. Four territories were also recommended to be considered when selecting a name.

1. Geographic/environmental – drawing from the precinct’s location and geography.
2. Wadandi Noongar – Traditional Custodians’ language and culture.
3. Flora/fauna/the Bay – waterways, endemic species and regional biodiversity.
4. Contemporary/abstract – modern cultural references including constructed words.

Good examples of the use of similar territories were cited as Red Earth Arts Precinct, Museum of Old and New Art (MONA) and Glasshouse Port Macquarie.

INK Strategy recommended the venue be given a name that is powerful, meaningful, memorable and grounded, genuine and authentic, inclusive but also inspirational.

The name that evolved was Saltwater which is deeply connected to country and the traditional owners of the land, the Wadandi (Saltwater) People. It connects the community, from the first settlers, to those who built the jetty, to modern day entrepreneurs and business people, with the surrounding waterways, the reason why people past and present call this place home and choose to live here.

### **Statutory Environment**

The officer recommendation supports the general function of a local government under the *Local Government Act 1995* to provide for the good government of persons in its district.

### **Relevant Plans and Policies**

Council Policy ‘Naming of City Roads and Assets’ (the Policy) outlines considerations to assist Council in the appropriate assessment of proposals to name significant City assets. The Policy outlines that when developing and naming a community facility, the use of Aboriginal names and words for naming features are a way of recognising the different enduring cultural and language groups. The Policy also states that it is important to consider the geographical location of the facility. Officers have also responded to the City of Busselton’s Reconciliation Action Plan in developing the name Saltwater.

Officers consider the process, expert advice and community consultation undertaken to name this facility meets the requirements of the Policy. The name Saltwater Busselton is memorable, authentic and deeply connected to the culture of Busselton, the environment, local community, rich history and country.

### **Financial Implications**

There are no financial implications associated with the officer recommendation.

### **Stakeholder Consultation**

Since 2020, regular consultation with the BPACC Community Reference, Councillor Working Group and Aboriginal Advisory Group has informed and developed the proposed name for the venue. Consultation which informed the Cultural Interpretation Strategy and the naming territories consisted of over 20 interviews, workshops and interviews including with the traditional custodians representing the Wadandi people.

During December 2020 and January 2021 community members were surveyed to consider the name Saltwater along with the working title Busselton Performing Arts and Convention Centre (BPACC) and the previous working title Busselton Entertainment Arts and Creative Hub (BEACH). There was also opportunity to suggest other names. Over 250 submissions were received and while the results were not conclusive, comments and suggestions did show support for the name to connect to local aboriginal culture, and over 40 names were suggested.

The BPACC Community Reference Group and Aboriginal Advisory Group shortlisted the names suggested using the four territories recommended in the Strategy. Ultimately there was support for the name Saltwater, but that it should sit within a broader brand hierarchy of the Busselton Cultural Precinct.

In February 2022 the BPACC Councillor Working Group gave their support to proceed with the name Saltwater Busselton. The BPACC Community Reference Group and Aboriginal Advisory Group also provided support to this name.

On 17 March 2022, Council were briefed on the naming consultation outcomes and brand development recommendations and on 10 August 2022 received an update on how a Saltwater Busselton brand design could be developed.

### **Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

### **Options**

As an alternative to the proposed recommendation the Council could consider additional consultation to inform the development of an alternative name for adoption.

### **CONCLUSION**

The Busselton Performing Arts and Convention Centre (BPACC working title) is currently under construction. The process and consultation conducted to develop a name for the BPACC is aligned with Council's Policy Naming of City Roads and Assets, as detailed in this report.

Officers recommend Council formally endorse the Busselton Performing Arts and Convention Centre to be called Saltwater Busselton which is a name that is memorable, authentic and deeply connected to the culture of Busselton, the environment, local community, rich history and country.

### **TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Upon Council approval of the name Saltwater Busselton all communications will be updated with the name and a naming ceremony held to recognise its connection to local heritage and culture.



**Council Policy**

**Council Policy Name:** Naming of City Roads and Assets  
**Responsible Directorate:** Community and Commercial Services **Version:** Adopted

**1. PURPOSE**

- 1.1. The purpose of this Policy is to assist Council to appropriately deal with and assess proposals to name a City Road or City Asset.

**2. SCOPE**

- 2.1. This Policy is applicable to the naming of City Roads and City Assets, inclusive of the entire asset or specific portion/s of it, which require a determination for naming.

**3. DEFINITIONS**

Term	Meaning
City Asset	any park, garden, reserve, memorial, sporting ground or building or other infrastructure asset owned or under the care, control or management of the City of Busselton
City Road	any Road or variation of Road, including street, place, boulevard, etc.
Policy	this City of Busselton Council policy titled "Naming of City Roads and Assets"

**4. STRATEGIC CONTEXT**

- 4.1. This Policy links to Strategic Theme 1. 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. 2.1: Recognise, respect and support community diversity and cultural heritage.

**5. POLICY STATEMENT**

**Naming Considerations**

- 5.1. Council may consider naming a City Asset in honour of persons considered to be pioneers, persons who have made an outstanding humanitarian contribution or who, in the opinion of the Council, are worthy of such an honour. This may also be in acknowledgment of events of historical, environmental or cultural significance or collective community action.
- 5.2. Where personal names are used, the person commemorated should preferably be recognised in memoriam.
- 5.3. To facilitate ease of geographical identification and identification of purpose, where possible a locality name and purpose should be associated with the naming of a City Asset, even when it is determined that an honorary name will be applied.
- 5.4. In general terms, naming should use the form, spelling and style of contemporary Australian English or a recognised Australian Aboriginal language local to the area of the feature.

- 5.5. Where applicable and always in the first instance, naming guidelines as set out in Policies and Standards for Geographic Naming in Western Australia will be adhered to. The City must apply to Landgate for the naming of City Roads.
- 5.6. Renaming will only occur in an extraordinary case or where a name is no longer deemed appropriate.
- 5.7. The use of Aboriginal names and words for naming features are a way of recognising the different enduring cultural and language groups. Names originating from an Australian Aboriginal language local to the area must be written in a standard recognised format and their use shall be endorsed by the recognised local community. Evidence of this endorsement must be included with the naming proposal.
- 5.8. A proposal to name a significant City asset can be put forward to Council for consideration by:
  - a. a Councillor by way of a notice of motion;
  - b. an employee via a report to Council;
  - c. a member of the public via a submission to the CEO; or
  - d. users of a facility via a submission to the CEO.
- 5.9. Any proposal to name a significant City Asset will include:
  - a. details of the proposed City Asset to be named;
  - b. proposed name; and
  - c. justification for the proposal.
- 5.10. Through its consideration Council may endorse the name or determine that the proposal requires further community consultation, subject to policy statement 5.11b.

#### Criteria for Assessment for Personal Recognition

- 5.11. A request to name a City Asset after a person shall be assessed against the following criteria:
  - a. whether the person being honoured has been instrumental in the development of the City asset or activities to be undertaken or contributed in a significant way to the City asset;
  - b. the views of the community with respect to honouring the person or event after which the City asset is proposed to be named;
  - c. the length of residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location is likely to qualify a person for further consideration;
  - d. the contribution made by the person to the local community through areas such as education, representation on Council or another level of government, volunteering, association with local sporting or service club or through business development. A significant contribution could include:
    - i. two (2) or more terms of office on the local government Council;
    - ii. twenty (20) or more years association with a local community, sporting or service club;
    - iii. action by an individual to protect, restore, enhance or maintain an area that produces substantial long-term improvements for the community of area; or
    - iv. evidence of works undertaken being of a pioneering nature for the benefit of the community.

#### Policies and Standards for Geographic Naming in Western Australia

- 5.12. The established guidelines provide, among other things, that:
  - a. names should not be a duplication (within 50km radius of each other);
  - b. inappropriate names should not be used including but are not limited to:
    - i. obscene, derogatory, racist or discriminatory names;
    - ii. incongruous names; and
    - iii. company or commercial names.
  - c. preferred sources of names include:
    - i. Aboriginal names;

- ii. pioneers, early settlers, war casualty lists; and
- iii. thematic names, including flora, ships, etc.

- 5.13. In addition, the naming of City Roads or City Assets:
- a. must not risk public and operational safety for emergency responders, or cause confusion for transport, communication and mail services;
  - b. should be reasonably easy to read, spell and pronounce; and
  - c. must avoid a duplication of names which are spelt or pronounced the same or similar within the Council area.
- 5.14. The City maintains an approved list of City Road names and any application for a name that does not appear on the approved list, must include supporting documentation / justification prior to the City forwarding complying proposals to the Geographical Naming Committee (GNC).
- 5.15. The City may, in certain special circumstances, support an application for naming of a City Road that departs from the Policies and Standards for Geographic Naming in Western Australia GNC guidelines. A proposal that departs from the GNC guidelines must:
- a. demonstrate exceptional circumstances warranting special consideration;
  - b. be considered to be particularly beneficial for the District;
  - c. have great significance which may be lost without the use of the proposed City Road name; and
  - d. have significant community support for the proposal.



## 6. RELATED DOCUMENTATION / LEGISLATION

- 6.1. Landgate Policies and Standards for Geographical Naming in Western Australia (V 01:2017)
- 6.2. Land Administration Act 1997
- 6.3. Land Information Authority Regulations 2007
- 6.4. Australian Standard AS/NZS 4819:2001 Rural and urban addressing
- 6.5. Names covered by other legislation or regulations

## 7. REVIEW DETAILS

Review Frequency		3 yearly		
<b>Council Adoption</b>	<b>DATE</b>	12 December 2018	<b>Resolution #</b>	C1812/255
<b>Previous Adoption</b>	<b>DATE</b>	14 June 2017	<b>Resolution #</b>	C1706/126

## 16.1 LOCAL GOVERNMENT REFORMS - ELECTION TRANSITION ARRANGEMENTS

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
<b>SUBJECT INDEX</b>	Elections
<b>BUSINESS UNIT</b>	Corporate Services
<b>REPORTING OFFICER</b>	Acting Director Finance and Corporate Services - Sarah Pierson
<b>AUTHORISING OFFICER</b>	Acting Director Finance and Corporate Services - Sarah Pierson
<b>NATURE OF DECISION</b>	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A Letter from Hon John Carey - LG Reforms  

The officer recommendation was moved and carried.

### COUNCIL DECISION

**C2210/261** Moved Councillor P Cronin, seconded Councillor M Love

**That the Council elect to follow the Reform Election Pathway in relation to Local Government Reforms and Election Transition Arrangements.**

**CARRIED 9/0**

**EN BLOC**

### OFFICER RECOMMENDATION

That the Council elect to follow the Reform Election Pathway in relation to Local Government Reforms and Election Transition Arrangements.

### EXECUTIVE SUMMARY

On 3 July 2022 the Minister Hon John Carey MLA announced a final package of reforms which includes the requirement for Band 1 and Band 2 councils to hold a public vote for the Mayor or President and the implementation of councillor numbers based on population. The Minister has offered local governments two reform pathways – a Voluntary Pathway and a Reform Election Pathway. The purpose of this report is to outline the expected impact of the reforms on the Council composition and to recommend that the Council elects to follow the Reform Election Pathway.

### BACKGROUND

Local government reforms have been progressively proposed and / or implemented by the State Government since 2019 as part of a staged approach. On 27 June 2019 the *Local Government Legislation Amendment Act 2019* (Amendment Act) was passed by Parliament bringing in

- new gift framework
- universal training for council members
- online induction course for prospective local candidates
- changes to the Standards Panel
- greater transparency easier access to information (in part).

The following regulations took effect on 3 February 2021 to implement the remainder of the Amendment Act, and in particular changes relating to Codes of Conduct and the introduction of CEO Standards:

- *Local Government (Administration) Amendment Regulations 2021,*
- *Local Government Regulations Amendment (Employee Code of Conduct) Regulations 2021;* and
- *Local Government (Model Code of Conduct) Regulations 2021*

In November 2021 the Minister for Local Government announced a further package of reform proposals. These proposals were based on previous work, including reviews and investigations, public consultation, Parliamentary inquiries and reports to government. Following the Minister's announcement, a public consultation period was held, which closed at the end of February 2022.

On 3 July 2022 the Minister – Hon John Carey MLA - announced the final package of reforms which relevantly include:

- introduction of optional preferential voting for all council elections;
- requiring Band 1 and Band 2 councils to hold a public vote for the Mayor or President;
- abolishing wards for smaller local governments (Band 3 and 4 Councils); and
- councillor numbers based on population

Work on a Bill to amend the *Local Government Act 1995* (the Act) is ongoing and expected to be introduced into Parliament in early 2023.

#### **OFFICER COMMENT**

The City received a letter from the Minister on 28 September 2022 (Attachment A) advising the City of the impacts of the reforms on City council numbers / make-up. The City will need to change to a directly elected Mayor (as a Band 1 Council) and will consequently need to reduce the size of the elected Council by one to account for the Mayor being directly elected. This will result in there being 4, not 5, vacancies for election in 2023 plus 1 Mayoral vacancy.

As outlined in the memorandum, there are two pathways by which Council may make these election transition arrangements – the Voluntary Pathway and the Reform Election Pathway. Council is required to consider which pathway it wishes to follow and provide formal written advice on the preferred pathway to the Department of Local Government Sport and Cultural Industries (DLGSC) by 28 October 2022.

Given the City does not have wards, and that the impact of the reforms will be relatively minor in terms of Elected Member numbers, with the loss of one Councillor position only, officers recommend that Council choose the Reform Election Pathway. This will require the Council to abolish one vacancy arising next year while also declaring that the Mayor is to be elected by a vote of the electors of the district. By choosing the reform pathway, the City will not need to do anything further; all of the changes will be made once the Amendment Act passes.

By comparison, the Voluntary Pathway requires Council to, by 28 October 2022:

- Advise the DLGSC of its intention to undertake a voluntary process. This advice should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023;
- Pass a resolution to change the method of electing the Mayor or President to a vote by the electors of the district under section 2.11(2) of the Act; and

- Initiate a Ward and Representation Review to determine the specific consequential changes to the structure of the council for the 2023 ordinary elections, to be completed no later than 14 February 2023.

Significant effort is required to complete a Ward and Representation Review, and officers do not consider a review necessary at this stage, given that the City does not currently have Wards (and has not since 2007) and the proposed changes will not result in any overall change to the number of elected representatives, retaining a total of 9 inclusive of the elected Mayor (the maximum number permitted under the changes based on our population).

### **Statutory Environment**

Part 2 of the Act deals with the constitution of local government. Division 1 provides that Districts may be split into Wards and the review process required, in accordance with Schedule 2.2 (ward and representation review). Division 2 sets out the structure of local governments as body corporates to be run by elected councils, and the role of council, the Mayor or President and Councillors.

Division 3 sets out how offices on the council are filled, including the method for filling the office of Mayor or President and how this can be changed. Division 4 of the Act sets out the provisions relating to the membership and size of the Council.

Work on a Bill to amend the relevant provisions of Act is ongoing and expected to be introduced into Parliament in early 2023. The resulting Amendment Act will implement the proposed reforms for the 2023 elections.

### **Relevant Plans and Policies**

There are no relevant plans or policies to consider in relation to this matter.

### **Financial Implications**

There are no financial implications associated with the officer recommendation.

### **Stakeholder Consultation**

No external stakeholder consultation was required or undertaken in relation to this matter.

### **Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

### **Options**

As an alternative to the proposed recommendation the Council could to elect for the Voluntary Pathway. This will require Council to resolve to pass a resolution to change the method of electing the Mayor or President to a vote by the electors of the district under section 2.11(2) of the Act, and initiate a Ward and Representation Review to determine the specific consequential changes to the structure of the council for the 2023 ordinary elections, to be completed no later than 14 February 2023. For the reasons outlined in the Officer Comment this option is not recommended.

## **CONCLUSION**

Council is asked to resolve on the Reform Election Pathway to implement the changes that will be required as part of the next stage of Local Government reforms.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Officers will write to the DLGSC by 28<sup>th</sup> October 2022, advising of Council's decision. If the officer recommendation is adopted by Council no further action by the City will be necessary.



**Hon John Carey MLA**  
**Minister for Housing; Lands; Homelessness; Local Government**

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Our Ref: 78-08502 (Category 3)

20 September 2022

Dear Local Government Chief Executive Officers

**MEMORANDUM TO CHIEF EXECUTIVE OFFICERS**  
**LOCAL GOVERNMENT REFORMS: ELECTION TRANSITION ARRANGEMENTS**  
**(DIRECT ELECTION OF THE MAYOR OR PRESIDENT, AND CONSEQUENTIAL**  
**CHANGES TO THE COUNCIL)**

On 3 July 2022, I announced the final package of proposed local government reforms, following a review of public submissions. As part of the reforms to strengthen local democracy and increase community engagement, new requirements will be introduced to provide for:

- The introduction of optional preferential voting;
- Directly elected Mayors and Presidents for band 1 and 2 local governments;
- Councillor numbers based on population; and
- The removal of wards for band 3 and 4 local governments.

Work on a Bill to amend the *Local Government Act 1995* (the Act) is ongoing, and a Bill is expected to be introduced into Parliament in early 2023.

Many of the reform proposals related to council representation are based on recent trends, and are intended to provide greater consistency between districts. Accordingly, for more than half of all local governments, the reforms will not require any specific change to the size or structure of the council.

However, the reform proposals do require some local governments to:

- Reduce the number of elected members on council in accordance with population thresholds; or
- Change from a council elected mayor or president to a directly elected mayor or president (this reform affects only band 1 and 2 local governments); or
- Abolish wards (for band 3 and 4 local governments with wards); or
- Implement more than one of the above.

The Amendment Act will also provide that optional preferential voting will apply for all local government elections. As you may know, optional preferential voting means that all electors have the choice to number preferences for as many or as few candidates as they wish to.

I appreciate the significant interest in the reform proposals, and potential transitional arrangements for the upcoming 2023 ordinary elections. Many councils have expressed a proactive intent to implement reforms as early as possible.

**The Department of Local Government, Sport and Cultural Industries (DLGSC) has completed an initial review, and identified that your local government may need to change to a directly-elected Mayor or President, and consequently reduce the size of the elected council by one to account for the Mayor or President being directly elected. This relatively small change should be implemented for the 2023 ordinary elections.**

The Act already provides that local governments may:

- Resolve, by absolute majority of the council, to change the method of filling the office of Mayor or President to a direct vote by the electors of the district, and
- Initiate proposals to change arrangements related to the size or structure of the council through a Ward and Representation Review.

Accordingly, I write to advise of two pathways your council may consider for making these election transition arrangements.

#### **Voluntary Pathway**

Your local government may formulate a plan to implement these changes on a voluntary basis. This pathway will require your local government to make the steps outlined below, and provides the greatest possible lead time to plan for next year's ordinary elections.

If your council wishes to undertake this process, it should, by 28 October 2022:

- Advise the DLGSC of its intention to undertake a voluntary process. This advice should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023;
- Pass a resolution to change the method of electing the Mayor or President to a vote by the electors of the district under section 2.11(2) of the Act; and
- Initiate a Ward and Representation Review to determine the specific consequential changes to the structure of the council for the 2023 ordinary elections, to be completed no later than 14 February 2023.

I appreciate that significant effort is required to complete a Ward and Representation Review. The Ward and Representation Review would need to be initiated ahead of the 28 October 2022 date, and finalised by 14 February 2023, to ensure that the timeframes set out in the Act can be practically met. While the Ward and Representation Review can consider the size of the council, and any wards, any changes should not diverge from the proposed reforms.

Further information is attached to this letter to assist with this process.

#### **Reform Election Pathway**

Alternatively, it is intended that the Amendment Act will provide for all changes to be implemented through reform elections in 2023.

For councils with wards, this pathway would provide that all council offices can be declared vacant, and all wards can be abolished. Elections would then be held to fill all council offices, with a split between two and four year terms as might be necessary to re-establish an ordinary election cycle.

The newly-elected council would then be able to consider whether to establish new wards, through a future Ward and Representation Review.

For councils with no wards, it may be possible to abolish one vacancy arising next year, while also declaring that the Mayor or President is to be elected by a vote of the electors of the district.

Your council may specifically decide to follow the Reform Election Pathway. If this is the council's intention, I request that you advise the DLGSC by 28 October 2022.

It is also intended that the Amendment Act will contain provisions for the Reform Election Pathway to apply if a local government:

- Does not advise of an intention to follow the Voluntary Pathway, or
- Decides to follow the Voluntary Pathway, but does not suitably complete a Ward and Representation Review by the dates outlined in this letter.

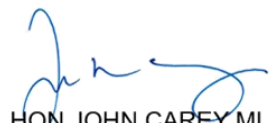
#### **Next Steps**

In line with the above, I request that your council considers these matters, and provides formal written advice on the preferred pathway to the DLGSC by 28 October 2022. Given the timeframes already established in the Act, no extension to the dates specified in this letter will be possible.

The DLGSC is available to assist with these election transition arrangements. If you require any assistance, please contact Ms Julie Craig, Strategy and Research Officer, on 6552 7300 or at [advisoryboard@dlgsc.wa.gov.au](mailto:advisoryboard@dlgsc.wa.gov.au).

I have also written a formal letter to the Mayor or President of your local government, which contains the same information as this memorandum. That letter should be received shortly.

Yours sincerely



HON JOHN CAREY MLA  
**MINISTER FOR LOCAL GOVERNMENT**

Att: Timeline and steps – local government ward and representation reviews

### Timeline and steps – local government ward and representation reviews

The following steps will need to occur to allow all required local governments to meet the **30 June 2023** timeframe of publication in the Government Gazette of any proposed ward and representation review changes, ahead of the October 2023 local government elections. Please note that all stages that are currently followed for 'regular' reviews are included below.

Table 1 includes suggested timeframes which will need to be considered by all local governments that will be required to undertake a review ahead of the October 2023 elections.

All local governments should aim to have their completed reviews submitted to the Local Government Advisory Board (the Advisory Board) by no later than **14 February 2023**.

**Table 1 – proposed timeframes for local government actions**

<b>Due date (latest possible)</b>	<b>Requirements/actions</b>
28 October 2022	Council resolves to undertake a ward and representation review A comprehensive discussion paper is developed
December 2022	Completion of six week consultation period
December 2022 – January 2023	Draft review report is prepared, considered and adopted by council
14 February 2023	Formal review report is submitted to the Advisory Board

Please note that the above dates are suggestions only, as each council will have to consider their own calendars for their monthly meetings. It is also possible that some affected councils will have an earlier meeting in December 2022, and then no meeting in January 2023. This is why mid to late December is suggested as the date by which the draft review report should be considered by council.

**Table 2 - Ward and representation review process – for local governments**

	<b>Existing requirements/actions</b>	<b>Timeframe</b>
1	The council resolves to undertake a ward and representation review	Variable
2	A comprehensive discussion paper is developed	Variable
3	Council advertises that it is conducting a review and the associated public submission period opens (minimum 6 weeks)	6 weeks
4	The discussion paper is made available to the community for consideration, and public submissions are invited on the matter	
5	Public submission period closes	
6	The Council assesses all submissions, considers options for change against the relevant factors to be considered, and drafts a report, which includes their decision, for the Local Government Advisory Board (the Advisory Board)	Variable
7	The formal report is presented to Council on the outcome of the public submissions and the proposed ward and/or boundary changes	Variable
8	Council resolves to adopt the report to the Advisory Board	Variable
9	The preferred option is submitted to the Advisory Board via the formal report, for the Board's consideration and recommendation	Variable
10	The Advisory Board considers the council's review report, and a recommendation is submitted to the Minister, which can either be accepted or rejected	Variable

16.2 MICROSOFT 365 LICENSING RENEWAL

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.4 Govern a professional organisation that is healthy, capable and engaged.
<b>SUBJECT INDEX</b>	Contracts and Agreements
<b>BUSINESS UNIT</b>	Information Technology
<b>REPORTING OFFICER</b>	Manager Information Services - Tim Allingham
<b>AUTHORISING OFFICER</b>	Acting Director Finance and Corporate Services - Sarah Pierson
<b>NATURE OF DECISION</b>	Executive: Substantial direction setting, including adopting budgets, strategies, plans and policies (excluding local planning policies); funding, donations and sponsorships; reviewing committee recommendations
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Nil

The officer recommendation was moved and carried.

**COUNCIL DECISION**

**C2210/262** Moved Councillor P Cronin, seconded Councillor M Love

**That the Council**

- 1. accepts the quotation from Data#3 as the most advantageous quotation for the provision of Microsoft licensing under an Enterprise Agreement; and**
- 2. authorises the CEO to enter into a contract with Data#3 for a term of three years to a total value of \$1,199,381.52.**

**CARRIED 9/0**

**EN BLOC**

**OFFICER RECOMMENDATION**

That the Council

1. accepts the quotation from Data#3 as the most advantageous quotation for the provision of Microsoft licensing under an Enterprise Agreement; and
2. authorises the CEO to enter into a contract with Data#3 for a term of three years to a total value of \$1,199,381.52.

**EXECUTIVE SUMMARY**

The current Enterprise Agreement (EA) through which the City licenses Microsoft products is due to end in November 2022. A new agreement will need to be entered into to continue use of these products. This report recommends that Council endorse the continued use of the Microsoft product suite and upgrades its E3 licenses to E5 licenses and adds 100 F1 licenses.

**BACKGROUND**

The City has used Microsoft applications including the Office suite and server products for more than fourteen (14) years. The current EA through which the City licenses Microsoft products is due to end in November 2022. A new agreement will need to be entered into to continue use of these products.

A presentation was given to Council on Wednesday 14 September 2022 by officers, outlining the requirements for Microsoft licensing and upgrade options available that will provide beneficial opportunities to the City, particularly in relation to cyber security. This report seeks to formalise a recommendation in relation to the ongoing use of Microsoft products.

### **OFFICER COMMENT**

The City has multiple integrations with and dependencies on the Microsoft products that would incur a significant effort and cost to change. Since 2020, the City has additionally embraced the Office 365 online suite of applications, including Teams, SharePoint, OneDrive, Forms and Power Automate.

Considerations for migrating to a new platform would need to include:

- Training and change management for personnel;
- Cost and effort for rebuilding integrations (if even possible);
- Impact on productivity organisation-wide as people adopt the change;
- Cost of licensing new products; and
- Migration of data to a new platform.

Remaining with Microsoft also brings other benefits, such as:

- Easier to recruit skilled technical personnel in a single suite of applications rather than the correct combination of 3rd-party ones;
- Professional and complete training materials on all of the applications are readily available;
- Integrated tools reduce the time and effort required to achieve tasks;
- Every City employee will have access to the Intranet and Technology One, improving the availability of information.

For these reasons officers recommend that the City continues to use the Microsoft product suite. In addition, there is an opportunity to upgrade our licenses to improve cyber security and provide for additional functionality.

Three quotes for Microsoft licensing have been obtained through WALGA from:

- Data #3
- Insight Enterprises Australia Pty Ltd
- Crayon Pty Ltd

Data #3 also provided a fourth quote through the State Common User Agreement (CUA).

The most advantageous quote for the City for all licencing options came from Data#3, with Data #3 providing the best price. Other prices ranged between 7.5% and 1.2% more.

For the preferred E5 + F1 option the price from Data#3 under the CUA is \$399,793.84 exclusive of GST per annum, or \$1,199,381.52 ex. GST over three years (total contract cost). The table below shows the three options and the costs quoted by Data#3 for each. Additionally the table indicates the potential saving on current software which can be replaced with office 365 functionality over the course of the next 12 months.

	E5 + F1 (Preferred)	E3 + Security + F1	E3 + F1	Previous EA (Average)
Help Achieve Audit Recommendations	Best	Better	Less	Less
Improve Cyber Security Tools	Best	Better	Less	Less
Engage Frontline Workforce	Yes	Yes	Yes	No
Replace Existing 3 <sup>rd</sup> Party Apps	Best	Moderate	Less	-
Increase available 365 functionality	Yes	No	No	-
Cost (per annum, ex. GST)	\$ 399,794	\$ 340,750	\$ 266,166	\$ 255,262
Replaced Software (per annum, ex. GST)	\$ 68,630	\$ 26,080	\$ 2,890	-
Subtotal (per annum, ex. GST)	\$ 331,163	\$ 314,670	\$ 263,276	\$ 232,056
Increase over E3 + F1	26%	20%	-	-

The E5 + F1 license option is preferred option. This will provide a number of benefits, including:

- **Audit improvements** - additional tools to respond to audit findings from recent OAG Audits, with 2 General Computer Controls and 1 Cyber Security Audit having been undertaken in the last 24 months. IT is also audited as part of the Financial Management Systems Review Audit. The E5 licenses would also provide a centralised, integrated toolkit that could be used to provide information to auditors faster and more completely;
- **Improved Cyber Security Tools** - enhanced security tools to enable the City to be more securely whilst reducing the administrative effort required to do so. Currently the review of logs, vulnerabilities and threats reported by the disparate software systems is a manual process. The enhanced security tools enables these tasks to be performed automatically by the system and reported on through a single dashboard;
- **Engagement with frontline workforce** - the ability for field staff to access the Intranet, Technology One, Teams and other Microsoft applications securely, improving communications and efficiency of work processes;
- **Replacement of some 3rd-party end-user applications** with integrated ones; and
- **Increased availability of 365 functionality** – this includes tools for improving information classification and management, assisting the efficiency and effectiveness of record keeping, teams telephony options.

While the other options considered do provide benefits over and above our current EA, these benefits are not as great when compared with the E5 + F1 option, as detailed below:

**E3 + F1**

- No additional security tools offered, meaning that the City’s cyber security would not benefit from the enhancements available;
- The disparate tools would continue to provide challenges when providing information and reports to auditors; and
- There would be limited opportunity to replace existing 3rd-part end user applications with Microsoft ones that are integrated into the Office 365 platform.

**E3 + Security + F1**

- Although this option offers some security enhancements, there would still be a significant shortfall from those offered by the E5 + F1 license option.
- There would be limited opportunity to replace existing 3rd-part end user applications with Microsoft ones that are integrated into the Office 365 platform.

Therefore, officers recommend that the City continues to license the Microsoft product suite and upgrades its E3 licenses to E5 licenses, as well as adding 100 F1 licenses (E5 + F1)

**Statutory Environment**

In terms of the *Local Government (Functions and General) Regulations 1996* (the Regulations) a local government must publicly invite tenders where the consideration for the supply of the relevant goods or services is likely to exceed the statutory threshold (currently \$250,000), unless one or more of the exemptions under LG Regulation 11(2) apply.

In terms of LG Regulation 11(2)(b) and (e) respectively, tenders do not have to be publicly invited if the supply of the goods or services are to be obtained through the WALGA Preferred Supplier Program or are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies. Quotes were sought from WALGA suppliers through VendorPanel with three (3) suppliers providing responses. An additional quote was sought through the CUA, and is the recommended quote for acceptance.

The estimated expenditure is in excess of \$500,000 which is above the Chief Executive Officer's delegated authority, therefore the acceptance of the quotation requires a decision of Council.

**Relevant Plans and Policies**

There are no relevant plans or policies to consider in relation to this matter.

**Financial Implications**

There is sufficient funding available within the City's overall 2022/23 IT budget to cover the additional costs of the upgraded licencing from E3 to E5 in year one of the contract, noting that savings will be achieved through the implementation of the 365 functionality – as noted in the table.

The adopted LTFP includes an allocation equal to 0.5% of rates for Corporate IT requirements from 2023/24. This equates to approximately \$300k additional funding from 2023/24, which will provide for the additional costs in future years.

**Stakeholder Consultation**

No external stakeholder consultation was required or undertaken in relation to this matter.

**Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place.

The officer recommendation helps to mitigate the currently identified cyber risk through the use of improved and integrated tools.

**Options**

As an alternative to the proposed recommendation the Council could:

1. Continue with Microsoft licensing using one of the alternate options; or
2. Not continue with licensing Microsoft products. This option is not recommended due to the significant operational impacts that moving away from the Microsoft products would have, knowing that it is, by far, the most commonly used suite of business applications.





**CONCLUSION**

Officers recommend that Council accept the quotation from Data#3 for continued licencing of the Microsoft product suite inclusive of an upgrade to E5 licenses to improve cyber security, as well as adding 100 F1 licenses to improve availability of information to field staff.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

If council adopt the officer recommendation it will be adopted at the point of license renewal in November 2022.

17.1 COUNCILLORS INFORMATION BULLETIN

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.2 Deliver governance systems that facilitate open, ethical and transparent decision making.
<b>SUBJECT INDEX</b>	Councillors' Information Bulletin
<b>BUSINESS UNIT</b>	Executive Services
<b>REPORTING OFFICER</b>	Reporting Officers - Various
<b>AUTHORISING OFFICER</b>	Acting Chief Executive Officer - Oliver Darby
<b>NATURE OF DECISION</b>	Noting: The item is simply for information purposes and noting
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A <a href="#">Community Assistance Program - Round 1 2022_23</a>   Attachment B <a href="#">Current State Administrative Tribunal Reviews</a>  

The officer recommendation was moved and carried.

**COUNCIL DECISION**

**C2210/263** Moved Councillor P Cronin, seconded Councillor M Love

**That the items from the Councillors' Information Bulletin be noted:**

- 17.1.1 Minor Donations Program – September 2022**
- 17.1.2 Community Assistance Program 2022/23 Round 1**
- 17.1.3 Current Active Tenders**
- 17.1.4 State Administrative Tribunal Reviews**

**CARRIED 9/0**

**EN BLOC**

**OFFICER RECOMMENDATION**

That the items from the Councillors' Information Bulletin be noted:

- 17.1.1 Minor Donations Program – September 2022
- 17.1.2 Community Assistance Program 2022/23 Round 1
- 17.1.3 Current Active Tenders
- 17.1.4 State Administrative Tribunal Reviews

**EXECUTIVE SUMMARY**

This report provides an overview of a range of information that is considered appropriate to be formally presented to the Council for its receipt and noting. The information is provided in order to ensure that each Councillor, and the Council, is being kept fully informed, while also acknowledging that these are matters that will also be of interest to the community.

Any matter that is raised in this report as a result of incoming correspondence is to be dealt with as normal business correspondence, but is presented in this bulletin for the information of the Council and the community.

## INFORMATION BULLETIN

### 17.1.1 Minor Donations Program – September 2022

The Council allocates an annual budget allowance to the Minor Donations Program. This is provided such that eligible groups and individuals can apply for and receive sponsorship to assist them in the pursuit of endeavors that bring direct benefit to the broader community.

Allocation of funds is delegated to the Chief Executive Officer, in accordance with the published guidelines and funding availability.

Nine applications were approved in September 2022, totaling \$3,050, as outlined below.

<b>Recipient</b>	<b>Purpose</b>	<b>Amount</b>
Darcy Ruddell Troy Bennett John Isaacson Susan Isaacson Nicholas Fucile	The five recipients were selected to represent WA in the AFL Masters Championships in Adelaide, SA, 25 September – 1 October 2022. The donations assisted with travel related expenses.	\$250 per recipient
Dads Group Australia	A local community group, supported by Dads Group Australia held the Man with a Pram community event on 11 September. The donation assisted with various event costs.	\$500
Busselton Squash Club	The Squash Club are hosting the Busselton Individual Squash Tournament in October/November 2022. This donation will assist the group to purchase equipment to livestream this and future tournaments.	\$500
The Busselton Horticultural Society	The Horticultural Society are hosting the 90 <sup>th</sup> Spring Flower Show 21 – 22 October 2022. The donation will assist with various event costs.	\$600
GP Down South	GP Down South hosted the Mental Health Week Busselton Jetty Walk on 10 October 2022. The donation assisted the group to purchase 50 jetty walk passes for the event.	\$200
	<b>September Total</b>	<b>\$3,050</b>

### 17.1.2 Community Assistance Program 2022/23 Round 1

Attachment A outlines the applications received and funded in Round One of the Community Assistance Program 2022/23.

### 17.1.3 Current Active Tenders

Note: Information in *italics* has previously been provided to Council, and is provided again for completeness.

#### **PQS 04/22 SUPPLY ELECTRICAL SERVICES**

- *Requirements – a panel of pre-qualified suppliers to supply the City's ongoing requirements for electrical services.*
- *A request for applications was advertised on 30 July 2022, closed on 18 August 2022.*
- *10 applications were received and City Officers are in the process of finalising their evaluation.*
- *The CEO has delegated power to appoint contractors to panels of pre-qualified suppliers.*

#### **RFT 08/22 CAUSEWAY RD SHARED PATH**

- Requirements – a contractor to construct a dual use pedestrian/cycle path between Strelly St and Koorden Pl, Busselton.
- A request for tender was advertised on 17 September 2022, closing on 5 October 2022.
- Expenditure for the project will not exceed the CEO's delegated authority to appoint a successful tenderer.

#### **RFT 09/22 BPACC CIVIL AND LANDSCAPING WORKS**

- Requirements – a contractor to provide civil and landscaping services to BPACC.
- A request for tender was advertised on 17 September 2022, closing on 12 October 2022.
- Expenditure for the project will not exceed the CEO's delegated authority to appoint a successful supplier.

#### **RFT 10/22 CONTAMINATION INVESTIGATION SERVICES**


- Requirements – a consultant to provide contamination investigation and related services in the vicinity of Dunsborough Waste Facility.
- A request for tender was advertised on 17 September 2022, closing on 18 October 2022.
- Expenditure for the project will not exceed the CEO's delegated authority to appoint a successful consultant.

#### **RFT 12/22 NORTH JINDONG RD RECONSTRUCTION**

- Requirements – a contractor to reconstruct 1.7kms of North Jindong Road including clearing, earthworks, pavement works, sealing and line marking.
- A request for tender was advertised on 12 October 2022, closing on 3 November 2022.
- It is anticipated that a report to Council for a decision on the tender will be presented at the 21 December 2022 Council meeting.

### 17.1.4 State Administrative Tribunal Reviews

The current State Administrative Tribunal Reviews is at Attachment B.

Community Assistance Program 2022/23			
Panel Assessment – ROUND 1			
RUNNING BUDGET TOTAL:			\$264,600
ORGANISATION:	PROJECT TITLE:	REQUESTED AMOUNT:	RECOMMENDED FUNDING AMOUNT TOTALS:
DUNSBOROUGH BUSSELTON RUGBY UNION CLUB	RUGBY 7s EVENT	\$10,000 inc GST	\$5,000
EAGLE BAY COMMUNITY HALL ASSOCIATION	LAWN - EAGLE BAY HALL	\$9,002.40 inc GST	\$9,002.40
ENABLE WA INC.	ACCESSIBLE EVENTS TRAILER	\$2,000 inc GST	\$2,000
FAWNA WA INC	BOOST SHED POWER SUPPLY	\$5,214 inc GST	\$5,214
<b>ROUND 1 TOTAL</b>		<b>\$26,216.40</b>	<b>\$21,216.40</b>
<b>CAPS REMAINING BUDGET</b>			<b>\$243,383.60</b>



**As at 4 October 2022**

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	RESPONSIBLE OFFICER	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
<b>CITY OF BUSSELTON</b>							
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)	Briony McGinty/Joanna Wilson	<ul style="list-style-type: none"> <li>Directions hearing on the 12 November 2021 against the decision of the City to refuse a development application. The matter is listed for Mediation on 7 February 2022.</li> <li>Mediation on 7 February 2022 where it was resolved that:                             <ul style="list-style-type: none"> <li>- Additional information would be submitted to the City by 22 March;</li> <li>- Mediation listed for 5 April 2022.</li> </ul> </li> <li>Mediation on 5 April 2022 where it was resolved that:                             <ul style="list-style-type: none"> <li>- Applicant to provide amended application on or before 8 July 2022;</li> <li>- Mediation scheduled 22 July 2022;</li> <li>- Respondent (the City) to reconsider on or before 18 November 2022;</li> <li>- Listed for directions hearing 25 November 2022.</li> </ul> </li> <li>Mediation on 22 July 2022 where it was resolved that:                             <ul style="list-style-type: none"> <li>- Applicant to provide an updated suite of documents on or before 12 August 2022;</li> <li>- By 16 September 2022 the respondent is to provide to the applicant respondent comments and any referral agency comments;</li> <li>- Mediation is adjourned to 20 September 2022;</li> <li>- Respondent to reconsider on or before 18 November 2022; and</li> <li>- Listed for directions hearing 25 November 2022.</li> </ul> </li> <li>Mediation on 20 September 2022:                             <ul style="list-style-type: none"> <li>- Applicant to provide an updated suite of documents on or before 4 October;</li> <li>- Mediation adjourned to 20 October 2022;</li> <li>- Respondent to reconsider on or before 18 November 2022;</li> </ul> </li> </ul>	Mediation on 20 October 2022.	
Mayfly Property Group Pty Ltd v City of Busselton (DR 33/2022)	Lot 21 (No.64) Espinosa Road, Sabina River	February 2022	Review of a decision to refuse or conditionally grant an application under a planning scheme  (Reception Centre / Events)	Ben Whitehill / Joanna Wilson	<ul style="list-style-type: none"> <li>Directions hearing on the 25 February 2022 against the decision of the City to refuse a development application (has not made a determination within 90 days). The matter is listed for Mediation on 9 March 2022.</li> <li>Mediation on 9 March 2022 where it was resolved that:                             <ul style="list-style-type: none"> <li>- The City would send the applicant a list of concerns by 16 March;</li> <li>- The applicant would submit further information to address the concerns to the City by 30 March 2022</li> <li>- Mediation listed for 5 April 2022.</li> </ul> </li> </ul>	Application withdrawn	12 September 2022

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	RESPONSIBLE OFFICER	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
					<ul style="list-style-type: none"> <li>Mediation on 5 April 2022 where it was resolved that:               <ul style="list-style-type: none"> <li>A s31 reconsideration of the matter to be considered by Council at the ordinary Council meeting on 25 May 2022.</li> </ul> </li> <li>At the Council meeting on 25 May 2022, Council affirms the decision to refuse the development.</li> <li>Decision of Council to be sent to all parties by 1 June 2022.</li> <li>Application submitted for a third party to join the appeal.</li> <li>Directions hearing on 10 June 2022 was vacated and listed for a directions hearing on 1 July 2022.</li> <li>Directions hearing on the 1 July 2022 where it was resolved:               <ul style="list-style-type: none"> <li>By 29 July 2022 the respondent must file a statement of issues, facts and contentions along with a bundle of documents;</li> <li>By 10 August 2022 the applicant must file a statement of issues, facts and contentions along with a bundle of documents;</li> <li>Parties are to provide a copy of their statement of issues, facts and contentions to Mr Haddon;</li> <li>The matter is listed for a directions hearing on 12 August 2022</li> </ul> </li> <li>Directions hearing on the 12 August 2022 was vacated and listed for a directions hearing on 9 September 2022 and order 2 of the orders made on the 1 July 2022 has been extended to 16 August 2022.</li> <li>Application withdrawn by applicant.</li> </ul>		
Threadgold Architecture Pty Ltd v City of Busselton (DR 93/2022)	Lot 57 (No.157) Haag Road, Yelverton	June 2022	Review of a decision to refuse or conditionally grant an application under a planning scheme  (Extractive Industry)	Ben Whitehill / Joanna Wilson	<ul style="list-style-type: none"> <li>Directions hearing listed for 1 July 2022 against a condition of approval (regarding number of vehicle movements and separation to ground water).</li> <li>Directions hearing on 1 July 2022 was vacated and listed for a directions hearing on 22 July 2022.</li> <li>Matter listed for a further directions hearing on 19 August 2022.</li> <li>Directions hearing on 19 August 2022 was vacated and listed for a directions hearing on 23 September 2022.</li> <li>Application withdrawn by applicant.</li> </ul>	Application withdrawn	12 September 2022
Silverlodge Pty Ltd v City of Busselton (C 1054/2022)	585 Caves Rd Marybrook	August 2022	Review of a decision under the Caravan Parks and Camping Grounds Act 1995.	Ben Whitehill/Dion Spurgeon	<ul style="list-style-type: none"> <li>Directions hearing listed for 23 September 2022 against the City reducing the number of licenced sites.</li> <li>Directions hearing on 23 September 2022 was vacated and listed for a mediation on 18 October 2022.</li> </ul>	Mediation on 18 October 2022	
Happ & Anor v City of Busselton (DR 159/2022)	575 Commonage Road Quindalup	September 2022	Review of a direction by the City to stop and not recommence a development	Briony McGinty/Bob Wallin	<ul style="list-style-type: none"> <li>Directions hearing listed for 14 October 2022.</li> </ul>	Directions hearing on 14 October 2022	

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	RESPONSIBLE OFFICER	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
			and to restore land to its state prior to the development				
<b>JOINT DEVELOPMENT ASSESSMENT PANEL</b>							
Frandoco Pty Ltd v Presiding Member of the Joint Development Assessment Panel	24 Dunn Bay Road, Dunsborough	March 2022	Review of decision to refuse or conditionally grant an application under a planning scheme  (Mixed Use Development)	Presiding Member of the Regional JDAP	<ul style="list-style-type: none"> <li>Mediation on 26 April 2022 where it was resolved:                             <ul style="list-style-type: none"> <li>Applicant to provide additional information on or before 3 May 2022;</li> </ul> </li> <li>Mediation on 10 May 2022 where it was resolved that:                             <ul style="list-style-type: none"> <li>The matter is listed to directions hearing on 20 May 2022, in order to program the matter to final hearing.</li> </ul> </li> <li>Directions hearing on 20 May 2022 where it was resolved that all parties are to file available dates by 25 May 2022 to list the matter to hearing.</li> <li>Directions hearing on the 31 May 2022 where it was resolved:                             <ul style="list-style-type: none"> <li>By 10 June 2022 the respondent must file a statement of issues, facts and contentions along with a bundle of documents;</li> <li>By 24 June 2022 the applicant must file a statement of issues, facts and contentions along with a bundle of documents;</li> <li>By 5 August 2022 both parties must file expert witness statements;</li> <li>By 15 August 2022 the respondent must file a set of appropriate conditions (draft conditions);</li> <li>By 25 August 2022 the applicant must file a document outlining which conditions it objects to, including brief reason and alternative / additional conditions;</li> <li>The matter is listed for a site view on 5 September 2022;</li> <li>The matter is listed for a final hearing on 6 September 2022 for a duration of 3 days.</li> </ul> </li> <li>Directions hearing on 8 July 2022 to review programming of the matter, the final hearing dates have been changed to 21 November 2022 for a duration of three days.</li> <li>Mediation on 7 September 2022 where it was resolved:                             <ul style="list-style-type: none"> <li>Applicant to provide additional information on or before 21 September 2022</li> </ul> </li> </ul>	Mediation on 11 October 2022.  Final hearing scheduled for 21 November 2022.	
<b>WESTERN AUSTRALIAN PLANNING COMMISSION</b>							
NIL							

**ITEMS FOR DEBATE****13.1 DRAFT LOCAL STRUCTURE PLAN, LOTS 176, 201 AND 9000 RENDEZVOUS ROAD, VASSE - REPORT FOR ADOPTION FOR FINAL APPROVAL**

<b>STRATEGIC THEME</b>	LIFESTYLE - A place that is relaxed, safe and friendly with services and facilities that support healthy lifestyles and wellbeing
<b>STRATEGIC PRIORITY</b>	2.8 Plan for and facilitate the development of neighbourhoods that are functional, green and provide for diverse and affordable housing choices.
<b>SUBJECT INDEX</b>	Structure Plans
<b>BUSINESS UNIT</b>	Strategic Planning Coordinator
<b>REPORTING OFFICER</b>	Strategic Planning Coordinator - David Sands
<b>AUTHORISING OFFICER</b>	Statutory Planning Coordinator - Joanna Wilson
<b>NATURE OF DECISION</b>	Regulatory: To determine an application/matter that directly affects a person's right and interests e.g. development applications, applications for other permits/licences, and other decisions that may be reviewable by the State Administrative Tribunal
<b>VOTING REQUIREMENT</b>	Absolute Majority
<b>ATTACHMENTS</b>	<p>Attachment A Location Plan </p> <p>Attachment B Aerial Photo </p> <p>Attachment C Structure Plan Map </p> <p>Attachment D Structure Plan part 1 </p> <p>Attachment E Site and Soil Evaluation </p> <p>Attachment F Local Water Management Strategy </p> <p>Attachment G Bushfire Management Plan </p> <p>Attachment H Statement addressing the Government Sewerage Policy </p> <p>Attachment I Concept Network Vasse East </p> <p>Attachment J SP 4 map </p> <p>Attachment K Wastewater Conceptual Plan </p> <p>Attachment L Bendjar Grove connection </p> <p>Attachment M Schedule of Submissions </p> <p>Attachment N Schedule of Modifications </p>

Prior to the meeting, officers foreshadowed an alternative to the officer recommendation. The alternative recommendation was moved first and carried.

**COUNCIL DECISION**

**C2210/264** Moved Councillor A Ryan, seconded Councillor S Riccelli

**That the Council defer for consideration, Item 13.1 'Draft Local Structure Plan for Lots 176, 201 and 9000 rendezvous Road, Vasse – Report for Adoption for Final Approval', until the 16th November 2022 Ordinary Meeting of Council, to provide the opportunity for further community consultation.**

**CARRIED 9/0**

Reasons: To allow additional time for surrounding land owners to engage with Council prior to the item being considered at the next ordinary meeting of council.

**OFFICER RECOMMENDATION**

That the Council:

1. Approve the proposed Structure Plan for Lots 176, 201 and 9000 Rendezvous Road, Vasse and the associated Schedule of Submissions and Schedule of Modifications at Attachments M and N respectively.
2. Refer the Structure Plan to the Western Australian Planning Commission for final approval, pursuant to Part 4 of the Deemed Provisions (Schedule 2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**EXECUTIVE SUMMARY**

The Council is requested to consider adopting for final approval a Structure Plan for Lots 176, 201 and 9000 Rendezvous Road, Vasse as the primary planning instrument guiding residential development. This aligns with the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The key purpose of the proposed draft Structure Plan is to provide a basis for the future subdivision and development of the land into 37 lots residential lots at a density code of 'R5'.

The Structure Plan was advertised for 42 days, ending 6 July 2022, and 34 submissions were received, 7 from State agencies and 27 from surrounding landowners.

Officers are recommending that the Structure Plan is adopted for final approval in accordance with further changes proposed in response to matters raised in submissions (Attachment M), as set out in the Schedule of Modifications (Attachment N), and referral to the Western Australian Planning Commission (WAPC) for final approval.

**BACKGROUND**

The subject land is located approximately 1.6km (by road) south east of the Vasse Village Centre and is 10.22 hectares in area. The site is bounded by Rendezvous Road to the south, and is east of existing urban development at Vasse and Heron Lake (Attachment A – Location plan, Attachment B – Aerial Photo). The subject land is zoned 'Urban Development' and identified as 'Special Provision Area 4' pursuant to Local Planning Scheme 21 (LPS 21) which was introduced by Amendment 36 to the LPS 21. The land identified as 'Vasse East' within the Local Planning Strategy.

The draft Structure Plan proposes the following:

- i. A 'Residential' classification with an R-Code density of 'R5' and indicative lots are shown ranging in size from 1,800m<sup>2</sup> to 3,305m<sup>2</sup> and existing Lot 201 of 7,588m<sup>2</sup>.
- ii. An internal movement network to facilitate access onto Rendezvous Road to the south and Bendjar Grove to the west.
- iii. Two connection points are provided for future access to the 'Urban Development' zoned land to the east.
- iv. Onsite wastewater (no connection to reticulated sewer).
- v. A reserve for Recreation is identified for the Resource Enhancement wetland to the west.
- vi. A Pedestrian Access and Drainage Reserve adjacent Multiple Use Wetlands to the north.
- vii. A Pedestrian Accessway for access to Heron Lake.
- viii. Development exclusion areas which respond to the strategic setbacks and bushfire constraints.

The proposed Structure Plan map and Part 1 explanatory document are provided at Attachments C and D.

### **Supporting Technical Assessments**

The Structure Plan proposal is supported by the following technical assessments:

- i. Site and Soil Evaluation – Accendo Australia (Attachment E)
- ii. Local Water Management Strategy – Accendo Australia (attachment F)
- iii. Bushfire Management Plan – Bushfire Prone Planning (Attachment G)
- iv. A statements addressing the Government Sewerage Policy (Attachment H)
- v. Desktop review of the Vasse East Development Road Network Plan (Attachment I)

The main findings of the technical assessments are summarised below under appropriate subheadings.

#### ***Site and Soil Evaluation***

The Site and Soil Evaluation (SSE) examines the existing environment and the suitability of the site for onsite effluent disposal including identification of the appropriate location for onsite disposal. The SSE concludes that the development is considered suitable to provide onsite wastewater disposal provided the use of Aerobic Treatment Units (ATUs) with subsurface or drip irrigation systems are used. Also the SSE recommends the land being filled to raise the ground surface to ensure that 0.6m separation to groundwater can be achieved. In addition, Department of Water and Environmental Regulation (DWER) has recommended a modification to Part 1 to address water monitoring within winter months and phosphorus absorption. In addition, ATUs with nutrient removal are recommended as a modification to Part 1.

#### ***Local Water Management Strategy***

The Local Water Management Strategy (LWMS) provides an integrated total water cycle management approach for the development of the subject land and includes an assessment of pre-development environment and a storm and ground water management strategy. The LWMS recommends wetland management by a landscaping and revegetation plan, periodic maintenance and preparation of an Urban Water Management Plan at subdivision stage. DWER have recommended modifications to the LWMS and Stormwater Management Plan to address modelling of flood levels and improvements to proposed drainage system.

#### ***Bushfire Management Plan***

The subject land is designated as 'bushfire prone'. In response a Bushfire Management Plan (BMP) has been prepared for the proposal by a suitably qualified fire consultant in accordance with WAPC State Planning Policy 3.7 – Planning in bushfire Prone Areas 2015. The indicative BAL Contour Map is found at Attachment G. The key findings of the BMP are summarised as follows:

- An indicative BAL rating of BAL-29 can be achieved for the indicative lots shown within the residential areas of R5.
- Two way vehicle road access to two different locations can be achieved: Vasse Village to the north-west by Bendjar Grove and Busselton via Rendezvous Road.

With additional evidence provided as recommended by Department of Fire and Emergency Services as a modification to the Bushfire Management Plan, the bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan.

***Statement Addressing the Government Sewerage Policy***

A statement addressing the various requirements of the *Government Sewerage Policy* was provided and includes justification against clause 5.1.1 *Requirement to connect to reticulated sewerage* and clause 5.2 *On-site sewage disposal* and clause 5.2.2 *Separation from water resources*. This statement provides detailed consideration of the Government Sewerage policy and provides a vindication that sewerage connection is cost prohibitive and environmentally challenging to connect, and proposes an on-site sewer connection that the site and soil conditions are favourable to support. This statement will require further review and consideration by external agencies, and ultimately the WAPC during the development process, in combination with the SSE, as discussed above.

***Desktop review of the Vasse East Development Road Network Plan***

In consultation with the City the applicant has prepared an indicative conceptual road network plan for the remaining lots within the SP 4 area to the east of the proposed LSP. The road network plan shows an indicative hierarchy which is conceptual and is not binding for future development and the preparation of a structure plan for the remaining area of SP 4.

The road network plan identifies future connection points for the movement network which includes a north to south link between Busselton Bypass and Rendezvous Road, which provides for key connection points to the surrounding road network. In addition an East-West future neighbourhood level connection is identified between Bendjar Grove and Norwood Pass.

**OFFICER COMMENT**

The proposed Local Structure Plan (LSP) identifies the land for Residential development at a density code of R5 to facilitate low density subdivision. The Structure plan also proposes to cede two portions of reserve for recreation associated with wetlands to the south west and to the north. A Pedestrian Access Way (PAW) is also proposed which connects to a footpath network adjacent Heron Lake. Onsite sewerage systems (predominately Aerobic Treatment Units) are proposed.

**Local Planning Scheme 21**

Lots 176, 9000 and 201 are within Special Provision Area No. 4 (SP 4) which was inserted by Amendment No.36 into Local Planning Scheme 21 (LPS 21) includes surrounding lots 634 and 224 to the west and lots 501, 178 and 1445 to the east (Attachment J – SP 4 map). The development of the remaining lots will require the preparation of a separate LSP. SP 4 allows for an LSP for lots 176, 9000 and 201 to be progressed on the basis that it does not prejudice the future provision of reticulated sewer and an integrated road network when the surrounding land within the balance of SP 4 is developed.

***Considerations of Sewer Servicing***

Following further consultation with the Water Corporation it is not considered that the absence of a sewer connection to the land, via a vacuum sewer to the west, will prejudice future reticulated sewerage connection of land within SP 4. This is outlined in the Water Corporation's conceptual wastewater plan for this area (Attachment K). Residential development can occur from the eastern boundary of SP 4 (adjacent the Woods Estate) via a gravity sewer main.

***Considerations of an Integrated Road Network***

The applicant has submitted a road hierarchy plan for land to the east and this provides a conceptual layout of street blocks and movement network for future connections between Heron Lake and Rendezvous Road and the Busselton Bypass which serve the new urban development area of Vasse East. Although road hierarchy has not been substantiated by any technical traffic assessment, the conceptual approach is generally in accordance with Liveable Neighbourhoods guidelines. The structure plan proposes two connections to the east to allow for future connections in accordance with the concept plan, to be temporary cul-de-sacs until they are able to be extended to the east.

A connection to the south, to Rendezvous Road is identified and road access is to be connected to the west through the suburban area of Vasse South (Heron Lake), made possible via Bendjar Grove. The level of connectivity proposed by the LSP is considered to provide adequate future connections to the remaining SP4 area.

### **Through Road connection to Bendjar Grove**

A number of submissions were received which object to the through road connection to Heron Lake estate, specifically the extension of Bendjar Grove (what is currently a cul-de-sac) to connect to the movement network of the proposed LSP. The assessment of the through road connection from the proposed LSP to Bendjar Grove can be broken down to the following key matters -

- *The impact of traffic from the movement road of the proposed LSP on Heron Lake estate.* The additional vehicle trips generated by the proposed LSP are estimated by using the *WAPC Transport Impact Assessment Guidelines*, which states residential development generated is approximately 0.8 trips per dwelling in the AM and PM peak hour period. Therefore, with 37 estimated lots, it is estimated that 29 vehicle trips in the peak hour will be generated (likely morning AM). This amount of vehicle trips is considered relatively low and the WAPC guidelines classified as 'moderate impact' which requires a Transport Impact Statement to be prepared at subdivision stage. It is further considered that for a travel route to surrounding areas, vehicles would utilise Rendezvous Road and not Bendjar Grove as this provides a direct and higher speed connection. There is some exception in the case of access to Vasse Centre, as connection can be utilised through Orlando Boulevard.
- *Bendjar Grove being maintained as a cul-de-sac.* It is understood from a review of submissions that the environment which a cul-de-sac creates has been appreciated by residents on Bendjar Grove. The planning framework has identified a connection point between 'Vasse Village' and 'East Vasse' since the amendments were progressed to the Local Planning Scheme in the late 1990s. Recently, the Bendjar Grove was identified as a future connection point on the Structure Plan for Heron Lake which was approved in 2015 (Attachment L).

In addition to the above, neighbourhood connections (between new and old areas) are generally encouraged by State Planning Policy (e.g. Liveable Neighbourhoods) and cul-de-sacs are to be located where they do not impede connectivity and should provide for future street connection. As discussed above, Bendjar Grove connection will provide access to Vasse centre and other locations such as Vasse Primary School.

- *Provision of two-way access for bushfire protection.* SPP 3.7 requires that through access is provided for new development within a bushfire prone area. If no connection is provided at Bendjar Grove approximately half the proposed LSP area would have road access which is further than the 200m that is recommended by the Bushfire Guidelines for a through-road connection. In addition, the Heron Lake estate currently has 'one road in' and was approved on the basis that a secondary connection from development to the east would be provided in the future.

### **Environmental Considerations**

The Special Provision Area No.4 sets a number of environmental considerations (i.e. flora, fauna and wetland) which were established by Amendment 36. The applicant has provided justification that there is no Threatened Ecological Communities on the site (TECs), although it is noted that an Environmental Investigation (technical study) was not completed by the applicant. However the applicant has further advised that a tree survey has been undertaken and environmental advice has been further sought to protect significant trees such as tuarts, peppermints and paperbark trees, within the periphery of lots, outside of building envelopes, and also during site works.

Geomorphic wetlands have not been subjected to an Environmental Investigation and the boundary of the wetland, specifically the 'resource enhancement' wetland to the west of the subject site has been identified by contours. It is noted that there is no proposed buffer and, generally, a 30m buffer would be applied to the geomorphic wetland edge. This can be refined through further investigation. The applicant contests that the wetland has been degraded and therefore a buffer of a road reserve and pedestrian access is appropriate when combined with additional buffering provided by building setbacks on private property. This cannot be substantiated without further investigation and it is recommended that the structure plan is modified to require a wetland buffer investigation and rehabilitation plan to be undertaken prior to subdivision.

### **Development Contributions**

Although Special Provision 4 required the proponent to prepare a Development Contribution Plan prior to subdivision and development, the subject site is within DCA 1 (Broadwater) and will be required to pay previously determined development contributions for community infrastructure. The City is also progressing a broader review of developer contributions arrangements, and there is not seen to be a need for an estate-specific plan for this land.

