City of Joondalup

minutes

Ordinary Meeting of Council

MEETING HELD ON TUESDAY 27 MAY 2025

Acknowledgement of Traditional Custodians
The City of Joondalup acknowledges the traditional custodians of the land, the Whadjuk people of the Noongar nation, and recognises the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. The City of Joondalup pays its respects to their Elders past and present and extends that respect to all Aboriginal and Torres Strait Islander peoples.

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TABLE OF CONTENTS

1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS 5

2 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS 5

3 DECLARATIONS OF FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY....7

4 DEPUTATIONS....12

5 PUBLIC QUESTION TIME....12

6 PUBLIC STATEMENT TIME....26

7 APOLOGIES AND LEAVE OF ABSENCE....28

8 CONFIRMATION OF MINUTES....29

9 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION....30

10 IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC....32

11 PETITIONS....32

12 REPORTS....33

12.1 DEVELOPMENT AND SUBDIVISION APPLICATIONS - MARCH 2025 (WARD - ALL)....33

12.2 PROPOSED REMOVAL OF A MATURE TUART TREE AND REPLACEMENT WITH AN ALTERNATIVE TREE AT 3A MOOLANDA BOULEVARD, KINGSLEY (WARD - SOUTH-EAST)....38

12.3 OBJECTION TO THE CITY'S DECISION TO REFUSE AN APPLICATION TO KEEP A BEEHIVE AT 8 ASHMORE WAY, SORRENTO (WARD - SOUTH-WEST)....56

12.4 EXECUTION OF DOCUMENTS (WARD - ALL)....62

12.5 CONFIDENTIAL - STATUS OF LEGAL ACTIONS REPORT (WARD - ALL) 65

12.6 STATUS OF COUNCIL DECISIONS - MAY 2025 (WARD - ALL)....66

12.7 MINUTES OF REGIONAL COUNCIL MEETINGS (WARD - ALL)....69

12.8 LOCAL GOVERNMENT ELECTIONS - APPOINTMENT OF WA ELECTORAL COMMISSIONER (WARD - ALL)....72

12.9 CORPORATE BUSINESS PLAN 2024–2028 QUARTER 3 REPORT (WARD - ALL)....81

12.10 2025 ANNUAL REVIEW OF REGISTER OF DELEGATION OF AUTHORITY (WARD - ALL).....93

12.11 LIST OF PAYMENTS MADE DURING THE MONTH OF MARCH 2025 (WARD-ALL).....98

12.12 FINANCIAL ACTIVITY STATEMENT FOR MARCH 2025 (WARD - ALL) ...102

12.13 CARD TRANSACTIONS FOR THE MONTH OF MARCH 2025 (WARD - ALL) 109

12.14 COMMUNITY FUNDING PROGRAM 2024-25 ROUND TWO (WARD - ALL) 112

12.15 BURNS BEACH CAFE RESTAURANT PROJECT MAJOR LAND TRANSACTION (WARD - NORTH).....121

12.16 TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE (WARD - SOUTH-EAST) 131

12.17 TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT (WARD - NORTH-CENTRAL).....139

12.18 PROVISION OF BASKETBALL FACILITIES - CITY OF JOONDALUP (WARD - ALL).....149

13 REPORTS OF COMMITTEES 163

13.1 POLICY COMMITTEE - 14 APRIL 2025 163

13.1.1 PROPOSED LOCAL DEVELOPMENT PLAN - 45 COUNTRY CLUB BOULEVARD, CONNOLLY (WARD - NORTH-CENTRAL).....163

13.1.2 DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY (WARD - ALL) 187

13.1.3 PROPOSED AMENDMENT TO LOCAL PLANNING SCHEME NO. 3 - LOT 55 (15) DELAGE STREET, JOONDALUP (WARD - NORTH)..206

13.1.4 LOCAL PLANNING SCHEME NO. 3 - REPORT OF REVIEW (WARD - ALL) 217

13.1.5 PROPOSED REVISIONS TO THE ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND DRAFT ALFRESCO SPACES GUIDELINES - CONSIDERATION FOLLOWING ADVERTISING (WARD – ALL) .227

13.1.6 PROPOSED ANIMALS LOCAL LAW (WARD - ALL) 237

13.1.7 ATTENDANCE AT EVENTS COUNCIL POLICY REVIEW (WARD - ALL) 248

13.1.8 NEW POLICY - ELECTRONIC ATTENDANCE AT COUNCIL/COMMITTEE MEETINGS (WARD - ALL).....252

13.1.9 REVIEW OF THE PURCHASING COUNCIL POLICY (WARD - ALL) 262

13.2 MAJOR PROJECTS AND FINANCE COMMITTEE - 5 MAY 2025.....270

13.2.1 POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS AND PROJECT COSTS (WARD - NORTH).....270

13.2.2 MULTI STOREY CAR PARK 2 JOONDALUP CITY CENTRE - PROJECT PHILOSOPHY AND PARAMETERS 2025 (WARD – NORTH).....278

13.2.3 NEIL HAWKINS PARK REDEVELOPMENT- PROJECT UPDATE (WARD - NORTH).....284

13.2.4 CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL) 293

13.3 AUDIT AND RISK COMMITTEE - 19 MAY 2025 294

13.3.1 CONFIDENTIAL - REVIEW INTO PROJECT AXIOM (WARD - ALL) 294

14 REPORTS OF THE CHIEF EXECUTIVE OFFICER.....295

14.1 PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2025-26 FINANCIAL YEAR (WARD - ALL) 295

COUNCIL DECISION – ADOPTION BY EXCEPTION RESOLUTION.....303

15 URGENT BUSINESS 304

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.....304

CONFIDENTIAL REPORTS 306

12.5 CONFIDENTIAL - STATUS OF LEGAL ACTIONS REPORT (WARD - ALL) 306

13.2.4 CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)..308

13.3.1 CONFIDENTIAL - REVIEW INTO PROJECT AXIOM (WARD - ALL).....310

17 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING.....313

18 CLOSURE 313

CITY OF JOONDALUP

COUNCIL MEETING HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY 27 MAY 2025

1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

2 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 6.30pm.

Mayor:

HON. ALBERT JACOB, JP		*absent from 10.40pm to 10.47pm*

Councillors:

CR ADRIAN HILL	North Ward	
CR LEWIS HUTTON	North Ward	*absent from 10.03pm to 10.09pm*
CR DANIEL KINGSTON	North Central Ward	*absent from 10.34pm to 10.39pm*
CR NIGE JONES	North Central Ward	*absent from 9.52pm to 9.56pm*
CR REBECCA PIZZEY	Central Ward	*absent from 10.40pm to 10.43pm*
CR RUSS FISHWICK, JP	South Ward	*absent from 10.08pm to 10.09pm* *absent from 10.44pm to 10.45pm*
CR JOHN RAFTIS	South Ward	
CR CHRISTINE HAMILTON-PRIME, JP	South-West Ward	*absent from 10.02pm to 10.20pm* *absent from 10.40pm to 10.43pm*
CR PHILLIP VINCIULLO	South-West Ward	*from 6.31pm*
CR JOHN CHESTER	South-East Ward	
CR ROHAN O'NEILL	South-East Ward	*absent from 10.01pm to 10.09pm*

Officers:

MR JAMES PEARSON	Chief Executive Officer	*absent from 10.37pm to 10.39pm*
MR JAMIE PARRY	Director Governance and Strategy	*absent from 10.44pm to 10.58pm*
MR MAT HUMFREY	Director Corporate Services	*to 10.44pm*
MR NICO CLAASSEN	Director Infrastructure Services	*absent from 10.44pm to 10.58pm*
MR CHRIS LEIGH	Director Planning and Community Development	*absent from 10.18pm to 10.20pm* *absent from 10.44pm to 10.58pm*
MRS CATHRINE TEMPLE	Manager Planning Services	*to 10.07pm*
MRS KYLIE BERGMANN	Manager Governance	*absent from 9.53pm to 9.56pm*

MS CHRISTINE ROBINSON	Manager Audit, Risk and Executive Services	*absent from 9.51pm to 9.54pm*
MS HANNAH TAGORE	Manager Communications and Stakeholder Relations	*to 10.40pm*
MR STUART MCLEA	Media and Communications Officer	*to 10.40pm*
MS SAMER AL JANABI	General Counsel	
MRS VIVIENNE STAMPALIJA	Governance Coordinator	*absent from 10.01pm to 10.03pm*
MRS DEBORAH GOUGES	Senior Governance Officer	*to 10.04pm*
MRS LAURA NAPIER	Governance Officer	*absent from 9.33pm to 9.37pm to 10.04pm*
MS CAITLIN WOOD	Governance Officer	*to 8.28pm*

There were 158 members of the public and no member of the press in attendance.

Cr Vinciullo entered the Chamber at 6.31pm.

3 DECLARATIONS OF FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY

3.1 DISCLOSURES OF FINANCIAL INTEREST / PROXIMITY INTEREST

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision-making process if they have disclosed their interest.

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.5 - Confidential - Status of Legal Actions Report (Ward - All).
Nature of Interest	Financial Interest.
Extent of Interest	Mayor Jacob works for Thomson Geer. Mayor Jacob does not work on City of Joondalup matters.

Name / Position	**Cr Lewis Hutton.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.5 - Proposed Revisions to the Alfresco Activities Local Planning Policy and Draft Alfresco Spaces Guidelines - Consideration Following Advertising (Ward – All).
Nature of Interest	Proximity Interest.
Extent of Interest	Cr Hutton's family operates a business affected by the policy.

3.2 DISCLOSURES OF INTEREST AFFECTING IMPARTIALITY

Elected Members (in accordance with clause 22 of Schedule 1 of the *Local Government [Model Code of Conduct] Regulations 2021*) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member / employee is also encouraged to disclose the nature of their interest.

Name / Position	**Cr John Chester.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement with an Alternative Tree at 3A Moolanda Boulevard, Kingsley (Ward - South-East).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Many of the residents of the Corinthian Court facility are known to Cr Chester.

Name / Position	**Cr Rohan O'Neill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement with an Alternative Tree at 3A Moolanda Boulevard, Kingsley (Ward - South-East).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr O'Neill assisted with the petition to remove the tree.

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.11 - List of Payments made during the month of March 2025 (Ward-All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Mayor Jacob works for Thomson Geer. Mayor Jacob does not work on City of Joondalup matters there.

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.17 - Tender 001/25 Prince Regent Park New Club Facilities and Existing Toilets Refurbishment (Ward - North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Mayor Jacob's brother provides electrical contracting to Hickey Constructions.

Name / Position	**Cr Lewis Hutton.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.17 - Tender 001/25 Prince Regent Park New Club Facilities and Existing Toilets Refurbishment (Ward - North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hutton is a member of the Joondalup United Football Club who use the facility.

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston attended the public meeting by the Connolly Residents Association (CRA) and developer in support of the Local Development Plan (LDP). Cr Kingston knows a number of people who form Connolly Save Our Suburb (SOS) who is against the Local Development Plan (LDP).

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime has met with impacted residents and some are known to Cr Hamilton-Prime.

Name / Position	**Cr Phillip Vinciullo.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Some residents are known to Cr Vinciullo.

Name / Position	**Cr John Raftis.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.2 - Draft New Residential Development Local Planning Policy (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Raftis owns and resides in a property within Housing Opportunity Area 4.

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.3 - Proposed Amendment to Local Planning Scheme No.3 - Lot 55 (15) Delage Street, Joondalup (Ward – North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Representatives of the applicant met with Mayor Jacob and City Planning Officers before lodging the application.

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.3 - Proposed Amendment to Local Planning Scheme No.3 - Lot 55 (15) Delage Street, Joondalup (Ward – North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime's husband has two storage units at Storage King.

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.5 - Proposed Revisions to the Alfresco Activities Local Planning Policy and Draft Alfresco Spaces Guidelines - Consideration Following Advertising (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	The hospitality operators and owners within the City are known to Cr Hamilton-Prime.

Name / Position	**Cr John Chester.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.6 - Proposed Animal Local Law (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Chester is engaging with Department of Biodiversity, Conservation and Attractions (DBCA) staff to have some of the Yellagonga Regional Park included in the City's Cat Prohibited Areas.

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.6 - Proposed Animal Local Law (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston is the Secretary of the Friends of Yellagonga which has made a submission.

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.3 - Neil Hawkins Park Redevelopment-Project Update (Ward - North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston is the Secretary of the Friends of Yellagonga which has an interest in the regional park.

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

4 DEPUTATIONS

This item was dealt with at the Briefing Session.

5 PUBLIC QUESTION TIME

5.1 QUESTIONS ASKED PRIOR TO AND VERBALLY AT THE BRIEFING SESSION HELD ON 13 MAY 2025

The following summarised written questions were submitted prior to the Briefing Session held on 13 May 2025:

Questions asked prior to and verbally at the Briefing Session held on 13 May 2025 are included in the Agenda for this Ordinary Meeting of Council.