### **Statutory Environment**

#### ***Planning and Development (Local Planning Schemes) Regulations (2015)***

The Regulations came into operational effect on 19 October 2015 and introduced deemed provisions for the preparation, advertising and approval of structure plans. The deemed provisions are adopted into LPS21 and define the process for receiving and assessing proposed structure plans and/or modifications to same. Local governments are to have 'due regard' to approved structure plans when making decisions relating to subdivision and development.

#### ***City of Busselton Local Planning Scheme No. 21 (2014)***

In accordance with the 'Urban Development' Local Planning Scheme No.21 a structure plan has been prepared for the subject land. In accordance with Special Provision Area No.4, a separate structure plan may be prepared in isolation of the surrounding 'Urban Development' zoned land provided certain criteria is satisfied.

### **Relevant Plans and Policies**

The key plans and policies most relevant to the proposal include:

- *City of Busselton Local Planning Strategy.*
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.*
- *Leeuwin-Naturaliste Ridge Sub-Regional Strategy.*
- *Liveable Neighbourhoods (2015).*
- *Guidance Statement 33 (EPA).*
- *Government Sewerage Policy.*

Each is discussed below under appropriate subheadings.

***City of Busselton Local Planning Strategy***

The Local Planning Strategy (LPS) identifies the subject land within Vasse East and appropriate for future urban development following rezoning and a structure planning. The LPS provides a justification for the development of this land for residential purposes as it:

- has potential for increased density and will add to the consolidation of the Vasse settlement and existing town centre;
- Given the constraints present on the land and its proximity to existing services residential development is likely to represent the highest and best use; and
- Provision of reticulated sewerage connection may provide for better environmental outcomes than previously envisaged by unsewered rural residential development.

***State Planning Policy 3.7 Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas***

*State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the associated Guidelines assist in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning proposals in bushfire prone areas.

The proposal has had due regard to SPP 3.7 and demonstrates that bushfire risk can be managed within the subject land. SPP 3.7 requires that a public road access to a LSP which is a no-through road (which cannot be avoided) is to be a maximum of 200 metres from the subject lot(s) boundary to an intersection where two-way access is provided.

***Leeuwin-Naturaliste Ridge Sub-Regional Strategy***

The *Leeuwin-Naturaliste Ridge Sub-Regional Strategy* is an overarching strategic land use planning document outlining the WAPC approach to future planning and development within the City of Busselton and Shire of Augusta-Margaret River for the next 20 years. It will also inform a review of State Planning Policy 6.1 Leeuwin-Naturaliste Ridge.

The Strategy's Settlement Hierarchy identifies Vasse as a 'Town' that offers a level of service that generally deals with the daily needs of their service population. The structure plan proposal is generally consistent with this intent.

***Liveable Neighbourhoods (2015)***

*Liveable Neighbourhoods* is the primary policy for the design and assessment of structure plans and subdivision for new and infill urban areas. The policy promotes an urban structure of walkable neighbourhoods. Community facilities and services are accessed by walking, cycling and public transport through an efficient, interconnected movement network. Employment opportunities and economic sustainability are facilitated through a coherent hierarchy of activity centres. Resource Enhancement and Multiple Use wetland buffers are also referred to be 30m.

Of relevance to the proposal, the policy directs that activity centres are to be designed as pedestrian-scale mixed use centres with commercial, retail and public open space that supports economic and social activity. The retail component is to be ideally constructed facing the main street(s) to encourage pedestrian traffic, street activation and improved passing trade opportunities. The proposal generally aims to deliver this outcome.

Liveable Neighbourhoods (2009) provides policy guidance for through encouraging through road connections between old and new suburbs:

- *Element 2 (R17) – Street Connections to existing areas should be maximised to facilitate interconnection between new and existing communities. Street connections to existing areas should ensure that the traffic volumes on connected local residential streets are commensurate with the design. Where not practical or achievable pedestrian, bus and cycle access should be provided.*
- *Element 2 (R39) - the Local Street Network should provide a permeable network and cycling should be on street in low traffic volume areas cycling.*

### **Guidance Statement 33**

*Guidance Statement 33 (GS 33)*, is a comprehensive policy prepared to assist the integration of environmental protection and land use planning. GS 33 provides guidance on Wetlands and is relevant to the structure plan which abuts a resource enhancement wetland and a multiple use wetland which recommends a minimum 50m buffer distance which may vary based on biophysical assessment of an individual wetland. The applicant is seeking a reduction to the requirement of 50m and this will be addressed through further environmental investigations prior to subdivision.

### **Government Sewerage Policy**

The *Government Sewerage Policy (GSP)* is the Government's position on the provision of sewerage services in the State through planning and development of land. The GSP requires that the subdivision of residential land be provided with reticulated sewerage at subdivision stage, however, recognises the ability of the responsible authorities to approve on-site wastewater connections in certain situations. The minimum site requirements for on-site sewage disposal are outlined in the GSP, this includes sewerage sensitive areas, which have been identified in mapping which supports the implementation of the GSP.

A separation distance of 100m is recommended from a wetland, from the edge of the riparian vegetation. Further guidance is provided for land already zoned for Urban Development including those circumstances where sewerage is not planned to be provided.

The tip of Lot 578 is designated as sewerage sensitive which is considered to be outside of development areas. The structure plan has provided a statement which includes justification against clause 5.1.1 *Requirement to connect to reticulated sewerage* and clause 5.2 *On-site sewage disposal* and clause 5.2.2 *Separation from water resources*.

### **Financial Implications**

There are no financial implications associated with the officer recommendation.

### **Stakeholder Consultation**

Stakeholder consultation was undertaken in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. The Structure Plan was advertised for a period of 42 days and 34 submissions were received.

### **Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. No risks of a medium or greater level have been identified.

**Options**

As an alternative to the proposed recommendation the Council could:

1. Seek further information from the proponent before making a decision.
2. Decline to adopt the draft Local Structure Plan.
3. Recommend changes prior to WAPC approval of the draft Local Structure Plan.

**CONCLUSION**

Officers are recommending that the draft Local Structure Plan be adopted for final approval and forwarded to the Western Australian Planning Commission.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Implementation of the Officer Recommendation will occur within one month of the date of the delegated decision.



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51  
Lot 1403



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Location Plan

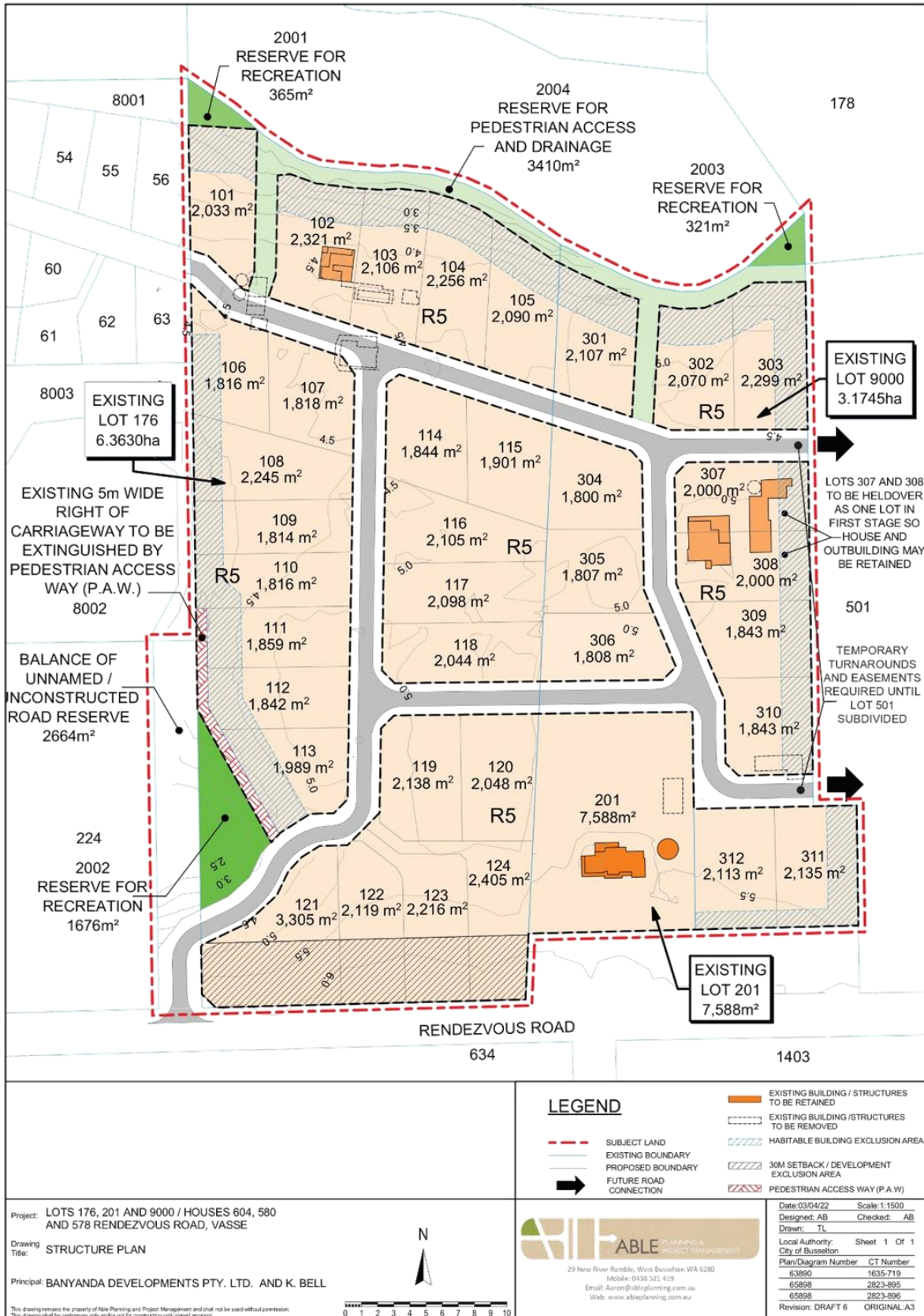
14/04/2022

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<p>1:8255 @ A4L</p>			



**STRUCTURE PLAN**  
**LOT 176 ON DIAGRAM 63890 AND LOTS 201 AND 9000 ON DEPOSITED PLAN 65898,**  
**HOUSES 604, 580 AND 578 RENDEZVOUS ROAD, VASSE**  
**(CERTIFICATES OF TITLE 1635/719, 2823/895 AND 2823/896)**

**STRUCTURE PLAN CONDITIONS**

1. As a condition of subdivision, and pursuant to section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009*, a covenant preventing vehicular access onto and from Rendezvous Road is to burden proposed lots 120 – 123, 211, 212 and 302 (inclusive) on the deposited plan.
2. Onsite sewerage disposal will require the use of secondary aerobic treatment units (ATUs) with the use of amended soil and inverted leach drains or disposal system for subsoil drippers where necessary to maintain the required separation from groundwater.

# STRUCTURE PLAN REPORT



*Lot 176 on Diagram 63890 &  
Lots 201 & 9000 on Deposited Plan 65898,  
Houses 604, 580 & 578 Rendezvous Road, Vasse  
(Certificates of Title 1635/719, 2823/895 & 2823/896)*



# STRUCTURE PLAN REPORT

*Lot 176 on Diagram 63890 &  
Lots 201 & 9000 on Deposited Plan 65898,  
Houses 604, 580 & 578 Rendezvous Road, Vasse*

*(Certificates of Title 1635/719, 2823/895 & 2823/896)*

**April 2022 (Rev. 2)**

PREPARED BY:



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ABN: 64 565 568 362

**ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the City/Shire/Town 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 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

\_\_\_\_\_ Witness

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

**TABLE OF AMENDMENTS**

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

**TABLE OF DENSITY PLANS**

Density Plan No.	Area of density plan application	Date endorsed by WAPC

## EXECUTIVE SUMMARY

Lots 176 and 9000 are 6.3630 ha and 3.1745 ha in area, respectively, while Lot 201 is only 7,588 m<sup>2</sup>. Collectively the lots make up a 10.2963 ha site located 3.4 km by road from the Vasse town centre to the northwest (**refer to Appendix A – Location Plan**).

The land within the study area starts at height levels above 6 m Australian height datum (AHD) in the south adjoining Rendezvous Road. It then falls very gently towards the unallocated Crown land (UCL) to the north. The land can be described as flat, with isolated highpoints above 5 m through the middle of the properties.

Most of the land is cleared, but there are some stands of exotic and Australian native trees scattered about, along with some interspersed local endemic trees in the north. Being grazing and horticulture land traditionally, there are no endemic understorey species intact.

Access to all three lots is gained principally by several crossovers and driveways onto Rendezvous Road along the southern boundaries. Rendezvous Road is a 100 km / h posted local distributor road (i.e. sealed, single-lane carriageway) that provides linkage between the rural distributors of Queen Elizabeth Avenue (east) and Kaloorup Road (west). Secondary access is provided to Lot 176 via the Bendjar Grove cul-de-sac head which abuts the western boundary at its north end. This is a local road with 6.2 m wide sealed pavement which, apart from the turning head, is contained in a 15 m wide road reserve.

As with most properties in the east Vasse, Lots 176, 9000 and 201 were originally zoned Rural Residential and included in the Development Investigation and Special Provision No. 4 (SP4) areas pursuant to *City of Busselton Local Planning Scheme No. 21* (LPS 21). Lot 176 also had small portions within the Wetland area.

Amendment No. 36 to LPS 21 that was gazetted on 4 June 2021 subsequently changed the base zoning to Urban Development and excluded the lots from the Development Investigation area. This amendment also made several changes to the SP4 area provisions, with an allowance that a separate structure plan for Lots 176, 9000 and 201 Rendezvous Road, can be prepared and implemented where demonstrated to the satisfaction of the WAPC that such does not prejudice the provision of the following to the balance of the SP4 area:

1. Reticulated sewerage.
2. Integrated road network and hierarchy.

The structure plan enclosed within this report is now formally put to the City of Busselton and WAPC for adoption and endorsement respectively in accordance with the new zoning and SP4 area provisions. The structure plan is intended to supersede the development guide plan already covering Lots 201 and 9000 endorsed by the WAPC in circa 2009. It also supersedes the structure plan for east Vasse covering the same land and which formed part of Amendment No. 336 to former *Shire of Busselton Town Planning Scheme No. 5* (TPS 5).

The structure plan submitted proposes 37 residential lots that are to be used and developed in accordance with the Urban Development zone, SP4 area provisions and specific structure plan requirements (**refer to Structure Plan – Page 4**). The lots range from 1,800 m<sup>2</sup> to 7,588 m<sup>2</sup> in area, with an average size of 2,207 m<sup>2</sup> over a net subdivisible area of 8.1641 ha.

The large residential lot sizes by modern standards reflects the original intent of providing a graduated transition from the Vasse residential cells to the grazing and viticultural land south of Rendezvous Road, most of which is still used for grazing. Such also respects the intent of the of the original structure plans to consolidate and increase special residential densities toward Vasse.

A summary of the structure plan outcomes is provided below (refer to **Table 1 – Overview of structure plan**).

**Table 1 - Overview of structure plan**

Item	Data		Structure Plan Ref. (Section No.)
Total area covered by the structure plan	10.2963 hectares		
Area of each land use proposed:	Hectares	Lot yield	
• Residential	8.1641	37	
• Commercial	0	0	
• Industrial	0	0	
• Rural residential	0	0	
Total estimated lot yield	37		
Estimated number of dwellings	37		
Estimated residential site density	0.22 dwellings per site / hectare		
Estimated population	111 based on 3 people per household (Vasse SSC – ABS, 2016)		
Number of high schools	0		
Number of primary schools	0		
Estimated commercial floor space	0 hectares		
Estimated area and percentage of public open space given over to:			
• Regional open space	0 hectares	0 %	
• District open space	0 hectares	0 %	
• Neighbourhood parks	0 hectares		
	0 parks		
• Local parks	0 hectares		
	0 parks		
Estimated percentage of natural area	0.2362 hectares 2.29 %		

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**Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse**

**PART ONE – IMPLEMENTATION**

**1. Structure plan area**

This structure plan is intended to apply to the following lots:

- Lot 176 on Diagram 63890, House 604 Rendezvous Road, Vasse (Certificate of Title 1635/719).
- Lot 201 on Deposited Plan 65898, House 580 Rendezvous Road, Vasse (Certificate of Title 2823/895).
- Lot 9000 on Deposited Plan 65898, House 578 Rendezvous Road, Vasse (Certificate of Title 2823/896).

Relevant prints of the certificates of title are enclosed (**refer to Appendix B – Certificates of Title**).

**2. Operation**

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

**3. Staging**

Staging of this structure plan is not considered desirable by the owners of Lots 176 and 9000 given –

- the small number of lots proposed;
- the fact that all required infrastructure is available;
- reticulated sewerage, extensive drainage (including sub-soil etc.) and bulk filling of lots is not required, making works less complicated and less costly; and
- the general intent of the major parties involved.

Notwithstanding this, given the only underground services will be power, water, gas and telecommunications, while drainage and access (including emergency access way) could be accommodated by temporary easements over balance of title, it is conceivable that the subdivision could be staged if required.

**4. Subdivision and development requirements**

**4.1 Land use zones and reserves requirements within structure plan area**

All lots will be subject to the Urban Development zone and SP4 area land use, subdivision and development provisions within LPS 21. The structure plan itself shows the lots as having an applied

### Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse

coding of R5, where the lots will be subject to respective site requirements of *State Planning Policy No. 7.3: Residential Design Codes Volume 1 (R-Codes Volume 1)*. It should be noted, however, that while minimum R5 setbacks will apply, dwelling position will largely be dictated by the BMP and site-specific BAL assessment and certificate at the building permit application stage.

Following completion of the subdivision, and the registration of certificates of titles for all lots, it is anticipated that the City of Busselton will rezone the private lots Residential and apply an R5 coding, presumably by an omnibus amendment to the local planning scheme of the day. All reserves will be ceded to the Crown are expected to be reserved for their appropriate purpose under the same amendment to the local planning scheme.

#### 4.2 Mechanisms to protect environmental or heritage features

The more site specific mechanisms to preserve natural / environmental features are listed on the second sheet of structure plan conditions, although the few-remaining natural features have been protected through avoidance by design. More specifically, the structure plan identifies several small reserves where retention and enhancement of wetland vegetation will occur.

#### 4.3 Responses to hazards and separation areas

The greatest hazard facing this and surrounding lots is bushfire which is being addressed via the preparation and implementation of a BMP. Being predominantly flat but with highly-permeable soils, the property is not subject to water erosion issues, however surface and groundwater quality will need to be treated and protected appropriately via the drainage design prepared by the civil engineer.

#### 4.4 Responses to or staging in relation to major infrastructure

As the subdivision relies upon cable and small pressure-pipe services only (i.e. underground power, telecommunications, water and natural gas), which do not require major upgrades, there is no need to stage development. There is also no district drainage scheme in place, so drainage will be dealt with on a site-specific basis. Road access is also available, both in terms of access from the existing distributor road (Rendezvous Road), plus road access from the existing local road system (Bendjar Grove) as identified on the approved structure plan for *Heron Lake* (what were Lots 27 and 9507 Rendezvous Road). The subdivision will be connected to both roads to meet contemporary bushfire planning access requirements, predominantly connection to two local roads in different directions of travel.

In this instance connection of the lots to the Water Corporation's reticulated sewerage scheme is not proposed following assessment against the relevant 'tests' of *Government Sewerage Policy*. These tests were put forward by the City of Busselton and Department of Planning, Lands and Heritage (DPLH) as follows:

- "a) Whether or not it is reasonable to connect the future subdivision to existing reticulated sewerage (via an extension from the vacuum sewer at Heron Lake);**
- b) Whether or not the absence of reticulated sewerage will prejudice, physically or financially, the ability to provide sewerage to the whole of Vasse East."**

On item a) proper servicing investigations have concluded that the proposed subdivision / development cannot be reasonably connected to reticulated sewerage. Advice from consulting civil engineers is that servicing a subdivision of Lots 176, 201 and 9001 with reticulated sewerage will require a new pressure main to be constructed in accordance with the Water Corporation's sewer

**Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse**

strategy plan. This plan shows Lots 176, 201 and 9000 being serviced by a new vacuum sewer line connecting into Pearson Drive, much further west and through Lots 8002 (conservation reserve), 634 and 250. This extension has been determined to be problematic overall, not only from a cost perspective but due to environmental hurdles (clearing and excavating acid sulfate soils at every directional drill length through a Resource Enhancement wetland which is now part of a rehabilitated conservation reserve), Aboriginal heritage issues (especially when Aboriginal heritage consultation report for *Heron Lake* identified 'cultural values and practices' associated with the wetland and for it to be protected), social disruption (i.e. damage to existing roads, crossovers and other infrastructure in Pearson Drive) and the need to obtain consent from four separate landowners (including the State of WA), all with varying intentions and timeframes. Due to this, the advice from consulting engineers, supported by the land servicing branch of Water Corporation, is that Lots 176, 201 and 9000 cannot be reasonably be connected to the vacuum service to the west (Vasse), while the lots are also outside the catchment to the east. Hence only underground power, telecommunications, water and natural gas are proposed, and these can be facilitated by simple extension of the existing mains working ends in Bendjar Grove to the northeast. Wastewater will be treated and disposed of through the use of individual secondary treatment systems developed on each lot.

In respect to item b) using the open space mapping for east Vasse, it has been determined that the land east of Lots 176, 201 and 9000 Rendezvous Road has a developable area of 46.7356 ha outside of the nominated open space areas (most is areas with remnant trees and vegetation, but can be developed as active or passive open space). To determine the approximate lot yield outside of nominated open space areas, conservation areas and other deductions, an average density of R15 (666 m<sup>2</sup> per dwelling) is considered an appropriate median that balances out the higher (R30 / R40) and lower densities (R12.5 / R10) that may be applied throughout, plus other land committed to small activity centres, community sites, roads / pedestrian access ways, utilities and drainage reserves.

If an R15 average density is applied to the 46.7356 hectares of developable area, the resultant yield for the balance of Vasse east is just over 700 lots, a significant settlement in its own right.

The Water Corporation's sewer concept plan shows the land east of Lots 176, 201 and 9000 being serviced by the proposed sewer catchment / scheme draining / pumping east. Specifically, it shows Lots 178, 501, 1445 and 9003 Rendezvous Road / Busselton Bypass being gravity drained northeast and through *The Woods on Rendezvous* to a Type 90 pump station adjoining the Busselton Bypass. From there it is pumped east by pressure main to a future discharge point into a future gravity scheme in *Dunbarton* (infill sewerage scheme). Because Lots 176, 201 and 9000 Rendezvous Road are outside this eastern gravity-fed sewer catchment designated for the east, they really have no 'physical' bearing on provision of sewer to the remainder of east Vasse, being Lots 178, 501, 1445 and 9003.

Further, in accordance with Water Corporation's Headworks Delivery Manual, once east Vasse is brought under the Water Corporation's 5-year CIP, the owners / developers of Lots 178, 501, 1445 and 9003 may construct the headworks infrastructure required to accommodate connections to reticulation assets in accordance with the Water Corporation's conceptual scheme planning, then be reimbursed after 12 months operation (defects period). Headworks infrastructure that comes under this 'pre-fund' arrangement include wastewater pumping stations and pressure mains, plus main sewers larger than 300 mm. Accordingly, most of the significant assets required to bring Lots 178, 501, 1445 and 9003 would be covered and reimbursed to the developer(s). Most lenders are aware of developer-constructed work agreements with Water Corporation and would regard these as bankable cost-recovery mechanisms. Hence there is no 'financial' prejudice to the development of the remainder of east Vasse, notwithstanding the fact that Lots 176, 201 and 9000 are not in this sewer catchment.

### **Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse**

#### **4.5 Arrangements to interface with land adjoining the structure plan area**

The structure plan generally shows R5 lots of a similar area, width and depth. Such is seen as a sensible transition to the slightly smaller, fully-serviced lots within *Heron Lake* to the northwest, while also being large enough to respect the existing traditional rural residential lots adjoining to the east and lower west.

#### **4.6 Public open space**

No true open space is provided consistent with the practice applied to other special residential subdivisions in the east Vasse cell, plus the pre-submission direction given by the City of Busselton. As is generally accepted, lots over 2,000 m<sup>2</sup> generally contain their own degree of self-contained passive and active recreational spaces, and any space that may be provided is often poorly or under-utilised.

#### **4.7 Residential density targets**

There are no specific residential density targets applied under the higher level strategic plans and strategies and sub-regional structure plans prepared and / or endorsed by the WAPC.

### **5. Local development plans**

None required.

### **6. Other requirements**

#### **6.1 Infrastructure corridors and / or infrastructure upgrades required**

No significant infrastructure corridors are required, while servicing will be limited to extension of the four basic 'common trenched' underground services of water, power, gas and broadband telecommunications. These common services will be extended in the proposed road network, including the connections from the structure plan area further east, while sewerage to the land further east will be provided by Water Corporation's planned scheme extending west from Kookaburra Avenue, not from Vasse.

#### **6.2 Funding arrangements for the provision of standard and community infrastructure**

The current arrangement is for 'per-lot' contributions to be collected by the City of Busselton under its local planning scheme and local planning policies. These funds are then used for upgrades and improvements of roads, paths and general community infrastructure in the immediate locality and district. In a similar manner, Busselton Water and Western Power also require payment of infrastructure contributions (headworks) for each lot, plus relevant fees to connect each lot to the water and power supply networks.

### **7. Additional information**

This structure plan requires the following additional information to be submitted at the set stages.

**Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse**

<b>Additional information</b>	<b>Approval stage</b>	<b>Consultation required</b>
Urban water management plan	Condition of subdivision approval requiring the plan to be prepared and approved prior to site works, and implemented prior to clearance of the same condition.	City of Busselton in consultation with Department of Water and Environmental Regulation
Foreshore management plan	Condition of subdivision approval requiring the plan to be prepared and approved prior to site works, and implemented prior to clearance of the same condition.	City of Busselton

*Lots 176, 201 & 9000 Rendezvous Rd, Vasse  
Site and Soil Evaluation*

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#### Document Control

Version	Date	Author	Reviewer
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#### Limitations

This report has been prepared by Accendo Australia Pty Ltd in accordance with the scope limitations provided in this report, or as otherwise agreed, between the Client and Accendo.

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The report is based on site specific conditions encountered and information received at the time of preparation of this report or the time that site investigations were undertaken. Accendo disclaims responsibility for any changes that may have occurred after this time.

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## EXECUTIVE SUMMARY

This Site and Soil Evaluation (SSE) has been prepared by Accendo Australia on behalf of Banyanda Investments Pty Ltd, to support development of Lots 176, 201 and 9000 Rendezvous Road, Vasse (herein referred to as the subject site) (refer to **Figure 1**). The subject site is located in the municipality of the City of Busselton within Western Australia and is approximately 9 km west-southwest of the Busselton town centre.

The subject site is approximately 10.3 hectares (ha) in area and is currently zoned 'Urban Development' pursuant to the City of Busselton's *Town Planning Scheme No. 21*. This enables residential subdivision within the subject site in accordance with an approved Structure Plan.

A Structure Plan (Able Planning 2020) (refer to **Appendix A**) has been prepared for the subject site which provides for a 37 lot rural residential development, including Lot 201 (7,588 m<sup>2</sup>) and 36 new lots ranging from 1,800 m<sup>2</sup> to 3,963 m<sup>2</sup> in size. It also incorporates three Reserves for Recreation and one reserve for Pedestrian Access and Drainage with a total area of 6,252 m<sup>2</sup>. A 30 m development setback has been provided to Rendezvous Road.

A Geotechnical Report (WML Consultants Pty Ltd 2019) has been prepared for the subject site in which soil characteristics were investigated to determine the soil types and suitability for effluent disposal.

Groundwater level monitoring has also been undertaken within the subject site to obtain seasonal peaks during 2015 and 2016.

A Local Water Management Strategy has also been prepared by Accendo Australia in 2015 and amended in 2019 and 2021 (Accendo 2021).

This SSE report has been prepared to support the development of the subject site. It investigates the existing environment and the suitability of the subject site for onsite effluent disposal, including the appropriate location for onsite disposal to comply with the relevant regulations and guidelines.

Based on the regulatory requirements and site characteristics, the use of onsite effluent disposal for the development is considered to be suitable provided the following measures are implemented:

- The inclusion of a secondary treatment system (such as an Aerobic Treatment Unit);
- Utilise subsurface or drip irrigation systems within the land application area;
- Importation of high PRI fill to raise the ground surface to ensure 0.6 m separation to groundwater and increase nutrient retention abilities; and
- Establish vigorous vegetation on and in proximity to the application areas to promote the formation of biological pores and the uptake of water.

Based on this assessment and compliance with the above management measures, Accendo considers that the subject site is suitable for onsite effluent disposal in association with the development.

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## 1 INTRODUCTION

### 1.1 Background

This Site and Soil Evaluation (SSE) has been prepared by Accendo Australia on behalf of Banyanda Investments Pty Ltd, to support development of Lots 176, 201 and 9000 Rendezvous Road, Vasse (herein referred to as the subject site) (refer to **Figure 1**). The subject site is located in the municipality of the City of Busselton within Western Australia and is approximately 9 km west-southwest of the Busselton town centre.

The subject site is approximately 10.3 hectares (ha) in area and is currently zoned 'Urban Development' pursuant to the City of Busselton's *Town Planning Scheme No. 21*. This enables residential subdivision within the subject site in accordance with an approved Structure Plan.

A Structure Plan (Able Planning 2020) (refer to **Appendix A**) has been prepared for the subject site which provides for a 37 lot rural residential development, including Lot 201 (7,588 m<sup>2</sup>) and 36 new lots ranging from 1,800 m<sup>2</sup> to 3,305 m<sup>2</sup> in size. It also incorporates three Reserves for Recreation and one reserve for Pedestrian Access and Drainage with a total area of 6,252 m<sup>2</sup>. A 30 m development setback has been provided to Rendezvous Road.

A Geotechnical Report (WML Consultants Pty Ltd 2019) (refer to **Appendix B**) has been prepared for the subject site in which soil characteristics were investigated to determine the soil types and suitability for effluent disposal.

Groundwater level monitoring has also been undertaken within the subject site to obtain seasonal peaks during 2015 and 2016 (Accendo Australia 2017) (refer to **Appendix C**).

A Local Water Management Strategy has also been prepared by Accendo Australia in 2015 and amended in 2019 and 2021 (Accendo 2021) (refer to **Appendix D**).

### 1.2 Purpose

In consideration of the above, the purpose of this report is to determine the suitability of the subject site for onsite effluent disposal and the appropriate on-site effluent systems to comply with the following policies and standards:

- *Government Sewerage Policy* (September 2019), Department of Planning, Lands and Heritage (DPLH).
- *Australian/New Zealand Standard On-site domestic wastewater management (AS/NZS 1547:2012)* (February 2012).

### 1.3 Description of Development

The proposed development consists of 37 lots, ranging from 1,800 m<sup>2</sup> to 7,588 m<sup>2</sup> in size (refer to **Appendix A**). Onsite wastewater treatment and disposal will be required for each lot. The Australian Standard (AS/NZS 1547:2012) provides guidance on the calculation of expected wastewater design flows, established on the basis of peak occupancy and water supply (as outlined in Table H1 in AS/NZS 1547:2012).

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**Table 1. Typical Domestic Wastewater Design Flow Allowances – Australia.**

Source	Typical wastewater design flows (L/person/day)	
	Residential premises	On-site roof water tank supply
	120	150
Source: Australian Bureau of Statistics. Water Account 2004/2005. Chapter 7 Figure 7.3		

Based on a maximum occupancy of six persons per house, the total wastewater produced per day would range from 720 L to 900 L per lot, dependent on the water source. Over the total 37 lots this would amount to between 26,640 L to 33,300 L of wastewater produced per day. Given that the wastewater for each lot is to be processed within the lot, the on-site effluent systems must be capable of processing 900 L per day.

## 2 BIOPHYSICAL ENVIRONMENT

### 2.1 Topography, Landforms and Soils

The subject site rises from the wetlands to the north and west, creating an elevated plain which is currently comprised of paddocks and residences. The contour lines indicate that the majority of the subject site is relatively flat with an elevation between 4 – 5 m Australian Height Datum (AHD). The elevation gently rises to 6 m AHD in the south of the subject site.

Geomorphologic classification for the subject site reported in the *Geological Survey of Western Australia Busselton Sheet 1930 I 1:50,000 Environmental Geology Series* (Belford 1987) indicates that the geology consists of sand derived from Tamala limestone and silty sand of alluvium origin. Furthermore, the geological mapping indicates the potential presence of heavy minerals within the sand.

In addition, subject to Tille and Lantzke's (1990) *Land Resources Series No 5 for the Busselton Augusta Margaret River Area for Land Capability Study*, the subject site has been classified as 'Abba Plains Land System' described as 'poorly drained flats, on the southern Swan Coastal Plain. Grey deep sandy duplex and wet soil.'

The Department of Primary Industry and Regional Development's (DPIRD's) Natural Resource Information Portal (NRInfo) maps the subject site as occurring largely within the Jindong flats Phase, consisting of "well drained flats with sandy gradational grey brown (Busselton) soils, some red brown sands and loams (Marybrook Soils)".

### 2.2 Surface Water

Surface water characteristics of the site are discussed in detail in the Stormwater Management Strategy (**Appendix C** of the LWMS (**Appendix D**)) and are summarised below.

The subject site is located immediately southeast of the Vasse townsite and lies on the south western fringe of the Broadwater Nature Park. The properties are well elevated at a height of approximately 5.0 m AHD, some 4.0 m above the adjacent Broadwater Wetlands. The site specific geotechnical investigation confirmed the subsurface geology to comprise well-draining sand to a depth in excess of 2.0 m, except in an isolated location on the western boundary where rock was encountered at 1.2 m (WML 2019) (refer to **Figure 1**). There is no evidence of surface water inundation in the area proposed for development. A tributary wetland associated with the Broadwater Nature Reserve lies to the north at an RL 1.0 m AHD.

Due to its proximity and elevation above the Broadwater Wetlands to the north, stormwater run-off is ultimately directed to this body. Transmission however is predominantly via groundwater movement through sandy surface soil sand, not through direct surface run-off.

The 1:100 year flood level within the Broadwater wetland area has been established by the DWER at 1.65 m AHD. Ground levels within the development area (minimum 4.0 m AHD) are sufficiently above the flood level to protect it from inundation from this source.

Wetlands within Western Australia are classified on the basis of landform and water permanence pursuant to the Semeniuk (1995) classification system (refer to **Table 2**).

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**Table 2. Wetland classifications (Semenuik 1995).**

Water Longevity	Landform				
	Basin	Channel	Flat	Slope	Highland
Permanent Inundation	Lake	River	-	-	-
Seasonal Inundation	Sumpland	Creek	Floodplain	-	-
Intermittent Inundation	Playa	Wadi	Barlkarra	-	-
Seasonal Waterlogging	Dampland	Trough	Palusplain	Paluslope	Palusmont

Areas of wetlands have been mapped previously by Semenuik (1995) across the entire Swan Coastal Plain. This mapping has been converted into a digital dataset that is maintained by the DBCA and is referred to as the 'Geomorphic Wetland of the Swan Coastal Plain' dataset. This dataset contains information on geomorphic wetland types and assigns management categories that guide the recommended management approach for each wetland area. The wetland management categories and management objectives are listed in **Table 3**.

**Table 3. DBCA wetland management categories (Semenuik 1995).**

Category	Description	Management Objectives
Conservation	Wetlands support a high level of ecological attributes and functions.	Highest priority wetlands. Objective is to preserve and protect the existing conservation values of the wetlands through various mechanisms including: <ul style="list-style-type: none"> <li>• Reservation in national parks, crown reserves and State owned land,</li> <li>• Protection under Environmental Protection Policies, and</li> <li>• Wetland covenanting by landowners.</li> </ul> No development or clearing is considered appropriate. These are the most valuable wetlands and any activity that may lead to further loss or degradation is inappropriate.
Resource Enhancement	Wetlands which may have been partially modified but still support substantial ecological attributes and functions	Priority wetlands. Ultimate objective is to manage, restore and protect towards improving their conservation value. These wetlands have the potential to be restored to Conservation category. This can be achieved by restoring wetland function, structure and biodiversity.
Multiple Use	Wetlands with few remaining attributes and functions	Use, development and management should be considered in the context of ecologically sustainable development and best management practice catchment planning through landcare.

The subject site contains a Resource Enhancement (RE) wetland (UFI 13206) and a Multiple Use (MU) wetland (UFI 15809), as described in the DBCA's *Geomorphic Wetlands, Swan Coastal Plain* dataset (refer to **Figure 1**).

The RE wetland mapping on the western boundary of the subject site contains an elevated area comprised of paddock grasses and introduced *Eucalyptus* species. Accordingly, this area is not representative of a RE wetland, which is further supported by the findings of the geotechnical investigation (refer to **Appendix B**). The Structure Plan has been designed to restrict the clearing of any riparian vegetation and protect 1,676 m<sup>2</sup> of wetland dependent vegetation within a Reserve for Recreation and Drainage.

The north-western extent of the subject site is mapped as a MU palusplain. This wetland category requires drainage strategies to be incorporated in the planning of the development in order to protect against flooding including protection of groundwater and surrounding surface water resources. The Structure Plan provides an extension of an existing Reserve for Recreation and Drainage within this area.

## 2.3 Groundwater

### 2.3.1 Aquifers

The catchments within the subject site are underlain by the Superficial aquifer, which is approximately 10m thick. Below lies the Leederville aquifer, a confined aquifer that is recharged by direct infiltration of rainfall on the Blackwood Plateau.

#### *Superficial Aquifer*

The Superficial aquifer forms an unconfined aquifer beneath the Swan Coastal Plain and collectively includes the Tamala Limestone, Bassendean Sand, Guildford formation and Yoganup formation. As a result of the variable formations within the aquifer, a large variation in permeability, salinity, recharge rates and soil type is experienced. Throughout these formations there are areas of high potential ASS.

The soil within the Superficial aquifer is predominantly clay based, with 40% sand and limestone. The soil increases in clay content in proximity to the Whicher Scarp and the Bunbury Basalt.

The aquifer is fully recharged and saturated during the winter months resulting in large areas of water logging. However, the existing extensive drainage network captures and diverts the majority of excess water. Groundwater salinity increases from <1000 mg/L towards the southern boundary of the aquifer to approximately 7000 mg/L towards the coast (DWER 2021).

#### *Leederville Aquifer*

The Leederville Aquifer is a significant aquifer located to the north and west of the Gngara Mound and has an average thickness of approximately 30m. Beneath the subject site the flow is northwards.

The Leederville formation consists predominantly of the Upper and Lower Vasse members overlying the deeper Yarragadee formation. Depth of the aquifer ranges from 15–200 m BGS depending on the site location and distance from the coast. The thickness of the aquifer increases significantly to the west, within the vicinity of the subject site.

Groundwater salinity ranges across the sub-area up to 1500 mg/L in the shallower parts of the aquifer towards the coast (DWER 2021).

The subject site is not located within a proclaimed groundwater area under the *Rights in Water and Irrigation Act 1914* (RIWI Act).

To protect the State's drinking water resources the DWER has defined certain Priority Classification Areas within the Public Drinking Water Source Areas (PDWSA) providing three levels of groundwater quality protection. These are based on the principles of risk avoidance (Priority 1), risk minimisation (Priority 2) and pollution limiting (Priority 3). The subject site does not lie within any existing or potential PDWSAs.

## 2.4 Sewage Sensitive Areas

The *Government Sewerage Policy* (GSP) (DPLH 2019) was produced to establish the Western Australian Government's position on the provision of sewerage services in the State. It requires reticulated sewerage to be provided during the subdivision and development of land where possible. Reticulated sewerage is not available within the subject site, therefore sewerage disposal is to adopt a best practice approach in

accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management* and the GSP.

The general site requirements for on-site effluent disposal are outlined in the GSP and *AS/NZS 1547:2012* and are dependent on whether the site is located within a sewage sensitive area (as defined within the GSP). The proposed lots to be developed within the subject site are not mapped as occurring within a sewage sensitive area with only a small portion (approximately 25 m<sup>2</sup>) mapped as being a sewage sensitive area (refer to **Figure 2**).

## **2.5 Climate**

The climate at the subject site can be described as warm and temperate with wet winters and dry summers. Climatic data from the closest weather station (Busselton Shire No. 009515) indicates an annual average rainfall of 807 mm with the majority falling between May and September. June has the highest mean rainfall, with a mean of 165.28 mm, and January has the lowest with 10.3 mm.

The mean maximum temperatures range from 28.5°C in January to 16.3°C in July, and mean minimum temperatures range from 7.5°C in July and August to 14°C in February (Bureau of Meteorology 2021).

## 3 SITE ASSESSMENT

### 3.1 Site Specific Investigation

In order to provide a measure of on-ground verification of the site characteristics that can be used to determine the suitability of onsite effluent disposal, a number of site-specific parameters were investigated during a geotechnical investigation (WML Consultants 2019) undertaken on the 27<sup>th</sup> February 2019 (refer to **Appendix B**). This investigation comprised:

- Nine hand augered (HA) boreholes - majority of boreholes were terminated at the target depth of 2 m;
- Three in-situ Permeability tests using the Talsma-Hallam Permeameter in accordance with AS10547-2012;
- Sampling of six phosphorus retention index (PRI) tests; and
- Sampling of three soil classification tests (PSD/PI).

#### 3.1.1 Sub Surface Profile

During the geotechnical investigation, it was determined that subsurface conditions within the investigation area are reasonably consistent, being comprised of (WML Consultants 2019):

- Dry, dark brown, loose, fine to medium grained, **silty SAND** with a trace of organics and trace of fine to medium roots. TOPSOIL – typically 0.2 m thick;
- Dry to moist, pale brown, medium dense, fine to medium grained, **SAND** with a trace of silt; and
- Moist, pale cream yellow, medium dense, fine to medium grained, **SAND**.

The subsurface profile can generally be described as consisting of a dark brown silty sandy topsoil occurring to a depth of 0.2 – 0.3 m underlain by slightly less silty brown sand underlain by various layer of clear sand associated with Tamala limestone.

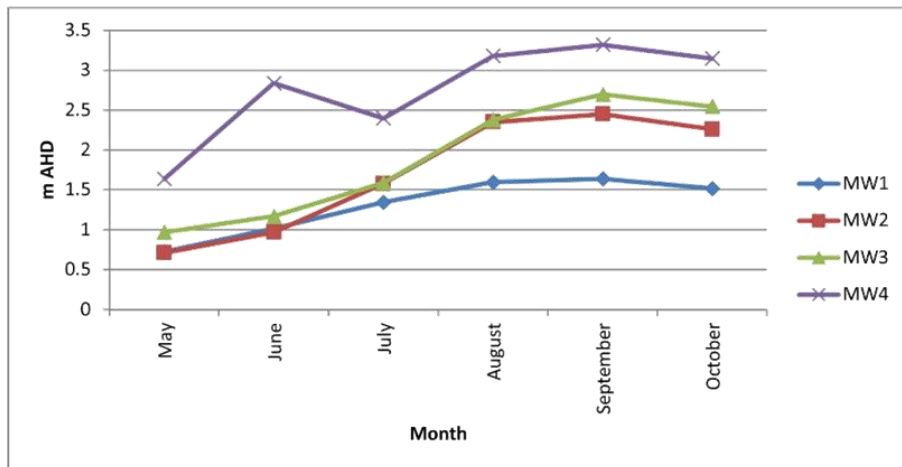
Refusal at depths of 1.5 m and 1.2 m on rock was seen at HA2 and HA3 respectively with all other boreholes reaching the target depth of 2.0 m. At HA6, HA7 and HA9 at a depth between 1.5 m – 2.0 m the clean pale cream yellow sand was underlain by slightly cohesive sand with some clay of a similar colour which was sticky to touch and slightly coarser (WML Consultants 2019).

#### 3.1.2 Groundwater Levels

Four groundwater monitoring bores were installed within Lot 176 on the 7th May 2015. Monthly groundwater level monitoring was conducted at each of the four bores within Lot 176 from May to October 2015.

Results for the seasonal peak were all in excess of 1.7 m below ground level (BGL). The groundwater level results for the 2015 monitoring period are provided below in **Graph 1**.

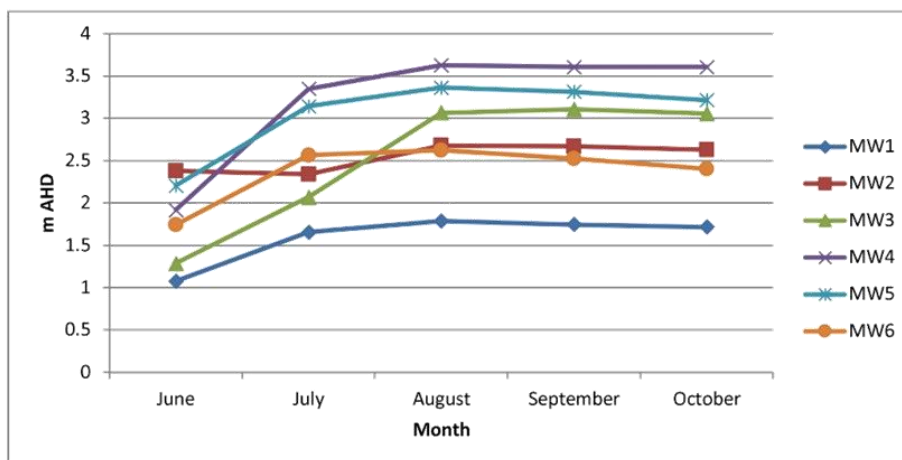
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**Graph 1. 2015 groundwater levels within Lot 176.**

Two groundwater monitoring bores were installed within Lot 9000 on the 24th June 2016. Monthly groundwater level monitoring was conducted at each of the four bores within Lot 176 and the two bores within Lot 9000 from June to October 2016.

Despite some of the bores being in proximity to wetland areas, results for the seasonal peak were all in excess of 1.4 m BGL. The groundwater level results for the 2016 monitoring period are provided below in **Graph 2**.



**Graph 2. 2016 groundwater levels within the subject site.**

Adjusted Maximum Groundwater Levels (MGLs) were calculated for each of the six monitoring bores and are provided below in **Table 4** (refer to **Appendix C**).

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**Table 4. Adjusted MGLs for the subject site.**

Monitoring Bore	Adjusted MGL (m AHD)	Ground Level (m AHD)	Separation Distance (m AHD)
MW1	2.1	3.6	1.5
MW2	3.2	4.8	1.6
MW3	3.6	5.7	2.1
MW4	4.3	5.1	0.8
MW5	4.0	5.6	1.6
MW6	3.1	5.0	1.9

For the monitoring bores within the subject site a separation distance between the MGL and building floor level of 1.5 m AHD is largely achieved excluding one bore which is located immediately adjacent to the RE wetland (refer to **Appendix C**). Based on these results, it is considered likely that the fill requirements will be minimal to enable an adequate separation distance to groundwater from building floor levels.

### 3.1.3 Soil Testing

#### 3.1.3.1 Phosphorus Retention Index

The geotechnical investigation also involved an assessment of Phosphorous Retention Index (PRI) in relation to onsite effluent disposal.

Six samples were analysed for PRI at variable depths whereby the values ranged from 13 to 35, with an average of 24 (refer to **Table 5**). Soil modification is expected to be required for 'moderately absorbing' soils to adequately increase PRI.

Further testing is suggested in order to better outline the phosphorus adsorption qualities for each lot to inform the need for soil modification at effluent disposal locations.

**Table 5. PRI results from geotechnical investigation (WML Consultants 2019).**

Location	PRI (mL/g)	Classification
HA1 0.2 – 0.6	21	Strongly absorbing
HA4 0.6 - 0.8	22	Strongly absorbing
HA4 0.9 – 1.2	13	Moderately absorbing
HA6 1.5 – 2.0	35	Strongly absorbing
HA7 0.2 – 0.6	33	Strongly absorbing
HA8 0.5 – 1.0	20	Moderately absorbing

#### 3.1.3.2 Permeability Testing

Three *in situ* permeability tests were conducted within the subject site, with all tests conducted on surface soils to a depth of 650 mm. Based on the results, a design value of permeability of 1 m/day has been recommended for the subject site (WML Consultants 2019).

#### 3.1.4 Groundwater Quality

No investigations have yet been conducted into groundwater quality at the subject site. Nutrient levels are expected to be elevated in consideration of the historical land uses.

#### 3.1.5 Soil Categorisation

Soil categorisation is provided within the *AS/NZ Standard 1547-2012* considering several important soil properties such as:

- Soil texture;
- Sodicity and dispersiveness;
- Soil structure;
- Presence, density and sizes of biological pores – ‘areal porosity’;
- Soil bulk density; and
- Soil permeability.

In accordance with Table 5.1, Table E1 of *AS1547:2012*, all soils located within the subject site can be categorised as:

- Soil Category 1, Gravels and sands.

## 4 MANAGEMENT MEASURES

### 4.1 General Site Requirements

The general site requirements for on-site effluent disposal are outlined in the *Government Sewerage Policy* (DPLH 2019) and *AS/NZS 1547:2014* and are summarised in **Table 6** below. Compliance with these requirements in relation to the proposed development is also discussed.

**Table 6: Site requirements for on-site effluent disposal and compliance with the proposed development.**

Feature	Minimum Requirement	Compliance
Minimum lot size	Urban/Industrial subdivision outside public drinking water source areas and sewage sensitive areas – 2,000 m <sup>2</sup>	The minimum lot size proposed is 1,800 m <sup>2</sup> , while this is marginally below the 2,000 m <sup>2</sup> compliance with all required setbacks and margins can be achieved within the proposed Lots.
Separation from water resources	<p>An on-site sewage system is not to be located within:</p> <ul style="list-style-type: none"> <li>• A wellhead protection zone or on Crown land within a reservoir protection zone;</li> <li>• 100 metres of the high water mark of a reservoir or 100 metres of any bore used for public drink water supply where: <ul style="list-style-type: none"> <li>○ A wellhead protection zone or reservoir protection zone has not been assigned; or</li> <li>○ Where existing lots would be rendered undevelopable by the wellhead protection zone;</li> </ul> </li> <li>• 30 metres of a private bore used for household/ drinking water purposes;</li> <li>• 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer.</li> <li>• 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment;</li> <li>• Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.</li> </ul>	<p>A significant wetland is defined within the GSP as ‘Includes Ramsar Wetlands; those listed in the Australian Government’s Directory of Important Wetlands in Australia; wetlands categorised as Conservation Category in the Department of Biodiversity, Conservation and Attraction’s Swan Coastal Plain geomorphic wetlands database, wetlands listed in the South Coast Significant Wetlands database and other wetlands that have been identified for protection during the land planning process’. The wetlands located within the subject site are not included in this definition therefore a 100 m buffer is not required.</p> <p>There are two household bores currently located within existing lots 176 and 9000. The bore located within Lot 176 is associated with the dwelling to be removed, therefore it is likely that this bore will be removed. The bore associated with Lot 9000 may be retained with the existing infrastructure but will be located greater than 30 m from any application area.</p> <p>The subject site is not located within an area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.</p>

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Feature	Minimum Requirement	Compliance
Separation from groundwater	<p>The discharge point of the on-site sewage system should be</p> <ul style="list-style-type: none"> <li>For loams and heavy soils, at least 0.6 m</li> <li>For gravels, at least one metre</li> <li>For sands, at least 1.5 metres. Where a nutrient retentive secondary treatment system is used, at least 0.6 metres.</li> </ul>	<p>A separation distance between the maximum groundwater levels and building floor level of 1.5 m AHD is achieved excluding an area adjacent to the RE wetland, which had a separation distance of 0.8 m AHD. Accordingly, a separation of at least 0.6 m above highest seasonal water table will be achieved.</p>
Land Application Area	<p>Each lot should be of sufficient size to accommodate development and an unencumbered land application area for the disposal of sewage.</p> <p>The land application area includes the area restricted to the distribution of treated sewage only and should be kept free of any temporary or permanent structure, should not be built on or paved in a manner which precludes access, not be subject to vehicular or regular foot traffic and should be kept in a manner which enables servicing and maintenance of the disposal system.</p>	<p>Land application areas will be dependent upon the application method and are discussed further in <b>Section 4.3</b>. The subject site is of sufficient size that the application area can be accommodated within each lot.</p> <p>Manufacturer's guidance in respect to setback requirements will be complied with.</p>
Slope and instability	<p>Where slope exceeds one in five the land application area should be engineered to prevent run-off from the land application area.</p>	<p>Topographic contours indicate that the subject site is relatively flat and the gradient will not exceed 1:5.</p>
Setback from infrastructure	<p>Horizontal setback from</p> <ul style="list-style-type: none"> <li>property boundary 1.5 to 50m</li> <li>buildings/houses 2.0 to &gt;6 m</li> </ul>	<p>Required setbacks will depend upon the final system design. Compliance with this requirement will be ensured during the final design phase.</p>

#### 4.2 Treatment Type

The conventional system for onsite disposal and treatment of domestic liquid waste consists of one or more septic tank units connected to a soil absorption system such as a leach drain. Septic tank units are typically connected to two leach drains to enable the release of effluent.

The use of conventional septic tank systems is not considered suitable for this subject site due to the soil type, separation to groundwater and proximity to wetlands. To ensure the treated effluent is of a suitable quality, the use of secondary treatment systems (such as an Aerobic Treatment Unit) will be required for this site.

#### 4.3 Land Application System

Tables K1 and K2 in *AS/NZS 1547:2012* provide guidance on the selection and design of land application systems with respect to site, soil and climatic factors. The subject site is associated with several limitations associated with onsite effluent disposal including a soils with a moderate adsorption ability, varying

separation to groundwater and the proximity of wetland areas. Accordingly, the following management measures are recommended:

- The inclusion of a secondary treatment system (such as an Aerobic Treatment Unit);
- Utilise subsurface irrigation systems within the land application area;
- Importation of high PRI fill to raise the ground surface to ensure 0.6 m separation to groundwater and increase nutrient retention abilities where required; and
- Establish vigorous vegetation on and in proximity to the application areas to promote the formation of biological pores and the uptake of water.

Indicative land application areas including setbacks from infrastructure will be dependent on the final system design and should be determined in line with manufacturer's guidelines.

#### 4.3.1 Irrigation Systems

Irrigation systems increase evapotranspiration in the shallow topsoil layer of a land application area, rather than relying fully on hydraulic seepage in the subsoil (AS/NZS 1547:2012). Given the size of lots and separation to groundwater in some lots, subsurface or drip irrigation is recommended to decrease the land application area required.

For subsurface or drip irrigation, compliance with the following effluent quality parameters (as outlined within the AS/NZS 1547:2012) should be achieved:

- Ninety percent of samples shall have BOD<sub>5</sub> less than or equal to 20g/m<sup>3</sup> with no sample greater than 30g/m<sup>3</sup>; and
- Ninety percent of samples shall have TSS less than or equal to 30g/m<sup>3</sup> with no sample greater than 45g/m<sup>3</sup>.

Optimal performance parameters for subsurface or drip irrigation are BOD<sub>5</sub> of 15g/m<sup>3</sup> and TSS of 15g/m<sup>3</sup>. This may require the use of a secondary treatment system.

Where an irrigation system is utilised to dispose of treated effluent, a design irrigation rate (DIR) of 5 mm/day is recommended (refer to Table M1 AS/NZS 1547:2012). In addition, irrigation systems shall be installed at a depth of approximately 250 mm, in good quality topsoil in grassed or other suitably vegetated areas. Based on the use of a secondary treatment system, the above DIR and a maximum daily wastewater production of 900L, the application area required will be approximately 180 m<sup>2</sup> excluding setbacks. The importation of high PRI fill may also be required to ensure a separation of 0.6 m from the maximum groundwater is achieved at all times.

## 5 SUMMARY

Lots 176, 201 and 9000 on Rendezvous Road, Vasse is approximately 10.3 ha in size. It is proposed to develop and subdivide the subject site into 37 lot rural residential lots, including Lot 201 (7,588 m<sup>2</sup>) and 36 new lots ranging from 1,800 m<sup>2</sup> to 3,963 m<sup>2</sup> in size. The development also incorporates three Reserves for Recreation and one reserve for Pedestrian Access and Drainage with a total area of 6,252 m<sup>2</sup>. A 30m development setback has been provided to Rendezvous Road. The subject site is located in the municipality of the City of Busselton within Western Australia and is approximately 9km west-southwest of the Busselton town centre.

This SSE report has been prepared to support the development of the subject site. It investigates the existing environment and the suitability of the subject site for onsite effluent disposal to comply with the relevant regulations and guidelines.

This SSE will be updated once a final lot and road layout has been approved, following the granting of subdivision approval. The updated SSE will include further PRI testing on a lot-specific basis to determine if any lots require suitable fill soil for secondary system disposal areas.

Based on the regulatory requirements and site characteristics, the use of onsite effluent disposal for the development is considered suitable provided the following measures are implemented:

- The inclusion of a secondary treatment system (such as an Aerobic Treatment Unit);
- Utilise subsurface or drip irrigation systems within the land application area;
- Importation of high PRI fill to raise the ground surface to ensure 0.6 m separation to groundwater and increase nutrient retention abilities; and
- Establish vigorous vegetation on and in proximity to the application areas to promote the formation of biological pores and the uptake of water;

Based on this assessment and compliance with the above management measures, Accendo considers that the subject site is suitable for onsite effluent disposal in association with the proposed development.

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**LOCAL WATER MANAGEMENT  
STRATEGY**

**LOT 176, 201 AND 9000 RENDEZVOUS  
ROAD, VASSE**

**October 2021**



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### Limitations

This report has been prepared by Accendo Australia Pty Ltd in accordance with the scope limitations provided in this report, or as otherwise agreed, between the Client and Accendo.

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.

This report has been prepared based upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report, which Accendo has not independently verified or checked beyond the agreed scope of work. Accendo does not accept liability in connection with such unverified information.

The conclusions and recommendations in this report are based on assumptions made by Accendo described in this report where and as they are required. Accendo disclaims liability arising from any of the assumptions being incorrect.

The report is based on site specific conditions encountered and information received at the time of preparation of this report or the time that site investigations were undertaken. Accendo disclaims responsibility for any changes that may have occurred after this time.

The preparation of this report has been undertaken and performed in a professional manner, in consideration of the scope of services and in accordance with environmental consulting practices. No other warranty is made.

## EXECUTIVE SUMMARY

This Local Water Management Strategy (LWMS) has been prepared by Accendo Australia in consultation with Dirk van Noort on behalf of Banyanda Investments Pty Ltd to support development of Lot 176, 201 and 9000 Rendezvous Road, Vasse (herein referred to as the subject site). The subject site is located in the municipality of the City of Busselton within Western Australia and is approximately 9 km southwest of Busselton.

The subject site is approximately 10.3 hectares in area and is currently zoned 'Urban Development' pursuant to the City of Busselton's *Town Planning Scheme No. 21*. This enables residential subdivision within the subject site in accordance with an approved Structure Plan.

A Structure Plan (Able Planning 2020) (refer to **Appendix A**) has been prepared for the subject site which provides for a 37 lot rural residential development, including Lot 201 (7,588 m<sup>2</sup>) and 36 new lots ranging from 1,800 m<sup>2</sup> to 3,305 m<sup>2</sup> in size. It also incorporates three Reserves for Recreation and one reserve for Pedestrian Access and Drainage with a total area of 6,252 m<sup>2</sup>. A 30 m development setback has been provided to Rendezvous Road.

This LWMS provides an integrated total water cycle management approach for the development of the subject site. This includes an assessment of the pre-development environment, development of water use sustainability initiatives and a stormwater and groundwater management strategy.

The proposed stormwater management system for the development has been designed in accordance with the *Stormwater Management Manual for Western Australia* (DoW 2004-2007). Stormwater management for the subject site will be designed using the following key principles and objectives:

- All lots will infiltrate or retain stormwater on-site through infiltration;
- All roads will be designed to provide a flood route for events greater than 1-in-1 year ARI and up to 1-in-100 year ARI event;
- Roads will incorporate flush kerbing and swales for stormwater treatment prior to discharge into stilling ponds prior to overflow.

The overall objectives for groundwater management are to minimise any changes to the underlying groundwater level and quality as a result of development.

Further investigations will be completed prior to subdivision, including detailed drainage design. An Urban Water Management Plan will be prepared at subdivision stage, with the implementation of the plan to commence during development stages. Stormwater management considerations and strategies outlined in this report are likely to be refined as more detailed environmental and geotechnical information becomes available and the subdivision design is finalised.

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Figure 1. The Subject Site

## 1 INTRODUCTION

### 1.1 Background

This Local Water Management Strategy (LWMS) has been prepared by Accendo Australia in consultation with Dirk van Noort on behalf of Banyanda Investments Pty Ltd, to support development of Lot 176, 201 and 9000 Rendezvous Road, Vasse (herein referred to as the subject site) (refer to **Figure 1**). The subject site is located in the municipality of the City of Busselton within Western Australia and is approximately 9km west-southwest of the Busselton town centre.