5.2 QUESTIONS ASKED PRIOR TO AND VERBALLY AT THE COUNCIL MEETING HELD ON 27 MAY 2025

The following summarised questions were received prior to the Council meeting held on 27 May 2025:

D Blackburn, Kingsley:

Re: Item 12.15 - Burns Beach Café Restaurant Project Major Land Transaction.

Q1 Can the City advise how does the funding for the building of a commercial restaurant at Burns Beach, to compete with other private commercial operators, relate to the core mission of the City of Joondalup?

A1 The City's 10-Year Strategic Community Plan, *Joondalup 2032,* articulates the community's aspirations, vision and objectives and informs all of the City's other plans and services. The *5-Year Corporate Business Plan* is the City's medium-term planning document which contains the services, projects and activities that have been developed in response to the vision, goals and outcomes of the 10-Year Strategic Community Plan, *Joondalup 2032*. The Burns Beach — café/kiosk/restaurant is listed as a key capital works project in the *5 -Year Corporate Business Plan*.

Q2 *Can the City advise why the City is not using the same model followed for the Pinnaroo Point Restaurant facility, where the commercial operator funded the building?*

A2 Initial stages of the Burns Beach project included investigations into different land tenure and operating arrangements. It was decided that the option for the City to fund the building at Burns Beach was more favorable as it would result in a commercial building lease that would provide the City with a significant ongoing income.

Q3 *Building costs escalate and typically a 50% increase by the end of a project can occur, why is the City prepared to risk ratepayers' funds in this manner?*

A3 The Burns Beach Café/Restaurant and Coastal Node Business Case, was approved by Council at its meeting held on 20 July 2021 (CJ108-07/21 refers). The financial assumptions underpinning the Burns Beach Café/Restaurant and Coastal Node Business Case were updated in May 2024. Project costs and risks are regularly monitored and reviewed as the project progresses.

Q4 *Did the City try to get a State or Federal funding grant for their commercial restaurant venture?*

A4 No.

Q5 *The consultation reported that only 24.1% of submissions support the business case. Why then is the City recommending that Council only note the outcome of public advertising, rather than recommending that because the majority of submissions do not support it, the restaurant project should not proceed?*

A5 The purpose of the public advertising was to seek the community's comments on the business plan for the proposed major land transaction. It was not to determine the level of support/opposition for the project. The theme: "*Support the business case/project (in general)*" was just one of 15 key themes identified in the 30 submissions received.

As discussed in the report the City previously undertook community consultation to determine the level of community support for the project, which showed that over 70% of the 464 respondents supported the project.

B Hewitt, Edgewater:

Re: Joondalup Festival of Motoring.

Q1 Can the City please provide the metric that will be used to assess the success, or otherwise, of the most recent Festival of Motoring?

A1 Key Performance Indicators (KPIs) have been established and mutually agreed upon, as outlined below. These KPIs will be addressed by the event organiser in the post-event report, which will be submitted to Council for review.

Area of Focus	Key Performance Indicator
Attendance	A minimum 15,000 people in attendance at the Event (over the two-day period).
Customer Satisfaction Levels	A minimum of 85% customer satisfaction rating to be gauged through onsite and post-Event feedback.
Marketing and Media Coverage	A minimum of $50,000 ASR (advertising space rate) (unpaid media, including online) throughout Western Australia for the Event to start to be recognised amongst the identified target markets in the lead up to, and during the Event.
Stakeholder Engagement	Approach key stakeholders in the region to be a part of the event including but not limited to local businesses, Edith Cowan University, North Metro TAFE, Motor Trade Association, and similar organisations.
Financial Economic Benefit	Based on: • attendance of 15,000 people at the Event (over the two-day period); and • average individual spend of between $50 - $100 per person, achieve an estimated financial economic impact of between $750,000 to $1,500,000.
Economic and Tourism	Event program to provide opportunities for local organisations to be involved. Visitor attendances engage with local business (hospitality and accommodation).

Q2 Has the City spoken with all businesses impacted by the road closures?

A2 Post event debriefs are currently being conducted with key stakeholders and businesses in the region to gather feedback.

Q3 Many residents were impacted by road closures over the weekend, has the City provided any apology, support or acknowledgment of the issues caused?

A3 The City received three complaints from residents which have been addressed.

Q4 *Can the City advise what the total cost was to the ratepayers of the City for this Festival? Please provide an accurate breakdown of all costs including sponsorship, administration, road closures, security, entertainment and advertising.*

A4 At its meeting held on 27 August 2024 (CJ227-08/24 refers), Council agreed to sponsor the 2025 Joondalup Festival of Motoring for the amount of $350,000 (excluding GST). Minimal administrative costs were associated with the event. A post event report will be provided in the future with a breakdown of costs associated with the event.

Q5 *Can the City advise how many people attended the Festival of Motoring? Please provide a breakdown of individual parts of the event and their attendance on each individual day.*

A5 The post event report and data is being compiled.

M Sideris, Mullaloo:

Re: *Current Consultation Survey - Building Sustainable Neighbourhoods.*

Q1 *Can the City please advise why all Resident and Ratepayer Associations were not contacted or advised during the April and May mailout process?*

A1 All known resident and ratepayer group details were provided to the consultants appointed to undertake Phase 3 of the review of the housing component of the City's *Local Planning Strategy*. The appointed consultants contacted the groups, including the Mullaloo Beach Community Group, to invite them to an online meeting as well as outline the other consultation activities being undertaken.

Q2 *After five months since appointment of the APP Group and Hames Sharley consultants to engage the residents of the City of Joondalup. Can the City please explain why the initial version of the survey was withdrawn and amended soon after it was publicly released?*

A2 Following the release of the survey, feedback was received by some community members regarding some potential limitations of the survey. Taking the feedback on board, the survey was updated to improve its useability as well as ensuring there was sufficient opportunity for respondents to provide feedback and comments at all stages of the survey.

Q3 *On matters related to residents with visual disabilities and/or lacking 'smart phone' competency skills. Can the City please confirm how the City can legally hand the responsibility for access and inclusion for this survey to the appointed consultancy?*

A3 Noting that the online survey includes some interactive elements, six drop in and guided information sessions were offered where the consultant team were available to assist respondents complete the survey. In addition, members of the consultant team and City staff are available by telephone to guide respondents through the survey if completing it themselves, or to complete the survey on their behalf. PDF copies of the survey questions are also available upon request.

Q4 Can the City please advise if any Elected Member/s had discussions, meetings, briefings or similar with the appointed consultants?

A4 The consultants appointed to undertake Phase 3 of the review of the housing component of *Local Planning Strategy* provided a briefing to Elected Members at the Strategy Session held on 4 February 2025.

Q5 Can the City please explain in detail why the current survey makes no reference or consideration to the City's inability to action its previously failed 'Precinct Planning' or Housing Opportunity Areas (HOA) planning strategy?

A5 The survey that is currently out for public response is seeking input from the community on preferences for where infill housing should be located in the City of Joondalup. At its meeting held on 18 May 2021 (CJ063-05/21 refers), Council resolved to bring forward the review of the housing component of the *Local Planning Strategy*, which is being undertaken in a phased approach. This includes consultants APP Group in association with Hames Sharley being appointed to undertake Phase 3 of the review. At the end of Phase 3, Council will consider adopting an approach to the spatial allocation of density within the City, which will then be subject to further community consultation as part of the statutory approval process.

M Moore, Edgewater:

Re: Dwellings Per Gross Urban Zoned Hectare.

Q1 Can the City advise what is the overall dwellings per gross urban zoned hectare figure for all 22 suburbs in the City of Joondalup?

Q2 Can the City advise what are the individual suburb dwellings per gross urban zoned hectare figure for Warwick?

Q3 Can the City advise what are the individual suburb dwellings per gross urban zoned hectare figure for Greenwood?

Q4 Can the City advise what are the individual suburb dwellings per gross urban zoned hectare figure for Kingsley?

Q5 Can the City advise what are the individual suburb dwellings per gross urban zoned hectare figure for Woodvale?

A1-5 It is estimated that it would take a considerable amount of a City officer's time to research and collate the requested information. The City does not have this information in an easily accessible format, and it would divert the local government's resources away from its other functions which the Council has endorsed as priority activities in the Corporate Business Plan.

s5.95 of the *Local Government Act 1995* provides that a person's right to inspect information referred to in section 5.94 does not extend to the inspection of information — (a) which is not current at the time of inspection; and (b) which, in the CEO's opinion, would divert a substantial and unreasonable portion of the local government's resources away from its other functions.

The CEO has determined that in accordance with s5.95 of the *Local Government Act 1995* the information will not be researched and collated.

M Kwok, Ocean Reef:

Re: Item 12.8 - Minutes of the Annual General Meeting of Electors Held on 23 January 2025 – Motion 15 (CJ053-03/25).

Q1 Can the City advise if the Chief Executive Officer has acted on Item 15.4?

A1 Yes. Letters to Local Members were sent on Tuesday 20 May 2025.

Q2 Can the City provide the name list of the State and Federal Members where the information was passed onto?

A2 Letters were sent to the following members:

- Kingsley MLA - Jessica Stojkovski.
- Joondalup MLA - Emily Hamilton.
- Carine MLA - Liam Staltari.
- Hillarys MLA - Caitlin Collins.
- Burns Beach MLA - Mark Folkard.
- Member for Pearce – Tracey Roberts MP.
- Member for Moore – Tom French MP.
- Member for Cowan - Hon Dr Anne Aly MP.

Q3 Can the City provide a copy of the letter that was passed onto the above members?

A3 A copy of the letter has been attached (*Attachment 1 refers*).

Re: Item 13.1.6 – Proposed Animals Local Law.

Q4 In relation to Part 8 - Keeping Poultry, has the City carried out regular testing of older suburbs to assess the level of chemical contamination of these properties?

A4 No.

Q5 *In relation to Part 8 - Keeping Poultry, can the City advise does the City currently recommend methods of soil remediation to address the issue?*

A5 The amount of organochlorine compound residues typically around homes is not considered a public health concern. Remediation is unnecessary for normal residential use of a property, and the specific risks and recommended setbacks associated with poultry relate to poultry being efficient scavengers and soil scratchers able to consume enough dirt to accumulate residues in both their meat and eggs if organochlorines are present.

S Apps, Woodvale:

Re: *Planning Approvals, Development Applications and Building Approval Conditions.*

Q1 *Can the City advise if any Elected Members have had meetings with the developers, their agents or representatives including consulting organisation in regard to the following development applications:*

- *Woodvale Corner - Woodvale Drive/Wanneroo Road, Woodvale.*
- *Warwick Quarter – Warwick.*
- *Joondalup Resort - 45 Country Club Boulevard, Connolly.*
- *Scheme Amendment Planning Policy 3 - Lot 55 (15) Delage Street, Joondalup?*

Please provide detail of who and when these meetings occurred?

A1 The City is unable to respond on behalf of individual Elected Members and is therefore unable to comment as to whether Elected Members have had individual meetings with developers, their agents or representatives.

Q2 *Can the City advise does the City of Joondalup support the State Government planning approval process in regard to the Significant Development Assessment Unit (SDAU) pathway?*

A2 The Significant Development Pathway is established under Part 11B of the *Planning and Development Act 2005* and administered by the Western Australian Planning Commission.

The City has made observations, via WALGA, that the introduction of the significant development pathway is potentially enabling applications through a pathway that does not prioritise the need for or requirements of a strategic planning framework, resulting in development outcomes that are inconsistent with the local planning framework and contrary to orderly and proper planning.

The City further observed that if the role of the significant development pathway is to remain a legitimate pathway for projects of significance, then the development eligibility should be reviewed, including an increase to development cost threshold to reflect the state significance of a project.

Q3 *Can the City advise do the Elected Members support the State Government planning approval process in regard to the Significant Development Assessment Unit (SDAU) pathway?*

A3 Elected Members were engaged in the preparation of City's observations for WALGA (see answer to Q.2 above). The City is unable to respond on behalf of individual Elected Members and is therefore unable to comment as to whether Elected Members support the State Government planning approval process regarding the Significant Development Assessment Unit (SDAU) pathway.

Q4 *With all new residential buildings in the City of Joondalup, can the City advise who checks for compliance against the development applications and the building approval conditions?*

A4 A coordinated approach is taken between the City's Planning Services and Regulatory Services teams to ensure necessary planning conditions are cleared either prior to submission of a building permit or at the submission of a building permit application. Follow up checks are also completed by Regulatory Services for any outstanding conditions which require clearing prior to the occupation of the development.

Q5 *Can the City advise if all new residential buildings in the City of Joondalup are compliant against the approved development application and building approval conditions?*

A5 It is not possible to confirm if all new residential buildings in the City of Joondalup are compliant against approved development application and building approval conditions.

The onus of compliance with regulation or conditions of approval rests with the applicant and landowner of a property. The City provides a development compliance function as part of its services and will seek compliance where the City is aware that obligations have not been met.

M Dickie, Hillarys:

Re: *Planning Documents.*

Q1 *There appear to be at least three substantial planning documents in play at present: the Review of Local Planning Scheme No. 3 (LPS3) and the New Residential Development Local Planning Policy which are being presented to this month's meeting and the current consultation on Building Sustainable Neighbourhoods.*

Can the City advise how Council explains the organisation of these documents, and others, to make planning requirements clear to residents and applicants?

A1 A summary of the documents currently under review is provided below:

- The draft Residential Development Local Planning Policy has been prepared in response to changes to the *Residential Design Codes* (R-Codes) in 2024. The draft Residential Development Local Planning Policy, when approved, will work alongside the R-Codes as the principal statutory development provisions that residential development applications will be assessed against. A report is being presented to Council's May meeting for consideration after advertising. The draft Policy will be determined by the Western Australian Planning Commission, in accordance with the R-Codes and the *Planning and Development (Local Planning Scheme) Regulations 2015.*

- The Report of Review on *Local Planning Scheme No. 3* (LPS3) is a requirement of the *Planning and Development (Local Planning Scheme) Regulations 2015* in order to progress with the review of LPS3 and the *Local Planning Strategy* and does not have any direct impact on the current planning requirements for residents and applicants.

- The review of the housing component of the *Local Planning Strategy (Building Sustainable Neighbourhoods)* is a strategic project currently being undertaken, with the ultimate outcome to provide direction within the *Local Planning Strategy* on the spatial allocation of housing density within the City. Depending on the outcome, a review of development provisions included in the *Residential Development Local Planning Policy* may be warranted, however at this point, the review of the *Local Planning Strategy* does not have a direct impact on the current planning requirements for residents and applicants.

The following summarised questions were submitted verbally at the Council meeting held on 27 May 2025:

M Hinch, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Q1 Who will decide the building to be built at the Joondalup Golf Course, considering that residents of the area are against it and have concerns regarding the interruption to privacy the huge building will cause?

A1 Mayor Jacob advised there is currently no proposal for a building at the Joondalup Golf Course, the decision on the agenda is a proposal for a Local Development Plan at the location. Mayor Jacob added, when a building is proposed, a development application will need to be lodged with the City and can be decided upon either directly through Council; via Council through to the Development Assessment Panel or directly to the Planning Commission.

Q2 *Do Connolly residents have any input in the decision and are residents' opinions on the proposal considered?*

A2 The Director Planning and Community Development answered that in making a decision regarding the Local Development Plan, Council considers feedback provided from the community during public consultation as well as the assessment provided by City Officers.

M Dickie, Hillarys:

Re: *Item 12.10 - 2025 Annual Review of Register of Delegation of Authority.*

Q1 *In relation to the delegation for R-codes, is the City aware that by allowing City Officers to approve developments under delegation, it exceeds the boundary wall provisions by up to 25%, making the decision open to challenge as it is not reached in relation to the codes design principles?*

A1 The Director Planning and Community Development answered the intent of the delegation is not to set a threshold of what is and what is not appropriate, the intent of the delegation is to determine which City Officer can make the decision, adding, if a boundary wall exceeds the threshold, it then elevates through the hierarchy within the City's administration, to the delegated officer who can make a decision on the matter. The Director Planning and Community Development advised the design principles assessment is still undertaken.

Re: *Item 13.1.4 - Local Planning Scheme No. 3 - Report of Review.*

Q2 *In relation to the Building Sustainable Neighbourhoods consultation, one of the consultants noted that the City has had 3,500 infill dwellings in the last 14 years, which equates to 250 per year. Considering that the rate to achieve the State Government's targets is three times this amount, is the City aware of the need to accelerate infill over the next 25 years in order to meet the State Government target?*

A2 Mayor Jacob answered that City Officers are aware of the targets and have informed Council as such, adding that Council will need to consider this, particularly as it progresses through the current review process.

H Churlew, Connolly:

Re: *Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.*

Q1 *As there is only one road leading in and out of the area for the proposed development in Connolly, has Council considered the potential increase in traffic flow?*

A1 The Director Planning and Community Development responded that Council is currently considering the proposed Local Development Plan which will set the framework for any future development applications at the location, adding that as part of the Local Development Plan the applicant submitted a technical traffic assessment which was assessed as part of the City's review. The Director Planning and Community Development noted that the City was comfortable with the outcomes of the traffic assessment and that the surrounding road network had capacity to accommodate the anticipated development. The Director Planning and Community Development advised that if the Local Development Plan is approved, the applicant will need to submit a subsequent application which needs to include a more specific and detailed traffic assessment.

L Flatters, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Q1 Considering that the Local Development Plan affects all residents in Connolly why were not all households in Connolly issued with notification letters?

A1 The Director Planning and Community Development answered that the City undertakes consultation on planning proposals in accordance with its' *Planning Consultation Policy*, the policy guides the type and expanse of consultation the City undertakes depending on the type of application being considered.

The Director Planning and Community Development advised that in this instance the City consulted with residents slightly beyond the required 500-metre radius of the proposed development site to include residences that adjoined the golf course, adding that the City also informed the Connolly Residents' Association of the proposal, placed information on the City's website and also erected a sign at the site to draw attention to the proposal.

Mayor Jacob responded that there has been a high level of awareness of the proposal throughout the community, as demonstrated by the well-attended community information evening hosted by the Connolly Residents' Association and the proponent. Mayor Jacob stated that City Officers have abided by the *Planning Consultation Policy*, in fact stretching the consultation radius outside of the 500-metre radius to encompass houses that front onto the golf course.

Q2 Considering that there is so much open land in Connolly and that the proposed development would affect everyone, can the City consider providing notification letters to all residents of Connolly if further consultation is undertaken on the proposal?

A2 The Director Planning and Community Development answered that depending on the decision regarding the Local Development Plan there may not be any further consultation in relation to the plan itself, however, if there is a subsequent development application submitted, there will be consultation undertaken as part of that process.

The Director Planning and Community Development noted that if the applicant chooses to submit its application directly with the West Australian Planning Commission (WAPC), the WAPC would undertake the consultation and set the radius for notification, adding that the City can make the WAPC aware of the request of Connolly residents.

The Director Planning and Community Development advised if the development application comes to the City for assessment, the request for consultation to be undertaken with all Connolly residents would be considered at that time.

N Phillips, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Q1 Why did the community consultation for the Local Development Plan not follow the established guide deployed in Joondalup?

A1 The question was taken on notice and the following response is now provided by the City:

The Joondalup Resort Local Development Plan was advertised in accordance with the City's *Planning Consultation Local Planning Policy* (PCLPP). The PCLPP requires consultation to be undertaken for a duration of 21 days, by way of stakeholder notification letters and information provided on the City's website.

The PCLPP does not prescribe a distance from the site for stakeholder notification letters, therefore the City had regard to the provisions of the *Planning and Development (Local Planning Schemes)* Regulations 2015 relating to advertising for complex development applications in determining a suitable distance. The Regulations require a complex development application to be advertised to owners and occupiers within 200 metres of the proposed development.

The City undertook consultation of the draft local development plan in the following manner:

- 843 letters were sent to the landowners/occupiers of properties within a 500 metres radius of the lot the subject of the local development plan, with additional letters sent to some properties outside of the 500 metres catchment which had a direct interface with the golf course.
- The draft Local Development Plan, a location plan, the Transport Impact Statement and frequently asked questions were made available for public viewing on the City's website and at the administration building.
- One sign was installed on the corner of Country Club Boulevard and Spyglass Grove.
- An email was sent to the Connolly Residents Association (CRA).

The draft Local Development Plan was advertised for a duration of 21 days being from 28 January 2025 to 18 February 2025.

Based on the above, the City considers consultation for the proposed Local Development Plan met the relevant requirements of the PCLPP.

Q2 *Why was a letter not issued in 2020 for community consultation with regards to the change from Private Community Purpose, including group dwellings and multiple dwellings?*

A2 The Director Planning and Community Development answered that the scheme amendment being referred to which added the additional use of group dwellings and multiple dwellings to the site, was an amendment undertaken across all private community purpose sites. The Director Planning and Community Development added that consultation was undertaken with the landowners of those private community purpose sites as it was those pieces of land that were being affected rather than the surrounding properties.

P Humber, Connolly:

Re: *Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.*

Q1 *Why would Council consider a high-rise building of 12-14 storeys to be appropriate for this particular site?*

A1 Mayor Jacob responded that Council was yet to form a view on the proposal but would be doing so later in the meeting, noting that there will be an opportunity for individual Elected Members to speak on the matter when the item is up for discussion.

Q2 *Has Council already determined that the proposal should go ahead regardless of the amount of protest and what is said during tonight's Council Meeting?*

A2 Mayor Jacob advised that Council will be making a decision on the Local Development Plan later in the Council Meeting, adding what is being discussed at the meeting is a proposal for a Local Development Plan, not a proposal for a building at the site. Mayor Jacob added that whether the Local Development Plan passes is yet to be determined, noting that Council must base its decision on planning regulations and not the level of protest undertaken by members of the public.

EXTENSION OF PUBLIC QUESTION TIME
(Resolution No: CJ099-05/25)

MOVED Mayor Jacob, SECONDED Cr Hamilton-Prime that Public Question Time be extended for a period of 10 minutes.

The Motion was Put and **CARRIED (12/0)**

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

M Kwok, Ocean Reef:

Re: Item 13.1.6 - Proposed Animals Local Law.

Q1 A local council in Belgium reduced organic waste landfill by 45 tonnes in the first month after offering free chickens to 2,000 families. Would the City of Joondalup consider trialling this method to address the Tamala Park odour issue?

A1 Mayor Jacob responded that the City will always consider whatever it can under relevant legislation, adding that the only way to address the Tamala Park odour issue is to finish the landfill and cap it. Mayor Jacob stated the northern part of the community seeks to close Tamala Park and so a reduction in waste to landfill before it closes is not necessarily in the interests of the community.

Q2 Will reducing the amount of chickens a property can keep from 12 to six chickens eliminate the problem of organic chloride contamination?

A2 The Director Planning and Community Development advised that the reduction in the number of chickens from 12 to 6 as part of the draft Animals Local Law is not necessarily to respond to the potential presence of organochlorines in the soil, it is in relation to the setback distances that are set out in the draft Local Law.

J Price, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Q1 Is it appropriate that the Design Review Panel have listed Andrew Howe as the expert in planning, when he is a Technical Director for Element Advisory who put the proposal forward?

A1 The Director Planning and Community Development answered that the panel member mentioned was not part of the design review of the Connolly Local Development Plan, adding that the City has a large pool of experts to choose from for design review meetings to ensure there are not conflicts of interest. The Director Planning and Community Development added that there are procedures through the design review panel meeting requirements requesting that panel members identify potential conflicts and excuse themselves if that conflict is going to impact their ability to provide objective and independent advice as part of the review.

Q2 Andrew Howe is the only expert in planning on the Design Review Panel, so who is defaulted as the expert if he is the Technical Director for Element Advisory?

A2 The Director Planning and Community Development advised that in those instances, the planning aspects of the application would be undertaken by the relevant City administration staff.

6 PUBLIC STATEMENT TIME

The following summarised statements were submitted verbally at the Council meeting held 27 May 2025:

J Bowyer, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Mr Bowyer spoke in opposition of the Local Development Plan (LDP), questioning whether the proposed LDP is the right instrument to be used for the proposed development at 45 Country Club Boulevard, Connolly. Mr Bowyer suggested that the proposed LDP is inappropriate to facilitate the size, scale and context of development, raising concerns that the LDP has no statutory force, can undergo unlimited variation, contains misleading information and is inconsistent with regulations. Mr Bowyer suggested Council to consider an alternate option that acknowledges the concerns of the local community, requesting the City seek a workable solution that is consistent with regulations and fair to all stakeholders. Mr Bowyer urged Council to oppose the LDP.

L De Jesus, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Mrs De Jesus spoke in opposition of the Local Development Plan (LDP) stating that despite the plan meeting planning rules and processes, the plan is not right for the community. Mrs De Jesus requested that Councillors consider the importance of maintaining the trust of the community, noting that the community finds the proposal excessive. Mrs De Jesus acknowledged the housing crisis but suggested a smaller more balanced development would be more suitable for the area. Mrs De Jesus stated that a project worth over $20 million with no improvement to public amenities sends the message that profit is prioritised over people. Mrs De Jesus emphasised that the LDP does not reflect the values or needs of the community and urged Council to limit the height of developments to the local tree line and to put the community's voice at the heart of decisions.

M Dart, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Dr Dart spoke in opposition of the Local Development Plan (LDP) urging Councillors to vote against the proposed LDP. Dr Dart explained that he lives less than 200 metres away from the potential 14-storey development, adding that the proposed development would negatively impact the amenity of the residents of Connolly. Dr Dart described that real estate agents have found the proposal is already impacting negatively on attendance numbers at home opens, causing a decrease in house values. Dr Dart explained that an 80-metre tall, 14 storey building will far exceed the tree line that currently shields residents from aspects of the Golf Club. Dr Dart specified that it is not the potential for development at the site which he is opposed, but rather the size of the development.

E Benjamin, Kingsley:

Re: Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement.

Mrs Benjamin, Manager of Retirement Living on behalf of Masonic Care, addressed Council to support the removal of the mature tuart tree and the planting of four alternate trees at Corinthian Court Village. Mrs Benjamin explained that the alternate trees will have a similar combined canopy and as such would satisfy the required intention of the Council's Leafy City Program.