The subject site is approximately 10.3 hectares (ha) in area and is currently zoned 'Urban Development' pursuant to the City of Busselton's *Town Planning Scheme No. 21*. This enables residential subdivision within the subject site in accordance with an approved Structure Plan.

A Structure Plan (Able Planning 2020) (refer to **Appendix A**) has been prepared for the subject site which provides for a 37 lot rural residential development, including Lot 201 (7,588 m<sup>2</sup>) and 36 new lots ranging from 1,800 m<sup>2</sup> to 3,305 m<sup>2</sup> in size. It also incorporates three Reserves for Recreation and one reserve for Pedestrian Access and Drainage with a total area of 6,252 m<sup>2</sup>. A 30 m development setback has been provided to Rendezvous Road.

This LWMS provides an integrated total water cycle management approach for the development of the subject site. This includes an assessment of the pre-development environment, development of water use sustainability initiatives and a stormwater and groundwater management strategy.

### 1.2 Objectives

The LWMS for the subject site has been developed to address the following objectives:

- Assess the existing environment hydrological and hydraulic conditions;
- Undertake a desktop investigation of the current land use and conditions;
- Develop a stormwater management strategy for the site considering the receiving environment;
- Develop and document strategies for relevant hydrological conditions including water conservation, groundwater protection and environmental conservation; and
- Obtain support from the City of Busselton for the proposed strategy to manage stormwater and potential impacts across the site.

### 1.3 Key Reference Documents

This LWMS has been developed with reference to the following guidance documents:

- *Better Urban Water Management* (WAPC 2008);
- *Decision Process for Stormwater Management in Western Australia* (DWER 2017);
- *Stormwater Management Manual for Western Australia* (DoW 2007);
- *City of Busselton Engineering and Works Services Standards and Specifications – Section 2* (City of Busselton 2017); and
- *National Water Quality Management Strategy* (ANZECC 2000).

## 2 PRE-DEVELOPMENT ENVIRONMENT

### 2.1 Existing Land Use

The subject site is predominately cleared of remnant vegetation consisting of paddocks, an orchard and introduced *Eucalyptus* species. Native species are restricted to riparian vegetation associated with the fringing wetlands and sporadic *Agonis flexuosa* and *Eucalyptus* species.

The subject site is comprised of four existing residences and ancillary infrastructure. Historically, the subject site has been used for livestock grazing and associated rural activities.

### 2.2 Topography

The subject site rises from the wetlands to the north and west, creating an elevated plain which is currently comprised of paddocks and residences. The contour lines indicate that the majority of the subject site is relatively flat with an elevation between 4 – 5 m Australian Height Datum (AHD). The elevation gently rises to 6 m AHD in the south of the subject site.

### 2.3 Geotechnical

#### 2.3.1 Surface Geology

Geomorphologic classification for the subject site reported in the *Geological Survey of Western Australia Busselton Sheet 1930 I 1:50,000 Environmental Geology Series* (Belford 1987) indicates that the geology consists of sand derived from Tamala limestone and silty sand of alluvium origin. Furthermore, the geological mapping indicates the potential presence of heavy minerals within the sand.

In addition, subject to Tille and Lantzke's (1990) *Land Resources Series No 5 for the Busselton Augusta Margaret River Area for Land Capability Study*, the subject site has been classified as 'Abba Plains Land System' described as 'poorly drained flats, on the southern Swan Coastal Plain. Grey deep sandy duplex and wet soil.'

WML Consultants (2019) undertook a geotechnical investigation (refer to **Appendix B**) within the subject site whereby the soil profile was described as follows:

- Dry, dark brown, loose, fine to medium grained, silty sand with a trace of organics and trace of fine to medium roots. Topsoil – typically 0.2m thick;
- Dry to moist, pale brown, medium dense, fine to medium grained, sand with a trace of silt; and
- Moist, pale cream yellow, medium dense, fine to medium grained, sand.

#### 2.3.2 Phosphorus Retention Index

The geotechnical investigation also involved an assessment of Phosphorous Retention Index (PRI) in relation to onsite effluent disposal.

Six samples were analysed for PRI at variable depths whereby the values ranged from 13 to 35, with an average of 24 (refer to **Table 1**). Soil modification is expected to be required for 'moderately absorbing' soils to adequately increase PRI.

Further testing is suggested in order to better outline the phosphorus adsorption qualities for each lot to inform the need for soil modification at effluent disposal locations.

**Table 1. PRI results from geotechnical investigation (WML Consultants 2019).**

Location	PRI (mL/g)	Classification
HA1 0.2 – 0.6	21	Strongly absorbing
HA4 0.6 - 0.8	22	Strongly absorbing
HA4 0.9 – 1.2	13	Moderately absorbing
HA6 1.5 – 2.0	35	Strongly absorbing
HA7 0.2 – 0.6	33	Strongly absorbing
HA8 0.5 – 1.0	20	Moderately absorbing

### 2.3.3 Soil Permeability

Three *insitu* permeability tests were conducted within the subject site, with all tests conducted on surface soils to a depth of 650mm. Based on the results, a design value of permeability of 1m/day has been recommended for the subject site (WML Consultants 2019).

### 2.3.4 Acid Sulfate Soils

Acid Sulfate Soils (ASS) is the common name given to naturally occurring soil and sediment containing iron sulfides. They have become a potential issue in land development projects on the Swan Coastal Plain when the naturally anaerobic conditions in which they are situated are disturbed and they are exposed to aerobic conditions and subsequently oxidise. When oxidised, ASS produce sulfuric acid, which can result in a range of impacts to the surrounding environment. ASS that has oxidised and resulted in the creation of acidic conditions are termed "Actual ASS" (AASS), and those that have acid generating potential but remain in their naturally anaerobic conditions are termed "Potential ASS" (PASS).

ASS risk mapping (DWER 2021) indicates that there is a 'moderate to low' risk of ASS occurring within 3 m of natural soil surface. The northern and western periphery of the subject site is mapped as having a 'moderate to high' risk based on proximity to wetland areas.

## 2.4 Wetlands

The subject site contains a Resource Enhancement (RE) wetland (UFI 13206) and a Multiple Use (MU) wetland (UFI 15809), as described through the Department of Water and Environmental Regulation's (DWER's) *Geomorphic Wetlands, Swan Coastal Plain* dataset (refer to **Figure 1**).

The RE wetland mapping on the western boundary of the subject site contains an elevated area comprised of paddock grasses and introduced *Eucalyptus* species. Accordingly, this area is not representative of a RE wetland, which is further supported by the findings of the geotechnical investigation (refer to **Appendix B**). The Structure Plan has been designed to restrict the clearing of any riparian vegetation and protect 1,676 m<sup>2</sup> of wetland dependent vegetation within a Reserve for Recreation and Drainage.

The north-western extent of the subject site is mapped as a MU palusplain. This wetland category requires drainage strategies to be incorporated in the planning of the development in order to protect against flooding including protection of groundwater and surrounding surface water resources. The Structure Plan provides an extension of an existing Reserve for Recreation and Drainage within this area.

## 2.5 Vegetation

The subject site is in a 'Completely Degraded' condition with floristic values lost due to historical agricultural land uses.

Much of the vegetation is comprised of introduced species including paddock grasses, *Eucalyptus globulus*, *Pinus* spp, and a range of exotic garden and orchard species. Native species are predominately restricted to sporadic *Agonis flexuosa* and *Eucalyptus* spp., located in the northern portion of Lot 176.

## 2.6 Surface Water

The surface water characteristics of the subject site are discussed in detail in **Appendix C**.

## 2.7 Groundwater

### 2.7.1 Aquifers

The catchments within the subject site are underlain by the Superficial aquifer, which is approximately 10m thick. Below lies the Leederville aquifer, a confined aquifer that is recharged by direct infiltration of rainfall on the Blackwood Plateau.

#### *Superficial Aquifer*

The Superficial aquifer forms an unconfined aquifer beneath the Swan Coastal Plain and collectively includes the Tamala Limestone, Bassendean Sand, Guildford formation and Yoganup formation. As a result of the variable formations within the aquifer, a large variation in permeability, salinity, recharge rates and soil type is experienced. Throughout these formations there are areas of high potential ASS.

The soil within the Superficial aquifer is predominantly clay based, with 40% sand and limestone. The soil increases in clay content in proximity to the Whicher Scarp and the Bunbury Basalt.

The aquifer is fully recharged and saturated during the winter months resulting in large areas of water logging. However, the existing extensive drainage network captures and diverts the majority of excess water. Groundwater salinity increases from <1000 mg/L towards the southern boundary of the aquifer to approximately 7000 mg/L towards the coast (DWER 2018).

#### *Leederville Aquifer*

The Leederville Aquifer is a significant aquifer located to the north and west of the Gnangara Mound and has an average thickness of approximately 30m. Beneath the subject site the flow is northwards.

The Leederville formation consists predominantly of the Upper and Lower Vasse members overlying the deeper Yarragadee formation. Depth of the aquifer ranges from 15–200 m BGS depending on the site location and distance from the coast. The thickness of the aquifer increases significantly to the west, within the vicinity of the subject site.

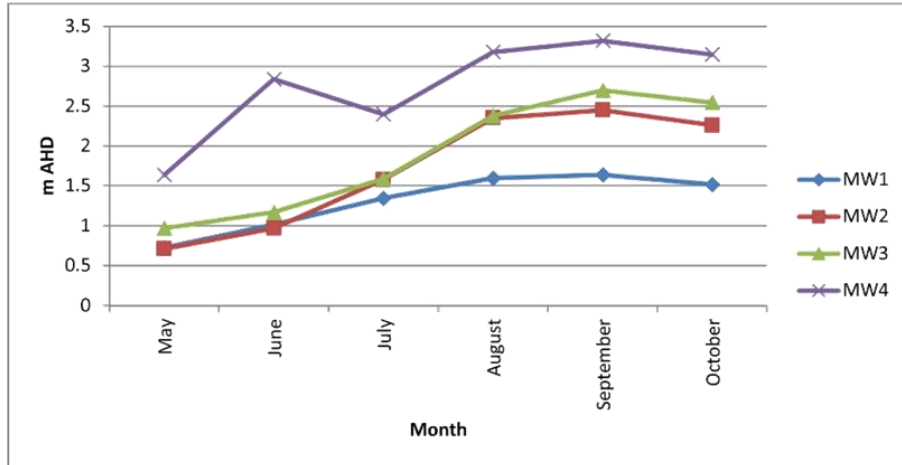
Groundwater salinity ranges across the sub-area up to 1500 mg/L in the shallower parts of the aquifer towards the coast (DWER 2018).

### 2.7.2 Groundwater Levels

Four groundwater monitoring bores were installed within Lot 176 on the 7th May 2015. Monthly groundwater level monitoring was conducted at each of the four bores within Lot 176 from May to October 2015.

Results for the seasonal peak were all in excess of 1.7 m below ground level (BGL). The groundwater level results for the 2015 monitoring period are provided below in **Graph 1**.

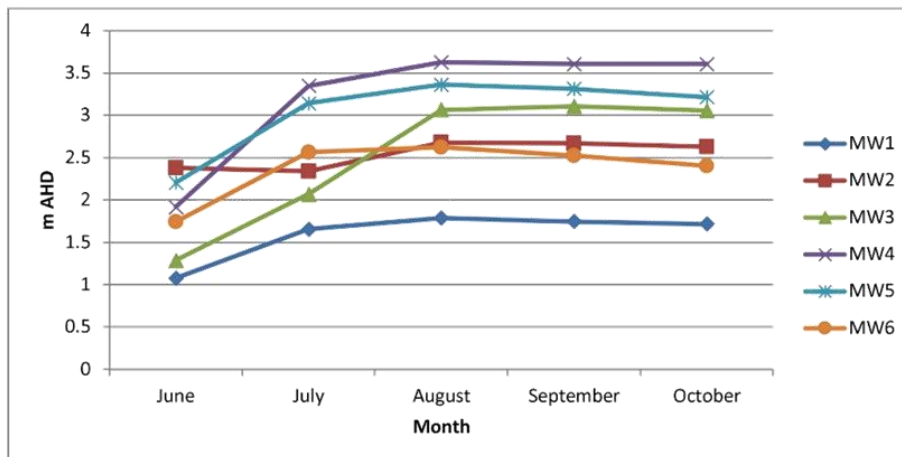
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Graph 1. 2015 groundwater levels within Lot 176.

Two groundwater monitoring bores were installed within Lot 9000 on the 24th June 2016. Monthly groundwater level monitoring was conducted at each of the four bores within Lot 176 and the two bores within Lot 9000 from June to October 2016.

Despite some of the bores being in proximity to wetland areas, results for the seasonal peak were all in excess of 1.4 m BGL. The groundwater level results for the 2016 monitoring period are provided below in Graph 2.



Graph 2. 2016 groundwater levels within the subject site.

Adjusted Maximum Groundwater Levels (MGLs) were calculated for each of the six monitoring bores and are provided below in Table 2 (refer to Appendix D).

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**Table 2. Adjusted MGLs for the subject site.**

Monitoring Bore	Adjusted MGL (m AHD)	Ground Level (m AHD)	Separation Distance (m AHD)
MW1	2.1	3.6	1.5
MW2	3.2	4.8	1.6
MW3	3.6	5.7	2.1
MW4	4.3	5.1	0.8
MW5	4.0	5.6	1.6
MW6	3.1	5.0	1.9

For the monitoring bores within the subject site a separation distance between the MGL and building floor level of 1.5 m AHD is largely achieved excluding one bore which is located immediately adjacent to the RE wetland (refer to **Appendix D**). Based on these results, it is considered likely that the fill requirements will be minimal to enable an adequate separation distance to groundwater from building floor levels.

### 2.7.3 Groundwater Quality

No investigations have yet been conducted into groundwater quality at the subject site. Nutrient levels are expected to be elevated in consideration of the historical land uses.

## 3 DESIGN OBJECTIVES AND CRITERIA

### 3.1 Key Elements

Key design criteria for the subject site are provided in **Table 3** and have been established consistent with criteria specified in the key reference documents previously detailed in **Section 1.4**. These design criteria are used to formulate the water management strategy for the subject site within the identified constraints and opportunities of the pre-development environment. Details associated with the stormwater strategy for the subject site are provided within **Appendix C**.

**Table 3. Design criteria.**

Strategy Elements	Design Criteria
<i>Water Use Sustainability</i>	
Water Efficiency	<ul style="list-style-type: none"> <li>Modern building standards (water efficient fixtures and fittings).</li> <li>Maximising infiltration of stormwater.</li> </ul>
Water Supply	<ul style="list-style-type: none"> <li>Connection to existing potable water supply.</li> </ul>
Wastewater	<ul style="list-style-type: none"> <li>ATU units to be installed by landowner consistent with DoH and City of Busselton requirements.</li> </ul>
<i>Stormwater</i>	
Flood Protection	<ul style="list-style-type: none"> <li>Provide flood paths for safe conveyance of overland flows within the development area.</li> <li>Establish minimum habitable floor levels at 0.5m above the 100 year ARI flood levels.</li> </ul>
Serviceability	<ul style="list-style-type: none"> <li>Roadside swales sized to convey the 1 in 5 year and 1 in 100 year ARI event.</li> </ul>
Ecological Protection	<ul style="list-style-type: none"> <li>Initial 15mm of rainfall to be retained on site in roadside swales.</li> <li>Water quality and outlet control established by basin chain in drainage reserve.</li> <li>Establishment of storage invert levels no lower than seasonal maximum groundwater levels.</li> </ul>
<i>Groundwater</i>	
Fill Requirement & Subsoil Drainage	<ul style="list-style-type: none"> <li>Habitable floor levels to have clearance to groundwater and flood levels to be achieved by imported fill on building pads.</li> <li>No broadscale filling proposed as part of the development.</li> <li>No subsoil drainage proposed.</li> </ul>

### 3.2 Water Conservation Strategy

Water conservation measures consistent with Water Corporation's "Waterwise" land development criteria will be implemented within the development. This will include the following measures:

- The use of rainwater tanks for non-potable purposes.
- The use of waterwise practices including water efficient fixtures and fittings (taps, showerheads, toilets and appliances, rainwater tanks, waterwise landscaping) will be promoted.
- All houses to be built to modern building standards.
- Maximising on site retention of stormwater.

Landscaping of the roadside swales will be based on “Waterwise” principles and will not be irrigated.

### 3.3 Water Supply

The development is to be served by a reticulated mains water service. This water is to be provided by Busselton Water.

Future lot owners will need to install rainwater tanks to reduce the quantity of water consumption from the water mains. The predominant use will be for non-potable applications such as gardens, washdown and other outdoor purposes. The tanks have not been incorporated into the development’s stormwater modelling.

A suitable tank size should be determined according to the roof area of the buildings on a lot and the water usage practices. The exact size will be further detailed in the UWMP.

The subject site is located within the Busselton-Capel Groundwater Management Area and the Dunsborough-Vasse groundwater sub area. DWER’s online *Water Register for Licence and Water Availability Information* has advised that there is limited information available regarding the allocation of the superficial aquifer. This denotes that further investigation would be required regarding the availability of groundwater for future landowners.

No irrigation of Public Open Space (POS) is required for the development. The following groundwater licenses exist within the subject site according to the DWER’s online *Water Register*:

- Lot 176 Rendezvous Rd Vasse - the allocation is for 1500 kL/annum under license number 66003; and
- Lot 500 Rendezvous Rd Vasse - the allocation is for 1500 kL/annum under license number 176249.

This groundwater is not required for long term irrigation of the proposed development. Depending on the period of construction this license may be used for dust suppression.

### 3.4 Wastewater Management

Wastewater management for the development will be treated onsite. In accordance with the *Government Sewerage Policy* (2019) the subject site is not located within a ‘sewage sensitive area’. Nonetheless, given proximity to sensitive environmental receptors, aerobic treatment units (ATUs) are proposed for the treatment of wastewater. A Site and Soil Evaluation has been prepared by Accendo Australia (2021), compliance with the parameters provided within the *Government Sewerage Policy* (2019) is further discussed within this document (refer to **Appendix E**).

Separate greywater systems may also be used for irrigation of plants within the lot. Householders will need to follow acceptable greywater reuse practices to assist in the conservation of the quality of ground and surface water resources. All greywater systems must be approved by the Department of Health.

## 4 GROUNDWATER MANAGEMENT

### 4.1 Groundwater Management

Based on available groundwater data (refer to **Appendix D**), the proposed development will not entail broadscale filling of the subject site. Only limited sand fill may be required in proximity to the RE wetland. Accordingly, no specific groundwater controls will be necessary.

Groundwater quality will be improved through the use of vegetated swales. These will provide a level of treatment to infiltrating water from the development.

Appropriate on lot practices will also assist with reducing the potential for pollutants from entering the groundwater. These are outlined further in **Section 5**.

### 4.2 Acid Sulfate Soils

Management of ASS will be addressed separately to this LWMS, if required, depending on excavation depths for engineering services. While they are considered unlikely, all assessment and management of ASS will be conducted in accordance with the *Acid Sulfate Soil Guideline Series Identification and Investigation of Acid Sulphate Soils* (DWER 2015).

### 4.3 Groundwater Monitoring

Due to the low impact of the proposed development, there is no requirement for post development groundwater monitoring. The treatment of stormwater as detailed in **Appendix C** and effluent treatment measures as outlined in **Appendix E**, means that there is a low risk of pollution to the groundwater post development. Monitoring would be unlikely to identify any potential changes from the development of the land compared to the likely high background data as a result of the historical and existing land uses. Therefore, post groundwater monitoring is considered of limited value for this low risk site and is not recommended.

## 5 WATER QUALITY MANAGEMENT

Stormwater will be treated through a system of vegetated swales to reduce nutrient loads leaving the subject site which will target achievement of the design parameters discussed in **Section 3**.

### 5.1 Nutrients

Water quality management refers to the quality of both the stormwater and groundwater within the subject site. The most important factor in both stormwater and groundwater quality is the level of nitrogen and phosphorus nutrients, which can cause algal blooms and eutrophication in rivers and lakes.

Potential sources of nutrients into the drainage system and waterways of the subject site come from both onsite and off-site, due to surrounding catchments discharging into the area, as well as groundwater inflows from off-site. These sources are discussed in detail below.

As a result of the effective retention of stormwater flows up to and including the 1 year ARI design event, it is not anticipated that the use of Gross Pollutant Traps (GPTs) or their variants will be required within the residential sections of the subject site. Within the residential areas, the expected pollutants can be effectively retained using the following measures:

- Discharge and subsequent settlement of runoff from all minor events into the designated roadside swales prior to release into the groundwater;
- Use of vegetated swales where possible to convey stormwater runoff; and
- Appropriate use of soils with a higher PRI in effluent disposal areas if deemed necessary.

### 5.2 Sediments

Sediments affect water quality in numerous ways affecting the health of aquatic organisms, in stream processes and aesthetics. Pollutants such as heavy metals and phosphates enter waterways through being attached to clay particles. Development works on the site with the potential to disturb soils include site remediation and bulk earthworks associated with construction.

It is recommended that earthworks at the subject site should commence during the summer months, when the locality does not experience significant rainfall, thereby minimising risks associated with runoff.

Due to the promotion of at source treatments within the development, the amount of sediment entering receiving environments post-construction is expected to be minimal.

Riparian vegetation will be planted in the treatment system to maximise the amount of fine sediments removed from surface water.

### 5.3 Structural Best Management Practices

Within the development a number of WSUD elements will be implemented to satisfy the structural best management practice (BMP) requirements. These are summarised in **Table 4** below and are discussed in further detail in the following Sections.

**Table 4. WSUD elements for structural BMPs.**

Level	Responsibility	BMP
Lot/group housing	Lot Owner	<ul style="list-style-type: none"> <li>• Infiltration</li> <li>• Amended topsoils</li> <li>• Mulch and other groundcover</li> </ul>
Street	Local Authority	<ul style="list-style-type: none"> <li>• Street sweeping</li> </ul>

*Lot 176, 201 and 9000 Rendezvous Rd, Vasse  
Local Water Management Strategy*

Level	Responsibility	BMP
		<ul style="list-style-type: none"> <li>• Infiltration</li> <li>• Sedimentation traps</li> </ul>
Estate	Local Authority	<ul style="list-style-type: none"> <li>• Retention / detention areas</li> <li>• Vegetated swales</li> <li>• Groundwater re-use</li> </ul>

#### 5.3.1 Lot / Group Housing Level Structural BMPs

Infiltration of stormwater is common practice in Western Australian land development projects and is considered an appropriate at source control measure that can significantly reduce the magnitude and volume of stormwater runoff generated from the site.

Rainwater generated from roof areas can be infiltrated into the groundwater without the need for pre-treatment, on the basis that the roof areas generate significantly lower nutrient loads. Runoff from residential buildings can be directed to the road stormwater infrastructure.

#### 5.3.2 Street Level Structural BMPs

Road design for amenity should be separated from road design for flood protection based on the stormwater infrastructure requirements as a function of road hierarchy. Three types of design criteria are applicable:

- Pollution control – low level of requirement;
- Convenience and nuisance control – medium level of requirement; and
- Flood control – high / main level of requirement.

Road design will be discussed in further detail in the UWMP.

#### 5.3.3 Estate Level Structural BMPs

It is proposed to establish a series of vegetated roadside swales within the development. Vegetated swales can be designed to perform both a detention storage function as well as a treatment function regarding the removal of sediment in the conveyance of stormwater.

### 5.4 Non-Structural Best Management Practices

A series of non-structural BMPs derived from the *Stormwater Management Manual for Western Australia* (DoW 2007) will be implemented for use in the development in combination with structural measures.

At a development scale, landscaping will consist primarily of native plantings which will require limited irrigation.

At a lot level, residents will be encouraged to use native vegetation for planting. Sustainability Packages will be provided at the point of sale, outlining appropriate fertiliser regimes and when and how it should be applied.

## 6 WETLAND MANAGEMENT

As previously discussed, a small portion of the subject site contains a RE wetland. This management category aims to protect the existing functions and ecological quality of the system and further enhance it through rehabilitation.

The design and management of the proposed subdivision will focus on maintaining the natural attributes and values that the area supports. Implementation of the proposed Structure Plan will result in the:

- Retention of wetlands with environmental values; and
- Retention of significant vegetation.

Due to the small amount of intact native vegetation remaining in the subject site, a key objective of the LWMS is to ensure that all areas of good quality native vegetation within the retained wetlands are protected.

A Landscaping and Revegetation Plan will be prepared which will provide management guidelines for the subject site, addressing a range of issues including access, management and revegetation. The aim of the Landscaping and Revegetation Plan will be to:

- Preserve the wetland's ecological values;
- Design and program for the wetland areas to provide habitat for native fauna;
- Incorporate water sensitive urban design principles;
- Reduce the potential for eutrophication of the water bodies by incorporating nutrient stripping features throughout the drainage systems; and
- Ensure that the hydrological regime and water balance for the wetland system is consistent with regimes in wetlands within the local area in order to be capable of supporting the range of biota.

## 7 IMPLEMENTATION

### 7.1 Maintenance Measures

The surface water drainage system may require periodic maintenance to ensure its efficient operation. It is considered that the following operating and maintenance practices will be implemented:

- Removal of debris to prevent blockages;
- Street sweeping to reduce particulate build up on road surfaces and gutters;
- Cleaning of sediment build up and litter layer on the bottom of swales;
- Undertake education campaigns regarding source control practices to minimise pollutant runoff into stormwater drainage system.

Specifically, the operation and maintenance program provided within **Table 5** is proposed.

**Table 5. LWMS actions and responsibilities.**

Element	Action	Responsibility	Timing
Water Quality and Quantity	Maintenance of swales and surface water drainage infrastructure	The proponent	Quarterly, until two years after practical completion of the development or until hand over to the City of Busselton
Reserves	Plant establishment		One to two years after planting
	Maintenance of Reserves		Annually for two years until handover to the City of Busselton
Drainage Infrastructure	Maintenance of drainage infrastructure		As required until two years after completion of the development. The extent of the maintenance commitment will be confirmed with the City of Busselton at the UWMP stage of the development.
Subdivision Management	Construction and site works management		As required during construction until hand over to the City of Busselton
	Waste and pollution management		As required during construction until hand over to the City of Busselton

### 7.2 Monitoring

No post development monitoring is proposed as part of this LWMS since the development is of a rural nature and poses a low risk to the receiving environment.

### 7.3 Additional Work

The preparation of an UWMP will be required as a condition of subdivision clearances. It is recommended that a UWMP is completed for the entire Structure Plan area regardless of whether subdivision occurs on a staged basis. Specifically, the UWMP will include the following design measures in more detail:

- Detailed stormwater drainage design including landscaping details;
- Specific detailed information on structural and non-structural best management practices to be implemented;
- Final subdivision layout including final cut and fill levels, minor and major drainage layouts and overland flow paths;

*Lot 176, 201 and 9000 Rendezvous Rd, Vasse  
Local Water Management Strategy*

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- Management of subdivisional works, including dewatering or dust suppression if required;
- Reserve management including proposed revegetation methods and species;
- Finalised monitoring performance values and list of likely contingency measures; and
- Finalised implementation plan including roles and responsibilities of all parties involved.

*Lot 176, 201 and 9000 Rendezvous Rd, Vasse  
Local Water Management Strategy*

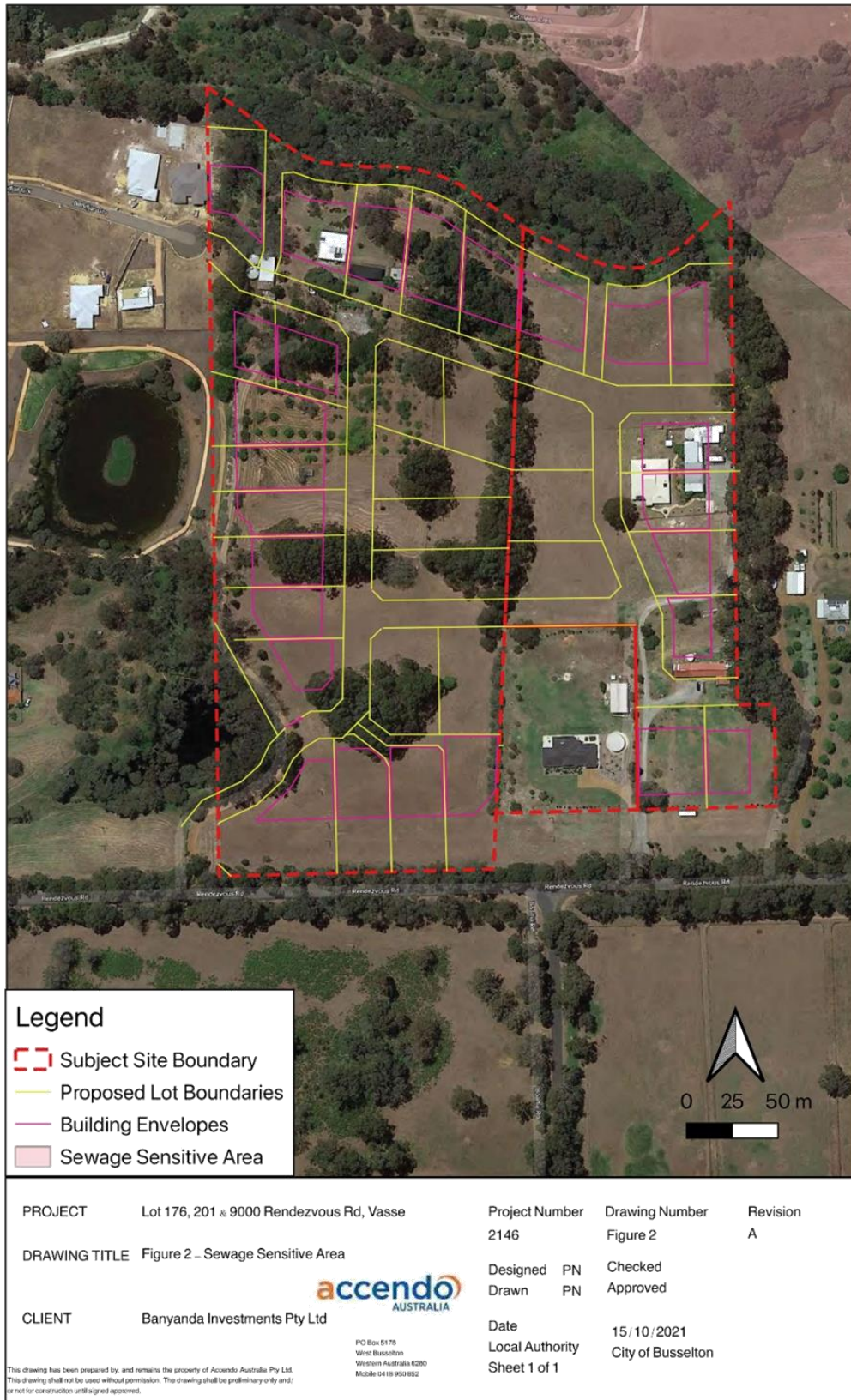
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Local Water Management Strategy*

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## FIGURES



*Lot 176, 201 and 9000 Rendezvous Rd, Vasse  
Local Water Management Strategy*

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## **APPENDIX A – STRUCTURE PLAN**

## Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes  No

Date of site visit (if applicable): Day  Month  Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited  Level 1 BAL assessor  Level 2 practitioner  Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number:  Accreditation expiry: Month  Year

Bushfire management plan version number:

Bushfire management plan date: Day  Month  Year

Client/business name:

	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

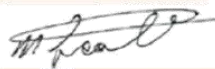
None of the above

**Note:** Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author  
or reviewer



Date



## Bushfire Management Plan

**Lots (176, 201, 9000) Rendezvous Road, Vasse**

City of Busselton

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**Planning Stage:** Strategic Proposal - Structure Plan

**Planning Development Type:** Subdivision - Large Number of Lots (37)

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**Job Number:** 180831



**Assessment Date:** 27 July 2021

**Report Date:** 5 April 2022

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DOCUMENT CONTROL

PREPARATION				
Author:	Mick Whitelaw (BPAD Level 2 - No. 37265)			
Review/Authorise:	Mike Scott (BPAD Level 3 - No. 27795)			
VERSION HISTORY				
Version	Version Details	Date		
1.0	Original	25 February 2019		
1.1	Revised Proposal (2021)	14 September 2021		
1.2	Site Plan Updates (2022)	5 April 2022		
BMP (Subdivision) Template v8.4				
DISTRIBUTION				
Destination	Version	No. Copies	Hard Copy	Electronic Copy
<b>Person/Business:</b> Able Planning & Project Management <b>Email:</b> aaron@ableplanning.com.au	1.2	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Limitation of Liability:</b> The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p><b>Copyright ©2022 BPP Group Pty Ltd:</b> All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>				



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## EXECUTIVE SUMMARY

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Bushfire Prone Planning (BPP Group Pty Ltd) has been commissioned by Able Planning & Project Management to prepare a Bushfire Management Plan for Lots (176,201,9000) Rendezvous Road, Vasse, in the City of Busselton. The proposed subdivision site (37 Lots) of approximately 10 hectares in size is within a designated bushfire prone area and the Proposal requires the application of State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7).

Against the Bushfire Protection Criteria, the decision maker's assessment of the Proposal will be on the basis of it being able to meet the Acceptable Solutions, once construction and landscaping is complete. The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan. Assessment of the planned location, vegetation and consideration of existing infrastructure indicates that compliance is able to be achieved against all applicable bushfire related legislation, policy, standards and guidelines, including the Bushfire Protection Criteria.

Contained within this bushfire management plan, contour mapping is utilised to visually show the potential radiant heat impacts (from bushfire prone vegetation), as separate Bushfire Attack Level contours across the site. The BAL's have been derived for the proposed Lots within the assessed area. The purpose is to inform future development planning by indicating the Bushfire Attack Levels (BAL's) that future buildings, within the development site, are potentially subject to.

Rendezvous Road, Bendjar Grove and the development of an internal road network will provide safe access and egress to two different destinations. As sealed public roads, they will be available to all residents and the public at all times and under all weather conditions.

The site will be provided with a reticulated water supply. Hydrants will be installed in accordance with the relevant water corporation standards.

Future buildings within 100 metres of classified vegetation will be constructed to standards which correspond to the determined BAL's, as detailed by AS 3959-2018 Construction of buildings in bushfire prone areas. As this proposal does not identify the actual location of future building works, there may be a requirement by the City to determine the BAL ratings for individual building works once a building site has been identified.

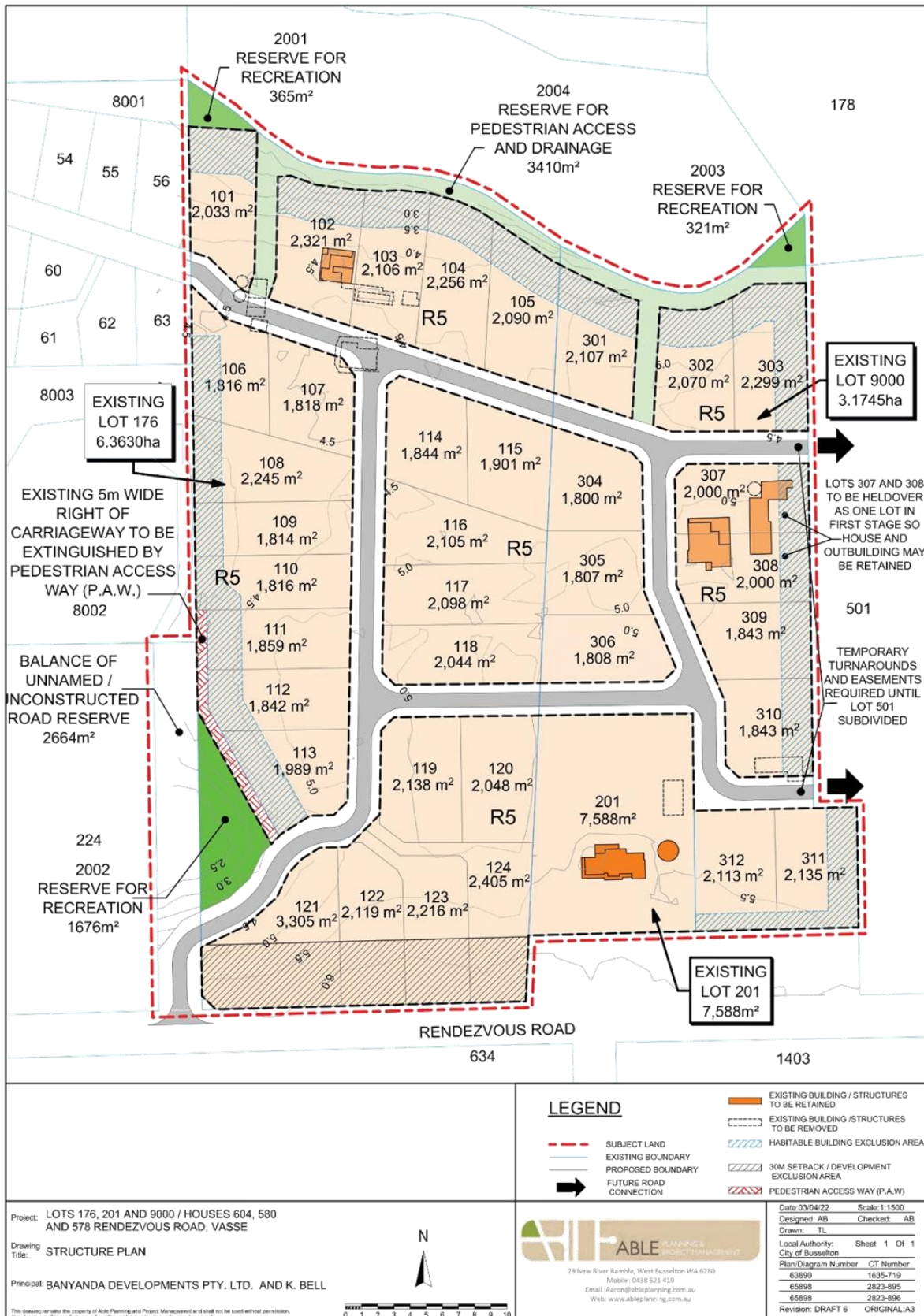


## 1 PROPOSAL DETAILS

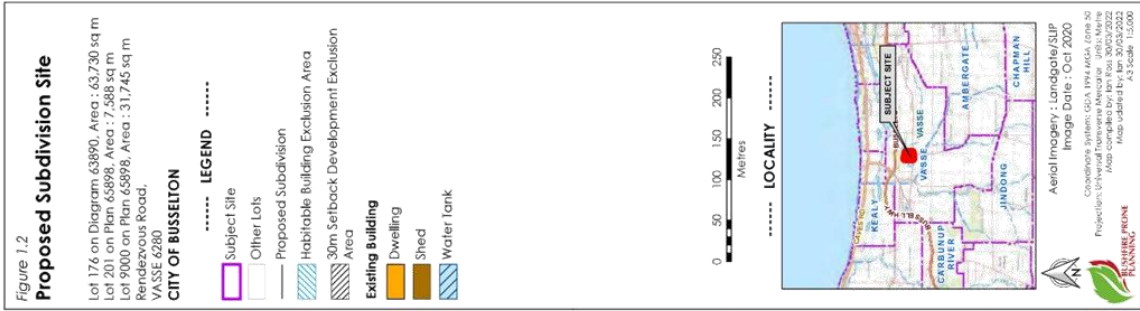
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### 1.1 Description and Associated Plans and Maps

Proponent	Banyanda Investments Pty. Ltd.
Bushfire Prone Planning Commissioned to Produce the Bushfire Management Plan (BMP) By:	Able Planning & Project Management
For Submission To:	WA Planning Commission (WAPC)
Purpose of the BMP:	To accompany a Strategic Proposal (Structure Plan)
'Subdivision' Site Area:	Approx. 10 Hectares
No. of Existing lots:	3
No. of Proposed Lots:	37







This plan and its details are provided for the purpose of information only. All depicted lines, contours and any dimensions shown are subject to survey. Builders/Owners/Planners should refer to the relevant Building/Planning/Engineering/Professional/Other relevant documents for any kind and disclaimers applicable for any errors, loss or other consequences arising from relying on any information depicted.  
 Map Document Path : Name : C:\Projects\183\183001 - Lot 176, 201 & 9000, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.





## 1.2 Existing Documentation Relevant to the Construction of this Plan

This section acknowledges any known reports or plans that have been prepared for previous planning stages, that refer to the subject area and that may or will impact upon the assessment of bushfire risk and/or the implementation of bushfire protection measures and will be referenced in this Bushfire Management Plan.

Table 2.1: Existing relevant documentation.

RELEVANT EXISTING DOCUMENTS		
Existing Document	Copy Provided by Client	Title
Site Plan	Yes	DRAFT 6 - LOT 176 RENDEZVOUS ROAD, VASSE
Certificate of title and Easement information	Yes	Superseded CT - Lot 176 & Easements
Environmental Information/ Report	Yes	Figure 3 from 1832_Vasse East LWMS_v2_reduced (Accendo Australia)
Historical Bushfire Risk Assessments (Fire Management Plan - 2020)	Yes	180831 - Lot 176, 201 & 9000, Rendezvous Road, Vasse (BMP)_v1.0
Historical Bushfire Risk Assessments (Fire Management Plan - 2021)	Yes	180831 - Lot 176, 201 & 9000, Rendezvous Road, Vasse (BMP)_v1.1
Overall Development Plan	Yes	20 EAST VASSE STRUCTURE PLAN (1997)
Shire of Busselton (Strategy Plan)	Yes	Busselton_Urban_Growth_Strategy_Plan (1999)
South West Fire Services - FMP	Yes	Fire Management Plan (2014)
Accendo Australia – Management Plan	Yes	P1543_Wetland Management Plan_V3 (Jan 2017)
Detailed Tree Survey (9-2-21)	Yes	Surveyed Tree Overlay V2 – Lots 176, 201 & 9000/ Houses 604,580 and 578, Rendezvous Road, Vasse



## 2 ENVIRONMENTAL CONSIDERATIONS

### 2.1 Native Vegetation – Restrictions to Modification and/or Clearing.

Many bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values (Guidelines s2.3). There is a requirement to identify the need for onsite modification and/or clearing of native vegetation and whether this might trigger potential environmental impact/referral requirements under State and Federal environmental legislation. Confirmation that any proposed native vegetation modification and/or clearing is acceptable, should be received from the relevant agencies by the proponent and provided to the bushfire consultant for inclusion in the Bushfire Management Plan if it will influence the required bushfire planning assessments and outcomes. The following table details any potential environmental restrictions of which the author of this report is aware.

Vegetation Modification and Clearing Assessment	
Will on-site clearing of native vegetation be required?	<b>Yes (Refer to Figure 3.1.1 – Indicative APZ)</b> Any retained vegetation or proposed revegetation/ landscaping works within the nominated Asset Protection Zone will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'.

#### Additional Advice from the Proponent (31-3-2022):

1. The east / west section of Lot 2004 (Reserve for Pedestrian Access and Drainage) is to be used for a shared path (2.5 m wide pavement) with the remainder to be woodchip mulched and / or covered in crushed limestone (the latter is used to prevent weeds spread from private lots to the current UCL / eventual reserve to the north). The three significant existing trees in this section will be retained where possible. This section has been deemed by the City of Busseton to be classifiable vegetation as management of grasses and weeds cannot be guaranteed (Refer to Figure 3.1.1).
2. The north / south sections of Lot 2004 will contain rock pitched drainage swales / basins on one side and shared path (2.5 m wide pavement) to the other, with pea gravel spread to the surrounds and base of the swales / basins. These sections are deemed by the City of Busseton to be excluded from classification (low-threat) (Refer to Figure 3.1.1)
3. Lots 2001, 2002 and 2003 will remain Class A Forest, which provides the ability for some rehabilitation to occur in these areas if required (Refer to Figure 3.1.1).
4. The subject land is not in an Environmentally Sensitive Area, nor subject to a Conservation category wetland. It has only Resource Enhancement and Multiple Use wetlands, but these do not prevent development in accordance with a structure plan.

#### Assessment

The bushfire assessment and management strategies contained in the BMP, assume there are no environmental restrictions over the site or clearing permit exemptions will apply. The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite is under the control of the landowner and therefore can be removed or modified as required. (Note: any proposed vegetation removal may be subject to local government approval, dependent on the lot's specific situation with respect to identified environmental protection areas and the lot size).

It is advised that the proponent seek advice from the City for further information on the condition and species contained within the proposed development area and the requirement for referral of the proposal or the requirements for a detailed vegetation management plan for this site.



### 3 POTENTIAL BUSHFIRE IMPACT ASSESSMENT

#### 3.1 Assessment Input

##### 3.1.1 Fire Danger Index (FDI) Applied

AS 3959:2018 Table 2.1 specifies the fire danger index values to apply for different regions.

Table 3.1: Applied FDI Value

FDI VALUE			
Vegetation Areas	As per AS 3959:2018 Table 2.1	As per DFES for the Location	Value Applied
1-11	80	N/A	80

##### 3.1.2 Vegetation Classification and Effective Slope

**Classification:** Bushfire prone vegetation identification and classification has been conducted in accordance with AS 3959:2018 s2.2.3 and the Visual Guide for Bushfire Risk Assessment in WA (DoP February 2016). When more than one vegetation type is present, each type is identified separately, and the applied classification considers the potential bushfire intensity and behaviour from the vegetation types present and ensures the worst-case scenario is accounted for – this may not be from the predominant vegetation type. The vegetation structure has been assessed as it will be in its mature state.

**Effective Slope:** Refers to the ground slope under each area of classified vegetation and is described in the direction relative to the view from the building or proposed development site. Effective slope is not the same as 'average slope', rather it is the slope which most significantly influences fire behaviour. This slope has a direct and significant influence on a bushfire's rate of spread and intensity.

Table 3.1.2: Vegetation classification and effective slope (Pre-Development)

ALL VEGETATION WITHIN 150 METRES OF THE PROPOSED DEVELOPMENT				
Vegetation Area	Identified Vegetation Types <sup>1</sup> or Description if 'Excluded'	Applied Vegetation Classification <sup>1</sup>	Effective Slope (degrees) <sup>2</sup> (AS 3959:2018 Method 1)	
			Assessed	Applied Range
1	Open forest A-03	Class A Forest	0	upslope or flat
2	Woodland B-05	Class B Woodland	0	upslope or flat
3	Sown pasture G-26	Class G Grassland	0	upslope or flat
4	Woodland B-05	Class B Woodland	0	upslope or flat
5	Open forest A-03	Class A Forest	0	upslope or flat
6	Open forest A-03	Class A Forest	0	upslope or flat
7	Open forest A-03	Class A Forest	0	upslope or flat
8	Open scrub D-14	Class D Scrub	0	upslope or flat
9	Sown pasture G-26	Class G Grassland	0	upslope or flat
10	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-



VEGETATION AREA 1	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Open forest A-03
<b>Description/Justification:</b>	Mixed Eucalypt, Banksia & Peppermint Forest (12-14m high) >70% Canopy Cover, scrub/ Balga understory
Photo ID: 1a	Photo ID: 1b
VEGETATION AREA 2	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class B Woodland
<b>Vegetation Type Present:</b>	Woodland B-05
<b>Description/Justification:</b>	Mixed Eucalypt Woodland with limited understory (Unmanaged Windbreaks)
Photo ID: 2a	Photo ID: 2b



VEGETATION AREA 3	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Open Grassland within the development site
Photo ID: 3a	Photo ID: 3b
VEGETATION AREA 4	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class B Woodland
<b>Vegetation Type Present:</b>	Woodland B-05
<b>Description/Justification:</b>	Mixed Eucalypt Woodland with limited understory (Unmanaged Windbreaks) – Semi managed bushland (historical) that is not being managed as low threat vegetation. The precautionary principle has been applied. <i>Note: There are restrictions on accessing individual properties/ backyards to assess the status of vegetation (Managed/ unmanaged).</i>
Photo ID: 4a	Photo ID: 4b



VEGETATION AREA 5	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Open forest A-03
<b>Description/Justification:</b>	Wetland vegetation >70% Canopy Cover, Mixed Paperbark & Eucalypt, Forest with a scrub understory
Photo ID: 5a	Photo ID: 5b
VEGETATION AREA 6	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Open forest A-03
<b>Description/Justification:</b>	Jarrah & Marri Forest (12-14m high) >70% Canopy Cover, scrub/ balga understory
Photo ID: 6a	Photo ID: 6b



VEGETATION AREA 7	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Open forest A-03
<b>Description/Justification:</b>	Eucalypt Forest with a scrub understory (Roadside Vegetation)
Photo ID: 7a	Photo ID: 7b
VEGETATION AREA 8	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class D Scrub
<b>Vegetation Type Present:</b>	Open scrub D-14
<b>Description/Justification:</b>	Wetland Area (Revegetation works being maintained as Scrub)
Photo ID: 8a	Photo ID: 8b



VEGETATION AREA 9	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Open Grassland outside the development site (neighbouring properties)
Photo ID: 9a	Photo ID: 9b
VEGETATION AREA 10	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation
<b>Vegetation Type Present:</b>	Excluded Vegetation – Managed Grassland
<b>Description/Justification:</b>	Residential area– Managed Grass around buildings/ Gardens/ Cleared Areas
Photo ID: 10a	Photo ID: 10b

**Note:** This assessment is reliant on the surrounding land (Area 10) being maintained in a low fuel condition as per the City's Firebreak Notice, reflecting the state of the vegetation at the time of the assessment. There are restrictions on accessing individual properties/ backyards to assess the status of vegetation (Managed/unmanaged).

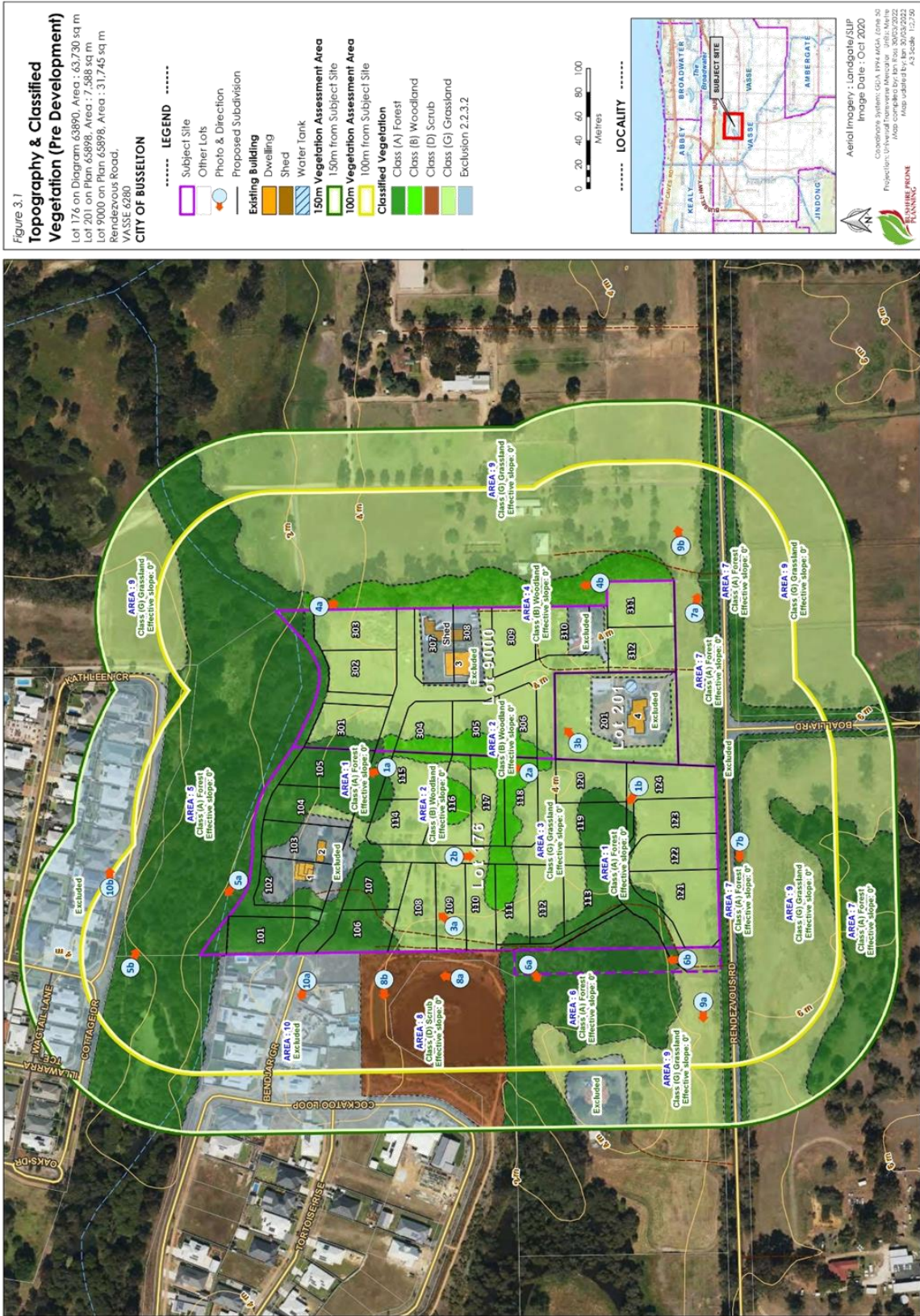




Table 3.1.3: Vegetation classification and effective slope (Post - Development)

ALL VEGETATION WITHIN 150 METRES OF THE PROPOSED DEVELOPMENT				
Vegetation Area	Identified Vegetation Types <sup>1</sup> or Description if 'Excluded'	Applied Vegetation Classification <sup>1</sup>	Effective Slope (degrees) <sup>2</sup> (AS 3959:2018 Method 1)	
			Assessed	Applied Range
1	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-
2	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-
3	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-
4	Woodland B-05	Class B Woodland	0	upslope or flat
5	Open forest A-03	Class A Forest	0	upslope or flat
6	Open forest A-03	Class A Forest	0	upslope or flat
7	Open forest A-03	Class A Forest	0	upslope or flat
8	Open scrub D-14	Class D Scrub	0	upslope or flat
9	Sown pasture G-26	Class G Grassland	0	upslope or flat
10	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-
*11	Woodland B-05	Class B Woodland	0	downslope >0-5

**\*Note** – The formation of Area 11 is a result of the east / west section of Proposed Lot 2004 (Reserve for Pedestrian Access and Drainage) being used for a shared path (2.5 m wide pavement) with the remainder to be woodchip mulched and / or covered in crushed limestone (the latter is used to prevent weeds spread from private lots to the current UCL / eventual reserve to the north). The three significant existing trees in this section will be retained where possible. This section has been deemed by the City of Busseton to be classifiable vegetation as management of grasses and weeds cannot be guaranteed (Based on Advice from the Proponent 31-3-2022).



VEGETATION AREA 11 – Post Development Vegetation Classification	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class B Woodland
<b>Vegetation Type Present:</b>	Woodland B-05
<b>Description/Justification:</b>	<p>The east / west section of Proposed Lot 2004 (8-metre-wide strip "Reserve for Pedestrian Access and Drainage") is to be used for a shared path (2.5 m wide pavement) with the remainder to be woodchip mulched and / or covered in crushed limestone (the latter is used to prevent weeds spread from private lots to the current UCL / eventual reserve to the north). The three significant existing trees in this section will be retained where possible. This section has been deemed by the City of Busselton to be classifiable vegetation as management of grasses and weeds cannot be guaranteed.</p> <p>The precautionary principle has been applied and the most appropriate vegetation classification for this area (Post Development) was deemed to be Class B Woodland, as this narrow strip of vegetation will have limited overstorey and a significantly modified understorey.</p>
Photo ID: 11a	Photo ID: 11b
Photo ID: 11c	Photo ID: 11d





### 3.2 Assessment Output

#### 3.2.1 Bushfire Attack Level Results - BAL Contour Map Format

##### INTERPRETATION OF THE BUSHFIRE ATTACK LEVEL (BAL) CONTOUR MAP

The contour map will present different coloured contour intervals extending from the areas of classified bushfire prone vegetation. These represent the different bushfire attack levels that will exist at varying distances away from the classified vegetation in the event of a bushfire in that vegetation. The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain as the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed (or each stage completed). That range is defined by the AS 3959:2018 BAL determination methodology.

##### VEGETATION AREAS APPLIED TO THE DEVELOPMENT OF THE BAL CONTOUR MAP

All identified areas of classified vegetation have been applied with the following exceptions:

1. The BAL contours are constructed based on the Figure 3.1.1: Vegetation classification and effective slope. (Post - development)
2. For Figure 3.2, all classified vegetation within the proposed subdivision site is excluded and the BAL contours are constructed into the lot from any classified vegetation outside the boundaries; and

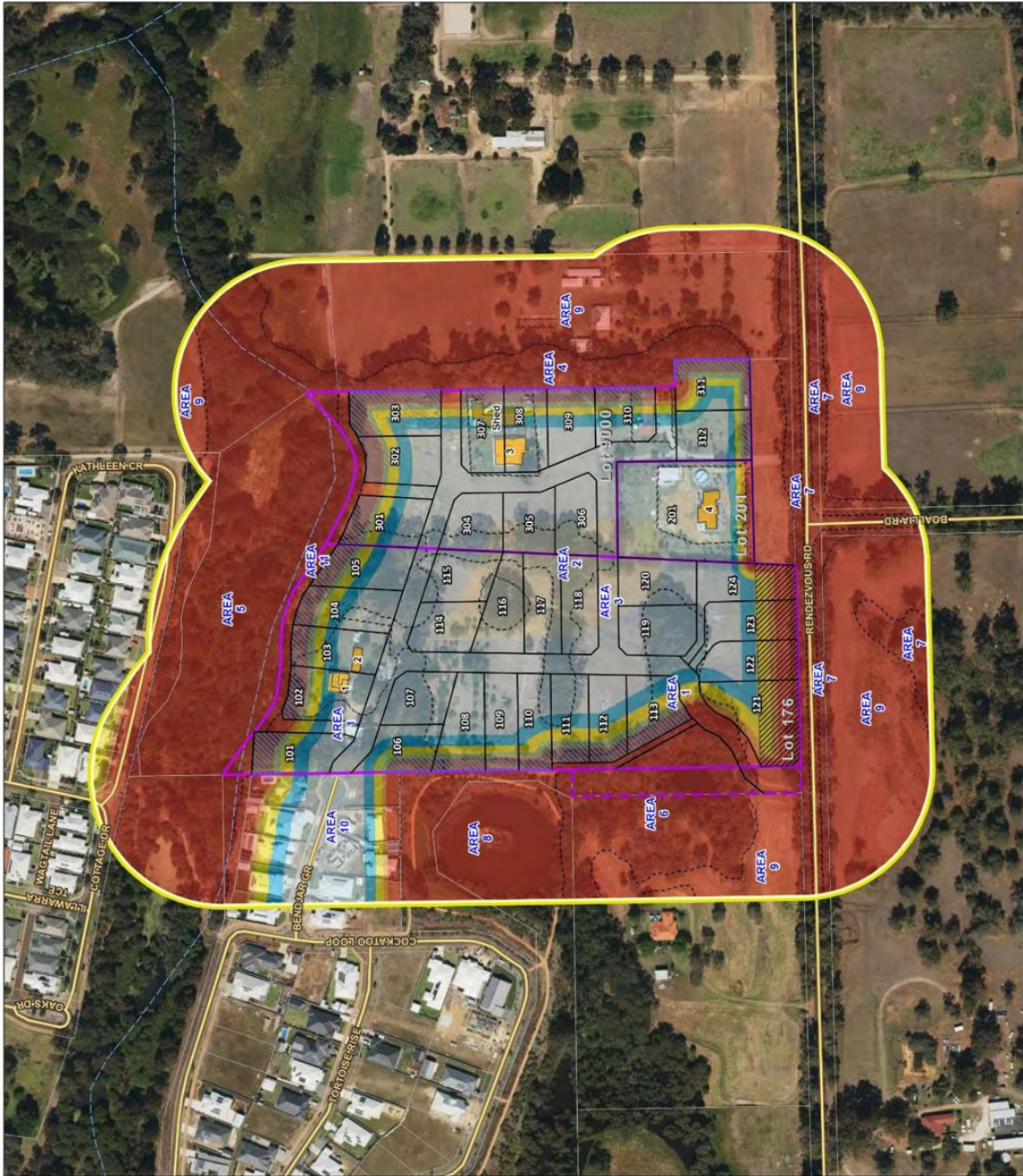
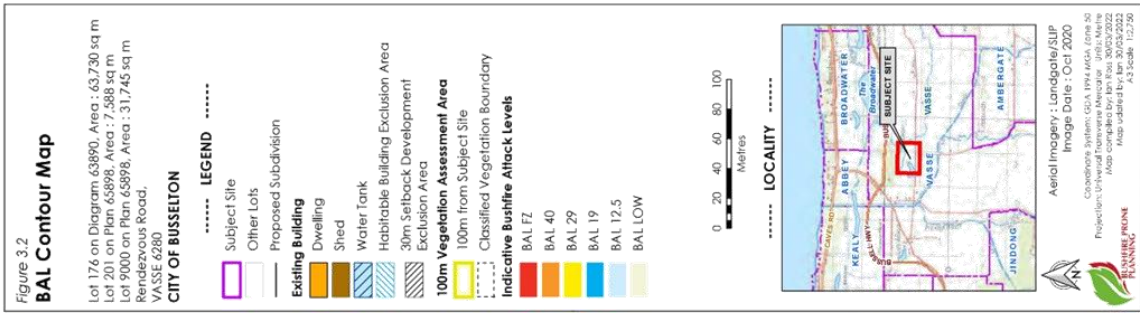
This approach is applied to indicate the achievable bushfire attack levels within the specified lot and the resultant area of developable land (i.e. subject to BAL-29 or less). It is based on the following assumptions:

1. Any classified vegetation within each lot can potentially be managed by the landowner to meet asset protection zone standards and dimensions corresponding to an indicated BAL; and
2. Each lot must be considered independent of what development may or may not take place on the adjoining lot.