J Whittle, Kinglsey:

Re: Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement.

Mrs Whittle, resident at Corinthian Court Village and President of the Resident's Association, spoke in support of the removal of the mature tuart tree and its' replacement with more suitable trees. Mrs Whittle explained that numerous residents have approached her with concerns about the safety risks posed by the tree, as it stands directly over the only walkway leading to homes and creates a significant hazard to those with mobility or vision impairment. Mrs Whittle stated that a petition signed by 63 residents, along with 41 community submissions, demonstrates overwhelming support for replacing the tree. Mrs Whittle urged Councillors to consider the extensive existing tree population at Corinthian Court Village as well as the proposed replacements, and to focus on the welfare of residents in supporting the removal of the tuart tree.

B Hewitt, Edgewater:

Re: Expenditure and Ratepayer Funding.

Ms Hewitt spoke on behalf of the Edgewater Community Residents' Association, encouraging Council to consider how the cost-of-living crisis affects the capacity of residents to pay higher rates. Mrs Hewitt described the community as looking to cut costs and find cheaper alternatives amidst the struggle to pay for basic needs, with no way of avoiding increases in property rates. Mrs Hewitt urged Council to examine the City's expenditure and question the necessity of each decision. Mrs Hewitt expressed concern for City of Joondalup staff who are still waiting on the Enterprise Bargaining Agreement, while facing inflation and rising mortgage repayments. Mrs Hewitt requested for the Council to consider that every dollar spent in the name of the City is well spent and that any increase is considered with recognition that the community's capacity to pay more is not endless.

M Cheshire, Joondalup:

Re: Removal of front verges and tree replacements along Waterbird Loop, Joondalup.

Ms Cheshire addressed Council to express disappointment that the front verges along her street, Waterbird Turn, Joondalup, have been removed without any notice from the City of Joondalup. Ms Cheshire noted that the City plans to plant other trees, however this has not been clearly communicated to the residents in the area.

A Kay, Greenwood:

Re: Glengarry Shopping Centre Redevelopment.

Ms Kay spoke on behalf of Ms Cowper regarding the Glengarry Shopping Centre redevelopment proposal. Ms Kay raised concerns over the proposed commercial vehicle access to the redeveloped Glengarry Shopping Centre via Culloden Road, explaining that Culloden Road is a quiet residential street that has never previously supported commercial access. Ms Kay stated that many homeowners purchased in the area with the expectation that all commercial vehicle access would remain via Arnisdale Road. Ms Kay explained that the change would create noise, safety concerns and a loss of amenity for residents. Ms Kay explained that there is no certainty regarding the future businesses that may occupy the centre and that once commercial access is permitted, there is no way to limit intensification. Ms Kay emphasised that there is no justification in shifting commercial traffic into a street that was never designed for it.

A Clarke, Connolly:

Re: Item 13.1.1 - Proposed Local Development Plan - 45 Country Club Boulevard, Connolly.

Mrs Clarke spoke in opposition of the Local Development Plan (LDP) summarising the history of the Joondalup Golf Club from its' opening in 1985, to the pivotal event of the Golf Club becoming private and Connolly keeping only 4% of the recommended 10% of public open space. Mrs Clarke described the Golf Club and its' infrastructure as old and tired, as demonstrated by a recent fire and continuing problems with the electricity supply. Mrs Clarke stated that many of the fences surrounding the course need renewing, however for years budget restraints have precluded basic maintenance. Mrs Clarke described the excitement of standing on the Golf Course looking out over the fairway and lamented that this experience would be tarnished by two huge tower blocks.

7 APOLOGIES AND LEAVE OF ABSENCE

7.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr John Raftis	11 June to 22 June 2025 inclusive.

7.2 REQUESTS FOR LEAVE OF ABSENCE CR KINGSTON, MAYOR JACOB, JP, CR RAFTIS AND CR VINCIULLO
(Resolution No: CJ100-05/25)

MOVED Cr Jones, SECONDED Cr Hamilton-Prime that Council APPROVES the request for leave of absence from Council duties for:

1 Cr Kingston covering the period 3 June and 10 June 2025 inclusive;

2 Cr O'Neill covering the period 8 June to 14 June 2025 inclusive;

3 Cr Kingston covering the period 1 July and 8 July 2025 inclusive;

4 Cr Vinciullo covering the period 5 July to 13 July 2025 inclusive;

5 Mayor Jacob, JP covering the period 12 July to 27 July 2025 inclusive;

6 Cr Raftis covering the period 23 July to 10 August 2025 inclusive;

7 Cr Kingston covering the period 5 August and 12 August 2025 inclusive;

8 Cr Kingston covering the period 2 September, 9 September and 30 September 2025 inclusive;

9 Cr Kingston covering the period 7 October 2025 inclusive.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

7.3 APOLOGIES

Cr Christopher May, JP.

8 CONFIRMATION OF MINUTES

8.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 29 APRIL 2025
(Resolution No: CJ101-05/25)

MOVED Cr Jones, SECONDED Cr O'Neill that the Minutes of the Council Meeting held on 29 April 2025 be CONFIRMED as a true and correct record.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

9 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

MOTION TO SUSPEND ORDER OF BUSINESS
(Resolution No: CJ102-05/25)

MOVED Mayor Jacob, SECONDED Cr Hill that Council, in accordance with clause 14.1 of the *City of Joondalup Meeting Procedures Local Law 2013*, SUSPENDS the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*, to allow Elected Members the opportunity to express their condolences on the passing of former Chair of Commissioners for Joondalup, Mr John Patterson, after "Announcements by the Presiding Member Without Discussion."

The Motion was Put and **CARRIED (12/0)**

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Vale John Patterson

Mayor Jacob announced that the City of Joondalup is deeply saddened by the recent passing of John Patterson, Chairman of the Commissioners at the City of Joondalup, from December 2003 - April 2006.

Mayor Jacob stated that following a period of instability that led to the suspension of Joondalup Council, Mr Patterson, a former Mayor of the City of Nedlands, helped restore good governance, strong leadership and confidence at the City.

Mayor Jacob noted that alongside fellow Commissioners, initially – Allan Drake-Brockman, Michael Anderson, Ms Anne Fox and Ms Steve Smith – Mr Patterson was tasked with overseeing the City's administration and "putting the City back on track."

Mayor Jacob commented that one of Mr Patterson's most notable achievements as Chairman was in 2004 when he travelled to Shandong Province, China to formalise a Sister City relationship with Jinan.

Mayor Jacob noted that the Commissioners held their last council meeting on 26 April 2006.

Mayor Jacob advised that Mr Patterson said: 'I don't think I have ever struck a position that has been so bad at the start and so good at the finish.'

Mayor Jacob stated that John Patterson's last official function at the City was the 2006 ANZAC Day service.

Mayor Jacob announced: "on behalf of our Council and City, we extend our deepest sympathy to John's wife Judith, his children and the extended Patterson family".

Mayor Jacob called for a minute's silence in honour of John Patterson to be held.

MOTION TO RESUME ORDER OF BUSINESS
(Resolution No: CJ103-05/25)

MOVED Mayor Jacob, SECONDED Cr Hill that that Council RESUMES the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Group membership locked in

Mayor Jacob announced that the Joondalup Council has appointed 10 members of the community to guide the development of the City's inaugural Coastal Hazard Risk Management and Adaptation Plan – otherwise known as a CHRMAP.

Mayor Jacob noted that members will meet regularly over the next three years to support the development of the City's long-term plan for its 17km stretch of coastline.

Mayor Jacob commented that the draft CHRMAP will identify hazards, predict how they may affect local beaches and assets, and consider how to mitigate these impacts, in alignment with State Planning Policy 2.6.

Mayor Jacob stated that Deputy Mayor Adrian Hill is the group's Presiding Member and Councillors John Raftis, Phillip Vinciullo, John Chester, Rebecca Pizzey comprise the rest of the membership.

Federal funds for Heathridge

Mayor Jacob stated that the City has secured funding support for the Heathridge Park masterplan project.

Mayor Jacob announced that in the lead-up to this month's Federal election, the returning Albanese Labor Government pledged $5 million towards this much-needed facility upgrade.

Mayor Jacob noted that this funding is in addition to the $2.5 million that the State Government has also committed.

Mayor Jacob commented that in December 2024, the Joondalup Council endorsed the progression of the Heathridge Park Masterplan project to a detailed design stage.

Mayor Jacob advised that detailed design for the new community sporting facility will be completed in early 2026, with detailed design for the other stages of the redevelopment continuing through to late 2027.

10 IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

- Item 12.5 - Confidential – Status of Legal Actions Report (Ward - All).
- Confidential Attachment 12.16.2 – Item 12.16 – Tender 002/25 Moolanda Boulevard Pedestrian and Cyclist Bridge (Ward – South-East).
- Confidential Attachment 12.17.2 – Item 12.17 – Tender 001/25 – Prince Regent Park New Club Facilities and Existing Toilets Refurbishment (Ward – North-Central).
- Item 14.1 – Confidential – Status Update – Project Axiom (Ward – All).

MOTION TO CHANGE ORDER OF BUSINESS
(Resolution No: CJ104-05/25)

MOVED Mayor Jacob, SECONDED Cr Hill that Council, in accordance with clause 14.1 of the *City of Joondalup Meeting Procedures Local Law 2013*, suspends the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*, to enable the consideration of:

1 Item 12.5 - Confidential – Status of Legal Actions Report (Ward - All);

2 Item 13.2.4 – Confidential – Status Update – Project Axiom (Ward – All);

3 Item 13.3.1 – Confidential – Review into Project Axiom (Ward – All);

to be discussed after "Motions of which previous notice has been given".

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

11 PETITIONS

Nil.

12 REPORTS

12.1 DEVELOPMENT AND SUBDIVISION APPLICATIONS - MARCH 2025 (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	07032, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the number and nature of applications considered under delegated authority during March 2025.

EXECUTIVE SUMMARY

Schedule 2 (deemed provisions for local planning schemes) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide for Council to delegate powers under a local planning scheme to the Chief Executive Officer (CEO), who in turn has delegated them to employees of the City.

The purpose of delegating certain powers to the CEO and officers is to facilitate the timely processing of development and subdivision applications. The framework for the delegations of those powers is set out in resolutions by Council and is reviewed annually, or as required.

This report identifies the development applications determined by the administration under delegated authority powers during March 2025 (Attachment 1 refers), as well as the subdivision application referrals processed by the City during March 2025 (Attachment 2 refers).

BACKGROUND

Clause 82 of schedule 2 (deemed provisions for local planning schemes) of the Regulations enables Council to delegate powers under a local planning scheme to the CEO, and for the CEO to then delegate powers to individual employees. At its meeting held on 28 May 2024 (CJ118-05/24 refers), Council considered and adopted the most recent Town Planning Delegations.

DETAILS

Subdivision Referrals

The number of subdivision and strata subdivision referrals processed under delegated authority during March 2025 is shown in the table below:

Type of subdivision referral	Number of referrals	Potential additional new lots
Subdivision applications	1	41
Strata subdivision applications	6	10
TOTAL	**7**	**51**

Of the subdivision referrals, five were to subdivide in housing opportunity areas, with the potential for nine additional lots.

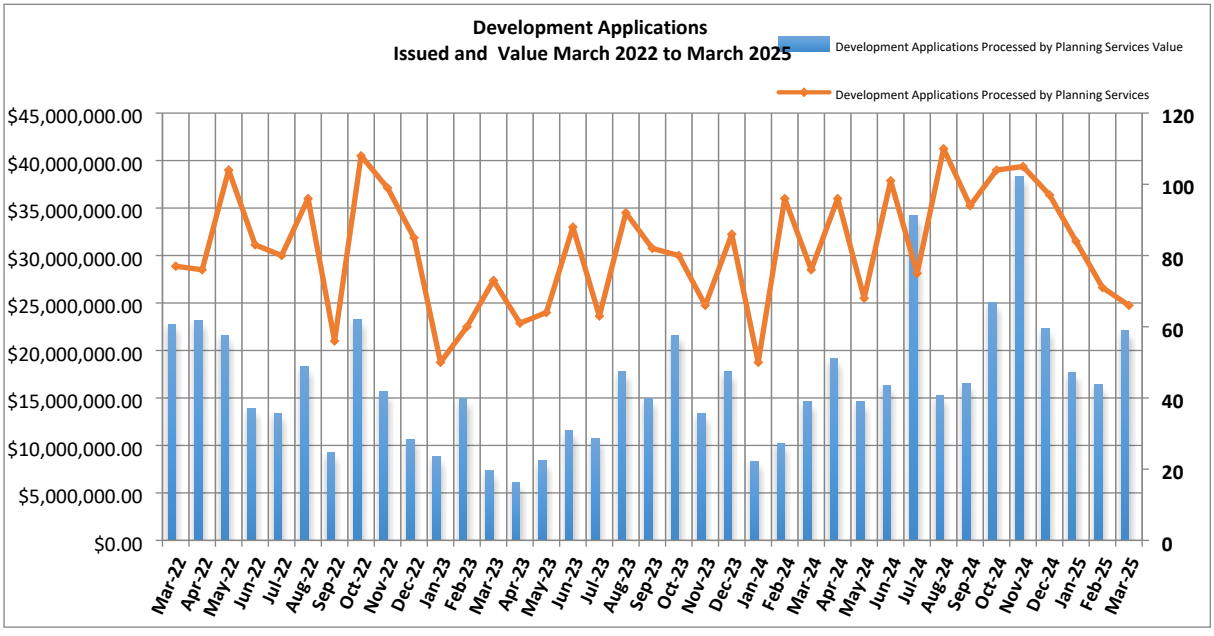
Development Applications

The number of development applications determined under delegated authority during March 2025 is shown in the table below:

	Number	Value ($)
Development applications processed by Planning Services	66	$22,061,692

Of the 66 development applications, 12 were for new dwelling developments in housing opportunity areas, proposing a total of 16 additional dwellings.

The total number and value of development applications determined between March 2022 and March 2025 is illustrated in the graph below:



The number of development applications received during March 2025 was 74.

The number of development applications current at the end of March was 217. Of these, 15 were pending further information from applicants and 10 were being advertised for public comment.

In addition to the above, 204 building permits were issued during the month of March with an estimated construction value of $115,769,355.76.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Policy Not applicable.

Clause 82 of schedule 2 of the Regulations permits the local government to delegate to a committee or the local government CEO the exercise of any of the local government's powers or the discharge of any of the local government's duties. Development applications were determined in accordance with the delegations made under Clause 82 of schedule 2 of the Regulations.

All subdivision applications were assessed in accordance with relevant legislation and policies, and a recommendation made on the applications to Western Australian Planning Commission.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the detailed practices within the delegation process including supported by peer review, to ensure decisions taken are lawful, proper and consistent.	

Financial / budget implications

A total of 66 development applications were determined for the month of March with a total amount of $63,910.21 received as application fees.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Consultation may be required by the provisions of the R-Codes, any relevant policy and/or LPS 3 and the Regulations.

COMMENT

Large local governments utilise levels of delegated authority as a basic business requirement in relation to town planning functions. The process allows for timeliness and consistency in decision-making for rudimentary development control matters. The process also allows the elected members to focus on strategic business direction for the Council, rather than day-to-day operational and statutory responsibilities.

All proposals determined under delegated authority are assessed, checked, reported on and cross checked in accordance with relevant standards and codes.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ105-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the determination and recommendations made under delegated authority in relation to the:

1 development applications described in Attachment 1 to this Report during March 2025;

2 subdivision applications described in Attachment 2 to this Report during March 2025.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Development Applications Determined - March 2025 [**12.1.1** - 3 pages]
2. Subdivision Referrals - March 2025 [**12.1.2** - 1 page]

Disclosures of Interest affecting Impartiality

Name / Position	**Cr John Chester.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement with an Alternative Tree at 3A Moolanda Boulevard, Kingsley (Ward - South-East).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Many of the residents of the Corinthian Court facility are known to Cr Chester.

Name / Position	**Cr Rohan O'Neill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.2 - Proposed Removal of a Mature Tuart Tree and Replacement with an Alternative Tree at 3A Moolanda Boulevard, Kingsley (Ward - South-East).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr O'Neill assisted with the petition to remove the tree.

12.2 PROPOSED REMOVAL OF A MATURE TUART TREE AND REPLACEMENT WITH AN ALTERNATIVE TREE AT 3A MOOLANDA BOULEVARD, KINGSLEY (WARD - SOUTH-EAST)

WARD	South-East
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	48208, 101515
AUTHORITY / DISCRETION	Administrative - Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.

PURPOSE

For Council to determine a development application to modify a condition of the planning approval for 12 single storey aged or dependent persons' dwellings at Lot 301 (3A) Moolanda Boulevard, Kingsley (DA15/1196.02).

EXECUTIVE SUMMARY

A development application has been received to remove an existing mature tuart tree that was required to be retained through a previously approved development application for 12 aged or dependent persons' dwellings. Council granted approval for the development at its meeting held on 16 February 2016 (CJ007-02/16 refers).

The applicant seeks to remove the tree located in an area of communal space as it drops nuts and other debris causing a slip and trip hazard to the residents of the development. The applicant is proposing to replace the tree with an alternative species that is more suitable to its location.

The applicant's arborist report, indicates the tree is over 40 years old, is in good health, and that regular maintenance and pruning would aid in improving the trees health and reduce the potential for branches to fall.

The application was advertised for a period of 14 days, with 43 submissions received comprising of 41 in support of the removal of the tree, one neutral submission and one submission opposed to removing the tree.

The City has assessed the proposal against the relevant planning framework including the *Residential Design Codes* Volume 1 (Part C) (R-Codes) and considers that the removal of the tree will result in a loss of an existing significant tree and will result in a loss of canopy coverage and amenity and therefore does not meet the relevant design principles and should not be supported. It is therefore recommended that Council refuse the application.

BACKGROUND

Suburb/Location		Lot 701 (3A) Moolanda Boulevard, Kingsley.
Applicant		Masonic Care WA.
Owner		Grand Lodge of WA Freemans Homes for the Aged (Inc).
Zoning	**LPS**	Residential.
	MRS	Urban.
Site area		43,049m^2.
Structure plan		Not applicable.

Context

The subject site forms part of the Corinthian Court Retirement Village and is located to the north of 64 aged persons' dwellings and associated clubroom. It is bound by City owned land to the north (Lot 702 (11) Moolanda Boulevard, Kingsley), which is currently used for community service purposes, and commercial units to the east. Residential properties with a density code of R20 adjoin the western boundary of the site.

A Location Plan is included at Attachment 1 to this Report.

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and 'Residential' under the *City's Local Planning Scheme No.3* (LPS3) and is subject to the development provisions of the R-Codes and the City's *Residential Development Local Planning Policy* (RDLPP).

Background

The subject site originally formed part of Lot 549 (now Lot 702) and was zoned 'Civic and Cultural'. At its meeting held on 16 July 2013 (CJ121-07/13 refers), Council resolved to initiate Amendment No. 71 to DPS2 to rezone this portion of Lot 549 from 'Civic and Cultural' to 'Residential'. Council's recommendation also noted:

"That Council:

2 ENCOURAGES the retention of mature trees near the periphery of Lot 549 during the development application phase and in the event that these very large trees need to be cut down that they should be offered to a timber merchant so that they can be value-added as high quality furniture."

At its meeting held on 17 February 2014 (CJ003-02/14 refers), Council resolved to rezone the site to 'Residential'. This portion of land was later amalgamated with the Corinthian Court Retirement Village lot.

Previous development approval

The original development application was approved by Council on 16 February 2016 (CJ007-02/16 refers) and included the removal of all remnant vegetation on-site, except for the subject Eucalyptus (Tuart) tree which was identified to be retained. The development was designed around retention of the subject tree, which is located within a landscaped communal area. A copy of the original determination is included at Attachment 2 to this Report.

Condition 5 of the development approval required a detailed landscaping plan for the development to be submitted and approved by the City, and thereafter established / retained:

"5 Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:

a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
b) Provide all details relating to paving, treatment of verges and tree planting;
c) Show spot levels and/or contours of the site;
d) Indicate natural vegetation to be retained and relocated on-site and the proposed manner in which this will be managed, including the protection and retention of the tree protection zones of trees identified for retention on the approved plans, during and after the construction process;
e) Demonstrate how the tree protection zones of trees located off-site will be protected and retained during and after the construction process;
f) Be based on water sensitive urban design principles to the satisfaction of the City;
g) Be based on Designing out Crime principles to the satisfaction of the City;
h) Show all irrigation design details;"

A landscaping plan was submitted to the City for approval at the time of lodgement of the building permit identifying retention of the subject tree.

Petition received by Council

On 28 May 2024, a petition was received by the City which included 63 signatures from City of Joondalup residents requesting removal of the development approval condition that requires retention of the Tuart tree to enable the tree to be removed due to health and safety concerns raised by the residents of the retirement village.

The lead petitioner was advised that a development application would be required to be submitted in order to consider the petition's request to amend the condition, and that as Council determined the previous approval at its meeting held on 16 February 2016 (CJ007-02/16 refers), the amended development application would be required to be determined by Council.

A formal development application was accepted by the City on 1 November 2024 and is now the subject of this report and Council's consideration.

DETAILS

The proposed development includes the following:

- The removal of the existing large tree located within the communal open space area.
- The planting of a new small tree.

The applicant has proposed to replant the tuart tree with a crepe myrtle or lemon myrtle on the plan submitted with this application and has suggested a suitable native tree in their cover letter.

No further modifications to the existing development are proposed.

The proposed development plans are provided at Attachment 3 to this Report.

Planning Assessment

A detailed assessment of the proposal against the relevant standards under *Local Planning Scheme No.3* and relevant planning framework, including *the Residential Development Local Planning Policy* and *Volume 1 (Part C) of the R-Codes*, has been undertaken and as outlined below. Where the deemed-to-comply provisions of the R-Codes are not met for a particular element, the element is considered against the 'Design Principles' of the R-Codes.

The R-Codes has been amended since the development was first approved in 2016, including changes made to the requirements for landscaping and tree canopy.

Previous R-Codes (at time of initial approval)

The 2015 R-Codes (which served as the basis for assessment of the original development proposal) contained general landscaping provisions (element 5.3.2 landscaping) relating to the landscaping of grouped and multiple dwelling communal open spaces. This version of the R-Codes included a deemed-to-comply standard requiring trees greater than three metres in height to be retained in communal open space areas.

The original development proposal did not meet the above deemed-to-comply requirement as only one tree (that is, the subject tree) out of four that were greater than three metres in height was proposed to be retained, and as such the proposal was considered against the following design principles:

"Landscaping of grouped and multiple dwelling common property and communal open spaces that:

- *Contribute to the appearance and amenity of the development for the residents;*
- *Contribute to the streetscape;*
- *Enhance security and safety for residents;*
- *Provide for microclimate; and*
- *Retain existing trees to maintain a local sense of place."*

There were no specific tree canopy requirements contained within the 2015 R-Codes.

Current R-Codes

Element 1.2 Trees and landscaping of Part C of the current R-Codes contains provisions relating to tree canopy and landscaping for developments. The current R-Codes are reflective of a shift in government policy to place greater emphasis on the importance of landscaping and canopy coverage within residential developments, and to provide a consistent basis across local governments to assess these elements. An overarching objective of section 1.0 The Garden (the section within the R-Codes where element 1.2 is located) is *"To support tree retention and re-establishment of the urban tree canopy with the aim of reducing the impact of heat island effect."*

The explanatory guidelines of the R-Codes outline that retention of significant trees should be prioritised, as small, newly planted trees are usually no substitute for the value of larger retained trees in terms of amenity, microclimate, fauna habitat and ecological benefits.

The current R-Codes define a significant tree as:

"An existing tree that meets the following criteria:

- *Healthy specimens with ongoing viability; and*
- *Species is not included on a State or local area weed register; and*
- *Height of at least 4 metres; and/or*
- *Trunk diameter of at least 160mm, measured 1m from the ground; and/or*
- *Average canopy diameter of at least 4 metres; or*
- *As specified in the local planning framework."*

The subject tree is estimated to be 18 metres in height, has a trunk diameter of 103 millimeters with a canopy spread of 15 metres. The tree is not included on a State or local area weed register and is described by the applicant's arborist report as being in fair condition (growing in reasonable condition and shape with adequate canopy foliage for the species. Minor dead wood may be present throughout the crown, with reasonable colour and density when compared to a typical healthy specimen of that species).

On this basis, the tree meets the definition of a 'significant tree' under the R-Codes.

The below table provides an assessment of the proposed development against the relevant deemed-to-comply provisions of element 1.2 Trees and landscaping:

Deemed-to-comply standard	Comment
C1.2.1 Minimum 15% of each grouped dwelling site to be soft landscaping.	Does not comply.
C1.2.3 Communal open space area to be landscaped.	Complies.
C1.2.4 Minimum of 1 small tree per grouped dwelling.	Does not comply.

As the development does not meet the deemed-to-comply requirements outlined above, it is required to be assessed against the following design principes:

"P1.2.1Site planning allows for:

i. Site responsive and sustainable landscape design; and
ii. The retention of existing trees on the subject site and adjoining properties.

P1.2.2 Provision of trees and high quality landscaping:

i. Enhances the built form, streetscape and pedestrian amenity, as viewed from the street;
ii. Provides shade and amenity for communal streets; and
iii. Contributes to the visual appeal, comfort and amenity of the development, in particular private open space and communal open space and outlook from habitable rooms.

P1.2.3 Development provides sufficient deep soil area to sustain healthy tree and plant growth, providing for an increase in urban tree canopy over time, and assist in managing the quantity and quality of stormwater."

The deemed-to-comply requirements relating to the percentage of landscaping and number of trees required per dwelling site are intended to be considered at development design stage, and it is acknowledged it may not be possible to retrofit these requirements into an existing development such as the subject proposal. Additionally, as the subject application relates solely to the proposed removal of an existing tree within a communal space, it is not considered appropriate to require additional landscaping or trees to be provided for individual dwelling sites. The City's assessment against the design principles is therefore confined solely to the proposed removal of the tree, and its replacement with a suitable alternative species.