##### VEGETATION SEPARATION DISTANCES APPLIED

Table 3.1: Vegetation separation distances applied to construct the BAL contours.

BAL CONTOUR MAP – APPLIED VEGETATION SEPARATION DISTANCES								
Derived from the Application of Method 1 BAL Determination Methodology (AS 3959:2018 Section 2, Table 2.5) <sup>1</sup>								
Vegetation Area	Vegetation Classification	Effective Slope (degree range)	BAL and Corresponding Separation Distance (m)					
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW
4	Class B Woodland	upslope or flat	<10	10-<14	14-<20	20-<29	29-<100	>100
5	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
6	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
7	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
8	Class D Scrub	upslope or flat	<10	10-<13	13-<19	19-<27	27-<100	>100
9	Class G Grassland	upslope or flat	<6	6-<8	8-<12	12-<17	17-<50	>50
11	Class B Woodland	downslope >0-5	<13	13-<17	17-<25	25-<35	35-<100	>100



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### 3.2.2 Bushfire Attack Level Results - Derived from The BAL Contour Map

Table 3.2.2: Indicative BAL(s) for future building works on proposed lots. (\*Refer to Section 5.2)

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDING WORKS ON PROPOSED LOTS			
BAL Determination Methodology Applied		Method 1 as per AS 3959:2018 s2.2.6 and Table 2.5.	
Lot No.	Indicative BAL	Lot No.	Indicative BAL
101	BAL – FZ (Indicative *BAL-29)	120	BAL - 12.5
102	BAL – FZ (Indicative *BAL-29)	121	BAL – FZ (Indicative *BAL-29)
103	BAL – FZ (Indicative *BAL-29)	122	BAL – FZ (Indicative *BAL-29)
104	BAL – FZ (Indicative *BAL-29)	123	BAL – FZ (Indicative *BAL-29)
105	BAL – FZ (Indicative *BAL-29)	124	BAL – FZ (Indicative *BAL-29)
106	BAL – FZ (Indicative *BAL-29)	301	BAL – FZ (Indicative *BAL-29)
107	BAL - 12.5	302	BAL – FZ (Indicative *BAL-29)
108	BAL – FZ (Indicative *BAL-29)	303	BAL – FZ (Indicative *BAL-29)
109	BAL – FZ (Indicative *BAL-29)	304	BAL - 12.5
110	BAL – FZ (Indicative *BAL-29)	305	BAL - 12.5
111	BAL – FZ (Indicative *BAL-29)	306	BAL - 12.5
112	BAL – FZ (Indicative *BAL-29)	307	BAL – FZ (Indicative *BAL-29)
113	BAL – FZ (Indicative *BAL-29)	308	BAL – FZ (Indicative *BAL-29)
114	BAL - 12.5	309	BAL – FZ (Indicative *BAL-29)
115	BAL - 12.5	310	BAL – FZ (Indicative *BAL-29)
116	BAL - 12.5	311	BAL – FZ (Indicative *BAL-29)
117	BAL - 12.5	312	BAL – FZ (Indicative *BAL-29)
118	BAL - 12.5	201	BAL – FZ (Indicative *BAL-29)
119	BAL - 12.5		

Advice from the Proponent (31-3-2022):

\* A 'habitable building exclusion area' has been applied to Lots 101 – 113, 121 – 124, 301 – 303 and 307 – 312 based on the following setback parameters: Any portion of the lot/s impacted by BAL-FZ or BAL-40 is a setback where it is greater than the R-Code setbacks listed below.

In all other cases apply R5 setbacks being-

- 12 m from the primary street;
- 6 m from the secondary street;
- 6 m from the rear



#### 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

In response to the Bushfire Management Plan requirements established by Appendix 5 of the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 v1.3), the following statements are made to assist in the understanding of whether the proposal is likely to be able to comply with the bushfire protection criteria now or in subsequent planning stages.

Spatial Context - Broader Landscape Considerations	
Wider road network and access constraints	The surrounding area has an extensive public road network associated with the residential zoning and corresponding lot sizes. The proposed subdivision will improve vehicle access/egress options for existing landowners to the west of proposed subdivision site by providing through access onto Rendezvous Road from Bendjar Grove.
Proximity of settlements and emergency services	The Busselton town centre is <6 km from site. Emergency services are in the Busselton townsite.
Bushfire prone vegetation types and extent	There are significant extents of bushfire prone vegetation (predominantly Grassland and vegetation associated with the water courses) across the broader landscape.
Topography and fire behaviour interactions.	The topography of the area is predominately flat, with limited areas of slope adjacent to the wetland area.
Bushfire Hazard Issues	
Onsite Vegetation	The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite is under the control of the landowner and therefore can be removed or modified as required.  <i>(Note: any proposed vegetation removal may be subject to local government approval, dependent on the lot's specific situation with respect to identified environmental protection areas and the lot size).</i>
Offsite Vegetation	Vegetation offsite is not within the control of the landowner and therefore the vegetation cannot be removed or modified. As a result, the BAL impact from these vegetation areas is unable to be reduced.



5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA ESTABLISHED BY THE GUIDELINES

For a subdivision application to be considered compliant with SPP 3.7, it must satisfy (achieve) the intent of each of the four elements of the bushfire protection criteria. These criteria are established by the *Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3*.

5.1 Summary of Assessment Against the Bushfire Protection Criteria

SUMMARISED OUTCOME OF THE ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA					
Element of the Bushfire Protection Criteria	Basis for the Proposal Achieving Full Compliance with SPP 3.7			The Proposal Cannot Achieve Full Compliance with SPP 3.7	
	Acceptable Solutions Met		Achieves the Intent of the Element	Bushfire planning development type that may not require full compliance is applied	An improvement in bushfire performance compared to the existing development is detailed (refer Note 4)
	All applicable solutions are fully met	All applicable solutions are not fully met.  A merit based assessment and/or a bushfire performance comparison of the proposals residual risk with that of the residual risk of the acceptable solution is conducted (refer Note 4)	A performance principle-based solution is applied		
1. Location	✓	-	-	N/A	-
2. Siting and Design of Development	✓	-	-		-
3. Vehicular Access	✓	-	-		-
4. Water	✓	-	-		-
<p>Note: The development proposal has been assessed:</p> <ol style="list-style-type: none"> <li>Against the requirements established in Appendix 4 of the <i>Guidelines for Planning in Bushfire Prone Areas, WAPC 2017 v1.3 (Guidelines)</i>. The Guidelines are found at <a href="https://www.planning.wa.gov.au/8194.aspx">https://www.planning.wa.gov.au/8194.aspx</a>; and</li> <li>Applying the interpretation guidance provided in <i>Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design (WAPC Nov 2019)</i>.</li> </ol>					



5.2 Assessment Detail

Element 1: Location	
<p><b>Intent:</b> To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.</p>	
<p><b>Compliance:</b> How the proposed development achieves the intent of Element 1:</p>	<p>By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)</p>
<p><b>ASSESSMENT (COMPLIANCE) STATEMENTS</b></p>	
<p>For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the <i>Guidelines (WAPC 2017 v1.3)</i> and apply the interpretation guidance established by the <i>Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design (WAPC Nov 2019)</i>.</p>	
<p><b>Acceptable Solution: A1.1: Development Location</b></p>	
<p><b><u>DPLH Position Statement: Planning in bushfire prone areas (Relevant Extracts)</u></b></p>	
<p>Demonstrating Element 1: Location and Element 2: Siting and design November 2019</p>	
<p><b><u>5.2.2 Structure plans (where lot layout is known) and subdivision applications (BAL Contour Map)</u></b></p>	
<p>If areas within the subject site have a rating of BAL-40 or BAL-FZ, it should be demonstrated that these areas will be incorporated into the design to increase separation between buildings and bushfire prone vegetation.</p>	
<p><u>Advice from the Proponent (31-3-2022):</u></p>	
<p>* A 'habitable building exclusion area' has been applied to Lots 101 – 113, 121 – 124, 301 – 303 and 307 – 312 based on the following setback parameters: Any portion of the lot impacted by BAL-FZ or BAL-40 is a setback where it is greater than the R-Code setbacks listed below.</p>	
<p>In all other cases apply R5 setbacks being-</p>	
<p>- 12 m from the primary street; 6 m from the secondary street; 6 m from the rear</p>	
<p><u>Assessment:</u> The proposed subdivision will provide an area of land within each lot that can be considered suitable for development (BAL 29 Rating or below) as BAL-40 or BAL-FZ construction standards will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1.</p>	
<ul style="list-style-type: none"> <li>• The indicative BAL Contour Map demonstrates that the proposed subdivision will provide an area of land within each lot that can be considered suitable for development (BAL 29 Rating or below) as BAL-40 or BAL-FZ construction standards will not be required to be applied.</li> </ul>	
<p><u>The proposed development achieves compliance by:</u></p>	
<ul style="list-style-type: none"> <li>• By ensuring future building work on the lot/s can be located on an area that will be subject to potential radiant heat from a bushfire not exceeding 29 kW/m<sup>2</sup> (i.e. a BAL rating of BAL-29 or less will apply). This can be achieved by using positioning, design and appropriate vegetation removal/modification; and</li> <li>• Managing the remaining bushfire risk to an acceptable level by the existence/implementation and ongoing maintenance of all required bushfire protection measures, as identified within this Plan. These measures include the requirements for vegetation management, vehicular access and firefighting water supply.</li> </ul>	



### Element 1: Location

#### **The Hazard Within the Subject Site**

The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite (Figure 3.1.1 – Indicative Asset Protection Zone) is under the control of the landowner and therefore can be removed or modified to present a low bushfire threat.

Retained vegetation will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'. The primary bushfire threat from bushfire prone vegetation remaining within the proposed lots will be embers. This threat will be mitigated by the application of appropriate building design, bushfire construction standards and the ongoing maintenance of the APZ.

#### **The Hazard Adjoining the Subject Site**

Bushfire prone vegetation within this locality exists as native vegetation classified as Class A Forest, Class B Woodland, and Class G Grassland. Most of the land within the locality supports this vegetation except for the asset protection zones surrounding existing dwellings (neighbouring properties).

The likely potential bushfire impact on persons and property within the proposed lots will be ember attack in the event of a bushfire. This ember threat will be mitigated by the application of appropriate building design, bushfire construction standards and the ongoing maintenance of the minimum BAL-29 dimensioned APZ.



Element 2: Siting and Design of Development	
<p><b>Intent:</b> To ensure that the siting and design of development (note: not building/construction design) minimises the level of bushfire impact.</p>	
<p><b>Compliance:</b> How the proposed development achieves the intent of Element 2:</p>	<p>By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)</p>
<p><b>ASSESSMENT (COMPLIANCE) STATEMENTS</b></p>	
<p>For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the <i>Guidelines (WAPC 2017 v1.3)</i> and apply the interpretation guidance established by the <i>Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design (WAPC Nov 2019)</i>.</p>	
<p><b>Acceptable Solution: A2.1: Asset Protection Zone</b></p>	
<p><b><u>DPLH Position Statement: Planning in bushfire prone areas (Relevant Extracts)</u></b>  <i>Demonstrating Element 1: Location and Element 2: Siting and design November 2019</i></p>	
<p><b><u>5.3.2 Structure plans (where lot layout is known) and subdivision applications</u></b></p>	
<p>Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ, where:</p> <ul style="list-style-type: none"> <li>BAL-40 or BAL-FZ is contained within the front setback of a lot(s) with road frontage that provides for hazard separation (as prescribed in a local planning scheme or the Residential Design Codes)</li> </ul>	
<p><u>Advice from the Proponent (31-3-2022):</u></p>	
<p>* A 'habitable building exclusion area' has been applied to Lots 101 – 113, 121 – 124, 301 – 303 and 307 – 312 based on the following setback parameters: Any portion of the lot impacted by BAL-FZ or BAL-40 is a setback where it is greater than the R-Code setbacks listed below.</p>	
<p>In all other cases apply R5 setbacks being-</p>	
<p>- 12 m from the primary street; 6 m from the secondary street; 6 m from the rear</p>	
<p><u>Assessment:</u></p>	
<p>The proposed development achieves compliance by:</p> <ul style="list-style-type: none"> <li>Ensuring future building work on the lot/s can have established around it an APZ of the required dimensions (minimum 25 APZ within the lot boundary) - to ensure that the potential radiant heat from a bushfire to impact future building/s, does not exceed 29 kW/m<sup>2</sup> (i.e. a BAL rating of BAL-29 or less will apply to determine building construction standards); The APZ/s can be established fully within the/each lot boundaries; and</li> <li>The landowner/s having the responsibility of continuing to manage the required APZ as low threat vegetation in a minimal fuel state, by maintaining the APZ to the required dimensions and standard (minimum 25 APZ within the lot boundary) including compliance with the local government's annual firebreak notice.</li> <li>This assessment is reliant on the surrounding land (Area 10) being maintained in a low fuel condition as per the City's Firebreak Notice, reflecting the state of the vegetation at the time of the assessment.</li> </ul>	
<p><b>APZ Management (Minimum 25 Asset Protection Zone):</b> All vegetation that will require modification/removal and future management is onsite and therefore under the control of the landowner. Retained vegetation will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'. </p>	



Element 3: Vehicular Access	
<b>Intent:</b> To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.	
<b>Compliance:</b> How the proposed development achieves the intent of Element 3:	By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)
<b>ASSESSMENT (COMPLIANCE) STATEMENTS</b>	
For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the <i>Guidelines</i> (WAPC 2017 v1.3).	
<b>Acceptable Solution: A3.1: Two Access Routes</b>	
Rendezvous Road, Bendjar Grove and the development of an internal road network will provide safe access and egress to two different destinations. As sealed public roads, they will be available to all residents and the public at all times and under all weather conditions.	
<b>Acceptable Solution: A3.2: Public Road</b>	
The construction technical requirements established by the Guidelines and/or the local government can and will be complied with.	
<b>Acceptable Solution: A3.3: Cul-de-sacs (including a dead-end road)</b>	
N/a	
<b>Acceptable Solution: A3.4: Battle-axe</b>	
Two short battle-axe (s) of approximately 35m in length form part of this proposal (Lots 123 & 124). The construction technical requirements established by the Guidelines and/or the local government can and will be complied with.	
<b>Acceptable Solution: A3.5: Private Driveways</b>	
The construction technical requirements established by the Guidelines and/or the local government can and will be complied with.	
<b>Acceptable Solution: A3.6: Emergency Access Way</b>	
N/A	
<b>Acceptable Solution: A3.7: Fire Service Access Routes</b>	
N/A	
<b>Acceptable Solution: A3.8: Firebreak Width</b>	
The proposed lots will comply with the requirements of the local government annual firebreak notice issued under s33 of the Bush Fires Act 1954. Firebreaks to be installed prior to subdivision clearance.	



Element 4: Water	
<b>Intent:</b> To ensure water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.	
<b>Compliance:</b> How the proposed development achieves the intent of Element 4:	By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)
<b>ASSESSMENT (COMPLIANCE) STATEMENTS</b>	
For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development against the requirements established by the <i>Guidelines (WAPC 2017 v1.3)</i> .	
<b>Acceptable Solution: A4.1: Reticulated Areas</b>	
The site will be provided with a reticulated water supply. Hydrants will be installed in accordance with the relevant standards. The technical requirements established by the Guidelines and/or the local government can and will be complied with.	
<b>Acceptable Solution: A4.2: Non-Reticulated Areas</b>	
N/A	
<b>Acceptable Solution: A4.3: Non-Reticulated Areas – Individual Lots</b>	
N/A	



6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE PROTECTION MEASURES

Table 6.1: BMP Implementation responsibilities prior to the issue of titles.

Developer (Landowner) - Prior to Issue of Titles		
No.	Implementation Actions	Subdivision Clearance
<p>Note: Planning approval may be conditioned with the requirements:</p> <ol style="list-style-type: none"> <li>To place certain notifications on the certificates of title and the deposited plan, regarding the existence of this bushfire management plan and the obligations it creates; and</li> <li>To provide certification of the implementation of certain bushfire protection measures established by this bushfire management plan.</li> </ol>		
1	Condition (as per Code F1 of Model Subdivision Schedule, WAPC April 2020): Information is to be provided to demonstrate that the measures contained in Section 6; of this Bushfire Management Plan, have been implemented during subdivisional works.	<input type="checkbox"/>
2	Condition (as per Code F2 of Model Subdivision Schedule, WAPC April 2020): A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> , is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land." (Western Australian Planning Commission).	<input type="checkbox"/>
3	Condition (as per Code F3 of Model Subdivision Schedule, WAPC April 2020): A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-FZ. A restrictive covenant to the benefit of the local government pursuant to section 129BA of the <i>Transfer of Land Act 1893</i> , is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of land within areas that have been assessed a BAL-40 or BAL-FZ. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: "No habitable buildings are to be built within areas identified as BAL-40 or BAL-FZ". (Local Government).	<input type="checkbox"/>
4	Construct the public roads & battle axe(s) to the standard in the Bushfire Guidelines.	<input type="checkbox"/>
5	Install the reticulated water supply to the standards stated in the Bushfire Guidelines.	<input type="checkbox"/>
6	If staging forms part of the subdivision works, the Bushfire Management Plan will need to be updated to ensure the detail in this Plan is still accurate (Staging Plan).	<input type="checkbox"/>



Table 6.2: BMP Implementation responsibilities prior to lot sale, occupancy or building.

Landowner (Developer) - Prior to Sale of Lot(s)	
No.	Implementation Actions
1	Prior to sale and post planning approval, the entity responsible for having the BMP prepared should ensure that anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information and informed that it contains their responsibilities. This includes the landowners/proponents (including future landowners where the Plan was prepared as part of a subdivision approval), local government and any other authorities or referral agencies ('Guidelines' s4.6.3).
2	Prior to sale of the subject lots, each individual lot is to be compliant with the Local firebreak notice issued under s33 of the Bushfires Act 1954.  This may include specifications for asset protection zones that differ from the Guideline's APZ Standards, with the intent to better satisfy local conditions. When these are more stringent than those created by the Guidelines, or less stringent and endorsed by the WAPC and DFES, they must be complied with.
3	Prior to any building work, inform the builder of the existence of this Bushfire Management Plan and the responsibilities it contains, regarding the required construction standards. This will be: <ul style="list-style-type: none"> <li>The standard corresponding to the determined BAL, as per the bushfire provisions of the Building Code of Australia (BCA);</li> </ul>
4	Prior to sale of the subject lots, the onsite vegetation (within the proposed subdivision site) will be maintained in a Low threat state (Figure 3.1.1 – Indicative APZ) as per the AS 3959-2018 s2.2.3.2 and the Busselton Firebreak Notice.
5	Prior to sale of the subject lots, the offsite vegetation within the east-west section of Proposed Lot 2004 (Reserve for Pedestrian Access and Drainage) will be modified (By the landowner) and subsequently managed in perpetuity (by the City of Busselton) as Class B Woodland (in accordance with Figure 3.1.1) as per the AS 3959-2018.



Table 6.3: Ongoing management responsibilities for the Landowner/Occupier.

Landowner/Occupier - Ongoing	
No.	Ongoing Management Actions
1	Maintain a minimum 25 metre Asset Protection Zone (APZ) within the Lot Boundary to the standards established by the Bushfire Guidelines or as varied by the local government through their Firebreak Notice
2	Comply with the Local firebreak notice issued under s33 of the Bush Fires Act 1954. This may include specifications for asset protection zones that differ from the Guideline's APZ Standards, with the intent to better satisfy local conditions. When these are more stringent than those created by the Guidelines, or less stringent and endorsed by the WAPC and DFES, they must be complied with.
3	Maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.
4	Ensure that any builders (of future structures on the lot) are aware of the existence of this Bushfire Management Plan and the responsibilities it contains regarding the application of construction standards corresponding to a determined BAL.
5	Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: <ol style="list-style-type: none"> <li>1. the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code of Australia (BCA); and</li> <li>2. with any identified additional requirements established by this BMP or the local government.</li> </ol>

Table 6.4: Ongoing management responsibilities for the Local Government.

Local Government - Ongoing	
No.	Ongoing Management Actions
1	Monitor landowner compliance with the Bushfire Management Plan and the annual Firebreak and Fuel Load notice.
2	Where control of an area of land is vested in the control of the local government and the ongoing management of that land has determined the suitability of the proposed development for approval, there is an obligation to consider the impact of any changes to future management of the Land and/or revegetation plans with respect to that area.



## APPENDIX 1: TECHNICAL REQUIREMENTS FOR ONSITE VEGETATION MANAGEMENT

### A1.1 Requirements Established by the Guidelines – Standards for Asset Protection Zones

(Source: *Guidelines for Planning in Bushfire Prone Areas - WAPC 2017 v1.3 Appendix 4, Element 2, Schedule 1 and Explanatory Note E2.1*)

#### DEFINING THE ASSET PROTECTION ZONE (APZ)

**Description:** An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level (by reducing fuel loads). The width of the required APZ varies with slope and vegetation and varies corresponding to the BAL rating determined for a building (lower BAL = greater dimensioned APZ).

For planning applications, the minimum sized acceptable APZ is that which is of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup> (BAL-29). It will be site specific.

For subdivision planning, design elements and excluded/low threat vegetation adjacent to the lot(s) can be utilised to achieve the required vegetation separation distances and therefore reduce the required dimensions of the APZ within the lot(s).

**Defendable Space:** The APZ includes a defendable space which is an area adjoining the asset within which firefighting operations can be undertaken to defend the structure. Vegetation within the defendable space should be kept at an absolute minimum and the area should be free from combustible items and obstructions. The width of the defendable space is dependent on the space, which is available on the property, but as a minimum should be 3 metres.

**Establishment:** The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.

The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.

*[Note: Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation that can be involved in a bushfire, is unsafe.]*

#### Schedule 1: Standards for APZ

**Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

**Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

**Fine Fuel Load:** combustible dead vegetation matter less than 6 mm in thickness reduced to and maintained at an average of two tonnes per hectare (example below).



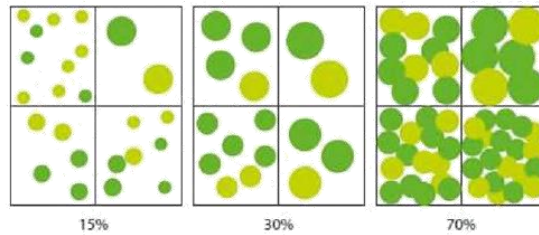
Example: Fine fuel load of 2 t/ha

(Image source: Shire of Augusta Margaret River's Firebreak and Fuel Reduction Hazard Notice)



**Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. Diagram below represents tree canopy cover at maturity.

Tree canopy cover – ranging from 15 to 70 per cent at maturity



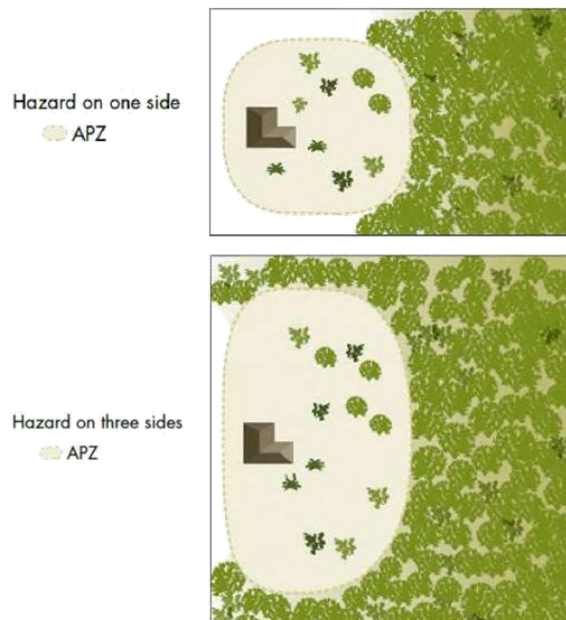
(Source: Guidelines for Planning in Bushfire Prone Areas 2017, Appendix 4)

**Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.

**Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.

**Grass:** should be managed to maintain a height of 100 mm or less.

The following example diagrams illustrate how the required dimensions of the APZ will be determined by the type and location of the vegetation.





APPENDIX 2: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

Each local government may have their own standard technical requirements for emergency vehicular access, and they may vary from those stated in the Guidelines.  
When required, these are stated in Section 5.1 of this bushfire management plan.

Requirements Established by the Guidelines – The Acceptable Solutions

(Source: Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3, Appendix 4)

VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 1		
<p><b>Acceptable Solution 3.5: Private Driveways</b></p> <p>The following requirements are to be achieved:</p> <ul style="list-style-type: none"> <li>The design requirements set out in Part 2 of this appendix; and</li> </ul> <p>Where the house site is more than 50 metres from a public road:</p> <ul style="list-style-type: none"> <li>Passing bays every 200 metres with a minimum length of 20 metres and a minimum width of two metres (ie combined width of the passing bay and constructed private driveway to be a minimum six metres);</li> <li>Turn-around areas every 500 metres and within 50 metres of a house, designed to accommodate type 3.4 fire appliances to turn around safely (ie kerb to kerb 17.5 metres);</li> <li>Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes; and</li> <li>All weather surface (i.e. compacted gravel, limestone or sealed).</li> </ul>		
<p><b>Acceptable Solution 3.8: Firebreak Width</b></p> <p>Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.</p>		
<p><b>Acceptable Solution 3.4: Battle-axe</b></p> <p>Their use in bushfire prone areas should be avoided. Where no alternative exists then the following requirements are to be achieved:</p> <ul style="list-style-type: none"> <li>Maximum length 600m and minimum width 6m; and</li> <li>Comply with minimum standards for private driveways.</li> </ul>		



VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 2					
Technical Component	Vehicular Access Types				
	Public Roads	Cul-de-sacs	Private Driveways	Emergency Access Ways	Fire Service Access Routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	4.5	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum cross-fall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

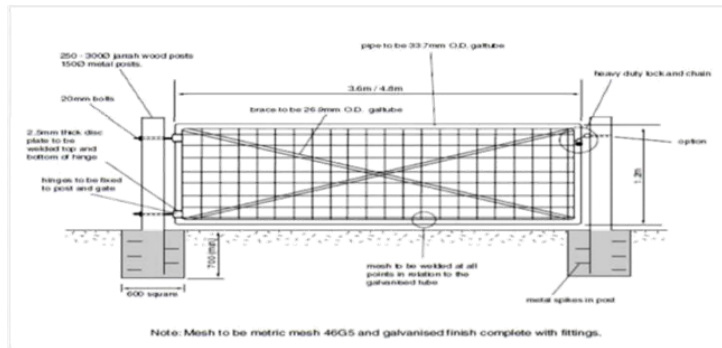
\* A six metre trafficable surface does not necessarily mean paving width. It could, for example, include four metres of paving and one metre of constructed road shoulders. In special circumstances, where 8 lots or less are being serviced, a public road with a minimum trafficable surface of four metres for a maximum distance of ninety metres may be provided subject to the approval of both the local government and DFES.

**VEHICULAR ACCESS TECHNICAL REQUIREMENTS – GATES AND SIGNS EXAMPLES**

**Gates**

Design and construction to be approved by local government.

- Minimum width 3.6m
- Emergency access way gates must not be locked.
- Fire service access route gates may be locked but only with a common key that is available to local fire service personnel.
- Bollards will be to the local government specifications





### APPENDIX 3: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER

#### Reticulated Areas

[Source: *Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3, Appendix 4, Element 4*]

The Water Corporation's 'No 63 Water Reticulation Standard' is deemed to be the baseline criteria for developments and should be applied unless local water supply authority's conditions apply.

The requirement is to supply a reticulated water supply and fire hydrants, in accordance with the technical requirements of the relevant water supply authority and DFES.

Key specifications in the most recent version/revision of the design standard include:

- **Residential Standard** – hydrants are to be located so that the maximum distance between the hydrants shall be no more than 200 metres.
- **Commercial Standard** – hydrants are to be located with a maximum of 100 metre spacing in Industrial and Commercial areas.
- **Rural Residential Standard** – where minimum site areas per dwelling is 10,000 m<sup>2</sup> (1ha), hydrants are to be located with a maximum 400m spacing. If the area is further subdivided to land parcels less than 1ha, then the residential standard (200m) is to be applied.

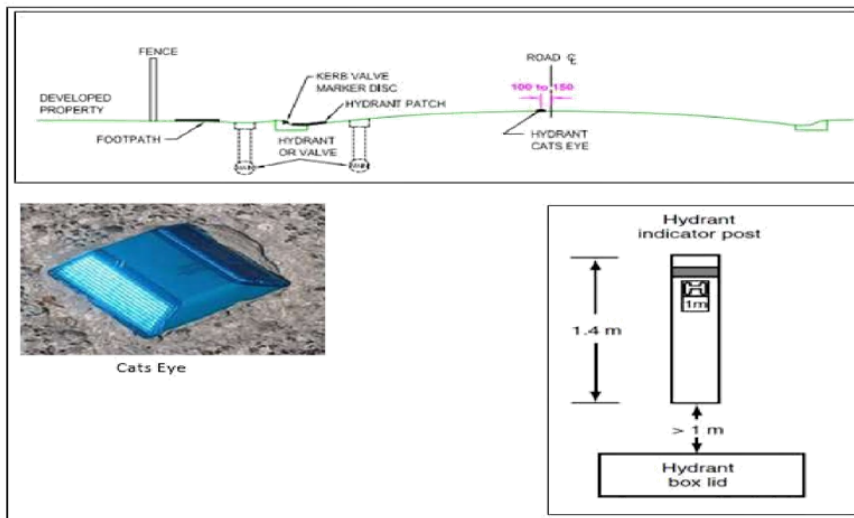


Figure A4.1: Hydrant Location and Identification Specifications

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Policy Measures		
Section	Requirement	Response
5.1.1 Requirement to reticulated sewerage	<p>Planning proposals are required to connect to or provide for reticulated sewerage:</p> <ol style="list-style-type: none"> <li>1. where the provision of reticulated sewerage is required by a local planning scheme or a policy, strategy or plan endorsed by the Western Australian Planning Commission;</li> <li>2. when any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage;</li> <li>3. where the responsible authority determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage;</li> <li>4. where the responsible authority determines that the absence of reticulated sewerage will jeopardise future land uses provided for in:                             <ol style="list-style-type: none"> <li>a. a proposed or approved local planning scheme or scheme amendment; or</li> <li>b. in a proposed or endorsed Western Australian Planning Commission policy, strategy or plan;</li> </ol> </li> <li>5. where the responsible authority determines that the absence of reticulated sewerage will prejudice, physically or financially, the ability to provide sewerage to the local area; or</li> </ol>	<ol style="list-style-type: none"> <li>1. While the <i>City of Busseton Local Planning Strategy</i> identifies east Vasse and the subject lots for consideration and investigation for further intensification of urban development (i.e. via rezoning to Urban Development and structure planning), because this is said to achieve better environmental outcomes than the previously envisaged unsewered rural residential development, this is only for investigation and the strategy does not categorically require connection to reticulated sewerage or rule out use of on-site effluent disposal systems. Further, the <i>Leeuwin-Naturaliste sub-regional strategy and City of Busseton Local Planning Scheme No. 21</i> (LPS 21) remain silent on the issue, including proposed Amendment No. 28 and 36 LPS 21. In fact, the current Special Provision area (SP4) applying to east Vasse allow lots below 4,000 m<sup>2</sup> (i.e. down to the minimum permitted under the sewerage policy of the time) where it is demonstrated that—                             <ul style="list-style-type: none"> <li>- all lots can achieve a minimum 500 mm vertical separation between the winter water table and aerobic treatment unit irrigation areas;</li> <li>- the aerobic treatment units will not adversely impact on surface water quality; and</li> <li>- the necessary site works required to achieve this are documented.</li> </ul> </li> <li>2. The adjoining residential subdivision to the northeast, colloquially known as <i>Heron Lake</i>, was connected to the vacuum sewerage scheme from the Vasse townsite by the pre-existing 100 mm pressure main in Oaks Drive to the northwest. However, this subdivision of 63 residential lots used up all available capacity of this vacuum main and hence the Water Corporation did not require the sewer design for <i>Heron Lake</i> to provide a working end to Lot 176. As it stands, the</li> </ol>

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	<p>6. where the responsible authority determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources. This includes instances where:</p> <ul style="list-style-type: none"> <li>a. the minimum site requirements for on-site sewage systems (as defined in section 5.2) cannot be reasonably met;</li> <li>b. the impact of on-site sewage disposal is deemed likely to have a detrimental impact on the water quality of a public drinking water source area, sewage sensitive area or other waterway or wetland. Where approval of any future or proposed application without connection to reticulated sewerage is likely to set a precedent for similar proposals in the local water catchment, the cumulative impact will be considered; and</li> <li>c. urban, industrial or commercial subdivision is proposed in Priority 3 public drinking water source areas; or</li> </ul> <p>7. where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level.</p>	<p>working end terminates just after the junction to Lot 63, approximately 22 m short of the end of Bendjar Grove under the sealed cul-de-sac head.</p> <p>3. Advice received from the consulting civil engineers is that any subdivision of Lots 176, 201 and 9001 with reticulated sewerage will require a new pressure main to be constructed in accordance with the Water Corporation's sewer strategy plan. This plan shows Lots 176, 201 and 9000 being serviced by a new vacuum sewer line connecting into Pearson Drive, much further west and through Lots 8002 (conservation reserve), 634 and 250. This extension has been determined to be problematic overall, not only from a cost perspective but due to environmental hurdles (clearing and excavating acid sulfate soils at every directional drill length through a Resource Enhancement wetland which is now part of a rehabilitated conservation reserve), Aboriginal heritage issues (especially when Aboriginal heritage consultation report for <i>Heron Lake</i> identified 'cultural values and practices' associated with the wetland and for it to be protected), social disruption (i.e. damage to existing roads, crossovers and other infrastructure in Pearson Drive) and the need to obtain consent from four separate landowners (including the State of WA), all with varying intentions and timeframes. Due to this, the advice from Wood and Grieve Engineers (now Stantec), supported by the land servicing branch of Water Corporation, is that Lots 176, 201 and 9000 cannot be reasonably be connected to the vacuum service to the west (Vasse), while the lots are also outside the catchment to the east (refer 5 below).</p> <p>4. Even without reticulated sewerage, low-density residential lots down to a minimum of 1,800 m<sup>2</sup> can be developed in accordance with the existing and proposed planning framework. Hence, the broad 'urban' land use earmarked for east Vasse by the Leeuwin-Naturaliste Sub-regional Strategy, local planning strategy, local planning scheme and its amendments are not jeopardised, and the larger lots will provide a necessary part of the variety and choice in lots sizes, and lower-density transition between the Vasse townsites proper and east Vasse.</p>
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<p>5.</p>	<p>Using the open space mapping for east Vasse, it has been determined that the land east of Lots 176, 201 and 9000 Rendezvous Road has a developable area of 46.7356 ha outside of the nominated open space areas (most is areas with remnant trees and vegetation, but can be developed as active or passive open space). To determine the approximate lot yield outside of nominated open space areas, conservation areas and other deductions, an average density of R15 (666 m<sup>2</sup> per dwelling) is considered an appropriate median that balances out the higher (R30 / R40) and lower densities (R12.5 / R10) that may be applied throughout, plus other land committed to small activity centres, community sites, roads / pedestrian access ways, utilities and drainage reserves.</p> <p>If an R15 average density is applied to the 46.7356 hectares of developable area, the resultant yield for the balance of Vasse east is just over 700 lots, a significant settlement in its own right.</p> <p>The Water Corporation's sewer concept plan shows the land east of Lots 176, 201 and 9000 being serviced by the proposed sewer catchment / scheme draining / pumping east. Specifically, it shows Lots 178, 501, 1445 and 9003 Rendezvous Road / Busseton Bypass being gravity drained northeast and through <i>The Woods on Rendezvous</i> to a Type 90 pump station adjoining the Busseton Bypass. From there it is pumped east by pressure main to a future discharge point into a future gravity scheme in <i>Dunbarton</i> (infill sewerage scheme). Because Lots 176, 201 and 9000 Rendezvous Road are outside this eastern gravity-fed sewer catchment designated for the east, they really have no 'physical' bearing on provision of sewer to the remainder of east Vasse, being Lots 178, 501, 1445 and 9003.</p> <p>Further, in accordance with Water Corporation's Headworks Delivery Manual, once east Vasse is brought under the Water Corporation's 5-year CIP, the owners / developers of Lots 178, 501, 1445 and 9003 may construct the headworks infrastructure required to accommodate connections to reticulation assets in accordance with the Water</p>
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	<p>Corporation's conceptual scheme planning, then be reimbursed after 12 months operation (defects period). Headworks infrastructure that comes under this 'pre-fund' arrangement include wastewater pumping stations and pressure mains, plus main sewers larger than 300 mm. Accordingly, most of the significant assets required to bring Lots 178, 501, 1445 and 9003 would be covered and reimbursed to the developer(s). Most lenders are aware of developer-constructed work agreements with Water Corporation and would regard these as bankable cost-recovery mechanisms. To this end, there is no 'financial' prejudice to the development of the remainder of east Vasse, notwithstanding the fact that Lots 176, 201 and 9000 are not in this sewer catchment.</p>
	<p>6. The absence of reticulated sewerage will not pose an unacceptable risk to public health, the environment or water resources due to the following:</p> <p>a. The minimum site requirements for on-site sewerage systems (as defined in section 5.2) can be met. The local water management strategy (LWMS) submitted with the structure plan submission contains the same information required of a site and soil evaluation (SSE) / land capability assessment. Not only does it contain and critique the hydrological monitoring undertaken over Lots 176 and 9000 during 2015 and 2016, but it also has a complete geotechnical report focussing on on-site effluent disposal suitability, plus soil logs from the 2015 / 2016 bore installation. All of this reconfirms the reasons why the subject parent lots are not identified 'sewage sensitive area' under the <i>Government Sewerage Policy</i> mapping. The LWMS also recommends the implementation of secondary, aerobic treatment units (ATUs) for the treatment of wastewater, including the potential use of amended soil and inverted leach drains / disposal areas for subsoil drippers where necessary to maintain the required separation groundwater.</p>

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<p>5.1.2 Licensing requirements</p>	<p>Reticulated sewerage must be provided in accordance with the terms of a license issued by the Economic Regulation Authority, unless the sewerage service provider has an exemption for the reticulated sewerage service which is granted by the Minister for Water under Section 7 of the <i>Water Services Act 2012</i>.</p>	<p>b. The cumulative impacts of these upper secondary systems are negligible and much less than the nutrient load of garden fertilisers from conventional residential lots of 1,100 m<sup>2</sup> and less, whereas lots 1,8000 m<sup>2</sup> and greater are generally kept as pasture (except for possibly a small lawn area immediately around the dwelling). Further, the subdivision will bring about the removal of existing septic tanks and leach drains (primary systems) servicing the dwellings on Lot 176, which are currently leaching untreated nutrients into groundwater.</p> <p>c. The subject lots are not located in a Priority 3 public drinking water source areas.</p>
<p>5.1.3 Survey strata</p>	<p>Where a survey-strata scheme is to be connected to reticulated sewerage, arrangements are to be made at the time of subdivision to ensure that a separate sewer connection will be available to each lot within the scheme that is intended for separate use or occupation.</p>	<p>7. The land does not need to be rezoned, but irrespective these lots less than one hectare occupy land that has a maximum groundwater level (MGL) much greater than 0.5 m below the natural ground level (NGL), with separation of 1.5 m or more from the MGL to the NGL for most proposed lots.</p>
		<p>Not applicable. Reticulated sewerage not proposed.</p>
		<p>Not applicable. Not a survey-strata scheme.</p>

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<p>5.2 On-site sewage disposal</p>	<p>Where the provisions of 5.1.1 do not apply, on-site sewage disposal may be considered where the responsible authority is satisfied that:</p> <ul style="list-style-type: none"> <li>• each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and</li> <li>• the minimum site requirements for on-site sewage disposal outlined in this section and Schedule 2 can be met.</li> </ul>	<p>As previously mentioned, it was the Water Corporation itself that acknowledged the severe financial and environmental implications of extending the vacuum sewerage system from Vasse in the west / northwest, notwithstanding the fact that the land cannot be serviced by the intended gravity fed system from the east. On this analysis, the Water Corporation recommended the City of Busselton and Western Australian Planning Commission (WAPC) be approached with a view to supporting 2,000 m<sup>2</sup> lots with ATUs. Hence the reason the City of Busselton and Department of Planning, Lands and Heritage (DPLH) were consulted on this issue in September 2018 immediately after this advice from the Water Corporation from which there was general understanding that the site could not be serviced with reticulated sewerage and therefore there was scope to use ATUs.</p> <p>The LWMS submitted with the structure plan provides detailed address of the <i>Government Sewerage Policy</i> and clearly shows—</p> <ul style="list-style-type: none"> <li>• each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and</li> <li>• the minimum site requirements for on-site sewage disposal outlined in section 5.2 and Schedule 2 can be met.</li> </ul> <p>There has been some criticism that the LWMS supports a minimum setback of 30 m to a waterway, however, a 'waterway' is defined in the <i>Government Sewerage Policy</i> as:</p> <p><i>"Any river, creek, stream or brook, including its estuary. This includes systems that flow permanently, seasonally or occasionally and parts of the waterway that have been modified. A waterway usually includes the floodplain; however, for the purpose of this policy, the floodplain is excluded."</i></p> <p>The water body to the north of Lots 176 and 9000 within unallocated Crown land (UCL) is not a 'waterway' as it is not a river, creek, stream, brook or estuary, as it does not flow.</p>
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<p>5.2.1 Lot sizes</p>	<p>Location/Land use: Urban/Industrial subdivision outside public drinking water source areas and sewage sensitive areas</p> <p>Minimum lot size: 2,000 m<sup>2</sup></p> <p>Notes: For heavy soils, secondary treatment systems will be required to achieve this lot size (refer to Table 1 in Schedule 2).</p>	<p>Land use is residential and is located outside public drinking water source areas and sewage sensitive areas.</p> <p>The minimum lot size proposed is 1,800 m<sup>2</sup>, consistent with other subdivisions without sewerage in the east Vasse precinct, noting also that the soils are not heavy soils.</p>
<p>5.2.2 Separation from water resources</p>	<p>An on-site sewerage system is not to be located within:</p> <ul style="list-style-type: none"> <li>• a wellhead protection zone or on Crown land within a reservoir protection zone;</li> <li>• 100 metres of the high water mark of a reservoir or 100 metres of any bore used for public drinking water supply where: <ul style="list-style-type: none"> <li>— a wellhead protection zone or reservoir protection zone has not been assigned; or</li> <li>— where existing lots would be rendered undevelopable by the wellhead protection zone;</li> </ul> </li> <li>• 30 metres of a private bore used for household/ drinking water purposes;</li> <li>• 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation;</li> </ul>	<p>As is generally documented in the LWMS, the proposed lots can be developed such that no on-site sewerage system is located within:</p> <ul style="list-style-type: none"> <li>• A wellhead protection zone or on Crown land within a reservoir protection zone.</li> <li>• No such zones or special protection areas exist.</li> <li>• 100 metres of the high water mark of a reservoir or 100 metres of any bore used for public drinking water supply.</li> </ul> <p>All public drinking water in the Busselton Water scheme is sourced from the Yarragadee (7.6 gigalitres per year) and Leederville (1 gigalitre per year) aquifers in Broadwater, West Busselton and Busselton, well away from the Vasse locality.</p> <ul style="list-style-type: none"> <li>• 30 metres of a private bore used for household / drinking water purposes.</li> </ul> <p>There are no licensed Leederville aquifer bores on adjoining properties that have the potential to be used for household / drinking water, while the superficial aquifer is unsuitable for drinking.</p> <ul style="list-style-type: none"> <li>• 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer.</li> </ul>

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	<ul style="list-style-type: none"> <li>• 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment; or</li> <li>• any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.</li> </ul> <p>Smaller setbacks may be considered where a proponent demonstrates, to the satisfaction of the responsible authority in consultation with the relevant advisory agencies (Department of Water and Environmental Regulation and/or Department of Biodiversity, Conservation and Attractions, Department of Health and/or Local Government) that the reduced setbacks will not have a significant impact on the environment or public health.</p> <p>In seeking a reduced setback, it is likely that secondary treatment systems with nutrient removal will be required. Smaller setbacks from reservoirs or bores used for public drinking water will not be supported.</p>	<p>Section 7 of the Government Sewerage Policy provides the following definitions of 'waterway' and 'significant wetland':</p> <p><b>"Waterway</b></p> <p><i>Any river, creek, stream or brook, including its estuary. This includes systems that flow permanently, seasonally or occasionally and parts of the waterway that have been modified. A waterway usually includes the floodplain; however, for the purpose of this policy, the floodplain is excluded.</i></p> <p><b>Significant wetland</b></p> <p><i>Includes Ramsar Wetlands; those listed in the Australian Government's Directory of Important Wetlands in Australia; wetlands categorised as Conservation Category in the Department of Biodiversity, Conservation and Attractions' Swan Coastal Plain geomorphic wetlands database, wetlands listed in the South Coast Significant Wetlands database and other wetlands that have been identified for protection during the land planning process."</i></p> <p>Given the wetlands to the north and west are not—</p> <ol style="list-style-type: none"> <li>a river, creek, stream, brook or estuary that flows permanently, seasonally or occasionally;</li> <li>Ramsar Wetland, a wetland listed in the Australian Government's Directory of Important Wetlands in Australia, or a Conservation category wetland in the Department of Biodiversity, Conservation and Attractions' Swan Coastal Plain geomorphic wetlands database; or</li> <li>a foreshore area / buffer to such a waterway or significant wetland,</li> </ol>
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<p>the 100 m setback requirement does not apply, and a 30 m setback as proposed in the LWMS is an acceptable buffer.</p> <ul style="list-style-type: none"> <li>100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment.</li> </ul> <p>Table 2 of the <i>Government Sewerage Policy Explanatory Notes</i> includes the following comments on what constitutes a 'drainage system':</p> <p><i>"Includes irrigation channels, surface and subsurface drains that discharge directly into a waterway.</i></p> <p><i>Department of Biodiversity, Conservation and Attractions Corporate Policy Statement No. 51: Planning for Wastewater Management Affecting the Swan Canning Development Control Area (p6) recommends 100 metres from a surface or subsurface drainage system that discharges to the Swan and Canning rivers or their tributaries.</i></p> <p><i>Examples of treatment include the use of amended soils; or bioretention systems prior to discharge into the drainage system. Guidance on treatments and best practice management practices that should be employed may be sought from the Department of Water and Environmental Regulation."</i></p> <p>Given there are no existing irrigation channels, surface and subsurface drains on the subject lots, and the proposed subdivision drains / swales (which will have water pass through nutrient-stripping / bio-retention measures prior to discharge from the development area) do not discharge directly into a waterway or significant wetland, this requirement is irrelevant.</p>		
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<p>5.2.3 Separation from groundwater</p>	<p>The discharge point of the on-site sewage system should be at least the following distances above the highest groundwater level, taking into account the range of seasonal groundwater conditions in the context of long term variability and possible groundwater rise following development:</p> <ol style="list-style-type: none"> <li>1. two metres in public drinking water source areas;</li> <li>2. 1.5 metres in sewage sensitive areas; and</li> <li>3. 0.6 to 1.5 metres in all other areas, depending on soil type and the type of treatment system used (refer to schedule 2). Where the use of fill is proposed to achieve separation distances, proponents may be required to provide additional</li> </ol>	<ul style="list-style-type: none"> <li>• Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.</li> </ul> <p>As documented in the LWMS, particularly the site description provided in stormwater management plan sheet of the LWMS having considered the groundwater monitoring and geotechnical investigation data, the overall site is high at approximately 5 m AHD (approximately 4 m higher than The Broadwater Conservation Category wetland approximately 1.5 km to the northeast) and with sandy, free-draining soils to a depth of 2 m. Hence the developable portions of the site (outside the small portion of the Resource Enhancement category wetland to west that does fill in winter) are free from risk of inundation and flooding.</p> <p>All of the above is of course notwithstanding that the LWMS recommends the use of secondary treatment systems, which would provide scope to implementing smaller setbacks to those above, not that they are applicable in this instance. As a conservative safeguard, the LWMS recommends a 30 m setback to the Multiple Use and Resource Enhancement wetlands to the north and west respectively.</p>
		<ol style="list-style-type: none"> <li>1. The proposed subdivision is not within a public drinking water source area.</li> <li>2. The proposed subdivision is not within a sewage sensitive.</li> <li>3. As described in the LWMS, a separation distance of 1.5 m AHD between the MGL and NGL is achieved excluding an area adjacent to the Resource Enhancement category wetland, which had a separation distance of 0.8 m AHD. Accordingly, a separation of at least 0.6 m above highest seasonal water table will be achieved.</li> <li>4. In addition to point 3 above, it should also be noted that the separation distance of 0.8 m AHD is an absolute worst case scenario, with the lots in proximity to the Resource Enhancement wetland having other portions of land with greater separation to the MGL, notwithstanding the fact that neither fill, nor drains are required to</li> </ol>

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	<p>information to demonstrate that solutions are effective, do not impact on other lots through water diversion, are not cost prohibitive and will not compromise amenity or landscape values. The use of drains to achieve separation distances will only be considered for land that is already zoned for urban development and where a drainage management plan is provided to the satisfaction of the responsible authority in consideration of advice from referral agencies to demonstrate:</p> <ol style="list-style-type: none"> <li>4. how separation from groundwater will be achieved;</li> <li>5. adequate separation between sewage disposal areas and drains in accordance with 5.2.2; and</li> <li>6. that re-directed water will not impact upon surrounding properties or receiving water bodies.</li> </ol>	<p>achieve separation distances. As stated in the LWMS, amended soil or fill soil will only be used where a final, lot-specific geotechnical report (included in a final SSE) indicates the phosphorous retention index (PRI) of the soils on a particular lot is deemed inadequate for secondary disposal.</p> <ol style="list-style-type: none"> <li>5. In accordance with the structure plan and stormwater management plan sheet of the LWMS, all open drains and stormwater pipes / infrastructure will be located in road reserves (verges) and drainage reserves (in place of the formerly proposed easements), hence drains will be well outside of private lots and away from disposal areas. Further, all subdivision drains / swales will have water pass through nutrient-stripping / bio-retention measures prior to discharge from the development area in accordance with best practice water management, notwithstanding that these drains / swales do not discharge directly into a waterway or significant wetland.</li> <li>6. Redirected stormwater from the subdivision will follow its pre-development paths to the north via the system of drainage swales, which include treatment trains, hence there is no impact on surrounding properties or receiving water bodies. Stormwater generated inside lots will need to be detained internally.</li> </ol>
<p>5.2.4 Land application area</p>	<p>Each lot should be of sufficient size to accommodate development and an unencumbered land application area for the disposal of sewage in accordance with Schedule 2 of this policy.</p>	<p>The geotechnical investigation report by WML at Appendix B of the LWMS describes the soils of the structure plan area as follows:</p> <p><i>"The subsurface profile can generally be described as consisting of a dark brown silty sandy topsoil occurring to a depth of 0.2-0.3m underlain by slightly less silty brown sand underlain by various layer of clean sand associated Tamala limestone."</i></p> <p>Such sand profiles fall into soil category 1 (gravels and sand), in accordance with Table 5.1 AS/NZS 1547 On-site domestic wastewater management.</p> <p>Table 1 of Schedule 2 of the Government Sewerage Policy does not prescribe a specific minimum lot size (R-Code) for primary and secondary treatment systems in soil category 1. The next lightest soil category that is prescribed a</p>

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		<p>minimum lot size is soil category 4 (clay loams) which sets a minimum lot size of 2,000 m<sup>2</sup> (R5) for primary treatment systems and 1,000 m<sup>2</sup> (R10) for secondary systems. Given the much lighter soil conditions in the structure plan area, plus the LWMS recommendation to use secondary treatment units to eliminate any risk, the proposed minimum lot size of 1,800 m<sup>2</sup>, a widely accepted variation to the R5 lot size to improve overall density, will be more than sufficient to achieve the required land application areas. Even assuming a most conservative hydraulic load of 900 litres per day (based upon occupancy of six persons, each generating 150 litres of sewage per day), soil category 1 requires only 339 m<sup>2</sup> of application area (including area for setbacks) for primary treatment and 180 m<sup>2</sup> for secondary systems.</p>
<p>5.2.5 Type of on-site treatment system required</p>	<p>Secondary treatment systems with nutrient removal will generally be required in public drinking water source areas and sewage sensitive areas. In all other instances, secondary treatment systems should only be required to address site-specific physical or environmental constraints (refer to Schedule 2). In rural and remote areas, determination of the type of treatment system required should consider the availability of maintenance personnel required to service secondary treatment systems in accordance with Department of Health requirements.</p>	<p>As already mentioned, despite the fact that the subject lots do not fall within public drinking water source areas and sewage sensitive areas, the LWMS recommends the implementation of secondary treatment systems to remove any risk.</p>
<p>5.3 Information to support planning proposals</p>	<p>The method of sewage disposal should be determined at the earliest opportunity in the planning process.</p> <p>Information outlined in Schedule 1 should be provided in support of a planning proposal to demonstrate that the long term sustainable sewerage servicing needs of the area and possible future intensification of development have been taken into consideration. The information required is to be commensurate to the scale and nature of the proposal.</p>	<p>As already mentioned, well before the structure planning process commenced, the project engineers consulted the land servicing branch of the Water Corporation, which itself that acknowledged the severe financial and environmental implications of extending the vacuum sewerage system from Vasse in the west / northwest, notwithstanding the fact that the land cannot be serviced by the intended gravity fed system from the east. On this conclusion, the Water Corporation recommended the City of Busselton and Western Australian Planning Commission (WAPC) be approached with a view to supporting 2,000 m<sup>2</sup> lots with ATUs. This is the sole reason the City of Busselton and DPLH were subsequently approached on this issue in September 2018 (immediately after advice was received from Water Corporation) and following which there was a general understanding that the structure plan area could not be serviced with reticulated sewerage and therefore there was scope to use on-site ATUs.</p>

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<p>5.3.1 Site and soil evaluations</p>	<p>Where required, site and soil evaluations should be provided in accordance with <i>AS/NZS 1547 On-site domestic wastewater management</i>. The requirements of the site and soil evaluation may be varied, based on existing site information or where health or environmental impacts are considered minimal.</p> <p>Where there are concerns regarding the seasonal water table or drainage, a hydrogeological assessment of the site under the wettest time of the year conditions may be required to address local government and Department of Health concerns.</p> <p>The site and soil evaluation should only be conducted or overseen and signed off by qualified and experienced soil scientists, in accordance with <i>AS/NZS 1547 On-site</i></p>	<p>There is general acknowledgement that Lots 176, 201 and 9000 will never be the large, district structure planned solution (e.g. Vasse, Ambergate north or Yalyalup) to accommodating the bulk of Busselton's future population. Provided the necessary road connections (i.e. two connections to the east as agreed with City staff in November 2019) and common trenched services (i.e. power, water, gas, NBN) the structure plan proposed will not prejudice or hamper planning and future fully-serviced development of the remainder of east Vasse, which is to be serviced by gravity-fed sewer from the east under Water Corporation's strategy scheme.</p> <p>There is also logic in building upon <i>Heron Lake</i> and providing an even lower-density graduation or transition between the Vasse township proper and the planned community further east, particularly given rural setting and hinterland surrounding. For that reason, further intensification of development over the structure plan area, which at best would only double the current lot yield of 36 lots factoring in further roads and open space, would only hamper earlier planning efforts to provide a clearly defined settlement boundary to Vasse and development in east Vasse, and for that reason such intensification is unlikely.</p> <p>The LWMS, together with its appendices, provide the same information that an SSE provides, notwithstanding that the subject lots are—</p> <ul style="list-style-type: none"> <li>• already zoned for subdivision into lots as small as 2,000 m<sup>2</sup>, a decision arrived at following earlier site information and assessment by agencies; and</li> <li>• not within a public drinking water source or sewage sensitive area, hence the environmental and health impacts are minimal.</li> </ul> <p>In addition, the LWMS includes groundwater monitoring (over two wet seasons) and geotechnical investigation reports that provide the necessary a hydrogeological assessment of the site under the conditions of the wettest time of the year to alleviate any concerns regarding the seasonal water table or drainage of the land.</p>
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<p>domestic wastewater management, to the satisfaction of local government/ Department of Health.</p>	<p>The LWMS and its sections addressing wastewater management and the <i>Government Sewerage Policy</i>, have been conducted or overseen and signed off by qualified and experienced soil scientists, in accordance with AS/NZS 1547 <i>On-site domestic wastewater management</i>, however, should the City of Busseton and DPLH / WAPC require this information to be placed in a titled SSE, such could be furnished-</p> <ul style="list-style-type: none"> <li>with the subdivision approval application, given the Form 1A checklist requires proposals for on-site sewage disposal on lots under 4 ha to be accompanied by an SSE; or</li> <li>via standard condition W10 that requires:                     <p><i>“Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal. (Department of Health/Local Government)”</i></p> </li> </ul> <p>The Model Subdivision Conditions Schedule describes the situation for this condition being:</p> <p><i>“Where the Western Australian Planning Commission, after considering advice from referral agencies, is satisfied that proposed lots are capable of accommodating onsite sewage disposal, but require further information to inform future development.</i></p> <p><i>In all other instances, the site and soil evaluation will generally be required to be submitted in support of the subdivision application. The Department of Health will provide assessment of the evaluation.</i></p> <p><i>Ensures that the lot can accommodate the envisaged development, primary sewage treatment apparatus, land application areas and associated setback distances for on-site sewage disposal in accordance with Schedule 2 of the Government Sewerage Policy.”</i></p>
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**ADDENDUM TO STRUCTURE PLAN REPORT  
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<b>Schedule 1: Supporting information and requirements at various stages of the planning system</b>		
<b>Section</b>	<b>Requirement</b>	<b>Response</b>
		A final SSE would include further, site-specific, PRI testing to determine if any lots require suitable fill soil for effluent disposal areas, with such works implemented as part of the earthworks conditions D3 and D4.
2. Rezoning and local structure plan	Any application for rezoning of land through region or local planning schemes (including the lifting of urban or industrial deferment) and/or any local structure plan should specify how sewage will be treated and disposed. Where relevant, this should be accompanied by the information outlined below:	The LWMS contains all relevant information about how sewage will be treated and disposed of for this subdivision.
2.1 Proposals where a district or local water management strategy is required	The district or local water management strategy is to be prepared in accordance with Better Urban Water Management (WAPC 2008) and information about sewage disposal is to be incorporated. This should include a site water balance and details on the proposed servicing strategy for water supply, sewage management and stormwater management.	This is the reason why the LWMS has been prepared in accordance with <i>Better Urban Water Management</i> policy document and contains all relevant information about sewage disposal, including geotechnical investigation and groundwater monitoring report as appendices. Given the size of lots, sandy soil conditions, and fact that all lots will be connected to reticulated water supply (Busselton Water), a site water balance is unwarranted, but in any case will be part of the civil engineer's modelling of groundwater and surface water, both pre-development and post development, within an urban water management plan (UWMP) submitted in accordance the relevant standard condition of subdivision approval.
2.3 Proposals providing for lots less than 1 hectare where reticulated sewerage may not be available (Assessment of best practicable option)	Where reticulated sewerage may not be available, planning proposals should be supported by an assessment of the best practicable option for sewerage servicing.  The information provided should be commensurate to the scale and nature of the proposal. For towns that do not have an established reticulated sewerage scheme, detailed information is unlikely to be required unless the scale of settlement expansion may warrant the provision of a new reticulated sewerage scheme. In other instances, the assessment should include:  <ul style="list-style-type: none"> <li>sewage treatment and disposal options, including but not limited to:</li> </ul>	<ul style="list-style-type: none"> <li>The points in response to section 5.1.1 of the policy measures provides the detailed information explaining that, while the land adjoins the development front, it cannot be reasonably serviced by a sewerage service. Further, delaying the subdivision is not a sound planning decision given it will not change the servicing outcome now or in the future, notwithstanding that there are many benefits with proceeding with the structure planning and subdivision of Lots 176, 201 and 9000 now, including the following: <ul style="list-style-type: none"> <li>The structure plan and earlier subdivision will add a secondary escape access to <i>Heron Lake</i> to the northwest, bringing it in line with contemporary bushfire planning standards (<i>Heron Lake</i> missed the need to comply with State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP</li> </ul> </li> </ul>