The applicant has requested to remove the existing tuart tree due to safety concerns, citing the tree poses a safety and trip hazard due to the continual falling of debris. The applicant advises that on occasions, pedestrian access has been required to be limited in the vicinity of the tree, due to fears of potential injury to their vulnerable population. The applicant is proposing to replace the tuart tree with a more suitable species.

The design principles of the R-Codes requires site planning to allow for the retention of existing trees and for tree provision to enhance the streetscape and pedestrian amenity, contribute to the visual appeal, comfort and amenity of the development, in particular communal open space. The existing tuart tree is estimated to be 18 metres in height with a canopy spread of 15 metres and therefore is considered to provide a high level of visual appeal and amenity. This is further supported through the Objectives of Part C – Clause 1 of the R-Codes, whereby objective 1B seeks to '*support tree retention and re-establishment of the urban tree canopy with the aim of reducing the impact of heat island effect*'.

The development was designed around retention of the subject tree, with the tree being the only one of four significant mature trees within the undeveloped site that was retained when the aged and dependent persons dwellings were constructed. The subject tree provides significant canopy coverage and shade within the development and is considered to provide high amenity to the broader area. The tree may drop branches, nuts and other debris which affect the comfort of users of the communal areas, however, the arborist report outlines that regular maintenance of the tree would improve its overall health. Regular ground maintenance (such as sweeping or blowing) would also assist in removing tree litter from pedestrian areas.

The City notes the applicant is proposing to replace the tree with an alternative species, however, considers that a replacement tree in this instance would not compensate for the loss of the mature tree which is in fair health. A newly planted tree would take many years to mature and would not provide the same immediate environmental, landscape or amenity benefits.

For these reasons, it is considered the proposal to remove the mature tuart tree and replace with an alternative species does not meet the design principles and therefore is not supported from a planning perspective.

Issues and options considered

Health of the tree

The primary reason for the proposed tree removal is due to health and safety hazards experienced by the residents of the subject site as a result of falling tree limbs and nuts, causing tripping and mobility issues.

The applicant provided the following comments in support of the proposal to remove the tree:

“The tuart tree poses a safety and trip hazard due to the continual falling debris, which may lead to potential injuries for our vulnerable population. At times, we have been obliged to restrict pedestrian access due to fallen plant debris. We believe that the most prudent course of action is to remove the tree and replace it with a more suitable native tree for that location.”

The applicant’s covering letter is provided at Attachment 4 to this Report.

This position has been supported by a number of submissions received which express concerns in relation to the trip hazards posed by the dropping of tree limbs and gumnuts.

An Arborist report is provided as part of the application which has been provided at Attachment 5 to this Report.

The Arborist report provides evidence that the existing Tuart tree is in fair condition, has a life expectancy of more than 40 years and provides habitat for native fauna with Pink and Grey Cockatoos observed as occupying the tree hollows. The Arborist report recommends undertaking minor end weight reduction, which can be achieved by pruning no more than 10% of the foliage from the ends, removal of deadwood over 25 millimeters in diameter and a suggested reinspection of the tree after 12 months.

The applicant advised that no pruning or removal of deadwood has been undertaken to the tree, however, residents frequently remove the tree limbs and gumnuts which drop on to the communal area. It is also considered that any maintenance of the tree would fall to the strata manager rather than the residents and should similarly be undertaken by a qualified professional to ensure appropriate management of the tree.

The City notes that the applicant has not undertaken regular maintenance of the tree, and comments that residents of the development have been responsible for removing nuts, debris and fallen branches. Given the importance and value of retention of significant mature trees within the suburban environment, the City considers it my be more appropriate for the applicant to implement an ongoing maintenance regime for the tree (as recommended in the arborist report) and the surrounding communal areas and monitor the outcome, rather than to seek removal of the tree without undertaking any routine maintenance which based on the arborist advice, would improve the health of the tree.

Council may choose to:

- grant development approval with conditions
  or
- refuse to grant development approval.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-1 Healthy and safe - you feel healthy and safe in your local community.

Key theme 3. Place.

Outcome 3-3 Attractive and leafy - you have access to quality public open spaces and enjoy appealing streetscapes.

Policy *Planning Consultation Local Planning Policy.*
Residential Design Codes Volume 1 Council Policy.
Residential Development Local Planning Policy.

Local Planning Scheme No.3

Clause 16 (2) of LPS3 sets out the following objectives for development within the 'Residential' zone:

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

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67 of Schedule 2 of the Regulations sets out the matters to be considered by Council when determining an application for development approval.

"In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or. any other proposed planning instrument that the local government is seriously considering adopting or approving;

(c) any approved State planning policy;

(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);

(e) any policy of the Commission;

(f) any policy of the State;

(g) any local planning policy for the Scheme area;

(h) any structure plan, activity centre plan or local development plan that relates to the development;

(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;

(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

(k) the built heritage conservation of any place that is of cultural significance;

(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;

(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

(n) the amenity of the locality including the following —
(i) environmental impacts of the development;
(ii) the character of the locality;
(iii) social impacts of the development;

(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of —
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

(u) the availability and adequacy for the development of the following —
(i) public transport services;
(ii) public utility services;
(iii) storage, management and collection of waste;
(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
(v) access by older people and people with disability;

(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;

(w) the history of the site where the development is to be located;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;

(z) the comments or submissions received from any authority consulted under clause 66;

(aa) any other planning consideration the local government considers appropriate;

(bb) Include any advice of a Design Review Panel."

Residential Design Codes Volume 1 (R-Codes)

The overall objectives of the R-Codes for residential developments are as follows:

- *"to facilitate quality residential development that provides occupants with high amenity and liveable housing for an enhanced quality of life;*
- *to promote a range of housing types that provide residents with choice, including affordable options;*
- *to encourage housing that responds to local context and contributes to the desired streetscape, precinct and neighbourhood character;*
- *to facilitate residential development that is environmentally, economically and socially sustainable; and*
- *to encourage house designs that are respectful and responsive to local heritage and cultural values."*

The overall objectives of the R-Codes for the planning, governance and development process are as follows:

- *"to facilitate residential development that is appropriately designed for the intended residential purpose, land tenure, density, place context and scheme objectives;*
- *to encourage residential design that is responsive to the development site, inclusive of its location, size geometry and features;*
- *to allow variety and diversity as appropriate where it can be demonstrated this better reflects the context or scheme objectives;*
- *to allow for appropriate modifications to, and augmentation of R-Codes provisions through local planning frameworks;*
- *to provide certainty in timely assessment and determination of proposals; and*
- *to provide an assessment framework that supports consistent application of standards and decision-making between jurisdictions."*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the City of Joondalup Delegated Authority Register.	

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

Should Council resolve to not support the application, the applicant has a right of appeal to the State Administrative Tribunal within 28 days of the decision being made.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The application was advertised for a period of 14 days between 18 February 2025 and 4 March 2025 in accordance with the City's *Planning Consultation Local Planning Policy*.

Consultation was undertaken in the following manner:

- Letters were sent to all landowners/occupants within the subject site.
- Development plans and information provided by the application were made available for public viewing on the City's website.

A total of 43 submissions were received during the community consultation period, 41 in support, one providing a neutral comment and one objecting to the proposal.

Submissions in support of removal of the tree the following key themes:

- The tree is dangerous for elderly residents.
- The tree drops nuts and debris which are a hazard to pedestrians.
- Concerns at the risk of branches dropping and potential injury.

Of the key issues raised in the submission objecting to the removal of the tree include the following:

- The Tuart tree is more than 100 years old, is an endangered species and protected in Western Australia.
- The dropping of branches leaves and gumnuts does not justify its removal.
- Pedestrian access is not restricted by the tree.
- Removal of the tree would not contribute to a "greener, cooler community".
- A large amount of bird life frequently visits the Tuart tree.

A Schedule of Submissions and the City's response are included in Attachment 6 to this Report.

COMMENT

The applicant is seeking approval to remove an existing mature tuart tree within communal space of an aged and dependent persons development and replace with an alternative tree species. The existing mature tree was previously identified to be retained through an earlier planning approval.

The tree is located within a communal area regularly frequented by pedestrians within an aged and dependent persons development. The applicant considers the tree a hazard due to falling nuts and other debris. An arborist report submitted by the applicant notes the tree is in good health and suggests that regular maintenance and pruning would assist in alleviating instances of falling branches.

The proposal has been assessed against the relevant planning requirements and is not considered to meet the design principles of the planning framework and therefore removal of the tree is not supported from a planning perspective. The tree provides significant environmental, visual and amenity benefits, and its removal would result in an unfavourable landscaping outcome.

Whilst it is acknowledged that there are concerns around pedestrian mobility issues due to impacts associated with falling nuts and debris, removal of the tree would result in a broader loss of amenity and canopy coverage. Therefore, its removal and replacement with another tree is considered inappropriate, and it is recommended that alternative measures such as regular pruning undertaken by a qualified professional be explored.

It is therefore recommended that Council refuse the application.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council, having considered the application made under Clause 60 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, REFUSES the application dated 31 October 2024 submitted by Masonic Care WA, the applicant, on behalf of the owner(s), The Grand Lodge of Western Australia Freemasons Homes for the Aged Inc, for modification to previous approval at Lot 701 (3A) Moolanda Boulevard, Kingsley, for the following reasons:

1 The proposal will result in the removal of a significant tree on the subject site which will result in a loss of tree canopy and amenity within the development which is contrary to the design principles of element 1.2 Trees and Landscaping of the *Residential Design Codes Part C*;

2 The proposal will result in the loss of a significant tree which will impact on the environment and amenity of the locality which is contrary to Clause 67(2) ((n)(i) a(ii)), (o) and (p) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

ALTERNATE RECOMMENDATION

MOVED Cr O'Neill, SECONDED Cr Chester that Council:

1 APPROVES under clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the application for development approval, submitted by Masonic Care WA, the applicant, on behalf of the owner(s), The Grand Lodge of Western Australia Freemasons Homes for the Aged Inc, for modification to previous approval at Lot 701 (3A) Moolanda Boulevard, Kingsley, subject to the following conditions:

1.1 This approval relates to modification of DA15/1196 only, as indicated on the approved plans. DA15/1196 approved on 16 February 2016 remains a valid approval. All conditions and advice notes of that approval remain applicable with the exception of modifications and new conditions as outlined below:

Modified conditions

5. "Detailed landscaping plans shall be submitted to the City for approval within 60 days of the date of this approval. These landscaping plans are to indicate the existing and proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:

- ***a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.***
- ***b) Provide all details relating to paving, treatment of verges and landscaping across the site.***
- ***c) Show spot levels and/or contours of the site.***
- ***d) Detail the landscaping of communal open space areas within the development site, with a minimum of four small to medium new trees being planted on-site to the City's specification within 90 days of the tuart tree being removed, or alternative timeframe as agreed in writing with the City. The four replacement trees shall be a minimum pot size of 200 litres at the time of planting.***
- ***e) Show irrigation design details for newly planted trees.***
- ***f) Allow for clear sightlines at vehicle access points and within the development.***

6. Landscaping and reticulation shall be established or retained in accordance with the approved landscaping plans, Australian Standards and best trade practice and maintained to the satisfaction of the City. Any tree which does not survive shall be replaced at the cost of the landowner, to the satisfaction of the City.

New conditions

13. Removal of the mature tuart tree and planting of four replacement trees shall be undertaken at the landowners cost to the satisfaction of the City.

New Advice Notes:

2. In regard to condition 5(d), the detailed design for the landscaping within the communal open space area the following tree species are recommended with a minimum pot size of at least 200L and a deep soil area of at least 9m^2:

- ***Agonis flexuosa (WA Peppermint).***
- ***Tristianopsis laurina 'luscious' (Water Gum).***
- ***Melaleuca viridiflora (Red Flowering Paperbark).***

3. The City encourages the landowner to engage a suitable qualified and experience Arborist to undertake bi-annual inspections of the native trees."

2 REQUESTS and ENCOURAGES the applicant to offer the tuart tree to a timber merchant so that it can be value-added as high-quality furniture.

AMENDMENT MOVED Cr Hutton, SECONDED Cr Kingston that the Motion BE AMENDED to read as follows:

1.1 This approval relates to modification of DA15/1196 only, as indicated on the approved plans. DA15/1196 approved on 16 February 2016 remains a valid approval. All conditions and advice notes of that approval remain applicable with the exception of modifications and new conditions as outlined below:

Modified conditions

5. "Detailed landscaping plans shall be submitted to the City for approval within 60 days of the date of this approval. These landscaping plans are to indicate the existing and proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:

a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.
b) Provide all details relating to paving, treatment of verges and landscaping across the site.
c) Show spot levels and/or contours of the site.
d) Detail the landscaping of communal open space areas within the development site, with a minimum of four medium to large new trees being planted on-site to the City's specification within 90 days of the tuart tree being removed, or alternative timeframe as agreed in writing with the City. The four replacement trees shall be a minimum pot size of 200 litres at the time of planting.
e) Show irrigation design details for newly planted trees.
f) Allow for clear sightlines at vehicle access points and within the development.

6. Landscaping and reticulation shall be established or retained in accordance with the approved landscaping plans, Australian Standards and best trade practice and maintained to the satisfaction of the City. Any tree which does not survive shall be replaced at the cost of the landowner, to the satisfaction of the City.

New conditions

13. Removal of the mature tuart tree and planting of four replacement trees shall be undertaken at the landowners cost to the satisfaction of the City.

New Advice Notes:

2. In regard to condition 5(d), the detailed design for the landscaping within the communal open space area the following tree species are recommended with a minimum pot size of at least 200L and a deep soil area of at least 9m²:

- ***Agonis flexuosa (WA Peppermint).***
- ***Tristianopsis laurina 'luscious' (Water Gum).***
- ***Melaleuca viridiflora (Red Flowering Paperbark).***

3. The City encourages the landowner to engage a suitable qualified and experience Arborist to undertake bi-annual inspections of the native trees.".

The Amendment was Put and CARRIED (11/1)

In favour of the Amendment: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Amendment: Cr Jones.

During debate Cr Kingston foreshadowed the Officer's Recommendation.

The Alternate Motion as Amended being that Council:

1 APPROVES under clause 68(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 the application for development approval, submitted by Masonic Care WA, the applicant, on behalf of the owner(s), The Grand Lodge of Western Australia Freemasons Homes for the Aged Inc, for modification to previous approval at Lot 701 (3A) Moolanda Boulevard, Kingsley, subject to the following conditions:

1.1 This approval relates to modification of DA15/1196 only, as indicated on the approved plans. DA15/1196 approved on 16 February 2016 remains a valid approval. All conditions and advice notes of that approval remain applicable with the exception of modifications and new conditions as outlined below:

Modified conditions

5. "Detailed landscaping plans shall be submitted to the City for approval within 60 days of the date of this approval. These landscaping plans are to indicate the existing and proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:

a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.
b) Provide all details relating to paving, treatment of verges and landscaping across the site.
c) Show spot levels and/or contours of the site.
d) Detail the landscaping of communal open space areas within the development site, with a minimum of four medium to large new trees being planted on-site to the City's specification within 90 days of the tuart tree being removed, or alternative timeframe as agreed in writing with the City. The four replacement trees shall be a minimum pot size of 200 litres at the time of planting.
e) Show irrigation design details for newly planted trees.
f) Allow for clear sightlines at vehicle access points and within the development.

6. Landscaping and reticulation shall be established or retained in accordance with the approved landscaping plans, Australian Standards and best trade practice and maintained to the satisfaction of the City. Any tree which does not survive shall be replaced at the cost of the landowner, to the satisfaction of the City.

New conditions

13. Removal of the mature tuart tree and planting of four replacement trees shall be undertaken at the landowners cost to the satisfaction of the City.

New Advice Notes:

2. In regard to condition 5(d), the detailed design for the landscaping within the communal open space area the following tree species are recommended with a minimum pot size of at least 200L and a deep soil area of at least 9m^2:

- *Agonis flexuosa (WA Peppermint).*
- *Tristianopsis laurina 'luscious' (Water Gum).*
- *Melaleuca viridiflora (Red Flowering Paperbark).*

3. The City encourages the landowner to engage a suitable qualified and experience Arborist to undertake bi-annual inspections of the native trees."

2 REQUESTS and ENCOURAGES the applicant to offer the tuart tree to a timber merchant so that it can be value-added as high-quality furniture.

The Alternate Motion was Put and LOST (3/9)

In favour of the Motion: Cr Chester, Cr Hutton and Cr O'Neill.
Against the Motion: Mayor Jacob, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Jones, Cr Kingston, Cr Pizzey, Cr Raftis and Cr Vinciullo.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ106-05/25)

MOVED Cr Kingston, SECONDED Cr Hamilton-Prime that Council, having considered the application made under Clause 60 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, REFUSES the application dated 31 October 2024 submitted by Masonic Care WA, the applicant, on behalf of the owner(s), The Grand Lodge of Western Australia Freemasons Homes for the Aged Inc, for modification to previous approval at Lot 701 (3A) Moolanda Boulevard, Kingsley, for the following reasons:

1 The proposal will result in the removal of a significant tree on the subject site which will result in a loss of tree canopy and amenity within the development which is contrary to the design principles of element 1.2 Trees and Landscaping of the *Residential Design Codes Part C*;

2 The proposal will result in the loss of a significant tree which will impact on the environment and amenity of the locality which is contrary to Clause 67(2) ((n)(i) a(ii)), (o) and (p) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

The Motion was Put and CARRIED (9/3)

In favour of the Motion: Mayor Jacob, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Jones, Cr Kingston, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Cr Chester, Cr Hutton and Cr O'Neill.

ATTACHMENTS

1. Location Plan [**12.2.1** - 1 page]
2. DA15/1196 - Decision Letter and Plans [**12.2.2** - 11 pages]
3. Development Plans [**12.2.3** - 1 page]
4. Applicants Justification [**12.2.4** - 1 page]
5. Arborist Report [**12.2.5** - 19 pages]
6. Schedule of Submissions [**12.2.6** - 6 pages]

12.3 OBJECTION TO THE CITY'S DECISION TO REFUSE AN APPLICATION TO KEEP A BEEHIVE AT 8 ASHMORE WAY, SORRENTO (WARD - SOUTH-WEST)

WARD	South-West
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	82541, 101515
AUTHORITY / DISCRETION	Administrative - Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.

PURPOSE

For Council to consider an objection, lodged under section 9.5 of the *Local Government Act 1995*, against the City's refusal of an application to keep a beehive at 8 Ashmore Way, Sorrento.

EXECUTIVE SUMMARY

The City recently considered an application to keep a beehive at 8 Ashmore Way, Sorrento.

An assessment of an application to keep a beehive includes consultation with immediate neighbours to identify any public health risks or amenity concerns.

Following an assessment, the application to keep a beehive was refused, particularly in consideration of an immediate neighbour having a history of severe reactions to bee stings that has resulted in anaphylaxis. The City has a duty of care to neighbours in determining an application to keep a beehive on a residential property.

The applicant subsequently lodged an objection under section 9.5 of the *Local Government Act 1995* to the City's decision to refuse the application, which is required to be considered by Council.

It is therefore recommended that Council DOES NOT SUPPORT the objection lodged in response to the City's refusal dated 18 February 2025 of an application to keep a beehive at 8 Ashmore Way, Sorrento.

BACKGROUND

The City's *Animals Local Law 1999* (the local law), requires any person intending to keep a beehive in a residential area to first obtain written approval from the City.

The City received an application on 5 January 2025, for the keeping of one beehive at the rear of 8 Ashmore Way, Sorrento, submitted by the property owner. A site plan of the property and the proposed location of the beehive is presented in the location plan attached.

An assessment of an application to keep a beehive on a residential property considers the following:

- Whether the applicant is a permanent resident at the premises.
- Bee management considerations such as the location of the beehive in relation to neighbour's outdoor entertainment areas, provision of an available water source and barriers to manage flight paths.
- Beekeeper's knowledge including registration with the Department of Primary Industries and Regional Development.
- Potential public health and amenity issues.

The City undertakes consultation with immediate neighbours as part of the assessment for an application to keep a beehive. This provides an opportunity for neighbours to identify any public health or amenity issues or concerns, including allergies to bee stings. Any claims made by residents regarding allergies are requested to be supported by medical evidence.

The City invited comments on the application to keep a beehive at 8 Ashmore Way, Sorrento, to immediate neighbours on 13 January 2025, with two separate responses opposing the application being received.

One neighbour raised concern on the size of the property being too small to keep a beehive and general concerns on the impact of a beehive to other neighbours.

A separate neighbour immediately adjacent 8 Ashmore Way, Sorrento indicated that they have a severe allergy to bee stings and that the immediate proximity of a beehive to their home and back garden area would present a public health risk.

The neighbour provided a medical certificate from their General Practitioner that certified that they have a history of severe reactions to bee stings that has resulted in anaphylaxis (severe, life-threatening allergic reaction). The medical certificate noted that the neighbour is required to carry an adrenaline epipen when they work in the bush.

In consideration of these circumstances and the public health risk associated with a beehive being placed in immediate proximity to a person with severe reactions to bee stings, the application to keep a beehive was refused on 18 February 2025.

The City subsequently received an objection from the applicant in relation to the City's decision to refuse the application. The objection is required to be considered by Council.

DETAILS

The City received an objection on 11 March 2025, from the applicant on the City's decision to refuse their application to keep a beehive at 8 Ashmore Way, Sorrento. The objection was lodged under section 9.5 of the *Local Government Act 1995*.

A letter provided by the applicant listed reasons for their objection. These are presented under the following headings:

<u>Compliance with Local Government Requirements</u>

The applicant stated that: *My application was prepared in full compliance with the necessary guidelines for urban beekeeping, ensuring that the proposed beekeeping activities adhere to the City's requirements, including hive placement, safety measures, and minimal disturbance to neighbouring properties.*

The application was submitted via the City's online portal and contained contact information, a site plan identifying the location of the property and the specifications of the beehive. It was indicated that the application was for one beehive at 8 Ashmore Way Sorrento and that the applicant was not currently registered with the Department of Primary Industries and Regional Development, as a beekeeper.

Although the application did not reference any guidelines for urban beekeeping or measures around safety measures or managing bees, the information provided was sufficient for an assessment to occur.

Environmental and Ecological Benefits

The applicant stated that: *Beekeeping plays a crucial role in biodiversity and environmental sustainability. Urban beekeeping contributes to pollination, which benefits local gardens, parks, and green spaces, aligning with the City of Joondalup's environmental objectives.*

The environmental and ecological benefits of bees are acknowledged and supported.

Existing Bee Activity in the Area

The applicant stated that: *I have observed a significant number of bees in the area, including what appears to be bees from other local hives. A distinct flight path of bees is frequently visible in my backyard, suggesting that honeybee populations are already established in the vicinity. This indicates that managed beekeeping at my property would not introduce new environmental factors but rather ensure that beekeeping activities are responsibly maintained within appropriate guidelines.*

The nearest beehive approved by the City is located 700 metres away.

It is acknowledged that bees are present in the natural environment, however, locating a beehive in immediate proximity to a person with severe allergy to bee stings is considered an unacceptable risk.

Addressing Concerns Regarding Medical Objections

The applicant stated that: *If the rejection was based on concerns related to public safety or neighbourhood objections, I am willing to undertake additional measures such as strategic hive placement, screening, education for neighbours, and compliance with best practices for hive management to ensure minimal impact on the surrounding community.*

The applicant further stated that: *I acknowledge that as part of the neighbourhood consultation, the City of Joondalup received a written objection to beekeeping, including medical advice and evidence. While I respect my neighbours' concerns, I wish to highlight the following mitigating factors:*

- *Managed Hives Reduce Risks Compared to Wild Bees: Unlike unmanaged wild bee populations that are already present in the area, responsible beekeeping practices ensure hive maintenance, swarm prevention, and proper colony management, reducing unexpected bee activity near residences.*
- *Strategic Hive Placement and Flight Path Control: I am committed to positioning the hive away from common areas, ensuring flight paths are directed over my property or green spaces rather than neighbouring residences. Barriers such as hedges or fences can be implemented to encourage bees to fly upwards rather than through human occupied areas.*

- *Education and Community Engagement: I am open to working with the local community to address concerns, provide education on bee behaviour, and establish a clear plan to respond to any concerns related to allergies or safety risks.*
- *Emergency Response and Precautionary Measures: As a responsible beekeeper, I will keep appropriate first-aid supplies, including antihistamines, readily available and ensure that any community member with concerns can be informed of my hive management practices.*
- *Legal Precedents and Balanced Decision-Making: Many local councils successfully permit beekeeping under controlled conditions while balancing public concerns. A complete prohibition on beekeeping may not be the most appropriate response, especially when risk mitigation strategies can be applied effectively.*

The City is supportive of bee keeping activities. Since 1 January 2019, the City has received 72 applications to keep a beehive on residential properties with 61 approvals being issued.

It is acknowledged that trained beekeepers that are registered with the Department of Primary Industries and Regional Development can mitigate risks associated with keeping bees such as directing flight paths including their height, maintaining beehives to reduce the risk of swarming and maintaining water supplies on site.

However, as beekeepers cannot completely control where bees will go, the presence of a beehive on a residential property will increase bee activity to the immediate area and can increase the risk of a bee sting.

Issues and options considered

Council is required to consider the objection and may decide to either:

- dismiss the objection
- vary the decision to refuse the application to keep a beehive
  or
- revoke the decision to refuse the application to keep a beehive, with or without substituting for another decision.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*
Animals Local Law 1999.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-1 Healthy and safe - you feel healthy and safe in your local community.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of details of an objection raised under section 9.5 of the *Local Government Act 1995* pertaining to a City decision under the *Animals Local Law 1999* refusing an application to keep a beehive at a residential property.		