**ADDENDUM TO STRUCTURE PLAN REPORT  
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	<ul style="list-style-type: none"> <li>- connection to an existing sewerage scheme. Where the subject land is remote from the development front, consideration should be given to delaying development until services are available;</li> <li>- development of a new reticulated scheme servicing a local area; or</li> <li>- on-site treatment and disposal.</li> </ul> <ul style="list-style-type: none"> <li>• land use planning impacts:             <ul style="list-style-type: none"> <li>- identify if the lack of reticulated sewerage will restrict opportunities to intensify or change land uses in the future. This is particularly important where more intense land uses are provided for in a strategic plan prepared or endorsed by the Western Australian Planning Commission, the local planning strategy or local planning scheme;</li> <li>- identify if the lack of reticulated sewerage will jeopardise the provision of sewerage infrastructure to nearby land; and</li> <li>- for non-residential/industrial proposals, identify if land uses should be restricted based on volumes of sewage (including trade waste) that are likely to be generated.</li> </ul> </li> </ul>	<p>3.7) by a matter of months). <i>Heron Lake</i> is rare in that it is effectively an island of development on a dead-end road surrounded by a regenerating woodland / forest, so focus should be on corrective action to lessen the vulnerability of lives and property in a bushfire emergency.</p> <ul style="list-style-type: none"> <li>- The structure plan and earlier subdivision will improve general permeability in and out of Vasse, thereby easing further potential traffic pressures (especially with the planned south Vasse expansion and its traffic implications being largely unknown), but not to the extent that it could become a 'rat run' used in place of the more defined distributor and connector road network. The benefits of having multiple access routes, not only for emergency, but other instances of incident management, road re-building, service installation etc. should not be overlooked.</li> <li>- The structure plan and earlier subdivision facilitates the rehabilitation, protection / management and proper connection of what remains of the inundated section of Resource Enhancement category wetland in the southwest, not to mention regeneration / stabilisation of the banks of the Multiple Use category wetland to the north. Such will improve water quality in these wetland branches and create further wildlife habitat opposite the already rehabilitated <i>Birchfields</i> foreshore. As is the experience with the <i>New River (Old Broadwater Farm)</i> and the northern <i>Birchfields</i> wetland, the sooner this rehabilitation and management is commenced the sooner a wetland eco-system can regenerate.</li> </ul> <p>There are many other benefits that are not so time dependent, but these are the main reasons for advancing a 'standalone' structure plan for Lots 176, 201 and 9000, particularly as this limited cell will have no significant effect on boosting lot yield and population in Vasse or</p>
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**ADDENDUM TO STRUCTURE PLAN REPORT  
STATEMENT ADDRESSING REQUIREMENTS OF GOVERNMENT SEWERAGE POLICY (2019)**

	<ul style="list-style-type: none"> <li>• Public health and environmental impacts                             <ul style="list-style-type: none"> <li>- identify potential impacts on sensitive receiving environments, including sewage sensitive areas, waterways, other wetlands, marine reserves, karst systems or habitat of a declared rare flora or fauna;</li> <li>- for non-residential/industrial proposals, consider the type of land uses provided for, and the contaminants likely to be present in trade waste;</li> <li>- where on-site sewage disposal is proposed and approval is likely to set a precedent for similar unsewered subdivision in the local catchment, cumulative impacts should be considered;</li> <li>- identify measures to reduce impacts; and</li> <li>- where on-site sewage disposal is considered, information from local government should be sought on the performance of on-site systems in the local area at the proposed density. The creation of lots less than 2000m<sup>2</sup> may not be supported where local government or referral agencies advise that on-site disposal in the local area has been problematic.</li> </ul> </li> <li>• Administrative impacts:</li> </ul>	<p>greater Busselton, even if it were developed to a fully-serviced residential standard.</p> <ul style="list-style-type: none"> <li>• Given the size, width and depth of proposed lots, the lack of reticulated sewerage will not restrict opportunities to intensify or change land uses in the future, particularly if there are further advancements in on-site effluent disposal technology. Further, the lack of reticulated sewerage will not jeopardise the provision of sewerage infrastructure to nearby land, given Water Corporation's sewer strategy plan shows the land east of Lots 176, 201 and 9000 being serviced by the proposed sewer catchment / scheme draining / pumping east, while Lots 224 and 634 to the west have limited development opportunities due to extensive inundation, high water table, existing remnant trees and riparian vegetation etc. Finally, there are no non-residential / industrial land uses proposed or permitted by the zoning, hence there is no need for restrictions on volumes of sewage, such as trade waste.</li> <li>• There are not threats to public health or environmental impacts, given:                             <ul style="list-style-type: none"> <li>- The non-existence or otherwise considerable separation to sensitive receiving environments (i.e. sewage sensitive areas, waterways, other wetlands, or habitat of a declared rare flora or fauna).</li> <li>- This is not a non-residential / industrial proposals, hence there will be no trade waste with potential contaminants.</li> <li>- This subdivision will not be a precedent for similar unsewered subdivision in the local catchment given the extensive reasons and justification for using on-site effluent disposal in this isolated instance, even considering the cumulative impacts of unsewered development on Lots 224 and 634 given their very limited, possibly unviable development potential.</li> </ul> </li> </ul>
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<p>2.4 Where on-site sewage disposal is proposed</p>	<p>- details of servicing/maintenance arrangements and mechanisms in place to support these arrangements.</p>	<ul style="list-style-type: none"> <li>- It is proposed to mitigate impacts / risks through application of the precautionary principle, particularly the implementation of secondary treatment systems, despite most lots achieving groundwater separation of 1.5 m and more in the sandy soils present.</li> <li>- On-site sewage disposal systems are already implemented on lots 1,800 m<sup>2</sup> and larger in east Vasse, and their performance in earlier stages has not prevented further stages of <i>The Woods on Rendezvous</i> and <i>The Rendezvous</i> from being released.</li> <li>• In terms of administrative impacts, all manufacturers of secondary treatment units provide a service and maintenance agreement as part of the condition of sale, with appropriate mechanisms and local service agents in place to have these systems serviced at regular intervals.</li> </ul>
<p>The long-term servicing needs of the area and possible future intensification of development needs to be considered where on-site sewage disposal is proposed. The applicant should demonstrate that onsite disposal will not prejudice this ability. The applicant should provide a site and soil evaluation in accordance with AS/NZS 1547 On-site domestic wastewater management to demonstrate the site is suitable for long-term on-site sewage disposal in accordance with section 5 and Schedule 2 of this policy. The level of information required will be commensurate with the scale and nature of the proposal. At a minimum, this should include:</p> <ul style="list-style-type: none"> <li>• identification of public drinking water source areas and sewage sensitive areas;</li> <li>• identification of water resources and land affected by separation distances, as outlined in</li> </ul>	<p>The LWMS provides the same information that an SSE would provide, and clearly sets out the following:</p> <ul style="list-style-type: none"> <li>• It advises that no sewage sensitive areas and / or public drinking water source areas are to be developed.</li> </ul>	<p>As detailed in the response to section 2.3, given the size, width and depth of proposed lots, the lack of reticulated sewerage will not restrict opportunities to intensify or change land uses in the future, particularly if there are further advancements in on-site effluent disposal technology. Further, the lack of reticulated sewerage will not jeopardise the provision of sewerage infrastructure to nearby land, given Water Corporation's sewer strategy plan shows the land east of Lots 176, 201 and 9000 being serviced by the proposed sewer catchment / scheme draining / pumping east, while Lots 224 and 634 to the west have limited development opportunities due to extensive inundation, high water table, existing remnant trees and riparian vegetation etc.</p>

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	<p>section 5.2.2 of this policy. Includes wellhead protection zones, reservoir protection zones, public and private drinking water bores, waterways, significant wetlands, drainage systems and land subject to flooding;</p> <ul style="list-style-type: none"> <li>• site and soil conditions:             <ul style="list-style-type: none"> <li>- depth to groundwater and consistency with criteria contained in section 5.2.3 of this policy. Mapping may be required to show highest groundwater levels and groundwater gradients; and</li> <li>- nature and depth of soil (including soil category); and</li> <li>- slope and instability; and</li> <li>- climate; and</li> </ul> </li> <li>• capacity of site to accommodate a land application area in accordance with schedule 2 of this policy; and</li> <li>• proposed on-site sewage system.</li> </ul> <p>Where a drainage management plan is required, it should contain sufficient information to demonstrate:</p> <ul style="list-style-type: none"> <li>• how separation from groundwater in accordance with 5.2.3 will be achieved;</li> <li>• adequate separation between sewage disposal areas and water resources in accordance with 5.2.2; and</li> </ul>	<ul style="list-style-type: none"> <li>• It outlines compliance with separation distances, not that there are any wellhead protection zones, reservoir protection zones, public and private drinking water bores, waterways, significant wetlands, drainage systems, only land subject to seasonal flooding to the north and west for which appropriate setbacks are recommended.</li> <li>• It details the site and soil conditions of the structure plan area, including coverage of–             <ul style="list-style-type: none"> <li>- depth to groundwater and consistency with criteria contained in section 5.2.3 of this policy, including mapping showing highest groundwater levels and groundwater contours;</li> <li>- nature and depth of soil;</li> <li>- slope and instability;</li> <li>- climate; and</li> <li>- capacity of site to accommodate a land application area in accordance with schedule 2 of this policy; and</li> <li>- proposed use of secondary on-site sewage systems (ATUs).</li> </ul> </li> <li>• It includes–             <ul style="list-style-type: none"> <li>- details on how separation from groundwater in accordance with section 5.2.3 will be achieved;</li> <li>- adequate separation between sewage disposal areas and open water bodies; and</li> </ul> </li> </ul>
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**ADDENDUM TO STRUCTURE PLAN REPORT  
STATEMENT ADDRESSING REQUIREMENTS OF GOVERNMENT SEWERAGE POLICY (2019)**

	<ul style="list-style-type: none"> <li>that re-directed water will not impact upon surrounding properties or receiving water bodies. The best practice methodology for site and soil evaluation is provided in AS/NZS 1547 On-site domestic sewage management.</li> </ul> <p>If secondary treatment systems are required, provisions to enforce their use should be included in scheme text. Ensure any restrictions in land uses required to manage impacts of sewage disposal are reflected in scheme text.</p>	<p>-</p> <p>includes a drainage management plan that clearly shows that re-directed water will not impact upon surrounding properties or receiving water bodies.</p>
<b>Schedule 2: Site requirements for on-site sewage systems</b>		
<p><b>Section</b></p> <p>1 Minimum lot sizes for residential development in heavy soils</p> <p>2 Determination of land application area (m<sup>2</sup>)</p> <p>3 Land application areas for single houses</p> <p>4 General site features for on-site sewage disposal</p>	<p><b>Requirement</b></p> <p>In accordance with <i>Table 1: Minimum lot sizes for residential development serviced by on-site sewage disposal in heavy soils located outside public drinking water source areas and sewage sensitive areas outside of Perth Metropolitan and Peel Region Scheme Areas.</i></p> <p>In accordance with <i>Table 2: Conversion factors to calculate the minimum required land application area for subdivision/ development (conversion factors are determined using a hydraulic load of 1 L/day.</i></p> <p>In accordance with <i>Table 3: Land application areas for a single house (occupancy of 6 persons in a 5 bedroom house)</i></p> <p>In accordance with <i>Table 4: General site features for on-site sewage disposal</i></p>	<p><b>Response</b></p> <p>Table 1 of Schedule 2 of the <i>Government Sewerage Policy</i> does not prescribe a specific minimum lot size (R-Code) for primary and secondary treatment systems in soil category 1. The next lightest soil category that is prescribed a minimum lot size is soil category 4 (clay loams) which sets a minimum lot size of 2,000 m<sup>2</sup> (R5) for primary treatment systems and 1,000 m<sup>2</sup> (R10) for secondary systems. Given the much lighter soil conditions in the structure plan area and LWMS recommendation to use secondary treatment units to eliminate any risk, the proposed minimum lot size of 1,800 m<sup>2</sup>, a widely accepted variation to the R5 lot size to improve overall density, will be more than sufficient to achieve the required application areas.</p> <p>Even assuming a most conservative hydraulic load of 900 litres per day (based upon occupancy of six persons, each generating 150 litres of sewage per day), soil category 1 requires only 339 m<sup>2</sup> of application area (including area for setbacks) for primary treatment and 180 m<sup>2</sup> for secondary systems.</p> <p>As above.</p> <p>In respect to separation from groundwater, for land that is not within a public drinking water source area or a sewage sensitive area, the discharge point of the on-site sewage system in sands should be located at least 1.5 metres above the highest groundwater level, or at least 0.6 metres where a nutrient retentive secondary treatment system is used.</p>

ADDENDUM TO STRUCTURE PLAN REPORT  
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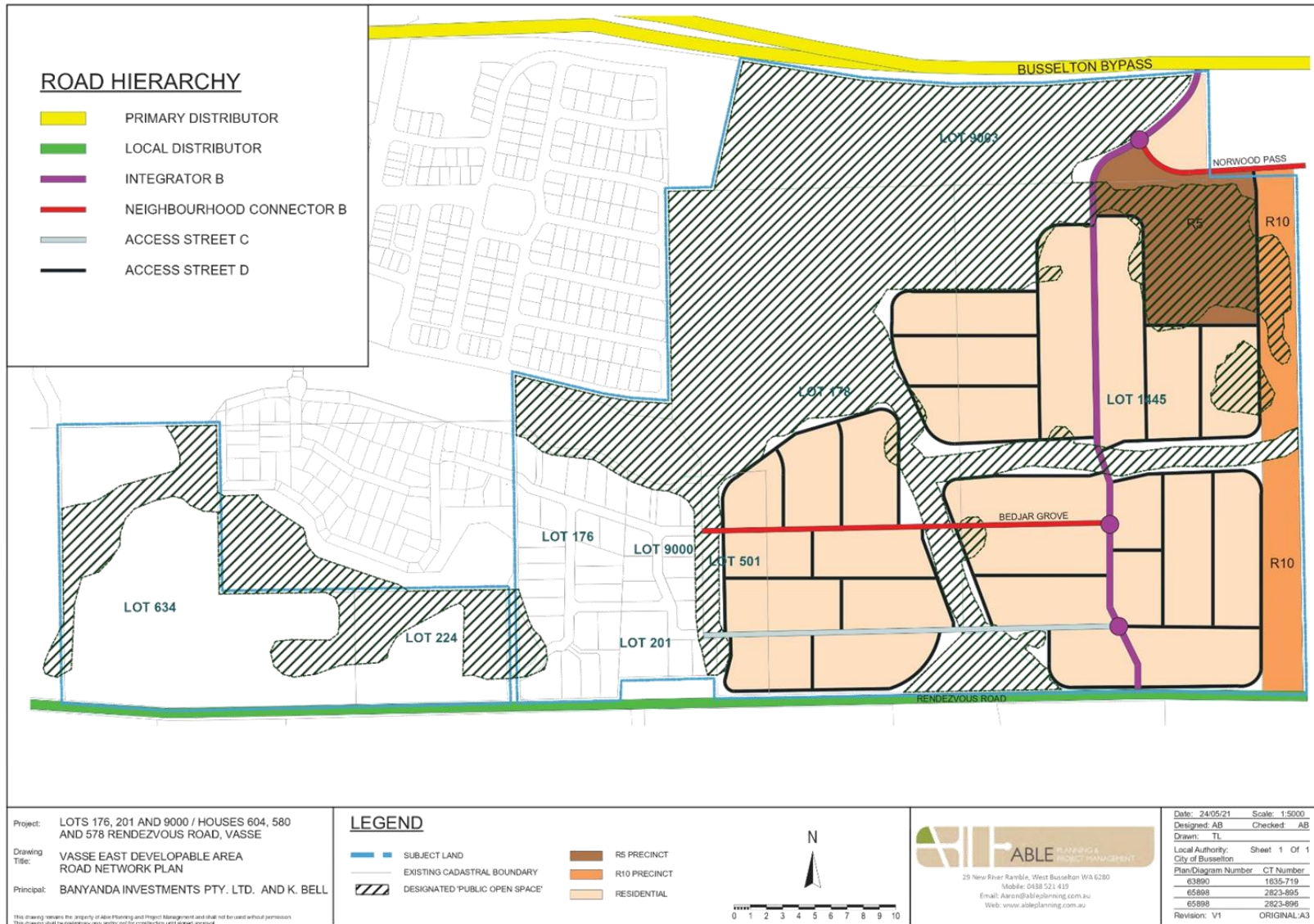
<p>As already stated, the separation distance of 1.5 m between the MGL and NGL is achieved excluding an area adjacent to the Resource Enhancement category wetland, which had a separation distance of 0.8 m AHD. Accordingly, a separation of at least 0.6 m above highest seasonal water table will be achieved for the mandated secondary treatment systems.</p> <p>Further, the separation distance of 0.8 m AHD is an absolute worst case scenario, with the lots in proximity to the Resource Enhancement wetland having other areas with greater separation to the MGL, notwithstanding the fact that neither fill, nor drains are required to achieve separation distances.</p> <p>In respect to <u>land application area</u>, the proposed subdivision complies given the following:</p> <ul style="list-style-type: none"> <li>• A land application area is provided for all lots in accordance with tables 2 and 3 of Schedule 2 for the disposal of sewage.</li> <li>• The land application area can easily be restricted to the distribution of treated sewage only and be kept free of any temporary or permanent structures through the building permit application (including assessment of stormwater drainage) and septic apparatus approval processes.</li> <li>• Manufacturers of ATUs provide ongoing maintenance, inspection to ensure land use / activities do not interfere with the function of the land application system and that people avoid potential contact with effluent residues. Between quarterly inspections / maintenance by manufacturers to the ATUs and local government building permit application (including assessment of stormwater drainage) and septic apparatus approval processes, it can be assured that the land application area will—</li> </ul>	<ul style="list-style-type: none"> <li>- not be built on or paved in a manner which precludes reasonable access;</li> </ul>
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		<ul style="list-style-type: none"> <li>- not be subject to vehicular traffic (other than a pedestrian-controlled lawnmower);</li> <li>- not be subject to regular foot traffic such as pathways and clothes line areas; and</li> <li>- be kept in a manner which enables servicing and maintenance of the disposal system.</li> <li>• In respect to the gradient of the land application area, surface contours are shown on the structure plan and clearly show the slope does not exceed one in five (1:5). Accordingly, there is no need for the land application area to be engineered to prevent run-off.</li> <li>• In respect to the location of land application area, it is expected the local government will approve ATU systems and disposal areas in areas outside the dwelling setbacks, except where required by the final structure plan / and or SSE to be excluded from a certain area to meet the requirements outlined above.</li> </ul>
<b>Schedule 4: Model subdivision conditions, notifications and advice notes</b>		
<p><b>Section</b> 2 Subdivision proposing on-site sewage disposal</p>	<p><b>Requirement</b> Various conditions.</p>	<p><b>Response</b> It is expected that the following standard conditions W8 and W10 and advice note Wa6 are imposed on the subdivision approval:  W8     <i>"A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  "A reticulated sewerage service is not available to the lot(s). As such, an on-site secondary treatment and disposal system for sewage will be required. Therefore, the developable area of the lot is reduced. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant</i></p>

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STATEMENT ADDRESSING REQUIREMENTS OF GOVERNMENT SEWERAGE POLICY (2019)**

		<p><i>health regulations. Contact the local government for further information.” (Local Government)”</i></p>
W10		<p><i>“Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal. (Department of Health/Local Government)”</i></p>
Wa6		<p><i>“The size and location of sewage disposal areas are to be consistent with Government Sewerage Policy. Best practice is provided in Australian/New Zealand Standard 1547 On-site domestic sewage management.”</i></p>

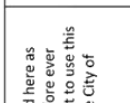


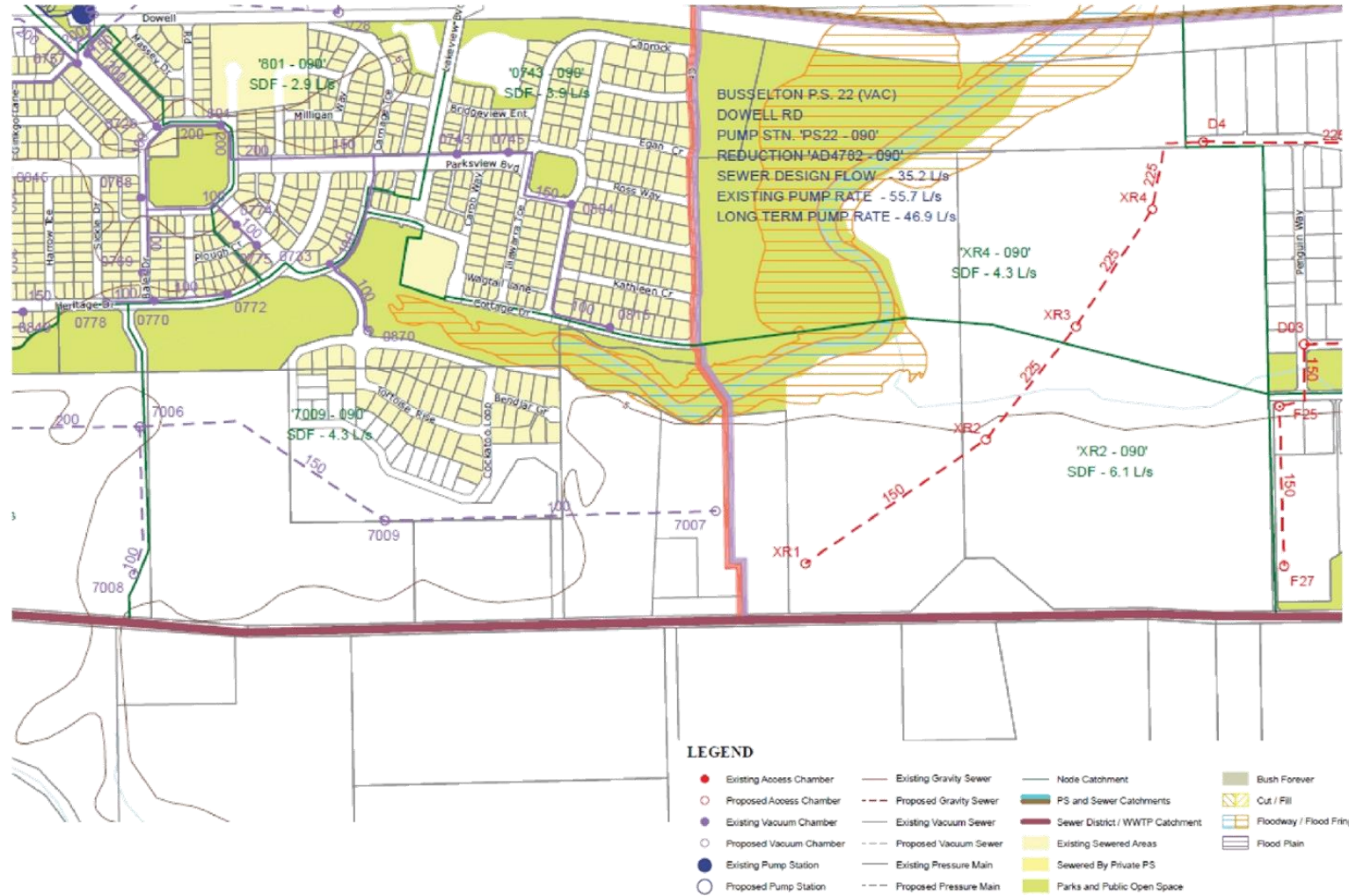


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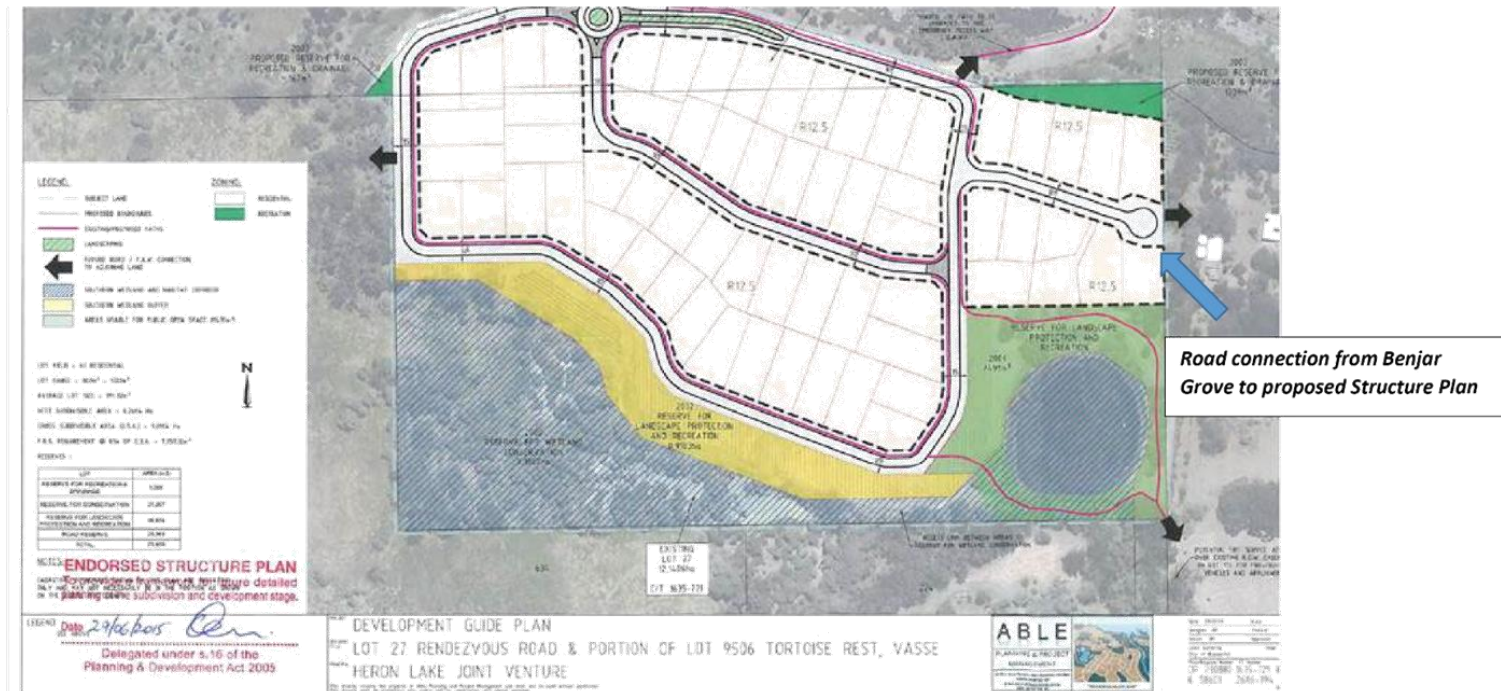
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Disclaimer: Every effort has been made to make the information displayed here as accurate as possible. This process is ongoing and the information is therefore ever changing and cannot be disseminated as accurate. Care must be taken not to use this information as correct or legally binding. To verify information contact the City of Busselton office.





Development Guide Plan – Lot 27 Rendezvous Road, Vasse



**Attachment M - Schedule of Submissions DP19/0004**  
**PROPOSAL: Local (Standard) Structure Plan – LOT 176, 201 and 9000 Rendezvous Road**  
**VASSE WA 6280**  
**SUBMISSIONS CLOSE: 15 Jun 2022**  
**OFFICER: David Sands**

No	NAME & ADDRESS	NATURE OF SUBMISSION	STAFF COMMENT	STAFF RECOMMENDATION
1.	Water Corporation	<p>Water Supply is not provided by Water Corporation.</p> <p>The Water Corporation has a long term conceptual vacuum wastewater plan for this area (as per attached diagram).</p>	Noted.	That the submission be noted.
2.	Department of Health	<p><b>Water Supply and Wastewater Disposal</b></p> <p>It is noted that the proposal intends to have onsite wastewater treatment systems and disposal areas and the lots are proposed to be greater than 1,800m<sup>2</sup>. It is also noted that deep sewerage is located in very close proximity to this proposal, being only 22 metres away from the boundary of Lot 176, House Number 604 Rendezvous Road, Vasse. Clause 5.1 of the Government Sewerage Policy (GSP) 2019 details the requirement to connect to reticulated sewerage and states "Planning proposals are required to connect to or provide for reticulated sewerage" and 5.1.1, 3, states "Where the responsible authority determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage".</p> <p>The Health Act 1911 also provides for local government to request connection to deep sewerage when it is located less than 91 metres away. On this basis the DOH does not support this proposal using onsite wastewater treatment systems and disposal areas where deep sewerage is readily available in support of the GSP requirements. Furthermore, the lots are very</p>	<p>The available sewer connection to the structure plan area is by a vacuum sewer which is approximately 1km from the subject land. The sewer connection adjacent Lot 176 (at Bendjar Grove) – is not planned for extension.</p> <p>The provisions of the Health Act, with regard to Local Government request for sewer connection, are noted, however, they cannot be applied to require connection to Bendjar Grove due to the above circumstance.</p> <p>Further to requiring a sewer connection, Special Provision Area 4 allows for the Structure Plan to proceed provided reticulated sewer connection is not prejudiced. This is further considered in the assessment.</p> <p>For notifications on certificates of title and a Mosquito Management Plan no specific Structure Plan conditions are required as this process will occur by agency consultation at subdivision stage.</p>	

**Attachment M - Schedule of Submissions DP19/0004**  
**PROPOSAL: Local (Standard) Structure Plan – LOT 176, 201 and 9000 Redevious Road**  
**VASSE WA 6280**  
**SUBMISSIONS CLOSE: 15 Jun 2022**  
**OFFICER: David Sands**

	<p>closely surrounded by environmentally sensitive areas as restricted by the GSP and the proposed sites are very likely to experience high water tables. The lots may require to be reduced in size in order to obtain support from the local service provider.</p> <p>Should all new development proposals be connected to reticulated sewerage in accordance with the GSP, the DOH has no objections.</p> <p>The DOH is satisfied that the additional loading of wastewater production from this proposal could be adequately managed by the service provider's existing wastewater treatment plant, pump stations and associated infrastructure thus minimising public health risk. Should existing infrastructure be deemed not sufficient, it could be readily upgraded to meet increasing demands.</p> <p><b>Medical Entomology</b> The subject land is in a region that regularly experiences significant problems with nuisance and disease carrying mosquitoes. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Human cases of RRV and BFV diseases occur annually in this general locality.</p> <p>The subject land is also within 3km of mosquito dispersal distance from mosquito breeding sites along Vasse River and its tributaries. Mosquitoes</p>		
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**Attachment M - Schedule of Submissions DP19/0004**  
**PROPOSAL: Local (Standard) Structure Plan – LOT 176, 201 and 9000 Redevious Road**  
**VASSE WA 6280**  
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		<p>will disperse from these sites to the subject land under favourable environmental conditions. There may also be seasonal freshwater mosquito breeding habitat within proximity to the subject land. Additionally, there is the potential for mosquitoes to breed in onsite infrastructure and constructed water bodies if they are poorly designed.</p> <p>The above disease risks, as well as the lifestyle impacts of nuisance mosquitoes, will inevitably result in demands for the application of chemicals to control larval and/or adult mosquitoes. Environmental agencies may not automatically approve the use of such measures in and around environmentally significant wetlands. Therefore, it will be important that in-principle approval for effective mosquito control measures in and around these wetlands is obtained from the relevant environmental agencies before planning decisions are finalised.</p> <p>Prior to development, the DOH recommend a mosquito management plan (MMP) be developed and approved by both the DOH and the local government in which the proposal is based to ensure the risk to the community of exposure to nuisance and/or disease carrying mosquitoes is considered. This MMP is to be approved by the local government and DOH prior to any subdivision.</p>		
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		<p>The DOH has provided guides and templates for the development of suitable MMPs to assist land developers meet these requirements. Please see: Mosquito management (health.wa.gov.au) for additional support.</p> <p>In addition, due to the high-risk nature of the proposed development, the DOH require the following wording to be placed on all land title documents:</p> <p><i>"This lot is located near extensive mosquito breeding habitat and can experience substantial numbers of nuisance mosquitoes after certain environmental conditions. The mosquito species in the region are known vectors of Ross River virus and other mosquito-borne diseases and the region is subject to annual outbreaks of these diseases."</i></p> <p>Land Use Planning for Natural Hazards          A document 'Land Use Planning for Natural Hazards can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding (including storm surge), fire, landslide, earthquake, strong wind and erosion.</p> <p>Available for download from:  <a href="https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-hanbook/">https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-hanbook/</a></p>		
3.	Department of Water and Environmental Regulation	The LWMS does not meet the requirements of the Department.		1. A modification to Part 1 is recommended to require ATU systems to have secondary

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	<p><b>Page 2 – Section 2.3.2</b> The requirement for further testing to better outline the phosphorus absorption qualities for each lot is noted and should be required as part of the S&amp;SE report to support the subdivision. As such an advice note to Model Subdivision condition W10 is recommended to clarify the level of detail required.</p> <p><b>Page 3 – Section 2.2.3</b> Permeability testing was undertaken in February, and should be tested in late winter/early spring when the soils are saturated. While it is noted that the borehole was filled with water but it is unclear how long was allowed to ensure sufficient extent of the soil matrix was saturated to ensure the test results were not representative of true winter conditions. This is deemed sufficient information to support the structure plan, however the S&amp;SE report to support the subdivision should have results from permeability testing in late winter/early spring.</p> <p><b>Page 3 – Section 2.4</b> It is noted that the Bushfire Management Plan referenced Wetland Management Plan (Accendo, 2017). This plan has not been supplied in the documents to support the structure plan nor LWMS.</p> <p><b>Page 4 – Section 2.7.2</b> The observations and analysis of the groundwater regime is deemed appropriate.</p>	<p><b>Section 2.3.2</b> A Site and Soil Evaluation has been prepared and submitted for the structure plan and forms part of the technical appendices to the Structure Plan. The requirement for modification to the Site and Soil Evaluation can be further assessed at subdivision stage and it is not recommended as a Structure Plan condition.</p> <p>The timing of late winter/early spring testing required for on-site testing is noted. The on-site testing will be required to determine phosphorus absorption qualities and permeability testing as per DWER advice.</p> <p><b>Section 2.4</b> Noted. BMP to be further assessed.</p>	<p>treatment units with nutrient removal.</p> <ol style="list-style-type: none"> <li>2. A modification of section 3.3 of the LWMS outlining that the superficial water aquifer is fully allocated with Lot 201 Rendezvous Rd Vasse, for 1500 kL/annum and a note that water use for dust suppression would require licensing noting the above situation.</li> <li>3. A modification to the stormwater management plan to consider pre and post development catchments and 1 in 100 year flood levels.</li> <li>4. In consultation with DWER, the basin chain arrangement proposed by the LWMS is to be modified to incorporate the use of a vegetated systems, particularly adjacent wetland systems.</li> </ol>
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		<p><b>Table 3</b> The requirement for ATUs is noted, it is further recommended that secondary treatment units with nutrient removal be specified.</p> <p>The LWMS has not detail of local flood risks. The Busselton regional flood study suggests a 1% AEP flood level of 1.65m AHD, noting this has not consider sea level rise. However, the land here is at approx. 5 mAHD and as such a vertical separation is already adequately achieved.</p> <p><b>Page 8 – Section 3.3</b> It is stated that "Future lot owners will need to install rainwater tanks", is this a mandatory requirement? If so why is this not mentioned in Section 5.3.1?</p> <p>"The following is noted and supported ""The tanks have not been incorporated into the development's stormwater modelling.""</p> <p>The statement that "there is limited information available regarding the allocation of the superficial aquifer" is incorrect and this resources is fully allocated. As shown on the Water Register.</p> <p>Groundwater licence 66003 has expired, however there is a licence no.180858 associated with Lot 201 Rendezvous Rd Vasse, for 1500 kL/annum.</p>	<p><b>Section 2.7.2</b> Noted.</p> <p><b>Table 3</b> The requirement for secondary treatment units with nutrient removal is supported.</p> <p><b>Section 3.3</b> Water Supply to be provided in future development and will be required at subdivision stage. The LWMS reference to installation of rainwater tanks is to reduce the use of mains water for irrigation and other outdoor use. This will be at the discretion of the future land owner. The DoW have further advised that, as water tanks are not mandatory, the modelling is not required to be updated.</p> <p>The comments regarding the water licencing are noted.</p> <p>It is considered that clarification that the superficial aquifer is fully allocated and that dust</p>	
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		<p>The statement that "Depending on the period of construction this license may be used for dust suppression" is invalid. The existing licenses are for stock and domestic use and the South West Groundwater Allocation Plan Policy 4.5.2 states "Where a licence is required for domestic, stock and garden use in semi-rural and rural areas and scheme water is not available, a maximum of 1500kL/yr entitlement applies." Dust suppression is not an entitled use under this policy measure, and being a commercial use would require licensing noting that the resources are fully allocated.</p> <p><b>Page 12 – Section 6</b> Discussion will be required with DBCA to agree a wetland buffer, and the management of this including any revegetation and/or expansion is to be detailed in the Landscaping and Revegetation Plan, and this should be developed concurrently with the Bushfire Management Plan.</p> <p><b>Table 5</b> The action and responsibilities presented are related to subdivision stage not structure plan stage.</p> <p><b>Page 13 – Section 7.2</b> The following statement is supported "No post development monitoring is proposed as part of this LWMS since the development is of a rural nature and poses a low risk to the receiving environment."</p>	<p>suppression would require licencing is to be provide in the LWMS.</p> <p><b>Page 12 – Section 6</b> DBCA yet to advise</p> <p><b>Table 5</b> Noted.</p> <p><b>Page 13 – Section 7.2</b> Noted.</p>	
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		<p><b>Page 13 – Section 7.3</b> The following statement is supported "It is recommended that a UWMP is completed for the entire Structure Plan area regardless of whether subdivision occurs on a staged basis."</p> <p><b>Page 14 – Section 7.3</b> Reserve management including proposed revegetation methods and species needs to be understood to support the structure plan, to ensure an appropriate wetland buffer is provided and to avoid conflict with Bushfire management plan requirements at subdivision.</p> <p><b>Appendix E</b> The statement in Table 6 that "The wetlands located within the subject site are not included in this definition therefore a 100 m buffer is not required" is not supported. Significant effort was undertaken to protect and enhance the wetland/waterway systems surrounding Heron Lake structure plan as these were seen as high value assets. These are protected by reserves and as such they are classified as "other wetlands that have been identified for protection during the land planning process".</p> <p><b>Appendix C</b> The stormwater management plan provides no detail of pre and post development catchments, pre and post development model parameters applied, pre and post discharge rates, and/or</p>	<p><b>Page 13 – Section 7.3</b> Noted. For further consideration at subdivision stage.</p> <p><b>Page 14 – Section 7.3</b> Noted. To be established as part of a foreshore management plan in consultation with DBCA.</p> <p><b>Appendix E</b> Noted. See comments which relate to wetlands and DBCA.</p> <p><b>Appendix C</b></p>	
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		<p>detention required to ensure post development discharge rates are acceptable.</p> <p>There is also no detail of the City of Busselton requirements for stormwater management on lots, and whether this has been considered in post development modelling.</p> <p>A plan of the small, minor and major event inundation extent has not been provided. Specifically, the typical road and swale cross section indicates the outer edge of the swales will be at ground level. Will this result in any water ponding during a major event within the lots?</p> <p>The typical basin chain arrangement shown is not supported. This system offers no water quality treatment other than sediment control. It would be expected that a vegetated system would be adopted. There should also be details to prove that the land provided for the water quality and outlets control systems is sufficient.</p> <p><b>General</b> The above comments need to be reviewed at the same time as reviewing LGA comments, if there are any conflicts in LGA and DWER comments it is expected that the consultant will mediate an agreed position.</p>	<p>Noted. The Stormwater Management Plan is to be revised as per the recommendations of DWER.</p> <p><b>General</b> Noted</p>	
4.	Department of Fire and Emergency Services	<p><b>Vegetation Classification</b> Vegetation areas 4 and 11 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available.</p>	<p>Further evidence to be provided from the applicant to address the matters raised by DFES. This includes:</p>	<p>5. Further modification is required to the BMP to provide evidence to address the matters raised by DFES, which include</p>

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	<ul style="list-style-type: none"> <li>Area 4: Photo ID 4b depicts vegetation cover that appears to exceed 30%.</li> <li>Area 11: the BMP refers to post development Class B Woodland classification, associated with a vegetated drainage reserve. The BMP should be modified to include evidence consistent with AS3959.</li> </ul> <p>The BMP should detail specifically how the Class B Woodland classifications were derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.</p> <p><b>Location and Siting &amp; Design (A1.1 &amp; A2.1)</b>  The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table.  DFES notes the BMP has assumed, post development, that the entire site will be cleared and managed to a low threat state, as per AS3959.</p> <p>DFES recommends any commitments contained within the BMP regarding clearing of vegetation at the subdivision stage are supported by text within the structure plan to ensure all assumptions in the BMP can be achieved.</p> <p><b>Vehicle Access (A3.4a &amp; A3.5)</b></p>	<ul style="list-style-type: none"> <li>The vegetation classification in areas 4 and 11 as they cannot be substantiated as Class B Woodland with the limited information and photographic evidence available.</li> <li>Post development Class B Woodland classification, associated with vegetated drainage reserves.</li> </ul> <p>Further to the above, the layout of external road connections does not allow for a perimeter road in certain areas of the site, in addition.</p>	<p>substantiating the vegetation classifications in areas 4 and 11 and the post development of Class B Woodland associated with vegetated drainage reserves, in accordance with AS3959.</p>
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		<p>The BMP has not provided an assessment regarding provision of a perimeter road, or why the proposed battle-axe access legs cannot be avoided.</p> <p><b>Summary of comments</b>  DFES has assessed the BMP for the proposed structure plan and has identified a number of issues that need to be addressed prior to support of the proposal. DFES is not satisfied the BMP has adequately considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.</p> <p>DFES recommends amendments to the proposed Structure Plan are consistent with any future modifications to the BMP. The proposed changes include commitments to ensure that no residential lots are impacted by BAL40/FZ; and vehicular access in the form of perimeter roads and vegetation management meets the requirements of SPP 3.7 and Guidelines at all stages of the development.</p>		
5.	ATCO GAS Australia	<p>No objection to the proposed application.</p> <p><b>Advice Notes</b>  1. Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&amp;M-PR24- Additional Information for Working Around Gas Infrastructure</p>	An advice note is relevant at subdivision stage.	That the submission be noted.

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		<a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a>		
6.	Department of Biodiversity Conservation and Attractions.	<p><b>Wetlands</b></p> <p>The western portion of Lot 176 contains an area mapped as a resource enhancement wetland, and the northern portions of Lots 176 and 9000 contain areas mapped as multiple use wetlands on Parks and Wildlife Service’s Geomorphic Wetlands Swan Coastal Plain dataset.</p> <p>A review of the Geomorphic Wetlands of the Swan Coastal Plain dataset has indicated that the Lot 176 western wetland has values commensurate with a conservation category wetland (CCW), and that the wetlands within the northern portions of Lots 176 and 9000 require further evaluation to determine their wetland category. CCW are wetlands with high ecological values and are the highest priority wetlands for protection.</p> <p>Heron Lake is adjacent to the western boundary of Lot 176. The adjacent former Lot 27 wetland understorey vegetation had been significantly altered by past land uses and weed invasion. During the structure planning and subdivision of the adjacent former Lot 27, a wetland and buffer rehabilitation plan was prepared to protect and enhance the site’s wetland environmental values. The Lots 176 and 9000 wetlands are also described in the application as lacking understorey vegetation. No wetland boundary surveys, or wetland buffer studies, have been undertaken to support the proposed structure plan layout. The</p>	<p><b>Wetlands</b></p> <p>Liveable Neighbourhoods recommends 30m buffer for a Resource Enhancement wetland, which starts at the edge of the mapped geomorphic boundary of the wetland. A wetland buffer investigation and rehabilitation plan is required to be prepared by the applicant, and is recommended to be undertaken by a modification to the Local Structure Plan.</p>	<p>6. A modification to Part 1 Clause 7 to include additional information of a wetland buffer investigation and rehabilitation plan be submitted with the subdivision in consultation with Department of Biodiversity, Conservation Environment and Attractions.</p> <p>7. The Structure Plan Map be updated to show the Pedestrian Access Way to continue around the southern boundary of the western wetland.</p>

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		<p>Lot 176 wetland would be hydrologically connected to the adjacent Heron Lake wetland and should also be protected and enhanced to complement the existing protected wetland area.</p> <p>DBCA recommends that the Lot 176 western wetland be subject to a wetland and buffer rehabilitation plan being prepared and implemented to determine appropriate wetland buffers and protect and enhance the wetland environmental values.</p> <p>The proposed structure plan (Able Planning and Project Management, 3 April 2022) depicts a road adjacent to the southern portion of the Lot 176 western wetland. DBCA recommends that the road be realigned to avoid the wetland vegetation.</p> <p><b>Fauna Habitat Corridor</b>          Western Ringtail Possums (WRP) are listed as critically endangered fauna under Western Australia's Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The application refers to a limited Western Australian Peppermint tree (<i>Agonis flecuosa</i>) woodland canopy and concludes that WRP would be unlikely to be present. However, the Lot 176 and 9000 bushland has been mapped as containing high WRP habitat suitability and WRP animals have been found in close proximity to the proposal area.</p>	<p><b>Fauna Habitat Corridor</b>          Following further consultation with DBCA, the applicant has been made aware of these responsibilities with respect to Western Ringtail Possums, however it is not considered necessary to modify the structure plan documents as this is governed by separate environmental legislation.</p>	
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		<p>Lots 176 and 9000 contain bushland corridors within proposed Lots 101, 106, 119 and 120, and between Lot 301 to Lot 307 which connect to a central east-west bushland portion within the site. These bushland areas form fauna habitat corridor connections which should be retained to provide for fauna movement across the site.</p> <p>Implementation of the proposed subdivision will require the removal of vegetation that provides suitable habitat for threatened fauna. A section 40 ministerial authorisation to take or disturb threatened fauna under the Biodiversity Conservation Act 2016 should be obtained by a qualified fauna spotter, prior to clearing occurring, with a post clearing report being forwarded to DBCA.</p> <p><b>Lot 2004 Reserve for Pedestrian Access and Drainage</b>          Lots 102 to 105 and 301 to 303, adjoin the proposed northern Lot 2004 Reserve for Pedestrian Access and Drainage. DBCA recommends that a pedestrian access way (PAW) be provided adjacent to the southern boundary of the proposed reserve. The PAW would demarcate the boundary between the lots and the proposed reserve area, minimizing potential encroachment and disturbance within the reserve bushland by adjacent landowners.</p>	<p><b>Lot 2004 Reserve for Pedestrian Access and Drainage</b>          The continuation of the Pedestrian Access Way around the southern boundary of the western wetland is recommended as a modification to the Local Structure Plan.</p>	
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		Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife Service South West Region office on 9725 4300 or swlanduseplanning@dbca.wa.gov.au if you have any queries regarding this advice.		
7.	Department of Education	<p>The Department notes an estimated yield of 37 residential lots is proposed with an average lot size of 2,207m2. The subject structure plan is proposed within the vicinity of Vasse Primary School. It is expected there will be minimal impact to the public primary school to accommodate the number of students yielded from the proposal.</p> <p>In view of the above, the Department has no objections to the proposal.</p>	Noted.	
8.	Casey Wallace – 17 Tortoise Rise, Vasse.	<p>With this development will come a substantial increase in traffic on both Cockatoo Loop and Tortoise rise. The layout of these roads are quite poor in several areas (as below) which already have many near misses between vehicles particularly with a passenger v's a light truck. I feel with a large increase in traffic on these roads the chances of a vehicle collision will also increase. The main areas of consent are below.</p> <p>1- Intersection of Oaks Drive and Tortoise Rise. Vehicles turning off Oaks Drive onto Tortoise Rise already veer onto the wrong side of Tortoise Rise when entering the road due to the current layout of the intersection and the alignment of Tortoise Rise to Oaks drive. This is where I see most of the near misses. There is also a blind spot to see</p>	<p>Noted. A Transport Impact Statement will be required at subdivision stage as per the WAPC transport guidelines.</p> <p>In the absence of this information, from a movement network perspective the impact on Bendjar Grove is not considered to be significant. The classification of Bendjar Grove which will become a through road will have capacity for future traffic movements generated from within the Structure Plan area. The traffic impacts from development further east of the proposed Structure Plan will be further assessed by a separate planning process.</p> <p>As future development continues to the east, the proposed LSP provides a road reserve of 15m</p>	

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		<p>vehicles approaching along Oaks Dive when trying to turn off Oaks Drive onto Tortoise when approaching from a westerly direction.</p> <p>2- The bend in the road on Tortoise Rise after the roundabout when entering the estate. For two cars to safely pass around this bend at the same time is quite difficult. The road with barely seem compliant here as cars are touching the curbs to allow a safe distance between vehicles. I feel like the absolute bare minimum has been allowed for in regards to the road widths into and through the estate which in my opinion is not suitable in its current layout to sustain the increased traffic flow that will come with this development.</p>	<p>which has capacity to be upgraded for an increase in traffic volume. This can further be assessed at the time of subdivision and a transport impact assessed as required by the WAPC transport guidelines will be required as part of orderly and proper planning. No modifications to the proposed LSP is recommended.</p> <p>The principle of supporting/not supporting the through connection to Bendjar Grove will be further assessed in planning report.</p>	
9.	<p>Richelle Searles – 42 Cockatoo Loop, Vasse.</p>	<p>My main concern about this proposal relates to the secondary access road planned to connect this new estate via Bendjar Grove of Heron lakes, which is currently a cul-de-sac. Residents of Heron Lake payed premium prices to buy lots in an estate that has one main access road and a small community of around 60 houses. The residents, me included, do not want additional traffic coming thru this estate! The lots were marketed as "private". In addition, there are young families with children living in this estate who ride bicycles and play around these roads, and as they should be able to, as they paid a lot of money to buy lots on quiet roads. If this proposed estate goes ahead, i could only support it if the access road to Bendjar Grove is not included. Additional traffic is noisy, polluting, and has impacts on the environment. Lots 8002 (43 cockatoo lp) and 2013 (alongside tortoise rise &amp;</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p> <p>The Wetlands will be maintained within a Local Planning Scheme reservations.</p> <p>The keeping of pets will be further regulated by Ranger services and are not a direct consideration for this structure plan decision.</p>	

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		<p>cockatoo lp) are nature reserves, where there are many bird species living. These birds have included Herons, ducks, wrens, honey eaters, wag tails, etc. Additionally, there are snakes and other small species that depend on their living environment staying as it is. The addition of traffic and new houses will impact the local nature environment here from risk of being ran over, noise, and litter. Please do not put the road through. It is a risk to human and animal safety. Additionally, I would ask that if the housing estate goes in, that the lots adjoining the Heron lake (Lot 8002 /43 cockatoo loop) itself are larger, and fewer. The reason is that the current Heron lake maintains quite a natural feel to it, and increases in houses behind the estate increase noise, and fencing and houses change the feel of the estate to a more suburban and concrete look. We have bought a house here to look onto nature, not to look at more Concrete, rooves and colorbond fences. Even if large lots do go ahead i would like it if there is a restriction placed on cat ownership please.</p> <p>Recently, I have already spotted roaming cats in the area stalking small birds such as wrens. The existing nature and species are already under pressure from this. Please do not allow cats in the new residences, or if you do, please introduce laws that they be kept indoors. Overall, I ask that there are less lots to adjoin Heron lake, and that the Bendjar grove road is NOT used for access to the new estate, and remains a cul-de-sac as the owners of these lots expected when they purchased here.</p>		
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		Help keep children and other species safe. Be fair to local residents please.		
10	Peter Bourne – 12 Bendjar Close	The decision to purchase and invest in property in the Heron Lake area was based on it being a 'spacious' residential development without the density of other local developments. At the time of purchase we invested a higher price to secure this and I do not want this compromised. Additionally the natural surrounds and mature tree line on the eastern boundary of our property was the main motivator to purchase this block - I would request that this tree line of mature trees adjoining 12 Bendjar and LOT 176 be retained in the development as a nature strip. I would also request that the development have large block sizes in keeping with the original Heron Lake proposal. Will Bendjar Close become a main access road? It was not anticipated that high traffic volumes would be using this road in our decision to invest in this area. Sincerely Peter Bourne	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.  Based on the tree survey provided by the applicant, the trees which adjoin Lot 12 will be within a "development exclusion zone" designated by the Structure Plan and be maintained in private ownership. Overall in the Structure Plan area, the R5 blocks, being larger in size, allow for vegetation retention as blocks are developed and houses constructed. There will be removal of vegetation following subdivision approval to allow for road connections and the grade and stabilising of future lots, however there is also further opportunity to retain trees within the verge of the road proposed to be connected with Bendjar Grove.	
11	Brad Baggetta – 9 Bendjar Grove	A major concern of mine is how much traffic Bendjar grove is going to receive. We already have a issue with sharp blind corners at the start of Bendjar Grove, I believe these roads are not designed for the proposed traffic. Every house in this new estate will end up using Bendjar as it offers the path of least resistance and is the most direct route for most occasions.  There has been a number of close calls with car v car and also car v children. If this estate goes ahead and I truly hope it doesn't Bendjar grove needs to be shut off in the construction phase with access	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.  In relation to vegetation retention the assessment is above in regard to Submission 10.  The requirements to manage dust and vibration during construction and development will be further considered at subdivision stage and by relevant environmental regulations administered by State agencies. The Structure Plan itself does	

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		<p>from Rendezvous road only and upgrades to Heron Lake entrance road and associated blind corners near Bendjar / cockatoo loop before opening up. I also have concerns with sewage being adjacent to lot 101 and weather this will affect me. Aesthetics is another concern as I see it looks like you will be bulldozing all the beautiful trees, why not keep them and work around them. With all this there is also the question, does this all devalue what we have bought into? there seems to be no benefit to the existing residents here at all. Structurally I believe my property is going to take a hit with all the dust, vibrations, noise. How are you going to address this and if I have structural issue, who is going to pay for damages/rectification works?</p>	<p>not provide any direct permission for site works associated with land development.</p>	
12	Tania Hobson – 4 Bendjar Grove, Vasse	<p>I cannot understand why this thoroughfare is necessary and cannot understand why there is no other alternative access points that can be identified along a road as long as Rendezvous Road. Surely there is a safer alternative that would be less concerning for existing home owners. A major concern of mine is how much traffic Bendjar grove is going to receive.</p> <p>Bendjar Grove has sharp blind corners at the entrance from Cockatoo Loop, the road is not designed for the volume of traffic the new estate will bring. Most houses in this proposed new estate will end up using Bendjar as it offers the path of least resistance and is the most direct route out of the proposed estate.</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p>	

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		<p>A major concern is the sweeping bend on the entry road to Heron Lake Private Estate (Tortoise Rise from Oaks Drive). Our children ride/walk/scoot this road daily. It is already dangerous with the current traffic load alone. I have personally seen a child that has been struck by a car on a scooter on this entrance. Almost every truck or car (unfamiliar with the area or not) cuts across and causes vehicles exiting the estate to need to stop or drive off the road. As mentioned, I have personally been involved in and witnessed too many close calls between children and local traffic due to the increased volume of trades within Heron Lake Private Estate currently.</p> <p>All of the roads in the whole of our estate are extremely narrow and have a lot of blind bends. There are no street parking options as the area is definitely not designed or planned for a thoroughfare. If Bendjar Grove is planned to remain as it is, in a cul-desac rounded shape, I am concerned it poses a problem and will attract anti-social/reckless driving behaviour. The plans indicate that all of the beautiful trees would be removed at the end of Bendjar Grove, why not keep them and work around them, all of the existing trees at the end of the cul-de-sac should have to remain untouched.</p> <p>We have a lot of beautiful wildlife that live within these trees, in the Bendjar Grove area and the Lake surroundings. Their homes will be destroyed and the wildlife will disappear. We love this area and</p>		
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		<p>chose it with the wildlife and quiet cul-de-sac in mind, my children love the birds and kangaroos that live in these areas. It is such a shame no consideration seems to have been given to this.</p> <p>At the very, very least, if this estate goes ahead, which I sincerely hope it doesn't, there is no question Bendjar Grove needs to be shut off for the duration of the construction phase with access from Rendezvous Road only and upgrades to Heron Lake entrance road and associated blind corners near Bendjar / Cockatoo Loop before opening up.</p>		
13	Matthew Peschel – 22 Tortoise Rise, Vasse	<p>A major concern of mine is how much traffic Bendjar grove is going to receive. We already have a issue with sharp blind corners at the start of Bendjar Grove, I believe these roads are not designed for the proposed traffic. Every house in this new estate will end up using Bendjar as it offers the path of least resistance and is the most direct route for most occasions. There has been a number of close calls with car v car and also car v children Along Tortoise Rise as well as roads are narrow. If this estate goes ahead and I truly hope it doesn't Bendjar grove needs to be shut off in the construction phase with access from Rendezvous road only and upgrades to Heron Lake entrance road and associated blind corners near Bendjar / cockatoo loop before opening up.</p> <p>Aesthetics is another concern as I see it looks like you will be bulldozing all the beautiful trees, why not keep them and work around them. With all this</p>	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		there is also the question, does this all DEVALUE what we have bought into? AS I WAS SOLD A PROMISE ITS A PRIVATE ESTATE WITH ONE WAY IN ONE WAY OUT there seems to be no benefit to the existing residents here at all. Structurally I believe my property is going to take a hit with all the dust, vibrations, noise. How are you going to address this and if I have structural issues? Hope there's a win for everybody in this new world of 2022.		
14	Jessica Notte – 68 Cockatoo Loop	Heron Lakes is a private estate and we bought here specifically due to the minimal traffic and the fact the estate has no-through roads. Not only do we not have our own sign at the front of our estate to make a through road would make it apart of Vasse Newtown, which I believe Heron Lakes should remain its own private estate, for several reasons.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
15	Simon Whitehouse – 18 Cockatoo Loop	Mainly concerned with the extra traffic relating to the extension of Bendjar Grove. Heron Lake Estate Entry / Exit via Tortise Rise and the blind corner on Cockatoo Loop, are both locations that can be congested for vehicles, and an obstacle for larger vehicles (e.g. tucks). Vehicle access for construction will need to be ensured it utilises Rendezvous Road. With the increase in traffic for the are, is there anything that can be done regarding the Tortise Rise Entry to Heron Lake Estate to make it safer. When there are vehicles exiting and entering the estate at the same time, the 'Dog-Leg' entry makes the road very narrow for two vehicles. Can the road entry point be widened to provide a better and safer entry / exit.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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16	Gillian Neville – 12 Tortoise Rise, Vasse	I am a property owner and reside on Heron Lake Estate and would be horrified if Bendjar grove was opened up as this cul de sac is a quiet sanctuary for local families to gather safely. You will damage our quality of life irreversibly, let alone the habitat of birds and other established native flora and fauna. The estate has enough traffic on it as it is, with roads that are too narrow to service the existing houses within this estate. We do not need it to become a thoroughfare when access off rendezvous road is a perfectly acceptable and sustainable alternative. Why are planners so opposed to keeping cul de sacs? Indeed there have been some near misses around cockatoo loop and into Bendjar given the poor visibility this area presents to road users so to increase traffic flow with this proposal is a stupid and unsafe move. As there are no street parking options in this estate this is also a major issue for the increased traffic volume this unnecessary thoroughfare would bring. Plus the increased dust, air pollution, noise and vibrations this thoroughfare would result in - who will compensate us for any damage arising from these issues? This proposal will also devalue the properties in this quiet sanctuary so there is absolutely NO benefit to the existing residents here at all.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.  In relation to dust and vibration management the assessment is above in regard to Submission 10.	
17	Jonathan Chipchase – 12 Tortoise Rise.	I am a property owner and live on Tortoise Rise in Heron Lake Estate. I would be strongly opposed to the planned development near Bendjar Grove as this is clearly a quiet sanctuary for local families to gather safely. It will have a significant impact on	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.  In relation to dust and vibration management the assessment is above in regard to Submission 10.	

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		<p>our quality of life the habitat of birds and other established native flora and fauna.</p> <p>The estate has enough traffic on it as it is, with roads that are too narrow to service the existing houses within this estate. We do not need it to become a thoroughfare when access off Rendezvous Road is a perfectly acceptable and sustainable alternative. As there are no street parking options in this estate this is also a major issue for the increased traffic volume this unnecessary thoroughfare would bring. Plus the increased dust, air pollution, noise and vibrations this thoroughfare would result in – who will compensate us for any damage arising from these issues? This proposal will also devalue the properties in this quiet sanctuary so there is absolutely NO benefit to the existing residents here at all.</p>		
18	Justin Grasso – 56 Cockatoo Loop, Vasse	<p>As stated, the greatest concern is the Heron Private Estate losing its 'Private Estate' identity by becoming a thoroughfare to access adjoining proposed estates. This will increase road traffic and increase number of non-local persons accessing the estate. Private estates are developed by private developers where there are no public housing allocations and are favoured by owner-occupiers looking to build their own homes. Private Estates require residents to adhere to particular design guidelines, these often relate to the look of a home and also dictate the sustainability and conservation principles that builders must follow as well. For us homeowners, this is a huge benefit,</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p>	

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		<p>as it makes for a more cohesive and attractive neighbourhood setting.</p> <p>Private estates such as Heron Lake are often well-regarded for invoking a sense of civic pride – residents take good care of their homes and great care is often taken to plan and maintain public spaces. Heron Lake Estate is unique in that all families over time have become to know one another and that includes our children who spend considerable time moving about the estate playing at each other houses and within the beautiful landscape areas of the estate. This is a safe and respected estate, hence giving parents the confidence in allowing our children to mingle with their mates and not being locked up inside. If there is increased traffic, this will become unsafe, particularly for those residents in Bendjar Grove who harness the privilege of living in a cul-de-sac. Residents of Heron Lake Estate invested in living in this estate because of the fact it was advertised as a Private Estate with the benefits of a private estate, it's location, it's aesthetics, immersion with nature and the larger family blocks. The issue is predominately with the opening up of Bendjar Grove. Would it not be possible to provide an access road to the new estate from Kathleen Cres in Vasse Newtown and designed similarly to the access road that serves Heron Lake Estate from Oakes Drive. This would maintain the expectations of residents in Heron Lake but provides ease of access from the new estate directly through Vasse Newtown. Some creativity would make this work.</p>		
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		Let's please work together for a solution that benefits all stakeholders regarding this matter.		
19	Rodney Gibson – 3 Bendjar Grove, Vasse	To whom it may concern. I hoping this survey does get looked at and my family views are taken into consideration, and not just a box to tick for the developer. My main concern is the increase traffic flow through bendjar grove, cockatoo loop and onto tortoise rise, Especially with narrow roads 3 really tight bends a blind corner are only adequate for local traffic. The housing setback on bendjar grove and cockatoo loop is only 3 meters to footpath making this unsafe for children, when cars are cutting through from rendezvous rd which they will, offering the shortest route to vasse shopping area. I hope there is other alternatives to opening up bendjar grove, if not may be obstacles (speed bump's ) to deter people looking for the shorter route. Thank you Regards Rodney gibson.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
20	Scott Hughes – 36 Cockatoo Loop	This will add more traffic to the private estate we all paid good money for to keep secluded. "Heron Lake Private Estate" Not Heron Lake Street. The whole point of building here is to have a nice quiet neighbourhood to raise our family and children. The new entrance will devalue our home price. Crime will rise and the environment will be damaged	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
21	Kiah Bourne – 12 Bendjar Grove, Vasse	We do not wish the access point for the new development to be via Bendjar Grove. We are building at the end of this street and when we purchased the land, it was not gazetted as a thoroughfare.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		<p>Bendjar Grove is unsuitable as a thoroughfare as it is a small street and has been established as a quiet culdesac. We purchased our block with that and have paid the value of the block due its appeal which will be severely undermined if it is utilised as an access road to a new estate. There are other more viable access points to the estate that have better capacity.</p>		
22	Annette and Steve Kontogeorgis	<p>This area is full of residents with young families and the streets are very often full of them playing as it is so safe, private and quiet. We bought in here (at a premium) for this very reason. The current road structure and widths are of major concern of mine. I don't believe they have the capacity to safely manage the increase in traffic flow that this proposal will create. There are already sharp blind corners at the start of Bendjar Grove and through Cockatoo Loop, where if you are not travelling at 20-30kms per hour are an accident risk for both traffic and pedestrians, especially children who rightly or wrongly currently feel it safe enough to play on. I have a firm belief that the roads within the Estate are simply not designed for the proposed traffic. There are other alternate access routes to the new estate without accessing through Heron Lake. Bendjar Grove should remain a cul-de-sac with the new proposed estate to have access from Rendezvous Road only.</p> <p>I would suggest that upgrades to Heron Lake entrance road and associated blind corners near Bendjar/Cockatoo loop are needed well before considering using this estate as a throughfare now</p>	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		<p>or ever. Opening up this estate will only serve to destroy the private, safe feel of Heron Lake, bulldozing of tree's putting wildlife at risk and it won't add value or convenience to the proposed new estate. There is absolutely no benefit to the current residents of Heron Lake or future residents of new estate to have an thoroughfare through Bendjar Grove. I would have to ask the developers, what are the positive outcomes to anyone for creating the route Bendjar, into Heron Lake and forcing additional traffic through not only Heron Lake but the small Vasse community with traffic entering on Oaks Drive and having nowhere else to go but through a high density residential area, versus routing traffic via Rendezvous Road that is already adequately designed to cope with any additional traffic flow?</p>		
23	Peter Byrne – 58 Cockatoo Loop	<p>We are in a closed residential estate of which I'd say was designed for the existing lots and not designed as a thoroughfare to this planned subdivision. When you leave Oaks Drive and enter Tortoise Rise the road definitely decreases in width and tight corners around Cockatoo Loop will make it a dangerous route for all who will use it. To me it would make a lot more sense to enter and exit this planned estate to be via Rendezvous Rd which is designed for extra traffic. This would make the planned estate more private and attractive to buyers just like Heron Lake was designed.</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p>	
24	Hannah Smith – 36 Cockatoo Loop Vasse	<p>We specifically brought our block in Heron Lake (at a premium) because of the small estate is secluded. Children often play in the street, which I wish my own child can do when she's a bit older,</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p>	

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		we have our own sense of community in the estate. I feel as though we have been cheated out of what we wanted in a home, street and community by this new road.		
25	Neil Beckwith - 38 Cockatoo Loop, Vasse	Object to the opening of Bendjar Grove to through traffic. Existing streets in Heron Lake estate are unsuitable for increased traffic flow. Access to the new subdivision should be restricted to via Rendezvous Road. Existing trees to the east of Heron lake and the end of Bendjar Grove need to be preserved as they provide separation from the new subdivision and are the habitat of many bird species. Provision of further public open space in the area east of Heron Lake rather than housing lots would facilitate this.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
26	Philippa Mooney – 28 Cockatoo Loop, Vasse	I feel that opening up Bendjar Street as per the submission will have a detrimental affect on Herron Lake private estate. I feel that the roads will not handle the increased traffic and the wild life in the area will most certainly be affected. Please reconsider and this estate could have access via Rendezvous Road Many thanks Robert and Pippa Mooney.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
27	Isobelle MacAulay – 38 Cockatoo Loop, Vasse	I strongly oppose the proposed new development having an access / through road via Bendjar to Heron Lake. I do support further housing development, so that others can enjoy the wonderful surroundings we have; but NOT at the expense of the wildlife reserves, mature trees that are breeding territory for many birds ( Heron, Straw neck Ibis , white Ibis to name a few).	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.  In relation to vegetation retention the assessment is above in regard to Submission 10.	

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	<p>Also not at the expense of the wonderful community formed in Heron lake, where children play freely in our narrow streets and cul-de-sacs Heron Lake has a one way in &amp; one way out, which I believe has contributed to the community feel of our area, and neighbours have formed tight networks and look out for each other. A village like atmosphere which would be ruined by through roads that turn it into just another thorough- fare.</p> <p>The new development could also benefit from having planning infrastructure that supports such a community environment (as Heron Lake) by having access only via Rendezvous road. We have 3 wetland reserves in our area which would be disrupted by any increase in traffic. Not just the bird breeding trees &amp; wetland , but this ground is home to numerous frogs and native wildlife.</p> <p>I strongly urge that no more mature trees are removed or negatively impacted by any future development and for that reason, I believe the proposed lots beside the Heron Lake are removed or reduced in size, to be further back from the breeding / wildlife reserves. In summary: I strongly oppose any through road at Bendjar between Heron Lake and the new estate, as it would: * Put the lives of children at risk from increased traffic and potential potential hoon drivers using it as a 'shortcut between rendezvous Rd and the highway</p>		
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		<p>*negatively impact the wildlife reserves and bird breeding areas</p> <p>*negatively affect the community that has formed in heron lakes, partly by nature of being a one road in &amp; out community</p> <p>* it would create a potential pathway for short-cut drivers going between rendezvous road and the bypass; thus, in turn affecting the many hundreds of residents of Newtown Vasse Development.</p> <p>Having the proposed new development as an access via Rendezvous road ONLY; preserving all mature trees near the lake ( and maybe creating more reserve areas), and restricting any lots by the lake (or reducing size so they are further back from native areas) would avoid all the negative impacts mentioned. And also would provide the opportunity for occupants of the proposed development to form their own safe community, among the wonderful habitat we have left! So please NO ACCESS VIA BENDJAR &amp; preserve our trees, wildlife and community. Thank you Isobelle</p>		
28	Andrea Wilson – 48 Cockatoo Loop Vasse	<p>We brought into Heron Lake Private Estate because it was a private estate. It is a family area and a safe area for children to play in the streets. The roads are narrow and there are some blind spots around corners. If Bendjar Grove is extended beyond the current cul de sac layout, it will no longer be safe for those children in that street with an increase in traffic. The roads were not designed efficiently for through road traffic. We would be very disappointed if it were no longer a private</p>	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		estate as I feel the community that we have now would be lost.		
29	Andrew Mahoney – 32 Cockatoo Loop, Vasse	I am concerned at the increase in traffic through Bendjar Grove. There is already a sharp bend on Cockatoo Loop just before Bendjar Grove and this is difficult to negotiate passing vehicles. I have had a number of near misses not just with local traffic but with trucks and trades vehicles. We purchased our block in this so called “private estate” under the pretence that it would be one entrance in and out? By opening up through to Rendezvous Rd we believe that it opens up access to the rest of Vasse Newtown to use this as a thoroughfare to get to the waste facility. This increase in traffic devalues the area that we have bought into, and means an increased risk of accidents to vehicles and pedestrians.	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
30	David McTaminey – 7 Bendjar Grove, Vasse	As a resident of Bendjar Grove in Heron Lake estate, I am opposed to the opening up of Bendjar Grove through to the new estate. The increased traffic flow will reduce the peace & tranquility of not only Bendjar Grove, but also for residents along Cockatoo Loop and beyond.  The value of my property will decrease as it is no longer in a cul de sac. If an additional access/exit is required for fire & emergencies, why can that not be an additional point on Rendezvous Road? Under no circumstances should Bendjar Grove cease being a cul de sac. Any and all vehicles, plant & machinery, associated with the construction of the estate & subsequent housing, should access the new estate only via Rendezvous Road. Some	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		residents park their vehicles permanently on the roadside of Bendjar Grove and easy access will most likely not be available anyway.		
31	Michael Ponsford – 1 Bendjar Grove, Vasse	As owner/occupiers of the property at the intersection of Bendjar and Cockatoo my wife and I would like to register our strong objection to Bendjar becoming a through road to Norfolk farm estate and subsequent subdivisions. We were led to believe we were purchasing a property in an exclusive PRIVATE estate. Bendjar grove is a minor street unsuitable for the extra traffic it would carry and the noise associated with it. After speaking with the other residents of Bendjar grove we all have the same concerns and expect this street to be no more than a gated fire access connection to future subdivisions. Yours sincerely Michael and Rosemary Ponsford	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	
32	John & Beverley Zabaznow - 550 Rendezvous Road, Vasse	RE: LOTS 176, 201 & 9000 RENDEZVOUS ROAD VASSE STRUCTURE PLAN We (John & Beverley Zabaznow) are the current owners of Lot 178 Rendezvous Road. Our property has a boundary with Lot 9000 Rendezvous Road as well as currently backs onto the Vasse Newtown subdivision. We support the proposed sub-division of the blocks at 176, 201 and 9000 Rendezvous Road as this is within the keeping of the local area's development of the land into residential properties.  Under the previous Vasse East Amendments for the rezoning of our block (Lot 178 Rendezvous Road) the Concept Plan for the Vasse East Public Open Space consisted of a very large parcel of our land at the rear and west of the property to	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.	

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		<p>bedeemed as Public Open Space. Under the Road Hierarchy map for the proposed subdivision of Lots 176, 201 and 9000 Rendezvous Road, they have also included nearly 50% of our land as public open space. Our future plan for when our property is subject to a structure plan along with the neighbouring property Lot 1445, we had planned to excise the backportion from the wetland area through to the Vasse Newtown subdivision boundary as our "retirement home area." The parcel of land has a very large portion of land which is cleared pasture land with pockets of natural bushland leading into the wetland lake area. Our future plan was to continue to protect the wetlands and conserve the bushland and manage future pests (i.e., rabbits) as well as removing the Arum Lily infestation. We have been able to reduce all of this in the last couple of years with maintaining the vermin under control and reducing the Arum Lily with regular mowing to decrease the re-growth.</p> <p>We have avoided using sprays so as to keep a healthy environment for the eco-system. Whilst we acknowledge that both of these map's state as proposed public open space, we feel that the general public when purchasing land nearby will have false information and this is only a concept plan at this time and not the formalized by a future structure plan. We would like this to be noted and if possible, to re-view information. The particular area backing onto Vasse Newtown is very high ground and as can be seen by the aerial photo and</p>		
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		the concept plan is mainly cleared of vegetation and very habitable land.	
33	James and Dawn Philips – 5 Bendjar Grove, Vasse	<p>We Object to the proposed road connecting Bendjar Grove to the New Norfolk Farm development for the following reasons: -</p> <p>Unsuitable roadways- The roadways throughout Heron Lake are narrow with blind bends and bottlenecks that are not suitable as a throughway to the new Norfolk Farm development and the additional developments in the future as noted on the plan. The surface drains at Bendjar Grove are susceptible to flooding causing hazardous driving conditions (see attached photo) The Heron Lake Private Estate is a secluded residential area that is an idyllic place for humans, Flora, and Fauna to coexist. A Haven for wildlife with protective home and movement corridors for wildlife to access the lake. (The proposed roadway will cut through one of these corridors). We regularly see Kangaroos, Long Neck Turtles, Skinks, frogs, Butterflies, Bees, Waterfowl, and Native Birds. (See attached photos) Increased traffic flow will impact the quality of life of all the residents of Heron Lake due to the additional noise and pollution from vehicles. The safety of our Grandchildren and the resident's children will be impacted severely a once-safe place to play and meet will be compromised. Non-residents will have easy access and egress increasing the potential for opportunistic crime. Heron Lake was marketed as a Private Estate and the Bendjar Grove lots were sold at a premium price due to their location in a quiet Bushland Cul de sac a thoroughfare that may</p>	Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.

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		<p>impact the future value of our property. (See Attached Marketing Site Plan) We strongly believe that the new development does not require additional access through Heron Lake. It can be accessed solely via Rendezvous Road. Kind Regards James, and Dawn Phillips. Please kindly confirm the receipt of this document and attachments.</p>		
34	<p>Geoffrey Badart – 15 Temby Avenue, Kalamunda</p>	<p>I present my absolute objections to the above draft proposal for the following reasons: We purchased our house in Heron Lake specifically because of the small and quiet location with low density traffic as a key element of choice for our new home location.</p> <p>The proposal with current access along Cockatoo Loop and Bendjar Grove will severely diminish that quiet and safe neighbourhood. These roads will be used as a main thoroughfare road unless “forced use of alternative category of “Local Distributor” type roads” are provided prior to land development and subsequent land sales to the public.</p> <p>The access proposed is the minimal approach suggested by developers which in my opinion is unacceptable, especially with the returns on investment they will make from the proposed development. Access roads along Rendezvous Road and even entering from the Busselton Bypass road should be mandatory before this development begins. Failure to do so will allow Cockatoo Loop and Bendjar Grove to become the default main entry points to the proposed area</p>	<p>Noted. In relation to the Bendjar Grove through connection the assessment as above in regard to Submission 8.</p> <p>The principle aims of Liveable Neighbourhoods are noted and underpin the assessment of the Structure Plan. The principles provided in Liveable Neighbourhoods are further considered in the assessment of the planning report.</p>	

**Attachment M - Schedule of Submissions DP19/0004**  
**PROPOSAL: Local (Standard) Structure Plan – LOT 176, 201 and 9000 Redezvous Road**  
**VASSE WA 6280**  
**SUBMISSIONS CLOSE: 15 Jun 2022**  
**OFFICER: David Sands**

		<p>adjacent to the cul-de-sac at Bendjar Grove and this is unacceptable.</p> <p>Further, I believe that this development as proposed with the current road access points, which are insufficient, is in contradiction to the aims and goals of the "LIVEABLE NEIGHBOURHOOD" policy as adopted by the West Australian Planning Commission.</p> <p>I have copied in below the portion used in the "Structure Plan Report" by the City of Busselton for this proposal. My reasons are given in red ink [have used italics] in the below extract.</p> <p>LIVEABLE NEIGHBOURHOODS (2009) Liveable Neighbourhoods is an operational policy adopted by the WAPC for the design, assessment and approval of urban development. This operates as a development control policy, or code to facilitate the development of sustainable communities. Amongst the principal aims of the Liveable Neighbourhoods adopted by the WAPC are: "</p> <p>1. To provide for an urban structure of walkable neighbourhoods clustering to form towns of compatibility mixed uses in order to reduce car dependence for access to employment, retail and community facility . <i>Car dependence and traffic volume will not decrease due to Cockatoo Loop and Bendjar Grove as currently located being the key access roads to the shopping zone at the main bypass where Coles and MacDonald's and other</i></p>		
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	<p><i>shops are located . This will increase the volume and density of traffic of these two roads for both residents living along Cockatoo Loop and Bendjar Grove as well as those who may live in the new development. Alternative access must be provided BEFORE these two roads, Cockatoo Loop and Banjar Grove become the main entry roads by default due to lack of higher class access roads such as an "INTEGRATOR B being used instead of Bendjar Grove.</i></p> <p>3. To foster a sense of community and strong local identity and sense of place in neighbourhoods and towns . <i>It is very unlikely that a strong sense of community will be developed between residents of Heron Lake and the proposed area when access roads will severely diminish the experience of neighbourhoods with traffic and road safety issues expanding due to insufficient and well thought out traffic flow through them.</i></p> <p>4. To provide for access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving. <i>Because Cockatoo Loop and Bendjar Grove will be the default main thoroughfare, especially as they will form the shortest path to Coles and the shopping area for all residents and construction traffic, this is NOT consistent with the goals of point 4 that state "safe, efficient and pleasant walking and cycling".</i></p>		
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**Attachment M - Schedule of Submissions DP19/0004**  
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	<p>5. To ensure active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity.</p> <p>8. To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.</p> <p>10. To provide for a more integrated approach to the design of open space and water management. Structure Plan – Lots 176, 201 and 9000 Rendezvous Road, Vasse 29</p> <p>11. To ensure cost-effective and resource efficient development to promote affordable housing.</p> <p>12. To maximise land efficiency wherever possible." <i>The proposed structure plan maintains the principal structural elements embodied by the above aims, including those that guide movement network and general lot configuration. Much of the design is focussed on achieving principal aim 8 of the Liveable Neighbourhoods, that being to provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community. However, none of this design effort has been at the expense of upholding the other equally important principal aims of the Liveable Neighbourhoods.</i></p> <p>This last paragraph of the above plan that I have underlined is pure opinion. It does not recognise the natural behaviour of humans who will seek out</p>		
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		<p>the shortest and quickest routes to and from their intended shopping areas. This is a key argument of mine as offered for point 4 above.</p> <p>The flow of traffic will increase the risk of accidents, congestion and reduce the safety of the area. As children already play an active part of the community and often cross the roads and pathway at Heron Lake, increased traffic flow increases the risk of accidents., especially on small roads.</p> <p>I also object to the proposal because it will diminish the overall experience of this area. We chose to move here from Kalamunda to experience a quiet and low traffic environment around our house. On such a small street as Cockatoo Loop with a tight right-hand bend at the end when driving toward Bendjar Grove, we can envisage traffic problems and road safety issues at this main right-hand turn. It is almost a "blind corner" road and will be at risk of increased problems with increased traffic flow on it. Cockatoo Loop is not designed for such flow and alternative road access should be mandatory for the new development.</p> <p>I strongly believe and feel that road access to the new proposed development should NOT be via Bendjar Grove at all. Access needs to be increased via Rendezvous Road and more "Local Distributor" class roads should be installed from the "Busselton Bypass Road" into the estate as proposed. And they should be installed before other works.</p>		
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**Attachment M - Schedule of Submissions DP19/0004**  
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		<p>I would also question the removal of many trees from the existing land given the high-water table in this area. Is it really wise to remove these trees in light of current "Climate Change" concerns and the resulting change in water table when trees are removed from such a table?</p> <p>In conclusion and in summary, I object to this proposal based on the fact that I will be diminished on Cockatoo Loop due to the increased traffic along that road by those entering and leaving the proposed development. It will increase traffic in that location which is NOT designed for it and these roads, Cockatoo Loop and Bendjar Grove will become the default main access points to and from the proposed development. This is NOT why we chose to invest a lot of money in the Heron Lake Estate and the actions of the proposed development going ahead will affect us negatively from a safety and social perspective.</p>		
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Attachment N – Schedule of Modifications  
**PROPOSAL: DP19/0004 – Local (Standard) Structure Plan – Lots 176, 201, 9000 Rendezvous Road, Vasse**















No.	MODIFICATION	REASON
1.	A modification to Part 1 is recommended to require ATU systems to have secondary treatment units with nutrient removal.	As recommended by Department of Water and Environmental Regulation.
2.	A modification of section 3.3 of the LWMS outlining that the superficial water aquifer is fully allocated with Lot 201 Rendezvous Rd Vasse, for 1500 kL/annum and a note that water use for dust suppression would require licensing noting the above situation.	As recommended by Department of Water and Environmental Regulation.
3.	A modification to the stormwater management plan to consider post development catchments and 1 in 100 year flood levels.	As identified by Department of Water and Environmental Regulation, the Stormwater Management Plan has not included a consideration of flood events (i.e. 1 in 100 events) for post development.
4.	In consultation with DWER, the basin chain arrangement proposed by the LWMS is to be modified to incorporate the use of a vegetated systems, particularly adjacent wetland systems.	Supported by the WAPC <i>Better Urban Water Management Guidelines</i> . As recommended by Department of Water and Environmental Regulation.
5.	<p>The BMP to be modified to provide further evidence in relation to:</p> <ul style="list-style-type: none"> <li>• The vegetation classification in areas 4 and 11 as they cannot be substantiated as Class B Woodland with the limited information and photographic evidence available.</li> <li>• Post development Class B Woodland classification, associated with vegetated drainage reserves.</li> </ul>	As recommended by Department of Fire and Emergency Services.
6.	A modification to Part 1 Clause 7 to include additional information of a wetland buffer investigation and rehabilitation plan be submitted with the subdivision in consultation with Department of Biodiversity, Conservation Environment and Attractions.	The applicant seeks to reduce the geomorphic boundary and subsequent buffer requirements as recommended by Liveable Neighbourhoods for a Resource Enhancement Wetland. As such this recommendation by Department of Biodiversity, Conservation and Attractions is supported.

Attachment N – Schedule of Modifications

**PROPOSAL: DP19/0004 – Local (Standard) Structure Plan – Lots 176, 201, 9000 Rendezvous Road, Vasse**

7.	The Structure Plan Map be updated to show the Pedestrian Access Way to continue around the southern boundary of the western wetland to provide for increased separation and buffer distance between the wetland and surrounding development.	As recommended by Department of Biodiversity, Conservation and Attractions
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13.2 SMITHS BEACH SIGNIFICANT DEVELOPMENT APPLICATION (PART 17 OF PD ACT 2005) - CITY OF BUSSELTON SUBMISSION

<b>STRATEGIC THEME</b>	LEADERSHIP - A Council that connects with the community and is accountable in its decision making.
<b>STRATEGIC PRIORITY</b>	4.3 Make decisions that respect our strategic vision for the District.
<b>SUBJECT INDEX</b>	Development/Planning Applications
<b>BUSINESS UNIT</b>	Planning and Development Services
<b>REPORTING OFFICER</b>	Director, Planning and Development Services - Paul Needham
<b>AUTHORISING OFFICER</b>	Director, Planning and Development Services - Paul Needham
<b>NATURE OF DECISION</b>	Advocacy: to advocate on its own behalf or on behalf of its community to another level of government/body/agency
<b>VOTING REQUIREMENT</b>	Simple Majority
<b>ATTACHMENTS</b>	Attachment A Location Map   Attachment B Smiths Beach Development Guide Plan   Attachment C Explanatory Memorandum   Attachment D Planning Reform Fact Sheet   Attachment E Ministerial Statement 831   Attachment F Comments - Smiths Beach Proposed Development   Attachment G Peer Review of TIA  

Prior to the meeting Cr Riccelli foreshadowed a motion that was different to the officer recommendation. In accordance with clause 10.18(7) of *the City of Busselton Standing Orders Local Law 2018*, it was taken to be an alternative recommendation and moved first.

There was opposition, and debate ensued. The alternative recommendation was carried.

**COUNCIL DECISION**

**C2210/265** Moved Councillor S Riccelli, seconded Councillor M Love

**That the Council, with respect to the Significant Development Application (Proposal) for Lot 4131, Smiths Beach Road, Yallingup (Site), support the City making a submission to the WAPC in the following terms –**

**OVERALL RECOMMENDATION**

**Indicate that the City is not supportive of the Proposal and recommends that the WAPC, should it determine the application, refuse to grant development approval, for the following reasons –**

- 1. The Proposal is inconsistent with the relevant planning framework and the outcomes of earlier planning and environmental processes associated with the Site; and**
- 2. The Proposal will have unacceptable landscape and environmental impacts in some areas and does not include a completed EIA; and**
- 3. The Proposal is not sufficiently tourism oriented and focused; and**
- 4. It has not been demonstrated that an acceptable wastewater management solution can be implemented; and**
- 5. It has not been demonstrated that an acceptable bushfire safety outcome is possible, particularly given the Site is subject to an extremely high level of bushfire risk; and**
- 6. The need to consider the proposal in the context of the City's adopted Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and that more detail is required before an assessment can be made to determine whether proposed approach to**

coastal hazards and management is acceptable; and

7. The need to indicate that a larger foreshore reserve is required other than what is proposed, with a total useable foreshore area of a minimum of 1.0 ha being seen as appropriate to meet community needs: and
8. Identify the need to resolve Aboriginal Heritage processes before the planning assessment can be completed for any proposal relating to the Site, because development in the area where the identified Aboriginal Heritage site is located is a critical element of the development, and should development in that area not be possible, significant changes to the proposal would be required.

**MORE DETAILED COMMENTS**

**Concerns about use of the SDA process for Proposal**

- a. Indicate that the Proposal is not considered to be 'development ready' to the extent contemplated by the Explanatory Memorandum supporting the amendment to the P&D Act that introduced the SDA process.
- b. Reiterate earlier concerns about the very limited scope for local government and local community input, relative to what would have occurred with a normal planning process.
- c. Strongly urge the WAPC, if and when it makes a decision on the Proposal, to do so from a premises located within the City of Busselton, at a meeting open to the public, and for WAPC members to undertake a site visit prior to making their decision.
- d. Reiterate earlier concerns about the capacity of the SDA process to undermine the integrity of the WA planning system, especially local government town planning schemes.

**Concerns about consultation on the development application proceeding ahead of the completion of the EIA process**

- e. Reiterate earlier concerns about consultation occurring ahead of completion of the EIA process, and request that there be a further formal opportunity for the City, community and State agencies to consider and comment on the Proposal prior to formal WAPC consideration, and following the completion of the EIA process.
- f. Note that subject to the receipt of necessary further information from the proponent on the proposal by the WAPC, as identified in the staff report, and the provision of that to the City along with all referral authority responses, the City will use this further opportunity to comment and provide any conditions of approval it considers necessary, if appropriate at that time.

**The proposed development footprint and density (including landscape/visual impact considerations, flora and fauna considerations, and the extent of land to be ceded to the Crown)**

- g. Identify that the westward extension of the development footprint is not supported.
- h. Make the following additional comments with respect to this issue -
  - i. The extension is contrary to the planning intent for the site and to the identifiable developable area on the approved Structure Plan (DGP).
  - ii. The landscape and environmental assessments submitted with the application provide no evidence to support such an extension.
  - iii. The fact that the EIA process, which will substantially deal with this issue, has not been completed and it would therefore be premature for any planning authority to indicate support for that westward extension;

- iv. Detailed assessment and advice from landscape and visual assessment experts within DBCA and DPLH is not currently available publicly;
  - v. The unresolved nature of the assessment of the flora values of the area where the Western Villas are proposed; and
  - vi. Uncertainty around whether the assumptions/assertions made by the Proponent around vegetation retention/landscaping and building design control are assumptions that a reasonable planning decision-maker should accept, and as such a reasonable planning decision-maker should base their landscape assessment on the basis of more conservative and risk averse assumptions about the potential landscape and visual impact of the Proposal.
- i. Note the significant reduction in development proposed in the south-western part of the development footprint determined through earlier environmental and planning assessment processes for the Site.
  - j. Note that, within the eastern part of the Site, the level of landscape and visual impact does look to be less than what would reasonably be expected to result from implementation of development in accordance with the outcomes of the earlier planning processes associated with the Site.
  - k. Note that although there has been a significant reduction in the development of the south west corner, this area has been earmarked for the onsite water treatment plant and associated effluent disposal that the proponent has failed to provide adequate details on (see point v.) and is likely to have substantial and ongoing direct and indirect impacts to the surrounding landscape. As such, this area cannot be considered to be retained for conservation purposes or to significantly contribute to the retention of landscape character.
  - l. Note the reduced density proposed in the eastern portion of the Site may result in some reduction of visual impact from that which what would reasonably be expected to result from implementation of development in accordance with the outcomes of the earlier planning processes associated with the Site, however this was not an area that was identified of being of significant conservation value in the 2009 EPA report.
  - m. Note that the reduction in density of development in the south-eastern part of the Site and the south-western part of the development area determined through earlier planning processes associated with the site does not offset impacts on visual or environmental values associated with the proposed westward expansion, and should not be used as a rationale to support any westward expansion.

**Bushfire safety and management**

- n. Identify that –
  - i. The Site is subject of a very high level of bushfire risk.
  - ii. There is only a single means of access and egress to Smiths Beach.
  - iii. At peak times, there is already a large number of people at Smiths Beach, creating significant management challenges in the event of a bushfire emergency. Adding a further (potential) ~~2700~~ 1500 people into this area significantly increases these challenges.
  - iv. It has not been adequately demonstrated that an acceptable and sustainable bushfire safety outcome can be achieved.
- o. Identify that it is unclear whether the proposed approach to bushfire management will be consistent with environmental and landscape values or provide for immediate or

ongoing acceptable levels of risk.

- p. Identify that there is a significant level of uncertainty around ongoing BMP implementation.
- q. Note that the City is not in receipt of sufficient expert advice to enable a full assessment of and/or support for significant elements of the BMP.
- r. Indicate that sustainable bushfire safety outcomes that appropriately balance bushfire safety, environmental and amenity considerations may be better achieved through constructing buildings to the BAL-40 standard, ~~and note that, given that the WAPC is not bound by the planning framework in the same as normal planning decision-maker, it would be open to the WAPC to impose such a requirement.~~
- s. Note that it is not practicable to develop a second means of access and egress for Smiths Beach.
- t. Note concerns about the use of a Refuge Building, including uncertainty about the proposed construction standard and how it will ensure occupant safety in a bushfire event, as well as concerns about the means by which ongoing maintenance of construction standards and operational procedures will be ensured.

**Wastewater, stormwater and water infrastructure**

- u. Note that the Proposal involves connection to reticulated water services.
- v. Indicate that ~~further information is required to assess~~ inadequate information has been provided to demonstrate the suitability of proposed approaches to stormwater and wastewater management and, as such, the proposed approaches cannot be supported at this stage.
- w. Indicate that, given the planning framework and the significance of the issues, the proposed approaches to stormwater and especially wastewater management should have been set out, resolved and determined to be appropriate at a high level of detail as part of the application. The extent of application areas outside individual residential sites is still unclear and unspecified as are the related landscape and environmental impacts associated with this. ~~and certainty before the granting of development approval, and not left to be resolved through conditions of approval.~~
- x. Note the unresolved nature of potential routes to connect the Site to reticulated water and/or wastewater services.

**Residential / tourism mix / length of stay controls**

- y. The Proposal is not sufficiently tourism oriented and focused, in that a majority of the land area and a majority of the proposed floorspace would be capable of being used for residential, rather than short stay or tourism purposes.
- z. Identify that, should approval be granted, conditions achieving the following could be applied –
  - i. Identify that a portion of the Villas cannot be used for long stay purposes; or
  - ii. Decrease the number of Villas and/or increase the number of Hotel rooms proposed.
- aa. Identify that, should approval be granted, conditions achieving the following should be applied –
  - i. Ensuring that any of the Villas being leased, for either short or long stay purposes, is managed through a common letting pool and through a single

managing agent; and

- ii. Ensuring tight controls on modification or redevelopment of the Villas, setting out a need to maintain a consistent appearance and quality over time.

#### **Coastal hazards and management**

- ab. Note the need to consider the proposal in the context of the City's adopted Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and that more detail is required before an assessment can be made to determine whether the proposed approach to coastal hazards and management is acceptable.
- ac. Note that the City is likely to be granted a management order over the UCL where the proposed seawall/beach access ramp is located.
- ad. Identify that, with respect to the proposed seawall/beach access ramp –
  - i. More detailed plans are required;
  - ii. As part of the Proponent developing, and the City then assessing those more detailed plans, consideration needs to be given to designing the structure to minimise potential erosion impacts on other parts of the coast and foreshore, and to what measures and costs will be associated with managing those impacts, including costs associated with managing the impacts of the structure on other parts of the coast and foreshore;
  - iii. There needs to be an appropriate mechanism to approve the development occurring on Crown Land;
  - iv. The Proponent to meet the costs of constructing and maintaining the structure for a significant period, including costs associated with managing the impacts of the structure on other parts of the coast and foreshore; and
  - v. There needs to be a clear and unambiguous capacity to transfer that responsibility from the Proponent to any subsequent owners of the Site.

#### **Traffic and parking**

- ae. Note that the Caves Road/Canal Rocks Road intersection requires upgrading, and the WAPC will need to determine the extent to which that upgrade should be funded by the Proponent and the extent to which it should be funded by the State.
- af. Identify that elements of parking supply and demand require further consideration, including –
  - i. Surf Life Saving Club associated demand; and
  - ii. Identified supply on the track to Smiths Point, the road reserve to the south of the Site and within the north-south oriented section of Smiths Beach Road.

#### **Foreshore reserve and management, and proposal to accommodate SBSLC**

- ag. Indicate that the location of the SBSLC facility outside the foreshore reserve is seen as appropriate, but that it also may be appropriate for the facility to be a free standing or separate building, rather than being fully integrated into the Proposal.
- ah. Indicate that appropriate perpetual tenure arrangements for the SBSLC facility need to be identified.
- ai. Given the small number of significant coastal access nodes on the City's western coast, and the pressures created by a growing residential population and tourism numbers,

indicate that a larger foreshore reserve than what is proposed is considered appropriate, with a total useable foreshore area of a minimum of 1.0 ha being seen as appropriate to meet community needs, in addition to any foreshore area that may be needed to support development on the Site.

- aj. Note that continued vehicle access to Smiths Point looks to be inconsistent with the Proposal and with the creation of pleasant and safe foreshore amenity.

**Community Title**

- ak. Note planned use of Community Title, but indicate that should approval be granted, conditions would need to be applied that would require appropriate ongoing management and development should the Proponent choose not to make use of Community Title.

**Aboriginal heritage**

- al. Note the need to resolve Aboriginal Heritage processes before the planning assessment can be completed for any proposal relating to the Site, due to the fact that development in the area where the identified Aboriginal Heritage site is located is of crucial importance to the development. Therefore should it be determined that development in that area is not possible, this would require significant changes to the application.

**CARRIED 7/2**

**FOR: CR RICCELLI, CR LOVE, CR CRONIN, CR PAINE, CR COX, CR RICHARDS, CR CARTER**

**AGAINST: CR HENLEY, CR RYAN.**

Reasons: Whilst the Officer Recommendation identifies some of the concerns around certain aspects of the Proposal, there are further areas that need highlighting, as per my recommended track changes.

Given the extent of these concerns, and the lack of necessary documentation to accompany the Proposal, it culminates in the need to recommend 'refusal' to the WAPC.

I have briefly outlined my primary concerns below:

- The Proposal is inconsistent with the relevant planning framework and the outcomes of earlier planning and environmental processes associated with the Site; and
- The Proposal will have unacceptable landscape and environmental impacts in some areas and does not include a completed EIA; and
- The Proposal is not sufficiently tourism oriented and focused; and
- It has not been demonstrated that an acceptable wastewater management solution can be implemented; and
- It has not been demonstrated that an acceptable bushfire safety outcome is possible, particularly given the Site is subject to an extremely high level of bushfire risk; and
- The need to consider the proposal in the context of the City's adopted Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and that more detail is required before an assessment can be made to determine whether proposed approach to coastal hazards and management is acceptable; and
- The need to indicate that a larger foreshore reserve is required other than what is proposed, with a total useable foreshore area of a minimum of 1.0 ha being seen

as appropriate to meet community needs: and

- Identify the need to resolve Aboriginal Heritage processes before the planning assessment can be completed for any proposal relating to the Site, because development in the area where the identified Aboriginal Heritage site is located is a critical element of the development, and should development in that area not be possible, significant changes to the proposal would be required.

### **OFFICER RECOMMENDATION**

That the Council, with respect to the Significant Development Application (Proposal) for Lot 4131, Smiths Beach Road, Yallingup (Site), support the City making a submission to the WAPC in the following terms –

#### **Concerns about use of the SDA process for Proposal**

- a. Indicate that the Proposal is not considered to be ‘development ready’ to the extent contemplated by the Explanatory Memorandum supporting the amendment to the P&D Act that introduced the SDA process.
- b. Reiterate earlier concerns about the very limited scope for local government and local community input, relative to what would have occurred with a normal planning process.
- c. Strongly urge the WAPC, if and when it makes a decision on the Proposal, to do so from a premises located within the City of Busselton, at a meeting open to the public, and for WAPC members to undertake a site visit prior to making their decision.
- d. Reiterate earlier concerns about the capacity of the SDA process to undermine the integrity of the WA planning system, especially local government town planning schemes.

#### **Concerns about consultation on the development application proceeding ahead of the completion of the EIA process**

- e. Reiterate earlier concerns about consultation occurring ahead of completion of the EIA process, and request that there be a further formal opportunity for the City, community and State agencies to consider and comment on the Proposal prior to formal WAPC consideration, and following the completion of the EIA process.

#### **The proposed development footprint and density (including landscape/visual impact considerations, flora and fauna considerations, and the extent of land to be ceded to the Crown)**

- f. Do not support the westward extension of the development footprint relative to what was determined through earlier environmental and planning assessment processes for the Site, as there is insufficient information currently available to allow a planning decision-maker to express such support, particularly in terms of –
  - i. The fact that the EIA process, which will substantially deal with this issue, has not been completed and it would therefore be premature for any planning authority to indicate support for that westward extension;
  - ii. Detailed assessment and advice from landscape and visual assessment experts within DBCA and DPLH is not currently available publicly;
  - iii. The unresolved nature of the assessment of the flora values of the area where the Western Villas are proposed; and
  - iv. Uncertainty around whether the assumptions/assertions made by the Proponent around vegetation retention/landscaping and building design control are assumptions that a reasonable planning decision-maker should accept, and as such a reasonable planning decision-maker should base their landscape assessment on the basis of more conservative and risk averse

assumptions about the potential landscape and visual impact of the Proposal.

- g. Note that some westward extension of the development footprint relative to what was determined through earlier environmental and planning assessment processes for the Site may, subject to more detailed assessment, be appropriate, but not the full extent proposed.
- h. Note the significant reduction in development proposed in the south-western part of the development footprint determined through earlier environmental and planning assessment processes for the Site.
- i. Note that, within the eastern part of the Site, the level of landscape and visual impact does look to be less than what would reasonably be expected to result from implementation of development in accordance with the outcomes of the earlier planning processes associated with the Site.

#### Bushfire safety and management

- j. Identify that it is unclear whether the proposed approach to bushfire management will be consistent with environmental and landscape values.
- k. Identify that there is a significant level of uncertainty around ongoing BMP implementation.
- l. Note that the City is not in receipt of sufficient expert advice to enable a full assessment of and/or support for significant elements of the BMP.
- m. Indicate that sustainable bushfire safety outcomes that appropriately balance bushfire safety, environmental and amenity considerations may be better achieved through constructing buildings to the BAL-40 standard, and note that, given that the WAPC is not bound by the planning framework in the same as a normal planning decision-maker, it would be open to the WAPC to impose such a requirement.
- n. Note that it is not practicable to develop a second means of access and egress for Smiths Beach.
- o. Note that, whilst it is too early to accept the case put by the Proponent, it is not considered unreasonable to suggest that a better overall bushfire risk outcome may be achieved through development of the Site, although that has not been clearly demonstrated by the Proponents at this stage.

#### Wastewater, stormwater and water infrastructure

- p. Note that the Proposal involves connection to reticulated water services.
- q. Indicate that further information is required to assess proposed approaches to stormwater and wastewater management and, as such, the proposed approaches cannot be supported at this stage.
- r. Indicate that, given the planning framework and the significance of the issues, the proposed approaches to stormwater and especially wastewater management should be set out, resolved and determined to be appropriate at a high level of detail and certainty before the granting of development approval, and not left to be resolved through conditions of approval.
- s. Note the unresolved nature of potential routes to connect the Site to reticulated water and/or wastewater services.

#### Residential / tourism mix / length of stay controls

- t. Identify that, should approval be granted, conditions achieving the following should be applied –

- i. Ensuring that any of the Villas being leased, for either short or long stay purposes, is managed through a common letting pool and through a single managing agent; and
  - ii. Ensuring tight controls on modification or redevelopment of the Villas, setting out a need to maintain a consistent appearance and quality over time.
- u. Identify that, once other aspects of the Proposal are closer to resolution, consideration may need to be given to –
  - i. Identifying that a portion of the Villas cannot be used for long stay purposes; or
  - ii. Decreasing the number of Villas and/or increasing the number of Hotel rooms proposed.

#### Coastal hazards and management

- v. Note the proposed approach to coastal hazards and management looks to be broadly sound.
- w. Note that the City is likely to be granted a management order over the UCL where the proposed seawall/beach access ramp is located.
- x. Identify that, with respect to the proposed seawall/beach access ramp –
  - i. More detailed plans are required;
  - ii. There needs to be an appropriate mechanism to approve the development occurring on Crown Land;
  - iii. The Proponent to meet the costs of constructing and maintaining the structure for a significant period; and
  - iv. There needs to be a clear and unambiguous capacity to transfer that responsibility from the Proponent to any subsequent owners of the Site.

#### Traffic and parking

- y. Note that the Caves Road/Canal Rocks Road intersection requires upgrading, and the WAPC will need to determine the extent to which that upgrade should be funded by the Proponent and the extent to which it should be funded by the State.
- z. Identify that elements of parking supply and demand require further consideration, including –
  - i. Surf Life Saving Club associated demand; and
  - ii. Identified supply on the track to Smiths Point, the road reserve to the south of the Site and within the north-south oriented section of Smiths Beach Road.

#### Foreshore reserve and management, and proposal to accommodate SBSLC

- aa. Indicate that the location of the SBSLC facility outside the foreshore reserve is seen as appropriate, but that it also may be appropriate for the facility to be a free standing or separate building, rather than being fully integrated into the Proposal.
- bb. Indicate that appropriate perpetual tenure arrangements for the SBSLC facility need to be identified.
- cc. Indicate that a larger foreshore reserve than what is proposed is considered appropriate, with a total useable foreshore area of around 1.0 ha being seen as appropriate to meet community needs.

- dd. Note that continued vehicle access to Smiths Point looks to be inconsistent with the Proposal and with the creation of pleasant and safe foreshore amenity.

#### Community Title

- ee. Note planned use of Community Title, but indicate that should approval be granted, conditions would need to be applied that would require appropriate ongoing management and development should the Proponent choose not to make use of Community Title.

#### Aboriginal heritage

- ff. Note the need to resolve Aboriginal Heritage processes before the planning assessment can be completed.

### **EXECUTIVE SUMMARY**

The City has an opportunity to make a submission with respect to a Significant Development Application that has been lodged with and is being assessed by the Western Australian Planning Commission. It is recommended that the Council support the City making a submission in the terms described in the report.

### **BACKGROUND**

The Council is asked to determine the content of the City's submission on a 'Significant Development Application' (SDA) that has been lodged with and is being assessed by the Western Australian Planning Commission (WAPC), pursuant to Part 17 of the *Planning & Development Act 2005* (PD Act). The proposed development (Proposal) subject of the SDA process is also currently subject of a formal Environmental Impact Assessment (EIA) process by the (State) Environmental Protection Authority (EPA), pursuant to the *Environmental Protection Act 1986* (EP Act). The applicant is Smiths 2014 Pty Ltd (Proponent).

The City had initially been asked by the WAPC to provide a submission by 21 September 2022. A request to extend that to 26 October 2022 was, however, subsequently approved by the Chair of the WAPC. The period for broader community consultation closed on 8 September 2022.

Key background is set out below under the following sub-headings –

1. The SDA and EIA processes;
2. The Site;
3. The Proposal; and
4. Planning history of the Site.

### ***The SDA and EIA processes***

More information about the SDA process and context is set out elsewhere in this report, including in the Statutory Environment section, but for the purposes of this report, the most important elements of the SDA process are considered to be –

1. The decision-maker is the WAPC and not the City (or a Development Assessment Panel – ‘DAP’);
2. The WAPC must give consideration to, but is not bound by, the relevant planning framework (the City or a DAP can often exercise discretion *within* the planning framework, but under Part 17 the WAPC has the capacity to exercise discretion *beyond* the planning framework, including beyond the discretion allowed for in the *City of Busselton Local Planning Scheme 21* – ‘Scheme’);
3. Prior to making a decision, the WAPC must seek and give consideration to the input of the relevant local government, but it is not bound or constrained by the local government’s input; and
4. In common with other planning decision-makers, where a proposal is subject of a formal EIA process, as is the case with this proposal, the WAPC cannot make a decision before the EIA process is complete, and it cannot make a decision that is inconsistent with the outcome of the EIA process.

As part of the SDA process, consultation with the community and relevant State Government agencies was undertaken by the WAPC. The WAPC has provided the City with a very high level summary of the submissions received, as set out in the Stakeholder Consultation section of this report.

In parallel with the lodgement of the development application, the Proponent also referred the Proposal to the EPA. The EPA was then required to determine whether the Proposal should be subject of a formal EIA process and, if so, what ‘level of assessment’ should be undertaken. On 23 May 2022, having considered submissions made on the matter, the EPA determined that a formal EIA process was required, and that the level of assessment should be set at ‘Public Environmental Review’ (PER). PER is considered the highest of three potential levels of assessment. The City had itself lodged a submission, advocating that the Proposal should be assessed under the PER level of assessment.

The next step in the EIA process involves preparation of a ‘scoping document’ by the Proponent, setting out the nature of information required to facilitate the assessment. There is then a two week consultation period before the EPA formally considers the scoping document. Guided by the EPA’s decision, the Proponent then prepares and submits the required reports and other information, with a further six week consultation period before the EPA makes a formal decision. The City and community will also have an opportunity to provide input during both of those consultation periods.

The EPA, however, is not the final decision-maker. The EPA’s decision is a recommendation to the (State) Minister for Environment – who is the final decision-maker. There are also opportunities for either proponents or third parties to lodge appeals with respect to some EPA decisions. In addition, as already noted above, WAPC cannot make a decision on the Proposal until the EIA process is complete. Given the timeframes associated with the EIA process, it is therefore considered that the WAPC is unlikely to make a decision prior to mid-2023.

Prior to and following the formal lodgement of the development application, the City has been in regular communications with –

1. The Proponent and their consulting teams (e.g. planning consultants);

2. The State Government officers that are facilitating the assessment and are expected to be responsible for preparing a report for consideration by the WAPC (i.e. staff at the Department of Planning, Lands and Heritage – ‘DPLH’ – within what is known as the State Development Assessment Unit – ‘SDAU’);
3. Other relevant State Government officers (e.g. Department of Biodiversity Conservation and Attractions – ‘DBCA’);
4. Surf Life Saving WA (SLSWA) and Smiths Beach Surf Life Saving Club (SBSLC); and
5. Members of the Smiths Beach Action Group (SBAG).

Communications have included officer level meetings, written communications and site visits. Communications have also included several informal briefings of the Council by the Proponent, by SDAU and by SBAG. City officers have also attended (as observers only, although with an opportunity to provide written information beforehand) meetings of the State Design Review Panel (SDRP) where the Proposal has been presented. City officers have also had an opportunity to attend and provide input into ‘Development Assessment Forum’ meetings organised by SDAU, and attended by the Proponent and a range of State Government agencies.

### **The Site**

The land subject of the development application (‘the Site’) is Lot 4131, Smiths Beach Road, Yallingup. The Site is 40.5 hectares in area. The Site is approximately three kilometres south of Yallingup townsite ‘as the crow flies’, or seven kilometres by road. A location plan is provided at Attachment A.

The Site is bound to the north by foreshore reserve (currently Unallocated Crown Land – ‘UCL’), or by existing privately owned tourism developments at Smiths Beach, in the form of the *Canal Rocks Beachfront Apartments* and *Smiths Beach Resort*. To the west, the Site is also bound by foreshore reserve which is currently UCL. The *Cape to Cape Track* traverses the foreshore reserve to the west and north of the Site.

The Site is bound to the south by an unnamed and mostly undeveloped road reserve which is 20 metres wide (there is a mineral earth track that runs within the Site at the eastern end and partly within the road reserve at the western end). The unnamed road reserve provides access to the ‘natural aquarium’ located at the northern end of Winjee Sam Bay.

To the south of the unnamed road reserve, the land is incorporated into the Leeuwin-Naturaliste National Park (‘LNNP’), extending south to Canal Rocks Road. On the opposite side of Canal Rocks Road, a little over 200 metres from the southern boundary of the Site, there are two private ‘Conservation’ Zoned land parcels (due south of the eastern part of the Site) and a further portion of the LNNP.

The Site is bound to the east by Smiths Beach Road, to the east of which is a ‘Rural’ Zoned property which accommodates the *Chandlers Smith Beach Villas*, with a further privately owned lot to the north which accommodates a dwelling. The Gunyulgup Brook flows through both lots, before reaching the beach. To the north-east of those lots is a further portion of the LNNP, which extends to Yallingup Beach Road and the southern edge of the Yallingup Townsite.

The Site itself is essentially undeveloped and completely vegetated with natural vegetation (although some weed species are also present). The vegetation consists of Peppermint Woodland in much of the eastern part of the Site, with generally lower coastal heath vegetation in the western part of the Site. The topography is characterised by two key features: a relatively low ‘amphitheatre’ in the eastern and central part of the site; and an elevated ridge in the western part of the site.

There are a series of mineral earth tracks in the southern and eastern parts of the Site, in particular a north-south oriented 'firebreak' that runs through the centre of the site from the northern to the southern boundary. That firebreak was the western boundary of the potential development footprint identified through earlier planning processes associated with the Site (the Site's planning history is set out in more detail later in this report).

### ***The Proposal***

The Proposal can be summarised as follows -

- Hotel / tourist development inclusive of:
  - 61 x hotel rooms;
  - Restaurant, lounge and bar;
  - Swimming pool; and
  - Wellness Centre.
- 'Community Hub' inclusive of:
  - Cape to Cape 'Welcome Centre';
  - Surf Life Saving Club;
  - Café, General Store and bakery;
  - Hire Shop;
  - Function centre;
  - Artist studio; and
  - Public amenities.
- Campground inclusive of:
  - 36 camp sites on raised platforms;
  - Central camper facilities including amenities and camp kitchen; and
  - Camper parking.
- 61 x 'Villas' or Holiday Homes (to be used for either extended/long-stay or short-stay purposes) – split into groups, with 15 'Western Villas' and 46 'Eastern Villas'.
- 'Bushfire refuge' integrated across the tourist development and community hub buildings.
- Foreshore reserve extension and beach access ramp.
- Approximately 200 car parking bays on the Site.
- National Park extension (land to be ceded to the Crown).
- Applicable services (power, water, lighting), including the extension of Water Corporation's Dunsborough reticulated water network to service the Site.
- On-site effluent disposal systems.
- Planned use of a Community Titles Scheme for ongoing management of the site.

The Proposal is described and supported by the following documents prepared for the Proponent -

1. [Development Application Report](#)
2. [Development Plans](#)
3. [Architectural Design Report](#)

4. [Visual and Landscape Assessment](#)
5. [Landscape Report](#)
6. [Bushfire Management Plan](#)
7. [Bushfire Emergency Evacuation Plan](#)
8. [Transport Impact Assessment](#)
9. [Waste Management Plan](#)
10. [Noise Assessment](#)
11. [Heritage Report](#)
12. [Environmental Assessment Report](#)
13. [Foreshore Management Plan](#)
14. [Coastal Hazard Assessment](#)
15. [Engineering Report](#)
16. [Urban Water Management Plan](#)
17. [Economic Benefit Study](#)
18. [Sustainability Strategy](#)
19. [R-Codes Assessment](#)

### **Planning history**

The Site has a fairly long, complicated and at times controversial planning history. Key elements of that history are set out below -

- 1988 - initial scope for expansion of tourist development at Smiths Beach was provided as part of the *Leeuwin Naturaliste Region Plan — Stage One (Final)* report.
- 1998 - the progression of the strategic framework for expansion of Smiths Beach was facilitated by gazettal of *State Planning Policy No. 6.1 — Leeuwin-Naturaliste Ridge Policy* (SPP6.1), then called the *Leeuwin-Naturaliste Ridge Statement of Planning Policy* (LNRSP).

The LNRSP identified Smiths Beach as a 'Tourist Node' and the Site predominantly within a 'Development Investigation Area' and partly within a 'Principal Ridge Protection Area'. The LNRSP set out that up to 500 permanent residents or approximately 230 dwellings (i.e. representing a maximum one third of the total accommodation units) could be facilitated within the development.

- 1999 – *Shire of Busselton District Town Planning Scheme No. 20* (DTPS20) was gazetted applying 'Tourist', 'Additional Use – Residential', 'Recreation Reserve' and 'Development Investigation Area' designations to the Site.
- 2003 - Amendment No. 1 to the LNRSP was gazetted and incorporated a number of provisions relating to short-stay and permanent populations, including the determination of an 'identified developable area(s)' in which subdivision and development would have a ratio of not less than 70% tourist development and not more than 30% residential development. The policy also required that development at Smiths Beach is to reinforce the primary tourism function and not compromise the natural landscape, with the size, nature and location of development being determined having regard to the need to protect the visual amenity and environmental values of the area.

- 2006 - a draft Development Guide Plan (DGP) was adopted by Council for advertising (DGPs were the equivalent of what are now called Structure Plans under current planning regulations).
- 2007 - the DGP was advertised and 8,709 submissions were received. The submissions were the subject of an independent audit which found that 7,531 submissions were deemed to be valid, and of that number, 88% (6,674) objected to the proposal.
- 2008 – the then proponent lodged an application for review to have the advertised DGP determined by the State Administrative Tribunal (SAT) on the basis of ‘deemed refusal’ as the DGP had not been determined within statutory time limits. A modified DGP was submitted through this process. The Council subsequently refused to adopt the modified DGP and a further application for review of the Council’s decision was lodged by the proponent with the SAT.
- 2009 – the Council resolved to settle the SAT proceedings on the advertised DGP (2007) by way of a consent determination supporting the modified DGP. This modified DGP arose from mediation on the advertised plan and the Environmental Protection Authority’s earlier determination of a reduced footprint for the development of the Site relative to that proposed under the advertised plan.
- 2011 - WAPC endorsed the DGP, subject to modifications (see Attachment B). The DGP remains a relevant planning instrument.
- 2010 - 2013 – an application for subdivision approval was lodged with the WAPC and ultimately approved following further SAT proceedings. The subdivision approval has not been implemented and has now lapsed.
- 2014 – ownership of the Site changes when it is acquired by Smiths 2014 Pty Ltd.

#### **OFFICER COMMENT**

The Proposal is of significant community interest and the Site is strategically significant. Whilst the City is not a decision-maker with respect to the Proposal, it is expected that the WAPC will place significant weight on the submission from the City, especially if the WAPC perceives that the City’s submission is based upon a sound and considered understanding and application of the planning framework, and sound strategic thinking.

This report seeks to assist the Council in determining the content of the City’s submission, setting out and applying the planning framework to the Proposal. Because of the nature of the SDA process, however, application of the planning framework to the Proposal requires a broader perspective than would ordinarily be the case when assessing a development application. Discussion of the key issues considered relevant to assessment of the Proposal at this stage, or which may otherwise be of significant interest to the Council, is set out below, under the following sub-headings –

1. Concerns about use of the SDA process for the Proposal;
2. The extent to which the Proposal could be lawfully considered under the current planning framework if the SDA process had not been introduced by the State;
3. Concerns about consultation on the development application proceeding ahead of the completion of the EIA process;
4. The fundamental elements of the planning framework relating to the Site;
5. The proposed development footprint and density (including landscape/visual impact considerations, flora and fauna considerations, and the extent of land to be ceded to the Crown);
6. Bushfire safety and management;
7. Wastewater, storm water and water infrastructure;

8. Residential / tourism mix / length of stay controls;
9. Coastal hazards and management;
10. Traffic and parking;
11. Foreshore reserve and management, and proposal to accommodate SBSLC;
12. Aboriginal heritage; and
13. Proposed use of Community Title.

At the end of each sub-section, there is a brief summary of the recommended response with respect to each set of issues. There is then a further sub-section raising the question as to whether, in an overall sense, the City should support or object to the Proposal, or not indicate overall support or objection, but instead identify aspects of or issues with the proposal which are seen as being positive and/or resolved, or negative and/or unresolved.

It should be noted that this report does not seek to identify and assess all aspects of the Proposal or all of the relevant issues, instead focusing on what are considered to be the key issues at this stage. In substantial part that is because many of these key issues are considered unresolved, and it is therefore neither necessary nor possible to undertake a detailed assessment of all elements of the Proposal.

#### ***Concerns about use of the SDA process for the Proposal***

There appear to be two key sets of concerns about use of the SDA process for the Proposal –

1. Concerns that it is not consistent with the stated intent of the SDA process, when the P&D Act was amended to create that process; and
2. Concerns about the SDA process in general, as it –
  - a. Provides only a limited place for local government and local community input; and
  - b. Gives the WAPC power to exercise discretion *beyond* the normal planning framework.

Whilst, given the fact that the SDA process does exist and the Proposal is being advanced through that process, these concerns are unlikely to have any bearing on the outcome, it is still seen as appropriate to briefly explore the issues in this report, as they have been matters of significant community interest.

The SDA process was facilitated via the introduction of Part 17 through a June 2020 amendment to the P&D Act. Part 17 sets out 'Special provisions for COVID-19 pandemic relating to development applications'. At the time of its introduction, the rationale for Part 17 set out by the State Government included that the powers provided to the WAPC –

1. Would be temporary;
2. Were intended to support 'economic recovery'; and
3. Would be for 'development ready' proposals.

That rationale was reflected in the Explanatory Memorandum supporting the amendment to the P&D Act (Attachment C) and a 'Planning Reform Fact Sheet' (Attachment D) published at the same time.

The temporary nature of the powers was directly reflected in the legislation itself, but the economic recovery and development ready elements of the rationale were not. There has, however, been a further amendment to extend the operating period, albeit the powers remain temporary in nature.

It has, however, been suggested that support for ‘economic recovery’ is not required, principally on the basis that WA’s economy did not suffer to the same degree as many other places over the last few years. Employment and housing markets in much of Australia, including in WA and locally in particular, have in fact been tight for around two years, and there is an expectation that will continue for some time. There has also been a significant acceleration in inflation over that period. Economic growth in WA since June 2020 has also been fairly consistent with what had been experienced since around 2014 (the end of the ‘mining boom’). On that basis, there does not seem to be a particular need for ‘economic recovery’ at the present time.

It is not, however, clear that economic growth will necessarily continue at its current rate. It is also the case that there has not been much significant investment in new tourism accommodation product, especially hotel accommodation, in the region for over a decade. It therefore remains arguable that investment in tourism product is desirable to support the WA and local economies in the future. It is also arguable that the SDA process, by allowing a project that might otherwise require a town planning scheme amendment and/or structure planning and/or subdivision approval process to occur prior to assessment of a development application, to instead proceed straight to the development application phase can result in planning decisions being made more efficiently, potentially facilitating investment that may not otherwise have occurred.

With respect to the development ready concern, the Proposal has not, in all aspects, been developed and documented to the extent necessary to lodge and assess a development application through normal planning procedures. From that perspective, the Proposal is not as development ready as might be expected of a ‘normal’ development application assessed by either a local government or development assessment panel. Given that, it is not considered to be ‘development ready’ to the extent contemplated by the Explanatory Memorandum supporting the amendment to the P&D Act.

Concerns about the SDA process more broadly, however, are considered to have more merit – and the Council may wish to reiterate earlier concerns it has raised with respect to the process. The potential basis for such concerns is set out in a little more detail below.

In terms of the involvement of the local government and local community, a ‘normal’ planning process to consider development on the Site consistent with the Proposal would involve –

1. Possibly, a town planning scheme amendment to change land use permissibility’s in some parts of the Site, and potentially other town planning scheme provisions too. That process would involve technical assessment by City officers and the preparation of at least two formal reports for formal consideration of the Council, as well as a formal community consultation period. The planning consultation period would also be preceded by an EPA assessment process, which would also likely involve multiple opportunities for community input.
2. A structure plan process that would also involve technical assessment by City officers and, given the context of the Proposal and the Site, the preparation of at least two formal reports for formal consideration of the Council. The process would also include a formal community consultation period (although that could conceivably occur in parallel with the town planning scheme amendment process).
3. A subdivision application process, as part of which the City’s comment would be sought, and the City would later have a role in ‘clearing’ some conditions of approval. There would not, however, be any community consultation or formal role for the Council as part of that process, and the City may still have a role in clearing conditions as part of the SDA and/or an involvement in a subsequent Community Title process.

4. A development application process, with the determining authority being the Regional Joint Development Assessment Panel (RJDAP). That process would involve technical assessment by City officers and the preparation of a formal report for consideration by the RJDAP (two members of which are local government Councillors), and would be preceded by a further phase of community consultation.
5. Council meetings referred to above would be open to the public, held locally, and provide opportunities for direct involvement by the local community. RJDAP meetings would probably also be held locally, and would certainly be open to the public and provide opportunities for direct involvement by the local community.

It is clear that the SDA process, where there may be only one opportunity for the community to make comment as part of the planning process, and where there is no formal assessment or decision-making role for either local government officers or Councillors, provides significantly less scope for local community and local government input than would a normal planning process. It is also expected that when the WAPC makes a decision, it may do so from a premises in Perth, rather than locally, further limiting the capacity of the local community to be involved in the process.

Given the above, it is seen as appropriate that the Council reiterates earlier concerns about the limited capacity for local communities and local governments to be involved in the SDA process. In doing so, it is seen as appropriate that the Council not target that concern at the DPLH staff that have been involved in the process or, indeed at the Proponent, as in both cases their communications and relationships with the City have been appropriate and respectful. Rather, it is considered that it should be made clear that the concern is with the legislation that has created the SDA process, rather than those involved in implementing the legislation.

From a more practical perspective, however, it is also recommended that the Council request that, if and when the WAPC makes a formal decision on the Proposal, that it does so from a premises in the City of Busselton, at a meeting that is open to the public. That would assist, albeit in a small way, in allowing the local community to have more involvement in the process. In addition, given the nature of the issues likely to require consideration, it would be appropriate for all WAPC members involved in the decision to visit the Site prior to making their decision.

The most significant concern with the SDA process, however, is considered to be the capacity for the WAPC to exercise discretion *beyond* the planning framework. Through a normal planning process, approval of some elements of the Proposal may require a town planning scheme amendment, and at the end of that process, it must be tabled in Parliament and can be subject of a disallowance motion.

Whilst it may be the case that the WAPC has and will continue to be conservative and responsible in the use of its discretion, and also that disallowance motions with respect to town planning scheme amendments are exceedingly rare, it is unusual and concerning that an administrative body has, in a significant sense, been given a power to make decisions that would otherwise be subject of Parliamentary scrutiny. Further, should a proponent be aggrieved by a WAPC decision, it has the capacity to lodge an application for review (i.e. an 'appeal') in the State Administrative Tribunal (SAT). That means that the SAT also has the power to make decisions that would otherwise require Parliamentary scrutiny, should there be an application for review.

Given the above, it is considered that the SDA process does have the theoretical capacity to undermine the integrity of the WA planning system, in particular the controls on development set out in local planning schemes, which have been subject of formal decisions by local government councils and the responsible Minister, and then subject of Parliamentary scrutiny.

Although there are a number of other perspectives through which this issue could be considered, there is not considered to be a need to further explore the issue here. It is, however, seen as appropriate that the Council reiterate earlier concerns about the capacity of the SDA process to undermine the integrity of the WA planning system, especially local government town planning schemes.

*Recommended response to this issue:*

- a. Indicate that the Proposal is not considered to be ‘development ready’ to the extent contemplated by the Explanatory Memorandum supporting the amendment to the P&D Act that introduced the SDA process.
- b. Reiterate earlier concerns about the very limited scope for local government and local community input, relative to what would have occurred with a normal planning process.
- c. Strongly urge the WAPC, if and when it makes a decision on the Proposal, to do so from a premises located within the City of Busselton, at a meeting open to the public, and for WAPC members to undertake a site visit prior to making their decision.
- d. Reiterate earlier concerns about the capacity of the SDA process to undermine the integrity of the WA planning system, especially local government town planning schemes.

***The extent to which the Proposal could be lawfully considered under the current planning framework if the SDA process had not been introduced by the State***

Given the breadth of discretion available to the WAPC through the SDA process, concerns have been raised about the extent to which the Proposal could be *lawfully* approved under the current *planning* framework if the SDA process had not been introduced by the State.

Whilst there are some elements of the Proposal that may not be able to be lawfully approved in the absence of the SDA process, they are limited to ‘land use controls’ (see towards the end of this subsection of this report for more details), and not to other aspects of the development, such as the development footprint, visual impact or effluent disposal – all of which broadly fall into the category of ‘development standards’, rather than land use controls. There are two key reasons for that.

Firstly, those development standards, where they are set out in the Scheme itself, are set out in –

1. The main body of the Scheme text:
2. ‘Schedule 8: Provisions Applying to Sussex Location 413 Smiths Beach Road, Yallingup’;  
or
3. For much of the Site, in ‘Schedule 2: Additional Uses’ (specifically, Additional Use 36).

Clause 4.5.1 of the Scheme, however, sets out that –

*Except for development in respect of which the R-Codes apply, if a development is the subject of an application for development approval and does not comply with a standard or requirement prescribed under the Scheme (including a policy or plan adopted pursuant to the Scheme), the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.*

Whilst clause 4.5.1 does not apply to some development standards set out in the Scheme, it is not the case with development standards set out in either Schedule 2 or Schedule 8. As such, any development standards set out in the Scheme could be lawfully varied by a planning decision-maker through a normal planning process. The fact that a lawful discretion exists to approve something, however, does not necessarily mean that it should be approved.

Secondly, the other development standards set out in the planning framework that the Proposal is inconsistent with are set out in a Structure Plan (i.e. the approved 'Development Guide Plan' or 'DGP', see Attachment B – note that the DGP also provides guidance about land use). Whilst the City's town planning scheme did, at times in the past, give Structure Plans or equivalent 'the force and effect of provisions of the Scheme', since at least 2015 that has not been the case.

In October 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) came into effect. Schedule 2 of the Regulations is the 'Deemed Provisions'. By virtue of Regulation 10 (4) of the Regulations and S257B of the P&D Act, the Deemed Provisions are applicable to all local planning schemes in WA, and if they are inconsistent with a provision of a local planning scheme, the Deemed Provisions will prevail.

Clause 27 (1) of the Deemed Provisions sets out the effect of a structure plan in the determination of an application for development approval, establishing that –

*A decision-maker for an application for development approval...in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.*

That means that a planning decision-maker clearly has a capacity to approve development that is not 'compliant' with a Structure Plan. Again, however, the fact that a lawful discretion exists to approve something, however, does not necessarily mean that it should be approved.

Turning to land use controls, there may be some elements of the Proposal that a planning decision-maker in a normal planning process could not lawfully approve. This matter is addressed on pages 159-164, section 8.2.1, of the [Development Application Report](#), although City officers reach somewhat different conclusions to those set out in that report.

Most of the Site is Zoned 'Tourism' in the Scheme. That includes all portions of the Site where development is proposed. Most, but not all, of the area in the Tourism Zone is also subject of the 'Additional Use 36' (A36) designation. A36 sets out that, in addition to the uses normally permissible in the Tourism Zone, that uses normally permissible in the 'Residential' Zone are also permissible. Significantly, some of the area where the Villas are proposed is not subject of A36 (portions of the western and south-western portions of the Site are also identified as 'Recreation' Reserve, but there is no development proposed in that area – note that the area so identified is smaller than the area identified for transfer to National Park through the earlier planning process and, to a lesser extent, as part of the current Proposal).

In the [Development Application](#), four aspects of the development are identified that could potentially be considered to be prohibited, or 'X', land uses, or otherwise as a 'use-not-listed' –

1. The Hire Shop;
2. The Wellness Centre;
3. The liquor sales component of the General Store; and
4. The Villas.

The Hire Shop would, as a stand-alone use or development, clearly fall into the 'Shop' land use designation in the Scheme. Shop is a prohibited use in both the Tourism and Residential Zones. Given its relatively small-scale relative to the Hotel, Restaurant and some other uses, however, it could potentially be considered as a use that was ancillary to those uses, pursuant to clause 3.3.3 of the Scheme.

The Wellness Centre would, as a stand-alone development, clearly fall into the 'Recreation – Private' land use designation in the Scheme. Recreation – Private is a permissible use ('D' or 'discretionary') in the Tourism Zone. Given its relatively small-scale relative to the Hotel, Restaurant and some other uses, however, it could also potentially be considered as a use that was ancillary to those uses, pursuant to clause 3.3.3 of the Scheme. It is not clear why the report in the [Development Application](#) has identified the Wellness Centre as being a prohibited use.

The liquor sales component of the General Store would clearly fall into the 'Liquor Store – Small' land use designation in the Scheme. Liquor Store – Small is a prohibited use in both the Tourism and Residential Zones. Given its relatively small-scale relative to the Hotel, Restaurant and some other uses, however, it could potentially be considered as a use that was ancillary to those uses, pursuant to clause 3.3.3 of the Scheme. In fact, if the liquor sales component of the General Store is not an ancillary element, then the General Store itself would also not be ancillary and would, itself, be a Shop and would therefore be a prohibited use in its entirety.

The Villas, if they were being used for long-stay/permanent residential purposes only would fall into the 'Grouped Dwelling' use in the Scheme. As they are proposed to be used for both long-stay and short-stay purposes, however, they would, were it not for the fact that accommodation of more than six people for short-stay purposes is proposed, instead fall into the 'Holiday Home (Multiple/Grouped Dwelling)' land use classification. Whilst both of those land uses is permissible in the Residential Zone and therefore in the portion of the site subject of A36, both are, in fact, prohibited (or 'X') land uses in the Tourism Zone and therefore could not be approved in the portion of the site not subject of A36.

Because accommodation of more than six people for short-stay purposes is proposed, however, with up to 12 being proposed, the Villas cannot fall into the 'Holiday Home (Multiple/Grouped Dwelling)' land use classification. Instead, it is possible that they would fall into the 'Tourist Accommodation' land use classification, which is a permissible land use in the Tourism Zone. The Proponent has instead argued that the Villas constitute a 'use-not-listed', pursuant to clause 3.4.2 of the Scheme, and that is considered the only reasonable alternative to the Tourist Accommodation classification. In either case, however, the end result is the same – there is the lawful discretion to approve the Villas both within and outside the area affected by A36.

All other land uses included in the Proposal are permissible in the Tourism Zone and therefore across the whole of the portion of the Site where development is proposed. As such, it is clear those land uses could be lawfully approved. As with development standards, however, the fact that a planning decision-maker could lawfully approve something does not mean that it should, and it is clear that approval of the Proposal within the current planning framework would require the exercise of a significant level of discretion with respect to land use controls.

*Recommended response to this issue:*

- a. Not considered to be a need to include specific reference to this issue in the City's submission.

***Concerns about consultation on the development application proceeding ahead of the completion of the EIA process***

Where proposed development is subject of a formal EIA process a planning decision-maker, including the WAPC through the SDA process, cannot determine an application unless and until the EIA process is complete. All subsequent planning decisions must also be consistent with the outcome of the EIA process. An earlier development proposal for the Site has also already been subject of a formal EIA process and, whilst noting that the current Proposal is a different development proposal, the Proposal does look to be inconsistent with some outcomes of the earlier EIA process (see Ministerial Statement No. 831 – Attachment E).

In particular, the Proposal –

1. Involves development outside the ‘Identified Development Land Area’ (Condition 4-2); and
2. Does not provide for all of the ‘National Park Extension’ (Condition 5-1).

As will become apparent later in this report, the issues those conditions sought to address are also considered two of the most critical issues for planning assessment of the current Proposal. Those issues being, in simple terms: (1) visual and landscape impacts; and (2) flora and fauna impacts. Both of those issues are also expected to be central to the current EIA process for the Proposal and, in fact, it seems likely that it is the EIA process that will largely determine the regulatory position on those issues, rather than the planning process.

As will also become apparent later in this report, a third critical issue for the planning assessment of the current Proposal is related to water management, especially wastewater management. It is less clear that the EIA process will determine the regulatory position on that issue, but it is an issue that is clearly within the scope of the EIA process, and one where the EIA process may result in important and possibly binding guidance for the subsequent planning decision.

The outcome of the EIA process could also result in a need to modify the Proposal and/or impact the Proponent’s willingness to proceed. Such change could conceivably be quite significant, including changes to the development footprint, density of development or approach to providing services, matters that are fairly fundamental to the Proposal.

Especially given the level of resourcing required at both State and local government level as part of the planning assessment, as well as the level of community interest in the process, it is considered that it would have been preferable that the planning consultation did not occur until after the EIA process had been completed. It is also considered that it would be appropriate for the State to re-consult as part of the planning process after the EIA process has been completed, before making a formal planning decision. The City has expressed similar views to both the WAPC and the Proponent in the past, and it is considered those views should be reiterated.

*Recommended response to this issue:*

- a. Reiterate earlier concerns about consultation occurring ahead of completion of the EIA process, and request that there be a further formal opportunity for the City, community and State agencies to consider and comment on the Proposal prior to formal WAPC consideration, and following the completion of the EIA process.

***The fundamental elements of the planning framework relating to the Site***

The planning framework relating to the site is principally set out in –

1. *State Planning Policy 6.1: Leeuwin-Naturaliste Ridge (SPP6.1);*
2. *Leeuwin-Naturaliste Sub-regional Strategy (LNSS);*
3. *City of Busselton Local Planning Strategy (LPS);*
4. *City of Busselton Local Planning Scheme 21 (Scheme); and*
5. *Smiths Beach Development Guide Plan (DGP).*

Both the LNSS and LPS, however, do not provide any guidance beyond what is set out in SPP6.1 and/or the DGP, meaning that the key strategic direction is set out in SPP6.1, direction which is then reflected in the Scheme and DGP.

Key planning outcomes that arise from application of that framework to determine the development potential of the Site are that –

- The Site is identified as a location where development is supported;
- The primary function of such development should be for tourism purposes;
- Landscape and environmental values are critical factors to be considered and addressed before development can be approved; and
- In the assessment and approval of the DGP, it had been determined that development should be restricted to the eastern part of the site, and the balance of the site should be ceded to the Crown and subsequently incorporated into the LNNP.

The application of more detailed elements of the planning framework is set out as necessary elsewhere in this report.

*Recommended response to this issue:*

- b. No response considered necessary.

***The proposed development footprint and density (including landscape/visual impact considerations, flora and fauna considerations, and the extent of land to be ceded to the Crown)***

Earlier EIA and planning processes (specifically the process associated with the DGP), identified that development should be restricted to the eastern part of the site, and the balance of the site should be ceded to the Crown and subsequently incorporated into the LNNP. The boundary between those two areas was determined as being the firebreak that runs through the centre of the site on a north-south orientation, with a public road intended to run essentially along the alignment of that firebreak. There are understood to have been three key reasons as to why that was identified as a logical boundary–

1. It protected what was understood to be an important coastal heath vegetation community in the western part of the site (including the area where some of the Western Villas are now proposed);
2. It meant that development did not extend further west towards Smiths Point or up the ridge in the western part of the Site, thereby reducing the landscape and visual impact of development from viewpoints along the coast within the LNNP; and
3. It provided a clear, ‘hard’ boundary between areas that would be developed and areas that would not be developed.

The initial focus in this section of this report is on considering the current Proposal in the context of these three key factors, as they are still considered to be useful as a basis for considering this set of issues.

With respect to the first factor (coastal heath vegetation community), as noted earlier in this report, it is an issue that will be considered and fundamentally determined by the EIA process. Accordingly, it would clearly be premature for any planning authority to indicate support for the proposed westward extension of the development footprint, given the fact the EIA process is incomplete. That is particularly the case with respect to some of the Western Villas, although it is a less significant issue with the Hotel component of the Proposal. As part of preparing this report, the author also sought advice from a City officer with particular expertise in relation to flora, fauna and some other environmental matters, and a copy of their advice is provided as Attachment F.

With respect to the second factor (landscape and visual impact), again, as noted earlier in this report, it is an issue that will be considered and fundamentally determined by the EIA process. Similarly, it would clearly be premature for any planning authority to indicate support for the proposed westward extension of the development footprint on that basis too. The City does not have the internal technical capacity to fully assess this issue and, in circumstances where the City itself has to determine applications in similar contexts, the City will seek and often rely to a significant degree on expert advice provided by DPLH and/or DBCA – but as the City is not the decision-maker, it has not been in a position to seek and consider such advice.

With respect to the third factor outlined above – the fact earlier planning had identified that a road would be developed along the western boundary of the development area, to provide a clear boundary between the development area and the land proposed to be included in the LNNP - the current Proposal also provides a roadway where the development area adjoins areas not proposed to be developed, although it does not align in all cases with the proposed tenure boundary, and is also in a different, generally more westward, location. Aside from the different location, however, a ‘hard’ boundary in the form of a public road is not necessarily considered to be the best outcome, as it would allow the public to access the LNNP with or from their vehicles in an area where that may not be appropriate. It is worth noting that unmanaged or unapproved access by vehicles in the LNNP is a management challenge and, in fact, unapproved access to the Site by people in vehicles and/or campers has in fact long been an issue of concern to the owners, the City and DBCA.

Notwithstanding the above, it is considered that the City can provide some substantive input that the WAPC may find useful in considering the Proposal. There are in fact some elements of the Proposal that, from a landscape and visual assessment proposal, are considered to be appropriate and, in fact, can be expected to deliver a better outcome than the earlier planning processes associated with the Site. Those elements are set out below.

Firstly, across most of the areas of the Site proposed to be developed, the overall density of development (in terms of the proportion of the land that would be built upon, or be covered in hard surfaces, as well as the potential height and bulk of buildings) will be less than what would reasonably have been expected with the earlier planning process. In addition, more vegetation should be able to be retained and/or planted, and there can be greater control and consistency in terms of building colours, finishes and materials. As set out later in this section of the report, however, those factors may not be as significant as the Proponent has suggested in their documentation.

It is considered clear that, in the portion of the site to the east of the firebreak, the Proposal would have less visual impact than would arise from development proceeding in accordance with the earlier planning processes. It is, in fact, fairly clear that development could occur at a density somewhat higher than what is currently proposed in that eastern area and the visual impact would still be less than what would likely arise from development proceeding in accordance with the outcome of those processes.

In addition, the Proposal does not involve development of buildings in the south-western corner of the development area identified through the earlier planning processes. Wastewater infrastructure is proposed in part of that area and would have some visual impact, but would have less visual impact than the buildings and roadways provided for through the earlier process. That south-western area is higher and more visible from at least some key vantage points than the area where some of the Western Villas are proposed and, as such, the fact development of buildings and roadways is not proposed in this area is considered to be an advantage of the Proposal relative to the outcome of the earlier processes.

The two aspects of the Proposal outlined above form part of the Proponent's rationale for the westward extension of the development area relative to the outcome of the earlier planning processes associated with the Site. Reiterating that the City does not have the internal technical capacity to fully assess the landscape and visual impact assessment, it is noted that the Proponent's rationale for justifying the Proposal in visual and landscape terms turns to a significant degree on there being a very high capacity to retain and/or plant vegetation, and control building design and the aesthetics of the development more generally.

Whilst it is considered reasonable to assume that the Proposal will provide for a higher level of control than what would result from the outcome of the earlier processes, it is not considered that the WAPC can reasonably assess the Proposal accepting that the degree of control contemplated by the Proponent will be achievable for the life of the development. Identifying exactly what degree of control can be assumed is somewhat difficult, but it is considered that a reasonably conservative approach should be taken, for the following key reasons -

1. Development approval 'runs with the land', and it cannot be assumed that, should an approval be granted, the Proponent will actually have a role in implementation, especially on a long term basis.
2. Assuming such a high level of control for the purposes of planning assessment would require the identification of clear, enforceable mechanisms that the planning authority can reasonably expect to be able to enforce, regardless of the responsible entity at the time – meaning that judgements about the capacity of the proponents *per se* are not relevant considerations.
3. Making an assumption of a high degree of control would require that the assessing planning authority was confident there would be a proactive, resourced and motivated planning authority in the development compliance space for the life of the development. Whilst it may be possible for DPLH/WAPC to develop that capacity, given that at this stage one can only assume that there will be a small and finite number of SDA sites, and that they will be scattered around the State, that seems unlikely. The experience with other State agencies with development compliance functions would suggest that such a capacity may not be developed and then maintained to the extent necessary.
4. Developments generally and often necessarily evolve over time, in response to a wide range of factors, including fashions and varying individual preferences, and in WA our capacity to maintain tight controls on design/presentation over long periods of time has not been well established outside some very narrow contexts.
5. There may be unforeseen issues or practical reasons why variations are required in future – e.g. something in future that is equivalent to the emergence of rooftop solar, or a need to replace and modify on-site effluent disposal systems in the future with different systems with different requirements.
6. There could be legislative or other regulatory change outside the control of the planning authority, or the proponents or owners at the time, which override conditions of approval. A possibility is State level guidance / requirements in terms of bushfire safety, in particular the potential for consistent, State level guidance around the establishment of APZs or similar around dwellings. Multiple reviews/inquiries have recommended establishment of such guidance, including Recommendation 5 of the recent Wooroloo Review (although it is understood that, rightly in the view of City officers, the State Government has not accepted that recommendation of the Review, but more considered and appropriate recommendations of earlier reviews/inquiries following major bushfires have been accepted by Government in the past – this particular issue is discussed in more detail later in this report).

Given the above, whilst it is agreed that all parties should aim to achieve a high degree of ongoing control over design and other aspects of the Proposal, should approval be granted, it is considered that landscape and visual impact assessment should be undertaken assuming a somewhat higher level of visual impact than what the Proponents aspire to, as a reasonable planning authority should take a more conservative approach.

In closing, it is seen as necessary for City officers to make some overall observations about the westward extension of the development area – as whilst the City is not in receipt of detailed expert assessment or critique of the Visual Impact Assessment, City officers do have a sufficient understanding of the issues to provide some substantive comment. In short, consideration of the documents indicates that some westward expansion of the development footprint may be appropriate in landscape and visual impact terms, although not to the extent proposed, especially in the portion of the Site closest to the coast, where the Hotel component of the Proposal is situated.

Some of the westward expansion, in the area where the Western Villas are proposed, is on land that is within the ‘amphitheatre’ and is proposed to be developed at a fairly low density (and, despite the uncertainty around exactly how much vegetation may be able to be retained and/or planted, it is clear that a reasonable amount of vegetation could be incorporated into the development). Where westward expansion is proposed closer to the coast, however, it is in the form of somewhat denser development and would increase the horizontal extent of development at Smiths Beach when viewed from the north.

*Recommended response to this issue:*

- a. Do not support the westward extension of the development footprint relative to what was determined through earlier environmental and planning assessment processes for the Site, as there is insufficient information currently available to allow a planning decision-maker to express such support, particularly in terms of –
  - i. The fact that the EIA process, which will substantially deal with this issue, has not been completed and it would therefore be premature for any planning authority to indicate support for that westward extension;
  - ii. Detailed assessment and advice from landscape and visual assessment experts within DBCA and DPLH is not currently available publicly;
  - iii. The unresolved nature of the assessment of the flora values of the area where the Western Villas are proposed; and
  - iv. Uncertainty around whether the assumptions/assertions made by the Proponent around vegetation retention/landscaping and building design control are assumptions that a reasonable planning decision-maker should accept, and as such a reasonable planning decision-maker should base their landscape assessment on the basis of more conservative and risk averse assumptions about the potential landscape and visual impact of the Proposal.
- b. Note that some westward extension of the development footprint relative to what was determined through earlier environmental and planning assessment processes for the Site may, subject to more detailed assessment, be appropriate, but not the full extent proposed.
- c. Note the significant reduction in development proposed in the south-western part of the development footprint determined through earlier environmental and planning assessment processes for the Site.

- d. Note that, within the eastern part of the Site, the level of landscape and visual impact does look to be less than what would reasonably be expected to result from implementation of development in accordance with the outcomes of the earlier planning processes associated with the Site.

### ***Bushfire safety and management***

Bushfire is a significant hazard across most of the City. There are two key factors, however, that mean that the hazard and associated risk are relatively high on the Site, when compared with other locations in the City. Firstly, the Site adjoins highly vegetated areas of the LNNP, and is also in proximity to highly vegetated private land, as well as other private land that, whilst cleared, could have dry seasonal grasses present at times during the year, and therefore also be capable of carrying a running fire. Secondly, Smiths Beach Road is a cul-de-sac, accessed via Canal Rocks Road, which is also cul-de-sac, meaning that there is only one route available to access the broader road network, and so only one means of access and egress for people at the Site and/or emergency services, in the event of a bushfire. That is also true for the existing development at Smiths Beach.

The Proposal would not change either of those risk factors, although it would change several other factors. Firstly, by significantly increasing the overall scale of development at Smiths Beach, all else being equal, the bushfire risk would increase – simply because there would be more assets and more people potentially exposed to the hazard. There are, however, several key factors that could reduce the overall risk, both for the Proposal as well as for at least some of the existing development at Smiths Beach –

1. There would be a capacity to establish an Asset Protection Zone (APZ) around the southern and western perimeters of the Smiths Beach settlement (noting that Smiths Beach is identified as a 'Tourism Node' settlement in the LPS);
2. Because the Proposal involves development of new buildings that will need to be built to the determined Bushfire Attack Level (BAL) as per *Australian Standard AS3959: 2018 Construction of Buildings in Bushfire Prone Areas (AS3959)*, it would mean that the buildings along the southern and western perimeters of Smiths Beach would be more able to withstand bushfire hazard than the existing development at Smiths Beach (which is generally older and not built to those standards);
3. The Proposal involves the connection of Smiths Beach to reticulated water services, and so would therefore improve access to water for fire-fighting purposes (note that there is some complexity with respect to this factor that may be important, but at the most fundamental level, connection to reticulated water services would improve access to water for fire-fighting in most situations); and
4. The Hotel and Community Hub buildings would have a significant capacity to provide a refuge in the event of a bushfire, both for those staying or working on the Site, but also others who may be at Smiths Beach during a bushfire event (again, note that there is some complexity with respect to this factor that may be important, but at the most fundamental level those buildings would have a significant capacity to act as a refuge, and beyond the capacity of any existing buildings at Smiths Beach).

Consideration of this issue by a planning authority, certainly through a normal planning process, however, requires assessment against a fairly detailed planning framework, set out in the following key documents –

1. *State Planning Policy 3.7: Planning in bushfire prone areas (SPP3.7)*;
2. *Guidelines for Planning in Bushfire Prone Areas (Guidelines)*; and
3. AS3959.

SPP3.7 and the Guidelines provide, *inter alia*, detailed guidance around five different 'Elements', setting out 'Acceptable Solutions' and, where those cannot be met, 'Performance Principles', against which planning proposals should be assessed to determine acceptability in terms of bushfire safety and management. The five Elements are –

1. Location;
2. Siting and Design of Development;
3. Vehicular Access;
4. Water; and
5. Vulnerable Tourism Land Uses.

The Proponent, in their BMP, has indicated that the Proposal meets the Acceptable Solutions for Elements 1, 4 and 5, but requires assessment against the Performance Principles for Elements 2 and 3. It is agreed that the Acceptable Solutions for Element 4 are met by the Proposal, and that the Acceptable Solutions for Elements 2 and 3 are not met. It is not considered entirely clear, however, that the Acceptable Solutions for Elements 1 and 5 are met.

At the outset it is worth noting that it is not readily apparent what the WAPC is seeking to achieve through Element 5, which to a significant degree repeats aspects of other Elements, including Element 1 – the Acceptable Solution for which requires development to be capable of being built to BAL-29 or below. The BMP sets out how that would be achieved in significant detail and complexity, but detailed critique of that aspect of the BMP would require advice either from an accredited Level 3 Bushfire Planning and Design (BPAD) Assessor and/or technical advice from the Department of Fire & Emergency Services (DFES), and, as the City is not the assessing planning authority, the City is not in receipt of either at this stage.

In addition, however, it needs to be noted that the approach to meeting Elements 1 and 5 may be affected by the outcome of the EIA process, both in terms of what vegetation may be removed, but also what vegetation may need to be retained and/or planted to achieve a satisfactory landscape outcome. Whilst it is clear that, with the nature and location of development proposed within the Site all buildings could be capable of being built to BAL-29 or below, it is not clear that will be possible whilst still achieving acceptable environmental and landscape outcomes. This issue, as well as much of the commentary provided below, is also relevant to assessment of the Proposal against Element 2.

Further, the BMP, like most BMPs, and in accordance with the Guidelines, indicates that ongoing compliance with the BMP will be achieved via the City's 'Bush Fire Notice', issued pursuant to Section 33 of the *Bush Fires Act 1954* (Bush Fires Act), unless modified by the BMP. That is the normal practice and the City's current Bush Fire Notice does provide for normal requirements to be replaced by the requirements of a BMP. It cannot, however, be assumed that the City's Bush Fire Notice will remain in its current form for the life of the Proposal, and multiple State Government reviews/inquiries into bushfire matters have recommended greater State guidance, control and standardisation of Bush Fire Notices. This is a matter that has been identified and recommendations made, but not implemented, through the following reviews/inquiries –

1. The first 'Keelty Report' (*A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review*, published in June 2011) – Recommendations 38 and 39;
2. The 'Ferguson Report' (*Report of the Special Inquiry into the January 2016 Waroona Fire*, published in April 2016) – Recommendation 11;
3. The 'Buti Review' (*Bushfire Planning and Policy Review – A Review into the Western Australian Framework for Planning and Development in Bushfire Prone Areas*, published in January 2019) – Recommendation 14 and Action 8; and

4. The 'Wooroloo Review' (*AFAC Independent Operational Review – A review of the management of the Wooroloo fire of February 2021*, published in December 2021) – Recommendation 5.

Should the recommendations of those reviews/inquiries be implemented, there is a risk that the approach to vegetation management set out in the BMP could be superseded by more standardised approaches set at State level and, whilst it is perhaps less likely, they could also be superseded by a decision of the City to modify its Bushfire Notice. There are further policy uncertainties related to the fact that, at the present time, there are no clear mechanisms for the adoption, modification or revocation of BMPs, which are not mentioned at all in the Bush Fires Act. The Bush Fires Act is also expected to be reviewed, as part of the planned development of a 'Consolidated Emergency Services Act'.

The City has, in fact, been advocating for a number of years, including through a submission made to the Wooroloo Review, for the State to prioritise implementation of these recommendations. That is because the lack of consistency and clarity with respect to Bush Fire Notices and BMPs is a significant issue of concern, given the key role they play in community safety and in ensuring alignment between planning and building approval decisions on the one hand, and ongoing vegetation and fuel hazard management requirements on the other. The City has very significant practical experience with respect to these matters, and reflecting that experience has consistently been advocating for the introduction of relatively simple and standardised approaches that appropriately balance often competing bushfire safety, environmental and amenity considerations. That may not, however, be consistent with the more fine-grained approach set out in the BMP for the Proposal.

Even without the uncertainties outlined above, however, it is generally considered that sustainable bushfire safety outcomes in locations such as Smiths Beach, especially those that appropriately balance bushfire safety, environmental and amenity considerations, may be better achieved through higher building standards, balanced against relatively low expectations for vegetation and fuel hazard management. In that context, it is considered that it may be preferable to construct the buildings, in particular the Villas, to the BAL-40 standard. Given that the WAPC is not bound by the planning framework in the same way as a normal planning decision-maker, it would be open to the WAPC to impose such a requirement.

The remainder of this sub-section is focused on Element 3, which relates to vehicular access. The key issue with respect to vehicular access relates to the fact that, as already noted, Smiths Beach Road is a cul-de-sac, accessed via Canal Rocks Road, which is also a cul-de-sac. That means there is only one route available to access the broader road network, and so only one means of access and egress for people at the Site and/or emergency services, in the event of a bushfire. The distance from the Site to Caves Road is also approximately 1.8km, the first 650m of which passes through an area of relatively high bushfire hazard, due to the presence of significant vegetation on one or both sides of the road.

The planning framework, however, creates a very strong expectation that development of the kind proposed should have at least two means of access and egress. That is so there are multiple routes available for evacuation of people from a location in the event of a bushfire, as one route may have been made unsafe by the bushfire. It is also to provide multiple routes for emergency services to both get into a location to fight a bushfire, and also to leave that location if it becomes unsafe, or to escort out people who may need to be evacuated.

The planning framework expresses that expectation in a number of ways, perhaps most significantly in this case in Acceptable Solution A3.2a and Performance Principle P3i, which are as follows –

- *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.*

- *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.*

The Proponent has identified in their BMP that the Proposal is not consistent with A3.2a and, as such, certainly in the context of a normal planning process, an assessment against P3i would be required. The Proponent's BMP does set out such an assessment – and also provides an assessment against other relevant provisions of SPP3.7.

Even in the context of a normal planning process, assessment of a proposal against SPP3.7, or against most provisions of SPPs, though, is not solely about assessing 'compliance' with particular provisions. A broader perspective, focused on intent and objectives is sometimes required. That was a clear conclusion drawn in *Bunnings Group Limited and Presiding Member of the Metro North West Joint Development Panel [2019] WASAT 121* (Bunnings Decision). The Proponents also reference the Bunnings Decision in their BMP.

It is clear that there is no practicable means of providing a second means of access and egress for Smiths Beach. Doing so would mean developing a new road, either to the north, through the LNNP to Yallingup Beach Road, or south, via Canal Rocks Road, through the LNNP and private properties, to connect to Wyadup Road. The landscape and environmental impacts of either of those hypothetical roads would be very significant (and almost certainly unacceptable), and the cost would also be prohibitive. In addition, it is questionable whether either would actually deliver a significant bush fire safety outcome, especially the hypothetical southern option, as if the existing route from Smiths Beach to Caves Road was not safe (i.e. turning west from Smiths Beach Road onto Canal Rocks Road), then the alternative may also not be safe (i.e. turning east from Smiths Beach Road onto Canal Rocks Road, before somehow heading south to Wyadup Road via a hypothetical new road).

The same is, however, true with respect to Yallingup, Bunker Bay and, arguably, Eagle Bay. It is also true of many other small coastal settlements in WA. It is also not just significant new development, such as what is contemplated by this Proposal, which is expected to have a second means of access and egress. The requirement also applies to much less significant development (although it should be noted that it does not apply to development of new houses on existing lots).

As such, applying such a requirement in an inflexible manner could result in the effective sterilising of many new development opportunities in those settlements. It is also conceivable that an inflexible approach could prevent new development occurring that, despite not having a second means of access and egress, might reduce the overall level of bushfire risk to that area or settlement. The Minister for Planning has in fact been reported as making statements to that effect with respect to the Proposal (although, if that reflects the Government's view, it is certainly not well reflected in the planning framework).

The Proponent's BMP is essentially setting out a case that the Proposal will, in an overall sense, reduce the bushfire risk to people and assets at Smiths Beach. Whilst it is considered somewhat early for the City to accept that case, principally because of the unresolved nature of the EIA process and the fact that the City is not in receipt of expert technical analysis, the case set out by the Proponents in a broad sense is not seen to be unreasonable.

*Recommended response to this issue:*

- a. Identify that it is unclear whether the proposed approach to bushfire management will be consistent with environmental and landscape values.
- b. Identify that there is a significant level of uncertainty around ongoing BMP implementation.
- c. Note that the City is not in receipt of sufficient expert advice to enable a full assessment of and/or support for significant elements of the BMP.
- d. Indicate that sustainable bushfire safety outcomes that appropriately balance bushfire safety, environmental and amenity considerations may be better achieved through constructing buildings to the BAL-40 standard, and note that, given that the WAPC is not bound by the planning framework in the same as a normal planning decision-maker, it would be open to the WAPC to impose such a requirement.
- e. Note that it is not practicable to develop a second means of access and egress for Smiths Beach.
- f. Note that, whilst it is too early to accept the case put by the Proponent, it is not considered unreasonable to suggest that a better overall bushfire risk outcome may be achieved through development of the Site, although that has not been clearly demonstrated by the Proponents at this stage.

***Potable water, stormwater and wastewater infrastructure***

The Proposal involves the extension of Water Corporation's Dunsborough reticulated water network to Smiths Beach, to service the Site, although the Water Corporation may not necessarily be the licensed water service provider for the infrastructure (which would involve a pipeline and pumping infrastructure to extend the current Dunsborough network from Yallingup to Smiths Beach). The exact pipeline route, however, has not been identified. The Proposal is consistent with the outcome of the earlier planning processes for the site in this regard, and this is considered to be an appropriate way to provide potable water to service the development.

With respect to stormwater, there is good soil permeability across much of the Site, and clearly a capacity to manage stormwater within the site. This aspect of the Proposal is, however, not fully resolved, and additional groundwater monitoring is required. Resolution of this issue may affect other aspects of the design, for instance if additional land is required for stormwater retention and treatment, there may need to be changes to the landscaping proposed.

The matter that is much less resolved, however, is the approach to wastewater, where on-site effluent disposal is proposed (through a combination of mainly individual ATUs for the Villas, and a larger, centralised system for the Hotel and other elements of the Proposal). The outcome of the earlier planning processes for the site, however, was that reticulated wastewater services would be required, with wastewater ultimately being pumped to Water Corporation's Anniebrook Waste Water Treatment Plant (WWTP). Whilst it may be possible to find an on-site solution that could work effectively and also meet environmental and other objectives, the Proponent has not provided enough information to assess the adequacy of the Proposal and, as such, the City is clearly not in a position to support the approach proposed at this stage.

There is also, however, not considered to be enough information available for the City to indicate that the only appropriate wastewater outcome for this Proposal would involve connection to reticulated wastewater services. There has been some external commentary suggesting that the Scheme 'requires' that the Site be connected to reticulated sewer/wastewater services. That is, however, not actually the case. Clause 5 (i) of Schedule 8 of the Scheme sets out that –

*5...a Structure Plan must...Ensure that all development is connected to reticulated sewerage...unless the local government and other relevant responsible authorities are satisfied that suitable alternative technologies can be implemented.*

The Scheme therefore does specifically allow consideration of alternatives to reticulated sewerage, but there is also a clear need to demonstrate that would result in acceptable outcomes. As set out above, the Proponent has not demonstrated that at this stage. It is also considered clear that the approach to and appropriateness of the proposed approach to wastewater should be set out and assessed to a very high level of detail and confidence before development approval should be contemplated. Given the planning framework and the significance of the issue, this is not a matter that should be left to resolution through conditions of approval.

With respect to reticulated water and, should the Proponent modify the Proposal at some stage wastewater services, there are also some unresolved issues with respect to pipeline routes and /or pumping infrastructure sites. Development of that infrastructure may also have environmental or visual impacts.

*Recommended response to this issue:*

- a. Note that the Proposal involves connection to reticulated water services.
- b. Indicate that further information is required to assess proposed approaches to stormwater and wastewater management and, as such, the proposed approaches cannot be supported at this stage.
- c. Indicate that, given the planning framework and the significance of the issues, the proposed approaches to stormwater and especially wastewater management should be set out, resolved and determined to be appropriate at a high level of detail and certainty before the granting of development approval, and not left to be resolved through conditions of approval.
- d. Note the unresolved nature of potential routes to connect the Site to reticulated water and/or wastewater services.

### ***Residential / tourism mix / length of stay controls***

Because of the planning framework, there is a need to consider the extent to which the Proposal is 'tourism' development, as distinct from 'residential' development. SPP6.1, which establishes the key strategic planning direction for the Site, contains the following provisions relevant to consideration of this issue -

1. Policy Statement PS 1.3, which sets out that –

*The coastal settlements at Eagle Bay, Yallingup, Gracetown, Prevelly and Gnarabup will permit a mix of tourism and residential development. The Tourist Node of Smiths Beach, defined as being land west of Smiths Beach Road, has potential for tourist development, including short-stay accommodation. Residential development will be permitted on Sussex Location 413 (i.e. the Site) but will be secondary to the predominant tourist function.*

*Subdivision and development of the identified developable area(s) of Sussex Location 413 will have a ratio of not less than seventy percent (70%) tourist development and not more than thirty percent (30%) residential development calculated from the developable land area. Mixed residential densities of up to a maximum R Coding of R25 under Statement of Planning Policy No 3.1 (Residential Design Codes) for residential development will be considered. Identifiable developable land will exclude areas to be set aside for Principal Ridge Protection, national park, public open space, or similar purposes as designated on an approved Development Guide Plan.*

2. Land Use Strategy LS 1.2.1, which sets out that –

*Proposed development at Smiths Beach will reinforce the primary tourism function of the site and not compromise the landscape values of the area. The size, nature and location of any development in the development investigation areas at Smiths Beach must be determined having regard to the overriding need to protect the visual amenity and environmental values of the area.*

Those provisions of SPP6.1 are then reflected in the Scheme, with clause 5 (c) of ‘Schedule 8: Provisions Applying to Sussex Location 413 Smiths Beach Road, Yallingup’, setting out that -

*5...a Structure Plan must:... (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).*

The provisions are also then reflected in the DGP, with 70% of the developable area identified as ‘Tourist’ and 30% as ‘Residential’. For reasons set out earlier in this report, however, had subdivision proceeded as per the approved DGP, the DGP would not have had the same impact on development potential as had been envisaged when it was first adopted, and the zoning and land use controls set out within the Scheme would have prevailed. As a result of that, within the portion of the site subject of A36, development of dwellings is permissible, and the development of a Single House is, in fact, a ‘P’ or ‘permitted’ use (although it should also be noted that most development would likely have taken the form of Grouped Dwellings, which are a ‘D’ or ‘discretionary’ land use). In practice, without an amendment to the Scheme, there would be no clear way of consistently implementing the land use controls that the DGP sought to establish.

In addition, at the time SPP6.1 and the DGP were developed, there was a fairly ‘binary’ understanding of the issue in the planning framework, in that accommodation was generally considered to be either short-stay (and could not be used to accommodate the same people for more than 90 days in a year) or residential (and, in most cases in law, even if not in fact, not able to accommodate people for periods of less than 90 days in a year). Further, it was often understood that, if all else were equal, the returns from short stay development would be less than from residential development.

Financial and regulatory risk factors could also significantly impact decision-making, as short stay development would typically be seen as higher financial risk and so face higher borrowing costs, and short stay only developments could also be subject of more onerous investment regulation.

There has, however, been a shift away from that binary understanding over the last decade or so. There are two key reasons for that. Firstly, whilst short term letting of 'residential' properties has long been a feature in the City, the emergence of online booking platforms with national or international presence has seen that grow, and coincided with an increasing 'professionalisation' of the activity. That has expanded the range of tourism markets making use of that kind of accommodation. Secondly, the activity has gone from being essentially unregulated in practice to, in the City and many other locations in WA and elsewhere, becoming an activity that is subject of evolving systems of regulation.

In some parts of the City, around a third of all housing stock has a current holiday home registration. There is a further significant and often larger proportion of the housing stock which is not permanently occupied, but generally used on a short stay basis only, by the owners and their friends and family. This includes places like Yallingup Townsite, Eagle Bay Townsite, Old Dunsborough and parts of Quindalup. In short, over half of the housing stock in these areas is not permanently occupied, and is used for short-stay / tourism purposes only. It is also considered that over the last decade or so the proportion of housing stock in the short stay letting market has generally increased in these areas, although good data is not actually available for the period prior to 2013, which was when the City began regulating the industry.

There is not seen as being any reason why the Villas that form part of the Proposal would have a higher level of permanent occupancy than the other parts of the City identified above. In fact, for a range of reasons, it is considered that the level of permanent occupancy would be lower, and the proportion being actively used as commercially rented holiday homes would be higher. That includes the fact that the restrictions that the Proponent proposes with respect to the use and development of the Villas would discourage those looking for a permanent residence. In many cases those wanting a house to live in would be better served by acquiring a more conventional residential or rural-residential property. It also includes the fact that the Villas would be physically integrated into a broader tourism development, meaning that short stay guests would have a different and in most respects superior amenity and access to facilities than would be the case with a more conventional 'holiday let'. A fairly conservative assumption would be that at least 50% of the Villas would be available for short-stay rental, even in the absence of any regulation.

The other accommodation takes the form of hotel rooms, which would be expected to be used for short stay purposes only, and there is therefore no reason to question whether it is 'tourist development'.

The key questions with respect to this set of issues are therefore seen as relating to the Villas, and the extent to which the Proposal would 'reinforce the primary tourism function of the site'. There will be those who would like to see that question addressed in a mostly quantitative fashion, seeking to identify what percentage of land area, accommodation units and/or building floorspace could only be used for short-stay purposes, and more specifically that it should be a minimum of 70%. That would, however, fail to recognise the fact that short-stay and residential are not binary concepts. It is also more relevant to a planning proposal that, like the earlier planning processes for the Site, would lead to subdivision of the Site, and a number of subsequent development processes on individual lots – and therefore a need to avoid the further 'watering down' of the tourism element as each lot gets developed (which, given the current planning framework, would have been difficult to avoid with the outcome of the earlier planning processes in any case).

As the Proposal is in the form of a development application, a detailed breakdown of floorspace can be provided, and there is not the same 'watering down' risk to consider (although it should be noted that future land use change cannot be ruled out, and some changes to design would be likely to occur over time). At the request of the City, the proponents have provided a somewhat more detailed floorspace breakdown than what has been provided in the application documents. That indicates a total development floorspace on the site (excluding the campground platforms) of 39,482m<sup>2</sup>, of which 10,678m<sup>2</sup> would consist of the Hotel and Community Hub, with the balance being associated with the Villas.

There seems little question that, should the Proposal proceed, it would reinforce the tourism function of the Site. It is less clear, however, that it does so to the extent envisaged by the planning framework, as across a majority of the land area across the site where buildings are proposed, those buildings could be used for residential/long-stay purposes should the owners choose to do so. Given the unresolved nature of many of the other aspects of the Proposal it is somewhat difficult to develop firm views on what may be appropriate to ensure the intent is clearly achieved, but there are several means by which that could be done. Those means include –

1. Ensuring that any of the Villas being leased, for either short or long stay purposes, is managed through a common letting pool and through a single managing agent;
2. Ensuring tight controls on modification or redevelopment of the Villas, setting out a need to maintain a consistent appearance and quality over time;
3. Identifying that a portion of the Villas cannot be used for long stay purposes; or
4. Decreasing the number of Villas and/or increasing the number of Hotel rooms proposed.

Certainly points 1 and 2 are considered to be necessary conditions to apply to any approval, should approval be granted. It is not so clear, however, that points 3 and 4 necessarily have to be addressed, and it is in fact premature to do so until other elements of the Proposal are better resolved.

*Recommended response to this issue:*

- a. Identify that, should approval be granted, conditions achieving the following should be applied –
  - i. Ensuring that any of the Villas being leased, for either short or long stay purposes, is managed through a common letting pool and through a single managing agent; and
  - ii. Ensuring tight controls on modification or redevelopment of the Villas, setting out a need to maintain a consistent appearance and quality over time.
- b. Identify that, once other aspects of the Proposal are closer to resolution, consideration may need to be given to –
  - i. Identifying that a portion of the Villas cannot be used for long stay purposes; or
  - ii. Decreasing the number of Villas and/or increasing the number of Hotel rooms proposed.

### ***Coastal hazards and management***

The Site is located close to the coast, and there is therefore a need to consider the potential for the Proposal to be exposed to coastal hazards i.e. coastal erosion and coastal inundation. The Proponents have provided a [Coastal Hazard Assessment](#) which addresses both hazards, and clearly identifies that the Site is not at significant risk from coastal inundation. The Site is, however, identified as being at risk from coastal erosion hazard, and a seawall, integrated into a beach access ramp, is in fact proposed in the foreshore reserve at the western end of the beach in front of the Site to manage coastal erosion. That structure would also improve access to the beach for Surf Life Saving activities.

The approach proposed is consistent with the direction set out in the City's recently adopted Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) – noting that the final CHRMAP document, at the time of writing, had not been finalised, but the Council has made a final decision on the CHRMAP recommendations. The CHRMAP identifies Smiths Beach as Management Unit MU01, and identifies 'Protect' as the adaptation pathway for coastal erosion hazard and 'Avoid' as the adaptation pathway for coastal inundation hazard. The Proposal is consistent with direction.

The CHRMAP, in Recommendation 4 (b) (i) also identifies -

*4. That the City undertake or support, subject to appropriate assistance from the State and/or Federal Government, the following associated but additional work...(b) Coastal erosion modelling, following specific geotechnical investigations (possibly in partnership with landowners), for the following Management Units: (i) Smiths Beach...*

The Proponents have, in fact, undertaken the specific geotechnical investigations and more detailed coastal erosion assessment contemplated by Recommendation 4 (b) (i). The geotechnical investigations indicate that there is a significant amount of rock under the Site and adjoining foreshore reserve, meaning that the level of coastal erosion risk is less than what is indicated by the modelling undertaken by the City and identified in the CHRMAP, which took a more conservative approach in the absence of detailed geotechnical information and which had assumed a relatively sandy and erosion prone geology.

Given the above, in a broad sense the Proposal is considered to appropriately respond to coastal hazards. There are questions, however, around land tenure, ongoing maintenance of the proposed seawall/access ramp and the eventual replacement of the proposed structure. Currently, the land where the structure is proposed is UCL, meaning that the State itself would need to approve the construction, but in the absence of something to the contrary, management and maintenance responsibility would rest with the City, through what are sometimes referred to as the 'otherwise unvested facilities' provisions. In practice, though, it is unlikely that the State would agree to the construction without first identifying how and by whom the structure would be maintained.

Processes are underway that would see the foreshore at Smiths Beach transferred from UCL and into the LNNP or, in the case of the portion adjacent the beach to the west of Gunyulgup Brook, subject of a management order granted to the City. That has been contemplated for a long time, and is now possible because of the broader South West Native Settlement process. For the purposes of this report it is assumed that, prior to any development proceeding, the City will have a management order over the portion of the foreshore where the seawall/access ramp is proposed. The structure would therefore be a private seawall being developed on Crown Land managed by the City.

There are other contexts where that has occurred the City, specifically private seawalls in the Siesta Park and Marybrook areas. In those contexts, the City has 'power to licence' over the foreshore reserve, and, with the consent of the Minister for Lands, enters into a licence agreements with the landowners that allow the construction to occur and require the landowner to maintain the structure at their cost. The construction also requires development approval, with more detailed plans than those currently available for this aspect of the Proposal being provided and assessed. Both the development approval and licence agreement also typically have finite, ten year periods of validity – although that does not necessarily mean that extensions may not be granted.

It is envisaged that, should the Proposal be approved, the City would enter into a licence agreement with the Proponents, with the consent of the Minister, which would allow the Proponent to develop the structure and take responsibility for its maintenance for a defined period. There would also need to be a clear and unambiguous responsibility to transfer that responsibility from the Proponent to any subsequent owners of the Site. A key question, however, would be what the defined period was and what happens at the end of that period.

The reason that a ten year period is applied to approvals for private seawalls in the Siesta Park and Marybrook areas is that it is not clear that the approaches being implemented are suitable for the longer term. The approach proposed for this Site, however, is considered appropriate for a considerably longer period, although even in this case it may eventually need to be incorporated into a broader and more integrated approach to erosion protection at Smiths Beach, to protect the foreshore / foredune itself, as well as existing and potential new public infrastructure and existing private development.

In such a context, and also because a licence over Crown Land in perpetuity would not be appropriate, a defined term is considered appropriate, but for a period longer than ten years. It is considered that a period of around 40 years may be appropriate, as it would be reasonable to develop infrastructure with such a design life, and integration into a broader protection strategy for Smiths Beach may be necessary by that time.

*Recommended response to this issue:*

- a. Note the proposed approach to coastal hazards and management looks to be broadly sound.
- b. Note that the City is likely to be granted a management order over the UCL where the proposed seawall/beach access ramp is located.
- c. Identify that, with respect to the proposed seawall/beach access ramp –
  - i. More detailed plans are required;
  - ii. There needs to be an appropriate mechanism to approve the development occurring on Crown Land;
  - iii. The Proponent to meet the costs of constructing and maintaining the structure for a significant period; and
  - iv. There needs to be a clear and unambiguous capacity to transfer that responsibility from the Proponent to any subsequent owners of the Site.

***Traffic and parking***

Because City managed public parking areas and roads may be affected by the Proposal, the City obtained an independent peer review of the Transport Impact Assessment. A copy of that review is provided as Attachment G. It should be noted, however, that Caves Road is managed by Main Roads WA (MRWA) and, as such, it is expected that the WAPC would largely rely on assessment and advice by MRWA in relation to any impacts on Caves Road and/or the Caves Road/Canal Rocks Road intersection. It is noted and agreed, however, that the intersection does require upgrading, the key issue is the extent to which that would be funded by the Proponent or by the State.

The peer review also identifies some questions around sight lines at other intersections, including proposed crossovers or new road connections from the Site onto Smiths Beach Road. Whilst not fully resolved, these are not considered by City officers to be difficult questions to resolve.

The City also needs to provide advice to the WAPC on parking considerations. At peak times, car parking demand exceeds supply at Smiths Beach. The same is true for many other coastal locations in the western part of the District, including City managed sites at Yallingup, Bunker Bay, Meelup Beach and in Quindalup. It is also true at a number of DBCA managed sites, such as at Injidup and Wyadup. In the case of Smiths Beach and at many of those other locations, there is only a very limited capacity to increase car parking supply without having unacceptable amenity, environmental or landscape outcomes. Any significant increase in supply may also result in infrastructure that is still insufficient to meet peak demand (demand which may simply expand to match any increase in supply – noting that at peak times many people would be choosing not to visit the sites because of the level of congestion currently experienced), but which is then underutilised for much of the year.

The Proposal would also result in a net increase in parking demand, as well as providing additional supply. The Proponent's assessment indicates that the Proposal would provide somewhat more additional supply than parking demand. Whilst much of their assessment is seen to be reasonable, there are some elements that may require further consideration, specifically –

1. An assessment of increased Surf Life Saving Club demand from members/parents, as opposed to staff/officers, has not been provided – whilst much of the demand may already exist, the development of the Club facility might be expected to increase demand, although it is not clear that the Proponent should be responsible for meeting that demand.
2. Some of the proposed additional supply is on public land, and it is not clear that it should be allocated to the Proposal and/or that it will actually be developable and/or useable, this consists of –
  - a. Parking along the currently informal track out to Smiths Point;
  - b. Parking along the currently undeveloped and unnamed road reserve to the south of the Site; and
  - c. On-street parking along the north-south oriented part of Smiths Beach Road.

It should be noted that the Council has recently made a decision to change parking management arrangements on the north-south oriented part of Smiths Beach Road. That was in response to safety concerns generated by inappropriate parking at peak times, with cars being parked on both sides of the road, partly on the road and partly on the verge, restricting access for other vehicles, including emergency services. Whilst previously parking was not allowed on either side of the road but was allowed on the verge on both sides, parking is now not allowed at all on the western side of Smiths Beach Road, but is allowed on the road and verge on the eastern side. The City will assess the success of this approach over the 2022/23 summer period.

In an overall sense, however, it is considered that, at peak times, public parking demand at Smiths Beach will expand to fill whatever supply is provided, and active management will increasingly be required.

*Recommended response to this issue:*

- a. Note that the Caves Road/Canal Rocks Road intersection requires upgrading, and the WAPC will need to determine the extent to which that upgrade should be funded by the Proponent and the extent to which it should be funded by the State.
- b. Identify that elements of parking supply and demand require further consideration, including –
  - i. Surf Life Saving Club associated demand; and
  - ii. Identified supply on the track to Smiths Point, the road reserve to the south of the Site and within the north-south oriented section of Smiths Beach Road.

***Foreshore reserve and management, and proposal to accommodate SBSLC***

It is understood that both SLSWA and SBSLC are broadly supportive of the proposal to accommodate SBSLC within the Proposal. That should not, however, necessarily be interpreted as support for the Proposal in a broader sense, and it is noted that neither SLSWA nor SBSLC is a planning authority or a body that has responsibilities with respect to development assessment. In the absence of development of the Site, it is difficult to see how a facility for SBSLC could be developed other than through placing a building in the foreshore reserve in front of the existing developed sites. Because reticulated wastewater is not currently available at Smiths Beach that would also entail on-site effluent disposal within the foreshore reserve.

SBSLC is a successful and popular club, providing water safety training and services to people in the western part of the District, and the incorporation of an appropriate facility for SBSLC within the Proposal is considered to be of significant potential benefit. Should the Proposal proceed, however, there would be a need to identify appropriate tenure arrangements for the facility. Often, surf lifesaving clubs operate from facilities on Crown Land, managed by the relevant local government and leased to Surf Life Saving for a ‘peppercorn’ amount – although operating, maintenance and sometimes asset replacement/renewal costs would also usually be recovered.

The City has discussed this matter with SLSWA, SBSLC and the Proponents, and it is understood that a similar arrangement may be appropriate in this instance, although rather than managing Crown Land, the City would need to own and manage a Community Title lot (see further discussion below), which it would then lease to Surf Life Saving for a peppercorn amount, as well recovering reasonable operating, maintenance and asset costs. It is considered likely, however, that the owners of ‘normal’ Community Title lots would have to contribute to the costs of maintaining the Site to a very high standard (in terms of landscaping/presentation), resulting in costs beyond what the City or Surf Life Saving would commit to in other contexts.

It is also worth noting that, whilst the Proponents do envisage making use of Community Title to implement the Proposal, they are not and cannot seek approval for Community Title through the SDA process, and it needs to be demonstrated that all aspects of the Proposal could be delivered without use of Community Title. Whilst, in most cases, there are considered to be workable alternatives, it is difficult to see how the SBSLC facility component of the Proposal could be implemented without some form of subdivision of the Site, and the creation of a lot or land title owned by the State, City or SLSWA (noting that Community Title is a form of subdivision, being in essence a form of Strata Title). A lease between the Proponents and the City, State or SLSWA would not be appropriate, as it could not provide perpetual tenure.

An alternative to providing the SBSLC facility integrated into the Proposal would be a separate building on the additional foreshore reserve that it is accepted should be ceded to the Crown in association with the development of the Site – although the exact size, dimensions and location of the land that should be ceded have not yet been determined or agreed. A facility could not, however, be accommodated within the area proposed to be ceded, certainly not without significantly affecting other uses of that space, and placing a building in the most important and intensively used part of the foreshore. It is considered preferable that the SBSLC facility is located outside the foreshore reserve, although it could conceivably be a free standing or separate building, rather than being fully integrated into the Proposal.

With respect to the foreshore reserve, notwithstanding the fact that coastal hazard issues appear to have been appropriately addressed, there is considered to be a need to consider what may be required to serve the community over the longer term, and to in fact look beyond the life of the Proposal. Once the Site has been developed, there is unlikely to be another opportunity to require the ceding of land in association with development. It should also be noted that there are very few opportunities to expand and essentially no opportunities to create new beach access nodes on City managed land on the City's western coast, meaning that Smiths Beach is very strategically important as a beach access node for the community – as it essentially represents the only significant expansion opportunity.

It is considered that the area proposed to be ceded would result in a total foreshore reserve area that would not be large enough to meet community needs, especially when the range of uses contemplated in association with the Proposal is considered – including a very tight integration with the Proposal itself and provision of vehicle access to Smiths Point (see discussion below). The total foreshore area, including both existing UCL and the land proposed to be ceded, would be around 6,000m<sup>2</sup>. The equivalent areas at Yallingup and Old Dunsborough are currently around 4,000m<sup>2</sup>, but do not have the same degree range of uses, and they are quite constrained in the range of activities possible. It is considered that a useable foreshore area of around 1.0 ha would be appropriate – noting that along the City's northern coast there are a significant number of locations where useable foreshore areas of that or larger size exist.

Continued vehicle access to Smiths Point is also considered to be inconsistent with the Proposal, or the creation of pleasant and safe foreshore amenity. It is also difficult to see how it would be consistent with the visitor experience sought by Hotel guests.

*Recommended response to this issue:*

- a. Indicate that the location of the SBSLC facility outside the foreshore reserve is seen as appropriate, but that it also may be appropriate for the facility to be a free standing or separate building, rather than being fully integrated into the Proposal.
- b. Indicate that appropriate perpetual tenure arrangements for the SBSLC facility need to be identified.
- c. Indicate that a larger foreshore reserve than what is proposed is considered appropriate, with a total useable foreshore area of around 1.0 ha being seen as appropriate to meet community needs.
- d. Note that continued vehicle access to Smiths Point looks to be inconsistent with the Proposal and with the creation of pleasant and safe foreshore amenity.

***Proposed use of Community Title***

The Proponents have indicated that they intend to use 'Community Title' to implement the proposal. Community Title is a form of Strata Title, that allows for multiple tiers or levels of titles, allowing for the creation of two or more lots which can then be further subdivided creating 'second tier' lots, or even third or fourth tier lots conceivably, within the context of an overall Community Title Scheme. That was not possible with earlier forms of Strata Title in WA. Community Title also provides for the progressive subdivision and development of land, and for a degree of flexibility over time, not possible under earlier forms of Strata Title. Community Title has become possible in WA through the *Community Titles Act 2018*. Whilst similar forms of title have existed in other jurisdictions for some time, Community Title is therefore a relatively new concept in WA – and there are currently no Community Title Schemes in the City of Busselton.

The Proponents have set out, in Part 3.8 of the [Development Application Report](#) a summary of their Community Titles concept. As already noted, however, they are not and cannot seek approval for Community Title through the SDA process, and it needs to be demonstrated that all aspects of the Proposal could be delivered without use of Community Title. Whilst it may in some cases be more challenging to do so, it is considered that there are, in most cases, multiple alternative means of achieving that. In such a context, however, it would be appropriate for any approval to be subject to a number of conditions requiring the identification of satisfactory arrangements for ongoing management of things like landscaping and shared infrastructure.

***Recommended response to this issue:***

- a. Note planned use of Community Title, but indicate that should approval be granted, conditions would need to be applied that would require appropriate ongoing management and development should the Proponent choose not to make use of Community Title.

***Aboriginal heritage***

The Proponents have provided a [Heritage Report](#) which indicates they are seeking approval to disturb an Aboriginal Heritage site pursuant to Section 18 of the *Aboriginal Heritage Act 1972*. The City does not have a formal role in that process and is not an authority on Aboriginal Heritage matters. Should that approval not be granted, however, it may require material changes to the Proposal. In practice that process will need to be completed before a planning assessment can be completed.

***Recommended response to this issue:***

- a. Note the need to resolve Aboriginal Heritage processes before the planning assessment can be completed.

***Should the City support or object to the Proposal in an overall sense?***

Officers have not recommended that the City support or object to the Proposal in an overall sense. It is, however, open to the Council to choose to do so. As set out in this report, however, significant aspects of the Proposal are considered to be unresolved and it would therefore clearly be inappropriate for the City to indicate overall support without significant caveats and conditions.

***Recommended response to this issue:***

- a. For the Council to determine.

### **Statutory Environment**

The key statutory environment is set out in the P&D Act, the Regulations, the Scheme and the EP Act. Where elements of that statutory environment are considered to have a significant impact on the assessment of particular aspects of the Proposal or issues requiring consideration, it is set out alongside the discussion of that aspect or issue.

### **Relevant Plans and Policies**

Key relevant plans and policies are –

1. *State Planning Policy 6.1: Leeuwin-Naturaliste Ridge (SPP6.1);*
2. *Leeuwin-Naturaliste Sub-regional Strategy (LNSS);*
3. *City of Busselton Local Planning Strategy (LPS);*
4. *City of Busselton Local Planning Scheme 21 (Scheme);*
5. *Smiths Beach Development Guide Plan (DGP);* and
6. *State Planning Policy 3.7: Planning in bushfire prone areas (SPP3.7) and associated Guidelines.*

Where elements of those plans and policies are considered to have a significant impact on the assessment of particular aspects of the Proposal or issues requiring consideration, it is set out alongside the discussion of that aspect or issue.

### **Financial Implications**

There are no financial implications associated with the officer recommendation.

### **Stakeholder Consultation**

No external stakeholder consultation was required or undertaken in relation to this matter by the City. The City is, however, in receipt of feedback on the Proposal from some State agencies, as well as a high level summary of the outcomes of the community consultation on the Proposal undertaken by the WAPC, the outcomes of which were as follows –

1. Total valid submissions – 2,562
2. Support – 852
3. Support with changes – 78
4. Do not support – 1,632

A more detailed breakdown of submissions is not currently available to the City.

### **Risk Assessment**

An assessment of the potential implications of implementing the officer recommendation has been undertaken using the City's risk management framework, with risks assessed taking into account any controls already in place. Noting that the recommendation involves the making of a submission on the Proposal to the WAPC, no risks of a medium or greater level have been identified.

**Options**

As an alternative to the recommendation the Council could:

1. Choose not to make a submission;
2. Choose to identify different and/or additional comments and/or issues of concern; and/or
3. Choose to indicate general support or general objection to the proposal, either instead of or in addition to identify comments and/or issues of concern.

**CONCLUSION**

It is recommended that the Council make a submission on the Proposal, generally consistent with the Officer Recommendation.

**TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Should the Council choose to make a submission and determine the terms of that submission, a submission will be provided to the WAPC by no later than 26 October 2022.

# LOCATION MAP SMITHS BEACH





## EXPLANATORY MEMORANDUM

### *Planning and Development Amendment Bill 2022*

#### OVERVIEW

The purpose of this Bill is to amend the *Planning and Development Act 2005* ('the PD Act'). The amendments relate to Part 17 – *Special provisions for COVID-19 pandemic relating to development applications*.

Part 17 was introduced by the *Planning and Development Amendment Act 2020* ('Amendment Act 2020'). This is a temporary system designed to generate economic output to benefit the State economy, by encouraging major development activities through appropriate regulatory flexibility and a coordinated assessment process. These reforms introduced a new flexible and streamlined approval pathway for certain significant development applications (with an estimated cost of \$20 million or more in the metropolitan region and \$5 million or more in regional areas), as well as other referred developments.

The benefits of the Part 17 pathway for proponents included:

- a coordinated development assessment process by the Western Australian Planning Commission ('WAPC' or 'Commission');
- a more flexible and less prescribed assessment process;
- explicit and coordinated management by the Commission of the agency referral process to ensure referrals are responded to in the timeframe allocated;
- a substantially more flexible application of planning rules, including the ability to consider non-planning matters in the public interest; and
- a much stronger degree of certainty for proponents who obtain approval, ensuring other approval regimes administered by other government agencies and authorised persons (for example, in relation to a building permit, liquor licence, noise permit, or road access etc.) will not later frustrate any development approval obtained under this pathway without special authorisation to do so.

To ensure these regulatory benefits are actioned, Part 17 was designed with an 18-month sunset clause, which precluded new applications being lodged after 7 January 2022. The system also featured other in-built restrictions, such as prohibiting the Commission from extending the "substantial commencement" period for development activities, ensuring proponents begin significant construction activities and not simply "bank" their planning approvals.

Noting both the fast-changing circumstances since the Amendment Act 2020 was introduced, as well as a degree of ongoing uncertainty into the future, it has been determined that it is appropriate to extend temporarily the operation of the Part 17 pathway. Matters have since arisen that were not foreseen in 2020, such as challenges relating to construction, labour, supply and transportation constraints.

While prudent economic management has seen the State navigate the worse aspects of the last two years, in light of ongoing uncertainties, both domestically and internationally, it is premature to say the economic impacts of the pandemic are over. There remains, therefore, a need to continue to support and facilitate development in response to the economic effects of the COVID-19 pandemic.

As a consequence, the purpose of these amendments is broadly fourfold:

- Extend the timeframe by which new development applications can be submitted within the Part 17 system, to 5pm on 29 December 2023.
- Enable the Commission to extend the timeframe by which existing development approvals must be substantially commenced.
- To clarify and “tidy-up” existing ambiguities in Part 17.
- Provide any transitional or other arrangement necessary to achieve these aims.

#### CLAUSE NOTES

##### **Clause 1. Short title**

This clause provides that the name of this Bill when enacted is the *Planning and Development Amendment Act 2022*. A standard clause.

##### **Clause 2. Commencement**

This clause sets out when different provisions of the Bill become operational. A standard clause.

##### **Clause 3. Act amended.**

This clause explains this Part amends the PD Act. A standard clause.

##### **Clause 4. Section 269 amended.**

Section 269 provides the definitions section for Part 17. Clause 4 introduces a new term, being “extended recovery period”. The new extended recovery period will operate from the commencement of this Bill and expire at 5pm on 29 December 2023, which is the last business day of 2023.

Rather than attempt to extend the original period, which has since expired, the legislation in effect will permit two separate periods of operation under Part 17:

- the original “recovery period” (from 7 July 2020 to 7 January 2022); and
- a new “extended recovery period” (from the commencement of this Bill till 29 December 2023).

This will create a gap from 8 January 2022 to the commencement of this Bill, when new applications under Part 17 cannot be lodged. However, given a number of applications were lodged just prior to the cut-off date, plus the ongoing effective functioning of the Development Assessment Panel system, this gap is unlikely to have any significant impact. Nonetheless, this approach is clearer, compared with potentially dealing with more complicated questions of retrospective approvals and complex transitional provisions.

**Clause 5. Section 271 amended.**

Section 271 sets out the period in which a development application can be submitted under Part 17. Clause 5 permits certain development applications to be lodged during the new extended recovery period, in addition to the current recovery period.

Importantly, both the recovery period and extended recovery period only set out when certain development applications must be initially lodged – not finally determined. Provided an application is lodged in time, the Commission can continue to deal with such applications, or amendments to those applications, after the expiry of both periods.

**Clause 6. Section 272 amended.**

Section 272 provides the Premier and Minister with options to refer certain development applications to the Commission, in order to be determined under Part 17. There were no such referrals during the original recovery period, which expired on 7 January 2022. Notwithstanding that fact, clause 6 has been introduced to replicate the existing referral powers, but with respect to the new extended recovery period.

Clause 6(3) introduces new subsection (8), and cross-references back to section 268A of the PD Act. Section 268A sets out a procedure for laying documents before each House of Parliament when not sitting. This amendment is a “tidy-up”, noting there is some risk of confusion as to how the Premier is to inform each House under section 268A, when section 268A only deals with the actions of the Minister. An administrative amendment.

**Clause 7. Section 273 amended.**

Section 273 sets out what information is provided to the Commission as part of an application under Part 17. Clause 7 amends section 273(2), by inserting a cross-reference to section 272(3A), to take into account a potential referral during the new extended recovery period. An administrative amendment.

**Clause 8. Section 274 amended.**

Section 274 sets out the Commission’s role in determining a development application under Part 17. Clause 8 amends section 274(1)(a) and (3), to make references to the new extended recovery period. An administrative amendment.

**Clause 9. Section 278 amended.**

Section 278 deals with substantial commencement periods. This section requires any development application approved under Part 17 be substantially commenced either within 24 months or some other period specified in the approval.

The term “substantially commenced” is set out in section 269, and cross-references the definition in the *Planning and Development (Local Planning Schemes) Regulations 2015* (‘LPS Regulations’), Schedule 2 clause 1. The meaning in effect entails, “that some substantial part of work in respect of a development approved under a planning scheme or under an interim development order has been performed.”

Substantial commencement periods are a longstanding feature of the planning system. Importantly, substantially commenced does not mean substantially completed. Nonetheless, substantial commencement requirements exist to ensure development approvals are not “banked”

or “warehoused”, are acted upon within a timely fashion, and there is a commitment of resources of such proportion relative to the approved development so as to carry the assurance that work has really commenced.

The original intent, as reflected in sections 278 and 279, was to prevent the Commission from extending a substantial commencement period. This was a departure from the ordinary planning framework that exists outside the Part 17 system, where a planning authority usually does retain the power to grant an extension to the substantial commencement period. Noting the temporary and time-limited nature of Part 17, proponents were to treat their development approvals as “use-it-or-lose-it” opportunities, without the prospect of extension.

While this original intent has not changed, unforeseen issues have since arisen in relation to construction, labour, supply and transportation constraints. It has therefore been deemed appropriate that there should be some ability to extend the substantial commencement period.

Note both the Commission (under section 279) and the Governor (under section 284, in practice on advice, through Cabinet processes) will have the power to grant an extension. Clause 9 directs readers to this dual pathway for extension in a new advice note.

Clause 9 also amends section 278 by inserting new subsections (4) and (5). These provisions clarify that the power to extend a substantial commencement period can be granted even if the original approval has lapsed. This largely reflects the intent of current planning legislation outside the Part 17 system. For example, the LPS Regulations, Schedule 2, clause 77, already permits an application being made “to amend the approval so as to extend the period within which any development approved must be substantially commenced”, and being “made during or after the period within which the development approved must be substantially commenced”.

**Clause 10. Section 279 amended.**

Section 279 empowers the Commission to amend an existing Part 17 approval. Note subsection (4) currently prohibits the Commission from extending the substantial commencement period. Reflecting other changes to section 278, clause 10 will amend section 279 by deleting subsection (4).

Clause 10 also introduces additional provisions into section 279, which will now explicitly permit the Commission to extend any existing substantial commencement period.

New subsection (6A) allows for only one application for extension to be made, and limits the Commission to granting only one extension. This will ensure Part 17 approvals remain temporary and time-limited in nature, rather than allow approvals to be banked or warehoused, *per* the original intent of the framework.

**Clause 11. Section 280 amended.**

Section 280 introduces conflict resolution provisions into the Part 17 system. Together with sections 281 and 282, these provisions exist to provide greater regulatory certainty for proponents, by ensuring other approval regimes administered by other Government agencies and authorised persons (for example, in relation to a building permit, liquor licence, noise permit, or road access etc.) will not later frustrate any development approval under Part 17.

Clause 11 includes an amendment to clarify and “tidy-up” potential ambiguities in section 280. Namely, existing section 280(1)(b) possibly suggests only conditions imposed by the

Commission made under section 274 can benefit from the conflict-resolution mechanisms. This in turn may suggest the Commission's amendments under section 279, or conditions imposed by the Governor under section 284, might be excluded from the conflict-resolution provisions. This is not the intent. An administrative amendment.

**Clause 12. Section 284 amended.**

Section 284 empowers the Governor (in practice on advice, through Cabinet processes) to amend or cancel approval granted by the Commission under section 279. This remains an important safeguard or check on the broad decision-making discretion afforded to the Commission under Part 17. It ensures Government oversight of the Commission's decision-making functions.

Importantly, where the Governor does intervene under section 284, such an order is to be treated as subsidiary legislation and subject to the procedures set out in section 42 of the *Interpretation Act 1984*. That is, the Governor's order must be laid before each House of Parliament and is subject to potential disallowance. Thus, while Part 17 affords the Commission's broad discretion, that power is ultimately subject to the oversight of Government, and Government to Parliament, within established Westminster traditions of Responsible Government.

Clause 12 inserts new section 284(2)(a), more explicitly empowering the Governor to extend the substantial commencement period of an existing approval. Note the Governor is not limited to granting just one extension, as is the case with the Commission under new section 279(6). In an unforeseen but extraordinary situation where more than one extension might be warranted, it is appropriate that the Governor (in practice on advice, through Cabinet processes) alone have such power, subject to oversight and potential disallowance by Parliament.

**Clause 13. Part 19 heading amended**

Part 19 contains transitional provisions arising out of the Amendment Act 2020 but is being amended to include transitional provisions arising from the Bill. Clause 13 deletes the reference to the Amendment Act 2020 in the current heading. An administrative amendment.

**Clause 14. Part 19 Division 1 heading inserted.**

Clause 14 makes the current Part 19 heading, referring to the Amendment Act 2020, as a new Division 1 within Part 19.

**Clause 15. Part 19 Division 2 inserted.**

Clause 15 provides transitional provisions arising out of the Bill, to be set out in a new Division 2 within Part 19. Division 2 contains two new sections: section 295 and section 296.

**Section 295:** This transitional provision clarifies that the new powers to extend the substantial commencement period, as set out in clauses 9 to 12 of this Bill, include existing applications lodged during the original recovery period and not only future applications to be lodged during the new extended recovery period. An administrative amendment.

**Section 296:** This transitional provision clarifies that existing fees imposed by the *Planning and Development (Part 17 Fees) Notice 2020* will apply to new applications lodged during the extended recovery period. It also clarifies that the existing fees will apply to an application for an extension of the substantial commencement period, whether relating to applications lodged during either the original recovery period or the extended recovery period. Finally, while the transitional provisions automatically extend the operation of the existing fee notice, it does not

preclude a new or amended fee notice also being prepared in the future. An administrative provision.

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## Planning Reform



### 2. Streamline Significant Developments

To assist with COVID-19 recovery initiatives the State Government is reforming the *Planning and Development Act 2005*, *Planning and Development (Local Planning Scheme) Regulations 2015* and State planning policies to create a more flexible, responsive and contemporary planning system that can support Western Australia's economic recovery. This is a short-term initiative aimed to stimulate the economy by delivering high quality and sustainable development, create new employment and business opportunities, in addition to ensuring people have their say early about future development in their communities.

Certain sites, locations and projects can present opportunities for broad community value. Expanded approval powers are proposed for the Western Australian Planning Commission to determine such proposals in the short-term.

#### Key Reforms

- Proposed amendments to the *Planning and Development Act 2005* will temporarily establish the Western Australian Planning Commission as the new decision-making authority for all development proposals of State significance. The change in role for the Commission is proposed for a fixed 18-month period from Royal Assent to support our economic recovery from the Coronavirus pandemic. This proposal is similar to measures adopted in other States.
- Significant developments by their nature are complex and require input from a myriad of technical experts and authorities as part of the assessment process. In most instances the key referral authorities are State agencies. To be considered as a significant development, proposals must:
  - have an estimated cost of \$30 million or more; and
    - incorporate 100 or more residential dwellings; or
    - include a minimum of 20,000 sqm net lettable area of commercial floor space\*.

\* Note: this excludes warehouses.
- The Premier, on recommendation of the Minister for Planning, can also refer any proposal deemed to be of State significance to the Commission for determination. This is important to allow for consideration of regional and tourism projects and initiatives that may not meet the criteria but are considered important to assist in COVID-19 recovery.
- Enhanced approval powers for the Commission will enable more strategic assessment of significant developments that deliver broad economic, social and environmental benefits for the State. In determining the applications, the Commission will consider a broader range of matters including non-planning related matters in the public interest.
- Public consultation is considered a key part of the assessment of significant development proposals.
- The Commission must engage the Environmental Protection Authority on all significant development proposals and will work to ensure that the referral process is efficient and responsive without extended referral periods. Without special authorisation to do so, no other authority will be positioned to make a decision that is inconsistent with the decision of the Commission.



## Planning Reform



- Proposals will be lodged directly with the Department of Planning, Lands and Heritage who will facilitate early discussions prior to lodgement of any application, assess proposals and provide recommendations to the Commission.
- Consultation with local government will also be undertaken as part of the assessment process, with due regard given to any submission received.
- A sunset clause has been included as part of the new legislation, at which point the necessary regulatory changes to establish a Special Matters Development Assessment Panel will be complete.
- An applicant's right of appeal through the State Administrative Tribunal will apply as normal.

### Desired Outcomes

- The reform of Western Australia's planning system will help prepare our State for strong economic recovery from COVID-19, and support the delivery of strong, high quality development outcomes into the future.
- The temporary change in approval authority to the Western Australian Planning Commission will enable the State Government to prioritise projects that have investment certainty, are well designed and are ready for construction to commence.
- A key focus of these reforms is improving our planning system with robust and responsive measures that support rigorous and streamlined assessment.
- In the design and planning of significant developments, all applicants will be strongly encouraged and advised to engage key stakeholders and the community as early as possible in the process. Early engagement, as opposed to during the final stages when an application has been lodged and under the pressure of statutory timeframes, will ensure the best possible planning and design outcomes.
- This is not to facilitate speculative development proposals; rather to deliver on development ready proposals. The Commission will have the ability to reject proposals on the basis that they are not certain to be delivered in the near term.
- In line with our commitment to Design WA principles, good design will continue to be at the centre of all development.
- Together with tourism initiatives, commercial and industrial projects along with "Build to Rent" proposals will be targeted.
- These amendments will support development and infrastructure that will create jobs and underpin our economic recovery and growth, now and into the future.

### Implementation

- Amendments to the *Planning and Development Act 2005* will be packaged across two Bills to be considered by State Parliament. The first Bill, including enhancing the decision-making powers of the Western Australian Planning Commission, will be introduced to Parliament in May 2020.
- The new approval powers of the Commission will come into effect upon Royal Assent of the Bill.

**STATUS OF THIS DOCUMENT**

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Published on: 15 June 2010

Statement No: 831

**STATEMENT THAT A STRATEGIC PROPOSAL MAY BE IMPLEMENTED  
(PURSUANT TO THE PROVISIONS OF THE  
*ENVIRONMENTAL PROTECTION ACT 1986*)**

**SMITHS BEACH DEVELOPMENT, SUSSEX LOC 413, YALLINGUP**

**Proposal:** The strategic proposal is to:

- a) extend the Leeuwin Naturaliste National Park into the western part of Sussex Location 413; and
- b) develop the eastern part of Sussex Location 413 for tourism and residential purposes with associated public open space and foreshore reserves as generally depicted on the Development Guide Plan.

The strategic proposal and identification of future proposals is further documented in Schedule 1 of this statement.

**Proponent:** Canal Rocks Pty Ltd

**Proponent Address:** Suite A7  
435 Roberts Road  
SUBIACO WA 6008

**Assessment Number:** 1597

**Report of the Environmental Protection Authority:** Report 1318

The future proposals identified in the strategic proposal referred to Schedule 1 of this statement may be implemented. The implementation of the future proposals shall be subject to the following conditions and procedures (subject to the Minister for Environment's identification of relevant conditions under section 45A(3) of the *Environmental Protection Act 1986*):

**1 Proponent Nomination and Contact Details**

1-1 The proponent for the time being nominated by the Minister for Environment under sections 38(6) or 38(7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal.

1-2 The proponent shall notify the Chief Executive Officer of the Office of the Environmental Protection Authority of any change of the name and address of the proponent for the serving of notices or other correspondence within 30 days of such change.

**2 Time Limit of Authorisation**

2-1 The authorisation to implement future proposals provided for in this statement shall lapse and be void within ten years after the date of this statement if the future proposals to which this statement relates are not substantially commenced.

2-2 The proponent shall provide the Chief Executive Officer of the Office of the Environmental Protection Authority with written evidence that demonstrates that future proposals have substantially commenced on or before the expiration of ten years from the date of this statement.

**3 Compliance Reporting**

3-1 The proponent shall prepare and submit a compliance assessment plan to the satisfaction of the Chief Executive Officer of the Office of the Environmental Protection Authority at least 6 months prior to the first compliance report required by condition 3-6 or prior to the commencement of future proposals, whichever is sooner.

3-2 The proponent shall implement and maintain to the Chief Executive Officer of the Office of the Environmental Protection Authority the compliance assessment plan required by condition 3-1. The compliance assessment plan shall indicate:

- a) the frequency of compliance reporting;
- b) the approach and timing of compliance assessments;
- c) the retention of compliance assessments;
- d) the reporting of potential non-compliances and corrective actions taken;
- e) the table of contents of compliance reports; and
- f) the public availability of compliance reports.

3-3 The proponent shall assess compliance with conditions in accordance with the compliance assessment plan required by condition 3-1.

3-4 The proponent shall retain reports of all compliance assessments described in the compliance assessment plan required by condition 3-1 and shall make those reports available when requested by the Chief Executive Officer of the Office of the Environmental Protection Authority.

- 3-5 The proponent shall advise the Chief Executive Officer of the Office of the Environmental Protection Authority of any potential non-compliance as soon as practicable.
- 3-6 The proponent shall submit a compliance assessment report annually from the date of the Minister for Environment's notice under section 45A(2) of the *Environmental Protection Act 1986* addressing the previous twelve month period or other period as agreed by the Chief Executive Officer of the Office of the Environmental Protection Authority. The compliance assessment report shall:
- a) be endorsed by the proponent's Managing Director or a person, approved in writing by the Office of the Environmental Protection Authority, delegated to sign on the Managing Director's behalf;
  - b) include a statement as to whether the proponent has complied with the conditions;
  - c) identify all potential non-compliances and describe corrective and preventative actions taken;
  - d) be made publicly available in accordance with the compliance assessment plan; and
  - e) indicate any proposed changes to the compliance assessment plan required by condition 3-1.

#### **4 Development**

- 4-1 Development of Sussex Location 413 shall be generally in accordance with the *Smith's Beach - Development Guide Plan (Mediated Plan) Plan No. 160-60K* dated 18 June 2009 ("DGP") (Figure 1).
- 4-2 There shall be no development of Sussex Location 413 outside the Identified Development Land Area shown on the *Smith's Beach - Development Guide Plan — IDLA Plan No. 160-73G* dated 18 June 2009 (Figure 2), other than development of public infrastructure such as works, public facilities, infrastructure and amenities within foreshores reserves; community facilities; landscape works; stormwater and drainage infrastructure; and utilities and services.
- 4-3 Development on Sussex Location 413 shall not exceed the heights indicated on the *Smith's Beach - Development Guide Plan - Special Height Control Area Map Plan No. 160-61M* dated 18 June 2009 (Figure 3).

#### **5 National Park Extension**

- 5-1 The 20.97 ha depicted as "National Park Extension" in the DGP (Figure 1) shall be incorporated into the Leeuwin-Naturaliste National Park prior to any subdivision or development of Sussex Location 413 (other than subdivision or development undertaken for the sole purpose of transferring that land to the Crown for incorporation into the National Park).

5-2 The Fire Management Plan referred to in Figure 1 shall be to the requirements of the Department of Environment and Conservation in relation to impacts on the Leeuwin-Naturaliste National Park and the extension to the Leeuwin-Naturaliste National Park.

5-3 Public access from the development to the Leeuwin-Naturaliste National Park extension shall be managed to the requirements of the Department of Environment and Conservation in order to protect the granite heath vegetation.

**6 Revegetation**

6-1 Within five years from the date of the Minister for Environment's first notice under section 45A(2) of the *Environmental Protection Act 1986*, the proponent shall revegetate 20 hectares of the 'Mt Duckworth Site' (shaded area in Figure 4) and 2.4 hectares of the 'Gunyulup Site' (shaded area in Figure 5) to meet the criterion of 2000 plants per hectare using the species and proportions as listed in Attachment 1 of this statement.

Hon Donna Faragher JP MLC  
MINISTER FOR ENVIRONMENT; YOUTH

## Schedule 1

### The Strategic Proposal and Identification of Future Proposals (Assessment No. 1597)

The Strategic Proposal is to:

- a) extend the Leeuwin-Naturaliste National Park into the western part of Sussex Location 413; and
- b) develop the eastern part of Sussex Location 413 for tourism and residential purposes with associated public open space and foreshore reserves as generally depicted on the Development Guide Plan (Figure 1).

Future proposals will include:

- Subdivision and development proposals for tourism or residential purposes;
- The provision of public infrastructure within Sussex Location 413 directly related to the above mentioned derived proposals.

The main characteristics of the strategic proposal and extent of future proposals are summarised in Table 1 below.

**Table 1: Summary of Key Proposal Characteristics**

Strategic proposal	
Element	Description
Overall area	Sussex Location 413
Development area	The Identified Development Land Area as delineated in <i>Smith's Beach - Development Guide Plan — IDLA Plan No. 160-73G</i> dated 18 June 2009 (Figure 2).
National Park Extension area	The National Park Extension as delineated in the <i>Smith's Beach - Development Guide Plan (Mediated Plan) Plan No. 160-60K</i> dated 18 June 2009 (Figure 1).
Future proposals	
Type of future proposal	Key characteristics
Tourist	<ul style="list-style-type: none"> <li>• generally in accordance with the <i>Smith's Beach - Development Guide Plan (Mediated Plan) Plan No. 160-60K</i> dated 18 June 2009 (Figure 1).</li> <li>• within the 'Identified Development Land Area' (Figure 2).</li> <li>• compliant with the <i>Smith's Beach - Development Guide Plan - Special Height Control Area Map No. 160-61M</i> dated 18 June 2009 (Figure 3).</li> <li>• sets out building envelopes.</li> <li>• includes Development Guidelines specifying an</li> </ul>

	<ul style="list-style-type: none"> <li>acceptable colour palette.</li> <li>prohibits fencing apart from a private courtyard.</li> <li>restricts plantings to an approved plant species list of appropriate native plants.</li> </ul>
Residential	<ul style="list-style-type: none"> <li>generally in accordance with the <i>Smith's Beach - Development Guide Plan (Mediated Plan) No. 160-60K</i> dated 18 June 2009 (Figure 1).</li> <li>within the 'Identified Development Land Area' (Figure 2).</li> <li>compliant with the <i>Smith's Beach - Development Guide Plan - Special Height Control Area Map Plan No. 160-61M</i> dated 18 June 2009 (Figure 3).</li> <li>includes Development Guidelines specifying an acceptable colour palette</li> <li>prohibits fencing apart from a private courtyard.</li> <li>restricts plantings to an approved plant species list of appropriate native plants.</li> </ul>
Public Infrastructure	<ul style="list-style-type: none"> <li>generally in accordance with the <i>Smith's Beach - Development Guide Plan (Mediated Plan) Plan No. 160-60K</i> dated 18 June 2009 (Figure 1).</li> </ul>

**Figures:**

Figure 1: *Smith's Beach - Development Guide Plan (Mediated Plan) Plan No. 160-60K* dated 18 June 2009.

Figure 2: *Smith's Beach - Development Guide Plan - IDLA Plan No. 160-73G* dated 18 June 2009.

Figure 3: *Smith's Beach - Development Guide Plan - Special Height Control Area Map Plan No. 160-61M* dated 18 June 2009.

Figure 4: Revegetation - Mt Duckworth Site.

Figure 5: Revegetation - Gunyulup Site.



Figure 2 Smith's Beach - Development Guide Plan - IDLA Plan No. 160-73G dated 18 June 2009.

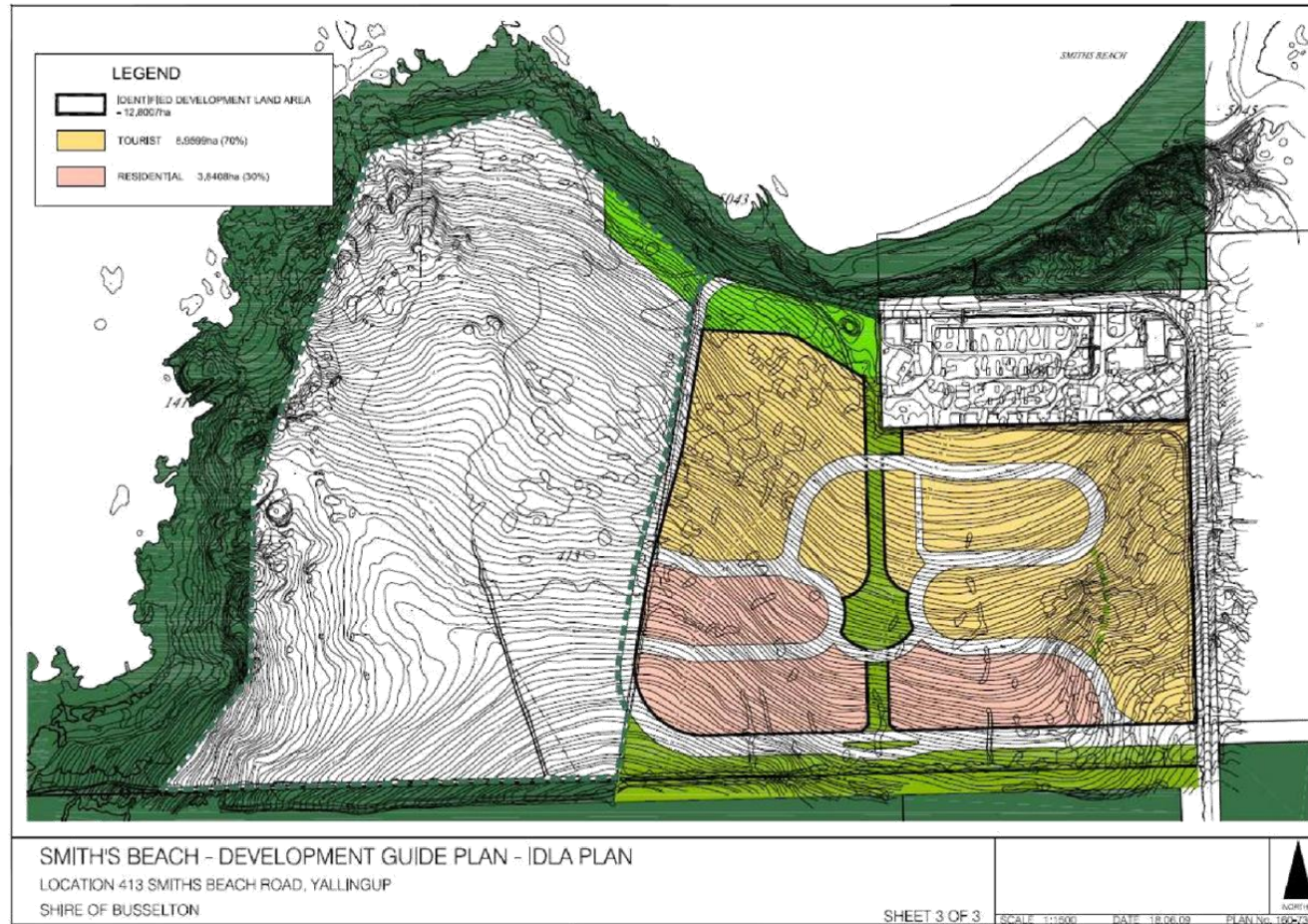


Figure 3 Smith's Beach - Development Guide Plan - Special Height Control Area Map Plan No. 160-61M dated 18 June 2009.

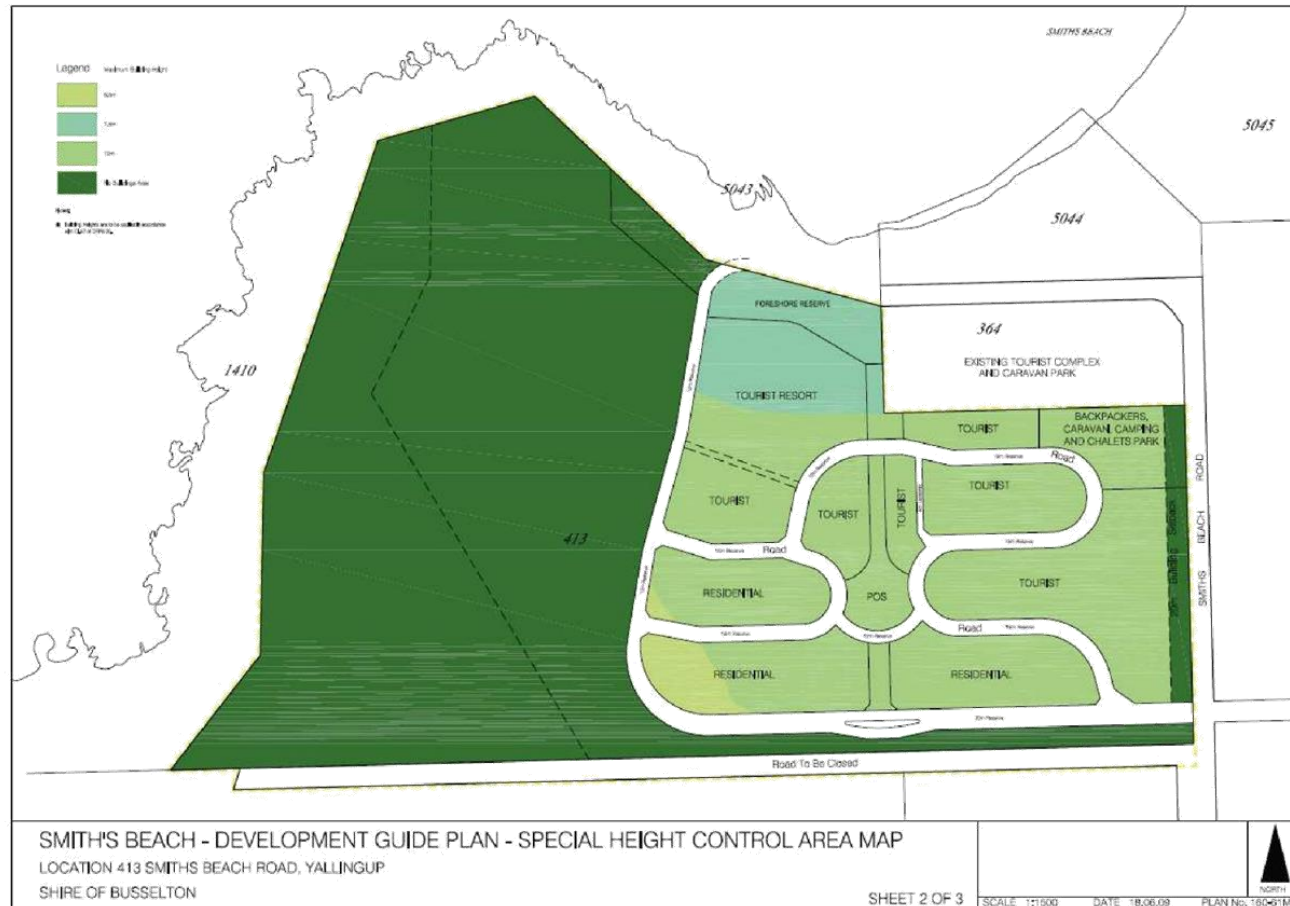


Figure 4 Revegetation - Mt Duckworth Site

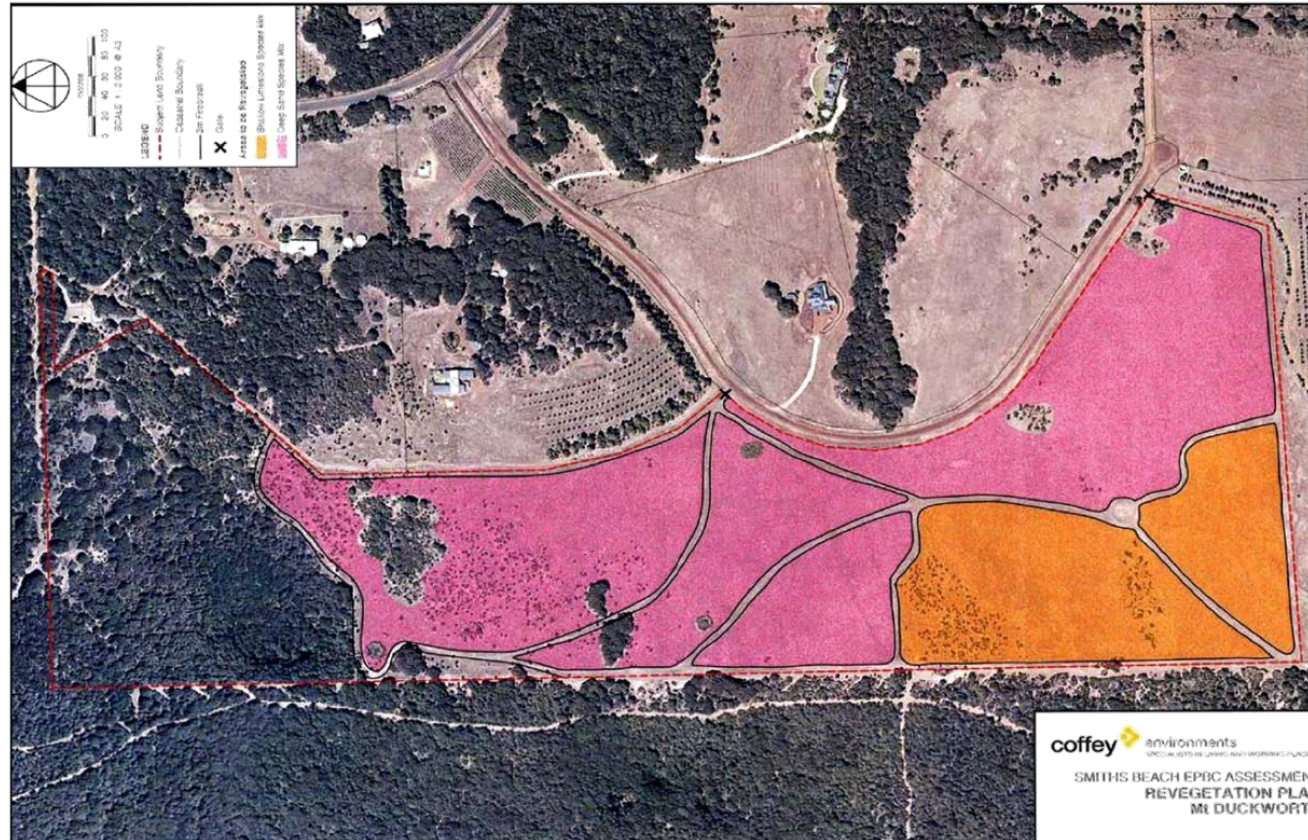
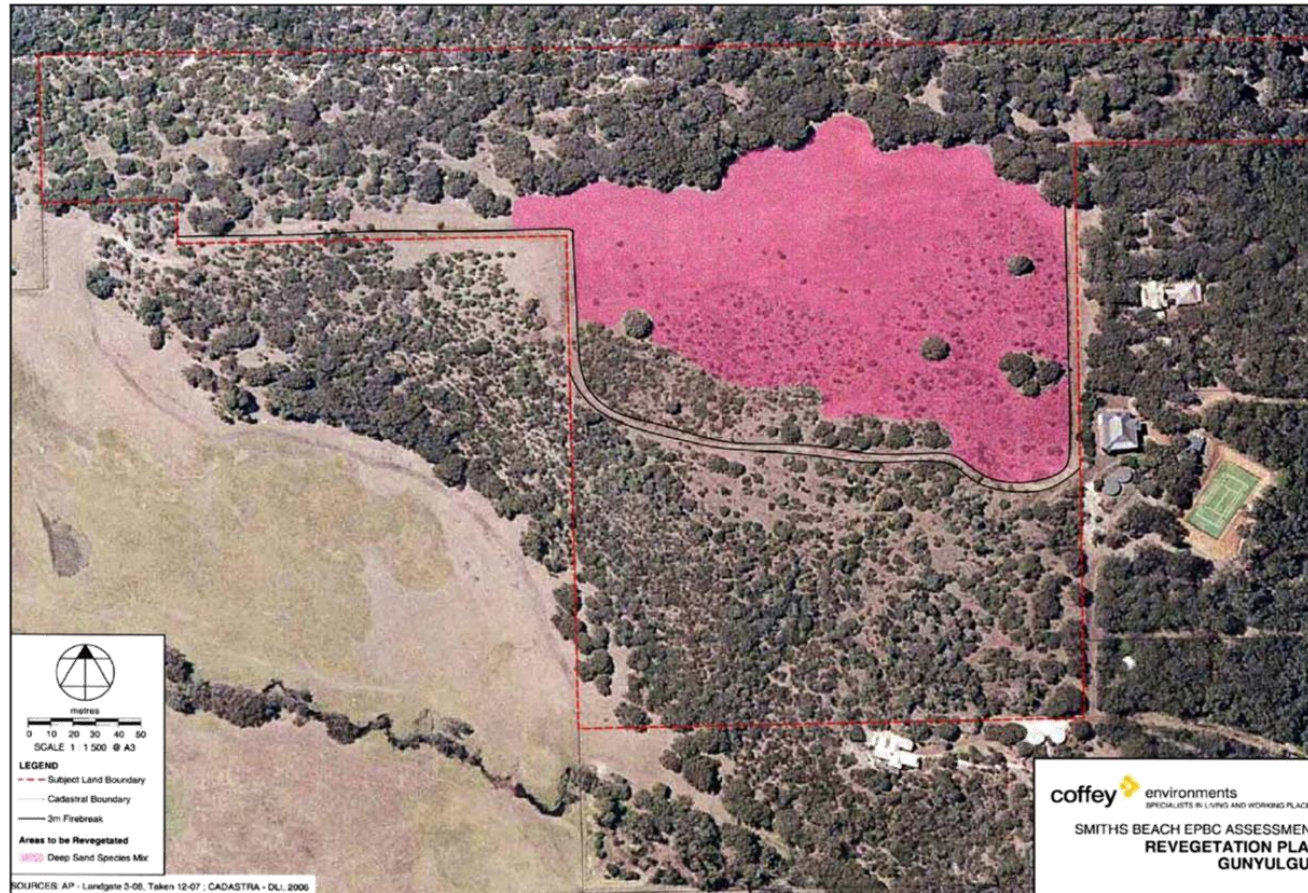


Figure 5 Revegetation - Gunyulup Site



**Attachment 1**

Species mix for revegetation (percentage of tubestock seedlings)

<b>Mt Duckworth Site</b>	<b>Gunyulgup Site</b>
<b>Sandy Soils</b>	<b>Whole Site</b>
<i>Agonis flexuosa</i> (WA Peppermint)	<i>Agonis flexuosa</i> (75%)
<i>Corymbia calophylla</i> (Marri)	<i>Corymbia calophylla</i> (15%)
<i>Eucalyptus marginata</i> (Jarrah)	<i>Banksia grandis</i> (5%)
<b>Shallow Limestone Soils</b>	<i>Banksia sessilis var cordata</i> (5%)
<i>Banksia sessilis var cordata</i> (formerly <i>Dryandra sessilis var cordata</i> ) (Parrot Bush) (50%)	
<i>Agonis flexuosa</i> (30%)	
<i>Hakea oleifolia</i> (10%)	
<i>Corymbia calophylla</i> (10%)	

**Comments- Proposed Smith Beach development- June 2022, Kay Lehman**

**Review-Stratagen JBS&G- Smiths 2014 Pty Ltd Environmental Assessment Report, Lot 4131 Smiths Beach Road, Yallingup WA 6282**

- The proposal significantly impacts listed Threatened Species and Ecological Communities and Listed Migratory Species.

**Extent of Vegetation Clearing and Impacts**

- **Impacts to Regional Significant Vegetation**
  - Previous advice from the EPA was for the development to be only east of the firebreak to protect regionally significant vegetation and this is not being adhered to in this current proposal.
    - Priority Ecological Community vegetation- proposed clearing of PEC-
      - The proposal will directly impact 0.31 ha (3.80%) of the "Low shrublands on acidic grey-brown sands of the Gracetown soil-landscape system' PEC situated in the western portion of the site. Of this, 0.11 ha will be fully cleared, and 0.21 ha will be partially modified. This impact will be confined to the extreme eastern extent of the PEC. This impact will not cause fragmentation, increase the potential for edge effects or reduce the viability of the PEC extent. Given this, the development is not considered to significantly impact this PEC occurrence"
    - The proposed clearing of PEC vegetation will impact the overall remaining amount of the PEC on the site. Community access through the remaining PEC needs to be carefully managed to prevent degradation of vegetation condition. The development should not be impacting PEC vegetation and should be modified to protect all of the PEC in the study area.
    - **Impact to PEC P2 Low shrubland on acidic grey-brown sands of the Gracetown soil-landscape system- impacts from edge effect with potential new trails, weeds etc. edge effects. There is no/little detail on how this will be managed.**
- **Impacts to 'Managed' Vegetation within the Site.**
  - **The entire area (18.46ha) of vegetation proposed to be cleared and/or modified should be assessed by the EPA** -as the modified/managed vegetation directly adjacent to proposed cleared area for development will be subject to various impacts which will very likely degrade the condition of vegetation. It is proposed to clear 7.32 ha with an addition 11.14ha subject to modification to allow for fuel reduction and proposed landscaping works.
  - **There is a lack of detail on management measures for the 'managed vegetation' in the short and long-term.** How long is the Community Corporations management enforceable?
    - The 7.32ha of modified/managed vegetation is proposed to be managed by the Community Corporation "which will audit onsite landscaping prior to bushfire season and conduct spot checks through the season. The Community Corporation will implement the BMP and BEMP for the entire precinct." It is stated that residual impacts to flora and vegetation within the Site will be managed through the implementation of a Construction EMP and offset strategy. This may be effective through the construction phase of the project, but what are the ongoing measures and plans to ensure that

this native vegetation is not degraded over time. How will the condition of the vegetation be retained in this area? How will this managed natural vegetation be managed in the long term?

- The proposal states that “60% of the tree canopy will be retained with the ‘managed vegetation’ “but the understorey will be highly modified.
- Areas to be modified/managed will be subject to Bushfire requirements through Firebreak notices under the *Bushfire Act 1954*. The proposed bushfire mitigation includes “retaining canopy cover (trees greater than 4 m in height) at varying densities, but will have shrubs and understorey cover reduced as per the specifications in the BMP”. The BMP states: “Low threat vegetation further from buildings within the park spine and campground, prioritising tree retention but be highly managed and fragmented to reduce bushfire spread and impact on buildings”.
- The impacts of landscaping works and ongoing impacts by people pressure in this modified environment is likely to degrade the condition of the native vegetation including weed invasion and reduced habitat values. **Impacts to *Banksia sessilis var cordata* P4** – unlikely that protection can be managed with construction impacts, susceptibility to dieback etc. The modified native vegetation to be retained in the development will be subject to bushfire requirements as part of the bushfire risk minimisation which states: “retain canopy cover (trees greater than 4 metres in height) at varying densities but will have shrubs and understorey cover reduced as per specification detailed in the BMP”. *Banksia sessilis var cordata* is a shrub to 2.5m in height. *Banksia* species are sensitive to soil disturbance and highly susceptible to dieback pathogen.
- **There are no details on weed management in the Environment Assessment Report-for the development area (only in the foreshore area- in the FMP). Weed control works should be undertaken prior to construction works. The Construction EMP should include:**
- Weeds-recorded in the study area-
  - *Schinus terebinthifolius*- Brazilian Pepper- although not listed as a Declared Weed under the *Biosecurity and Agriculture Management Act 2007* or a Weed of National Significance- is an aggressive woody weed which displaces native vegetation and rapidly invades disturbed areas. It is dispersed by birds and mammals. Needs control prior to works.
  - In addition, Flinders Ranges wattle *Acacia iteaphylla* (an invasive woody weed) should also be controlled prior to works. Given the proximity to the National Park- these weeds should be controlled prior to works to prevent their spread.
  - Both these above weeds are listed as Priority Weeds for control in the City’s Weed Strategy.
  - Arum Lilies and Bridal Creeper weeds recorded- Declared and WONS weeds- Should be a condition to control all arum lilies on site prior to works and release of the biological rust treatment for the bridal creeper.
- **Management of ‘Edge Effects’ to National Park**
  - Proposed development in the western section -Western Holiday Homes area- likely impacts from residents/visitors - access tracks developing, impacts to native vegetation/habitat condition, weed invasion, degradation of PEC vegetation.

- There are no details on how this will be managed.
- **Flora and Vegetation Assessment**
  - The Spring Flora and Vegetation (Emerge, 2018) was not undertaken in accordance with EPA guidelines- EPA (2016) *Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment*.
  - The Emerge (2019) Flora and Vegetation Assessment had a number of limitations including:
    - Threatened Flora-the flora survey by Emerge was undertaken on 17 Aug 2018 and 26-28 November 2018. Targeted threatened flora survey should be undertaken in the SW Botanical Province when the majority of species are flowering in accordance with EPA Technical Guidance. The survey was not undertaken in Sept/Oct when potentially threatened ephemeral/annual species flowering such as the spider orchid *Caladenia excelsa* (flowering sept-Oct) and *Caladenia caesarea* subsp. *maritima* (flowering Aug-Sept) listed as possible to occur in the study area.
    - Of concern another listed limitation of the survey- Pg 36 Emerge Flora report- "Not all targeted areas where the relevant soil or vegetation complexes occur could be assessed during the survey due to time constraints and/or a lack of access to privately owned land. Therefore, some potential sites could not be ground truthed and it is likely that further unrecorded occurrences of the 'low shrublands on acidic grey-brown sands' PEC occur".
    - **Noted botanical Errors in the Flora and Vegetation Report (Emerge, 2019):**
      - Error in Table 1 of the Emerge Flora and Vegetation Assessment- the orchid *Caladenia viridescens* is not a listed P2 it is a Threatened species under the EPBC Act.
      - Error in Flora species list- Species listed in the wrong Family- *Chamaescilla corymbosa* is listed in Xanthorrhoeaceae family- should be in Hemerocallidaceae family
  - The subsequent Flora and Vegetation Survey (Strategen, 2021) does not detail the type of vegetation survey or sampling techniques used (as required by EPA guidelines for flora surveys) and whether potential threatened flora were targeted.
    - **Do not have access to-** Strategen JBS&G (2021b), Smiths Beach Stage 2 Approvals- Vegetation Site Visit, October, prepared for Smiths 2014 Pty Ltd.
- **Fauna Management**
  - The Fauna Assessment (Biologic, 2020) appears to comply with EPA Guidance for conducting fauna surveys.
  - A Fauna Management Plan is proposed to be development- without the management details it is difficult to comment on. Lighting should be addressed in terms of impacts to fauna- minimising night light.
  - Six fauna species of conservation significance were recorded within the Site (Biologic, 2021) including Western ringtail possum, Carnaby's Black Cockatoo, Baudin Black Cockatoo, *Ctenotus ora* (skink), Quenda and Brush tailed Phascogale.
  - "WRP dreys 6 and potential black cockatoo habitat trees 5 situated in the development footprint are expected to be fully retainable through avoidance measures incorporated into detailed development design".

- EPBC Act referral with potential significant impacts to Western Ringtail Possums and Black Cockatoo habitat trees. **Need the EPA Assessment completed to comment further on this.**
- Pet restrictions- Holiday homes, camping. Impact on native wildlife- **there should be restrictions with no pets allowed on site, particularly cats.**
- **Smiths Beach Sustainability Report- should include the use of 'Owl- Friendly' rodent control products.** <https://owlfriendly.org.au/rodent-control/>

#### Hydrology/Sewerage- in relation to vegetation impacts

- The impacts (including vegetation clearing and habitat loss) of the proposed piping of water from Yallingup to the development- need to be included in the EPAs assessment of proposed disturbance areas.
- Onsite sewerage treatment- Western Holiday Homes will dispose of treated wastewater within its own lot.
  - Impacts to native vegetation from nutrient load have not been discussed.
  - Shallow soil/rock not suitable for onsite sewerage disposal.
  - Impacts to water quality and the marine environment of the Ngari Capes Marine Park have not been discussed.

#### Foreshore Plan

- The Priority Ecological Community (PEC) 'Low Shrubland on acidic grey-brown sands of the Gracetown soil-landscape system' is also located in the foreshore area in the north. This area requires greater protective measures than what is being proposed in the FMP.
- Proposed revegetation in foreshore area- very difficult site to establish vegetation in rocky/shallow sandy soil.
- Foreshore – primary dunes to be cleared to formalise carparking areas.
- Small northern section of the National Park's extension included with CoB's management responsibility. This include a portion of the Cape to Cape track.
  - Track maintenance? Signage, liability? The City to be part of the Community Title Scheme group to manage. Will need City resourcing.
  - 5 year management program by Proponent- then ongoing management handed over to CoB and DBCA. Subject to a separate management agreement, the Community Corporation may however continue to manage the area under CoB responsibility.
- Proposed outdoor shower facilities- problematic, water wastage, illegal campers using. The Urban Water MP (hYd2o, 2021) lists in it design objectives: adoption of waterwise practices!
- Significant modification to the foreshore area with proposed stone seawall, timber staircase- into water? Erosion? On-going maintenance, costs.

#### Urban Water MP

- Impacts to the natural, permanent water soak- located in the Foreshore Plan area- there is little information in the report on the proposed management of this site- is this the proposed Rock Pool area in the FMP? This natural spring (groundwater expression) needs protection.
- Encourage the use of rainwater tanks onsite- sustainability.

**Bushfire Management**

- Bushfire risk- with proposed housing directly adjacent to the National Park -all required bushfire clearing requirements should be included in the proposed development area- and not to impact the National Park.
- Proposed new public road on the southern boundary- impacts to native vegetation?

**Landscape Report**

- Only local native flora species should be utilised in landscaping works- on review of the proposed landscape planting list- there are invasive weed species including *Bromus hordeaceus* (introduced grass). This species should be excluded from the final Landscape Management Plan.
- Native vegetation should be retained with the development as much as possible- and inclusions of a proposed Community Garden- is out of step and inappropriate in a coastal beach environment, water use etc.
- The protection and natural enhancement (revegetation) of the natural water soak should be included in the landscape design.

**City of Busselton**  
**Smith Beach Development**  
**Peer Review of TIA**



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**EXECUTIVE SUMMARY**

This technical note has been prepared for the City of Busselton to peer review the traffic impact assessment prepared by Cardno / Stantec for the proposed Smiths Beach project, dated 8 December 2021.

In summary there are some key elements missing from the TIA that should be addressed, and include:

- Assessment of intersection visibility
- Refining of the Sidra analysis

**REVIEW OF TRAFFIC IMPACT ASSESSMENT**

The review of the traffic impact assessment (TIA) is undertaken with reference to each section where comments are made. Sections not shown raise no issues or concerns.

**Section 3.2 Existing Parking Supply and Demand**

The TIA states that there are currently 64 formal car parking bays provided at Smiths Beach. Surveys undertaken for the TIA suggest the peak car parking demand is in the order of 130 to 150 cars during peak periods of activity.

Reference to Google Maps confirms 64 parking bays currently exist.

It is noted that current peak parking demand is significantly greater than existing parking provision. This is not a matter that is required to be addressed by any development.

**Section 3.3 Existing Road Network**

The TIA states that Canal Rocks Road has a posted speed of 110kph. This is actually incorrect based on MRWA web mapping which indicates the 50kph speed applies to Canal Rocks Road from Caves Road. This should be checked, particularly if used in the Sidra assessment.

**Section 3.4 Existing Traffic Volumes**

Existing traffic volumes on Caves Road are indicated to be in the order of 2,600vpd based on MRWA data from 2018. Reference to MRWA data from 21/22 south of Yallingup Beach Road indicates 3,812vpd. However, the data suggests little change in demand since the 18/19 year. On this basis the traffic demands shown in table 3.2 can be accepted as being reflective of current base line demands.

It is noted that MRWA traffic data also indicates there are no traditional AM and PM peaks, but a peak occurring around mid-day.

#### **Section 4.2 Vehicle Access**

The access locations appear to be acceptable. However, the TIA makes no comment in regard to access visibility. This must be addressed.

#### **Section 5.1**

The TIA states 64 existing bays currently exist, but in section 5.1 states 133 are provided off-site. Whilst there are parking areas that can be used, the report does not specify if the development will create the 133 off-site parking bays. This section is unclear.

#### **Section 5.2 Parking Demand and Reciprocity**

The TIA states a reduction of 50% of the peaking demand based on reciprocity of existing land uses and activity. No reference or evidence is provided to support this assumption. Whilst the arguments raised in regard to reciprocity are acceptable and may indeed support up to a 50% reduction, it is considered that the reductions to the hotel and campsite parking are not supportable. All hotel guests will need a bay per room as will guests at the campsite (it would be assumed that all campsites would be large enough for a car and separate parking would not be required except for staff).

The reductions applied to other land uses are considered acceptable. However, it is noted that the resultant parking provision is less than required by the City's LPP.

#### **Section 7.2 Traffic Generation Estimation**

Trips rates reference ITE and RA. Both acceptable sources.

Noted that 1% growth pa applied to background traffic in local area. This is acceptable as the development will be the actual increase in traffic demand to use local roads.

Section 7.5.2 states the right turn gap has been reset from Sidra to Austroads recommended values. Need to ensure that these are as per MRWA values, or MRWA will not support results.

#### **Sidra model**

Reference to Google maps indicates Canal Rocks Road has a single lane approach of about 3m widening to 7.8m at the stop line by virtue of the approximate 10m corner radius. The sidra model shows two lanes for 9m of the approach, suggesting 2 vehicles can access the stop

line. This is not accepted as at 5m from the stop line the lane width is 5m and would require that a right turn vehicle is hard up to the centre line. The approach should be modelled as a single lane approach as the ability for 2 vehicles to wait at the stop line is severely restricted. Further the model shows a dedicated right turn lane which does not exist. Aerial mapping indicates a southbound carriageway of 5m making passing a turning vehicle slow.

It is noted that the current intersection of Caves Road / Canal Rocks Road falls well below the MRWA standard applied to new development access.

The Sidra results for Scenarios 1 and 2 are acceptable. However, the results for Scenario 3 with a delay of 58.5s for the right turn is a little bit concerning. The level of delay could be likely to result in a higher incidence of crashes occurring. It is recommended that this be further investigated as the comment that it occurs on a handful of days need to be further substantiated.

#### **Section 7.3.4 Smiths Beach Road**

The Sidra analysis of this intersection is as to be expected. However, as previously stated no assessment of visibility has been provided.

#### **Section 8.1 MRWA Warrants**

It is noted that the existing intersection of Caves Road / Canal Rocks Road is substandard and that the development should not be required to upgrade the intersection. However, given the Sidra assessment is in need of review, it would be recommended that the matter is raised with MRWA and timing for the intersection upgrade identified. Based on Scenario 3, the current intersection is shown to operate poorly, which may increase crash rates. Based on the Sidra analysis the development may need to provide 2 approach lanes to Caves Road as a minimum requirement. Any works should be done in liaison with MRWA to get the whole intersection to a better standard.

**18. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**19. URGENT BUSINESS**

Nil

**20. CONFIDENTIAL REPORTS**

Nil

21. CLOSURE

The Presiding Member closed the meeting at 7.09pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 359 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON WEDNESDAY, 16 NOVEMBER 2022.

DATE: 17/11/22      PRESIDING MEMBER: 