Other risk information

The City could be liable to claims of personal injury should a safety incident occur because of the positioning of a beehive immediately adjacent to a resident with medical certification of a severe allergy to bee stings that has previously resulted in anaphylaxis.

The applicant has a right of review against Council's decision, or any conditions included therein, through application to the State Administrative Tribunal (the SAT) in accordance with the section 9.7 of the *Local Government Act 1995*.

The SAT have previously considered a request to review a decision by the City to refuse an application to keep bees with similar circumstances. On that occasion, the SAT dismissed the application for review and affirmed the City's decision to refuse an application to keep a beehive. The SAT considered that it was reasonable to infer that bees from an adjoining property could be attracted to a neighbour's property and create a nuisance.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The City undertakes consultation with immediate neighbours located within 50 metres, as part of the assessment for an application to keep a beehive. This provides an opportunity for neighbours to identify any public health or amenity issues or concerns, including allergies to bee stings. Any claims made by residents regarding allergies are requested to be supported by medical evidence.

The City invited comments on the application to keep a beehive at 8 Ashmore Way, Sorrento, from 13 individual neighbours on 13 January 2025.

COMMENT

Native bees play an important role in the environment. The City is supportive of responsible beekeeping that meets the biosecurity considerations and other requirements of the Department of Primary Industries and Regional Development, and the standards set by the Western Australian Apiarists' Society.

The City has an obligation to consider the risks of locating beehives on residential properties. The risks of positioning a beehive immediately adjacent a resident with documented medical evidence of severe allergies to bee stings including anaphylaxis is considered unacceptable, despite any risk mitigation measures that can be implemented by the beekeeper.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ107-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council DOES NOT SUPPORT the objection lodged in response to the City's refusal dated 18 February 2025 of an application to keep a beehive at 8 Ashmore Way, Sorrento.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Location Plan Showing Proposed Beehive [**12.3.1** - 1 page]

12.4 EXECUTION OF DOCUMENTS (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr James Pearson Chief Executive Officer
FILE NUMBER	15876, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the documents executed by means of affixing the Common Seal during April 2025.

EXECUTIVE SUMMARY

The City enters into various agreements by affixing the Common Seal. The *Local Government Act 1995* states that the City is a body corporate with perpetual succession and a Common Seal.

It is therefore recommended that Council NOTES the Signing and Common Seal Register for April 2025 as detailed in Attachment 1 to this Report.

BACKGROUND

Documents that are to be executed by affixing the Common Seal or signed by the Mayor and the Chief Executive Officer are reported to Council for information on a regular basis. The last report to Council was made at its meeting held on 25 March 2025.

DETAILS

During April 2025, eight documents were Executed by affixing the Common Seal. A summary is provided below:

Type	Number
Temporary withdrawal of caveat	1
Withdrawal of caveat	4
Section 70A notification	1
Amendment No. 19 to *Local Planning Scheme No. 3*	1
Amendment No. 18 to *Local Planning Scheme No. 3*	1

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the execution of documents in accordance with section 9.49A of the *Local Government Act 1955*; followed by the provision of a regular Execution of Documents Report to Council.	

Financial / budget implications

This process is carried out using budgeted resources.

Regional significance

Effective and consistent approach to the execution of documents enhances the City's capability to deliver services to the district, and beyond, as required.

Sustainability implications

Effective and consistent approach to the execution of documents enhances the City's capability to operate sustainably particularly when third parties must ensure that the premises and/or properties are capable of being lawfully used for the permitted use including environmental matters such as contamination, waste and dangerous goods.

Consultation

Not applicable.

COMMENT

Using a common seal to execute documents provides for consistency and accuracy and helps to reduce errors to ensure the execution of documents is undertaken correctly for it to be valid, binding and enforceable.

Such documents also provide third parties with assurance, and ensures parties comply with and obey the requirements of all laws and relevant authorities. They can also indemnify the City against any action, demand, costs or liability rising from damages.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ108-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the Signing and Common Seal Register for April 2025 as detailed in Attachment 1 to this Report.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Signing and Sealing Register for March and April 2025 [**12.4.1** - 1 page]

Disclosure of Financial Interest

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.5 - Confidential - Status of Legal Actions Report (Ward - All).
Nature of Interest	Financial Interest.
Extent of Interest	Mayor Jacob works for Thomson Geer. Mayor Jacob does not work on City of Joondalup matters.

12.5 CONFIDENTIAL - STATUS OF LEGAL ACTIONS REPORT (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr James Pearson
Chief Executive Officer

FILE NUMBER 72574

AUTHORITY / DISCRETION Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This item was dealt with later in the meeting, after 'Motions of Which Previous Notice has been Given', page 306 refers.

12.6 STATUS OF COUNCIL DECISIONS - MAY 2025 (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	48638, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

To inform Council of the action taken in relation to Council decisions.

EXECUTIVE SUMMARY

At its meeting held on 22 August 2023 (CJ169-08/23 refers), Council endorsed a monthly report to Council on all outstanding matters that direction has been given on, including an update on any legal action that may have a contingent liability and are unresolved.

It is therefore recommended that Council NOTES the Status of Council Decisions Report for the month of May 2025, as provided in Attachment 1 to this Report.

BACKGROUND

At its meeting held on 22 August 2023 (CJ169-08/23 refers), Council resolved as follows:

"That Council REQUESTS the Chief Executive Officer to prepare a monthly report to Council, on all outstanding matters that direction has been given on, including an update on any legal action that may have a contingent liability and are unresolved."

A monthly report on all outstanding Council decisions and any action that has been taken in relation to them has been presented to the Council from 1 July 2023.

The content and format of outstanding legal matters is the subject of a separate report to Council.

DETAILS

The Status of Council Decisions Report (Actions Register) is included as Attachment 1 to this Report.

The Status of Council Decisions Report details all outstanding items where a decision has been made by Council and/or a Committee and a status update has been provided by relevant officers.

The Status of Council Decisions Report is run through Doc Assembler, which went live on 1 July 2023. Any actions that were outstanding prior to 1 July 2023, have been added into the system manually (historical actions). It is to be noted that these items do not have a date displayed in the 'Meeting Date' column. Rather, it is included under the 'Action Required' heading. From 1 July 2023, all actions will appear in the Register in date order.

The Status of Council Decisions Report also includes the completed items for the prior month.

Issues and options considered

Council may choose to:

- accept the Status of Council Decisions Report
  or
- not accept the Status of Council Decisions Report.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.
5-3 Engaged and informed - you are able to actively engage with the City and have input into decision-making.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of an accurate monthly report to Council to inform on the progression of the implementation of Council decisions, by the responsible Director. In order to remain transparent, and to facilitate timely and appropriate decision making, it is recommended that action items be reviewed at each Council meeting.		

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The Status of Council Decisions Report includes decisions made at a Council meeting and/or Committee meetings. Where a recommendation is made at a Committee meeting, and the decision subsequently made by Council, the Council decision will only be included in the Status of Council Decision Report.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ109-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the Status of Council Decisions Report for the month of May 2025, as provided in Attachment 1 to this Report.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Action Register as at 29 April 2025 [**12.6.1** - 40 pages]

12.7 MINUTES OF REGIONAL COUNCIL MEETINGS (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	41196, 03149, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the minutes of various bodies on which the City has current representation.

EXECUTIVE SUMMARY

The following minutes are provided:

- Minutes of the Special Mindarie Regional Council Meeting held on 26 March 2025.
- Minutes of the Ordinary Catalina Regional Council Meeting held on 17 April 2025.

DETAILS

Special Mindarie Regional Council Meeting – 26 March 2025.

A special meeting of the Mindarie Regional Council was held on 26 March 2025.

At the time of this meeting Cr Fishwick, JP and Cr May, JP were Council's representatives at the Special Mindarie Regional Council meeting.

The attached minutes detail those matters that were discussed at this external meeting that may be of interest to the City of Joondalup (Attachment 1 refers).

Ordinary Catalina Regional Council Meeting – 17 April 2025.

An ordinary meeting of the Catalina Regional Council was held on 17 April 2025.

At the time of this meeting Cr Chester and Cr Hill were Council's representatives at the Ordinary Catalina Regional Council meeting.

The attached minutes detail those matters that were discussed at this external meeting that may be of interest to the City of Joondalup (Attachment 2 refers).

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of timely reports to Council of the minutes of various bodies on which the City has current representation.	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Consultation

Not applicable.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ110-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES:

1 the minutes of the special meeting of the Mindarie Regional Council held on 26 March 2025 forming Attachment 1 to this Report;

2 the minutes of the ordinary meeting of the Catalina Regional Council held on 17 April 2025 forming Attachment 2 to this Report.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. 26 March 2025 - Special Mindarie Regional Council Minutes [**12.7.1** - 14 pages]
2. 17 April 2025 - Ordinary Catalina Regional Council Minutes [**12.7.2** - 10 pages]

12.8 LOCAL GOVERNMENT ELECTIONS - APPOINTMENT OF WA ELECTORAL COMMISSIONER (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	29068, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to appoint the Western Australian (WA) Electoral Commissioner to conduct the 2025 ordinary election on the City's behalf, as a postal voting election.

EXECUTIVE SUMMARY

Local government elections are held on the third Saturday in October every two years with the next election scheduled to occur on 18 October 2025. The elections will be held to elect six Councillors whose terms all expire in 2025, (being Councillors Hill, Chester, Fishwick, Hamilton-Prime, May and Kingston), and the Mayor Hon Albert Jacob.

Local government elections must be conducted in accordance with the *Local Government Act 1995* (the Act) and associated Regulations, and Council may choose the method of election it wishes to use being either a postal voting method or in-person method.

If choosing the postal voting method, then the Electoral Commissioner must be responsible for the conduct of the election.

The current procedure required by the Act, is that written agreement (from the Electoral Commissioner) is required before Council can take a vote. On 4 February 2025, the Chief Executive Officer received a letter from the Electoral Commissioner agreeing to be responsible for the conduct of the 2025 ordinary elections, should the Council decide to do so.

The Council considered a report on this matter at its meeting held on 25 March 2025, where Council resolved as follows:

> *"That Item 12.7 – Local Government Elections - Appointment of WA Electoral Commissioner – BE DEFERRED to the Ordinary Council meeting to be held on 27 May 2025 to allow further time for any issues arising from the WA Electoral Commission's management of the recent WA State Election to come to light."*

Further information is provided in this report with regard to the WA Electoral Commission's management of the recent WA State Election.

It is therefore recommended that Council:

1 NOTES the WA Electoral Commissioner has agreed in writing to be responsible for the City of Joondalup Ordinary Local Government Elections to be held on 18 October 2025;

2 In accordance with section 4.20(4) of the Local Government Act 1995, DECLARES BY AN ABSOLUTE MAJORITY the WA Electoral Commissioner to be responsible for the conduct of the ordinary election to be held on 18 October 2025, together with any other elections or polls which may be required;

3 In accordance with section 4.61(2) of the Local Government Act 1995, DECIDES BY AN ABSOLUTE MAJORITY the method of conducting the ordinary election to be held on 18 October 2025 will be as a postal election.

BACKGROUND

In previous years, Council has appointed the WA Electoral Commissioner to be responsible for the conduct of elections for multiple years. At its meeting held on 20 November 2012 (CJ227-11/12 refers) Council resolved to appoint the WA Electoral Commissioner to be responsible for the City of Joondalup elections and confirmed that the elections would be by postal voting up until 31 December 2017.

Again, on 16 October 2018 (CJ174-10/18 refers) Council resolved the same to appoint the WA Electoral Commissioner to be responsible for the City of Joondalup elections and confirmed that the elections would be by postal voting up until 31 December 2023.

On 4 July 2024, the City received a letter from the WA Electoral Commission advising that changes to the *Local Government Act 1995* have necessitated a review of long-term agreements that the WA Electoral Commission has with Local Governments (Attachment 1 refers).

As a result, the WA Electoral Commission is discontinuing any long-term agreements with local governments and the Council will need to consider the appointment of the WA Electoral Commissioner each time it is necessary to conduct an election.

In addition, the City received a letter from the WA Electoral Commission on 12 December 2024, with the cost estimate to conduct the City's 2025 local government ordinary election as a postal election (Attachment 2 refers). The cost estimate for the WA Electoral Commission to conduct the 2025 local government ordinary election as a postal election is approximately $608,670 (excluding GST). Further details will be provided under the financial/budget implications section of this report.

DETAILS

The Act gives a local government the option of voting in-person or via a postal election. A local government election shall be a voting-in-person election unless the local government decides (by absolute majority) to conduct the election as a postal election.

The decision to conduct the election as a postal election must be made at least 80 days before election day (that is by 30 July 2025) and can only be made after or in conjunction with a declaration that the Electoral Commissioner is to be responsible for the election. The Act also allows a local government to decide that the WA Electoral Commissioner is to be responsible for the conduct of an election.

The options for Council are as follows (Council must first decide on the method by which an election is to be held as other available options are determined by the method of the election):

1 Voting in-person election

For an in-person election the Chief Executive Officer is to be the returning officer, unless other arrangements are made.

Council may, having first obtained the permission of the person concerned and the written approval of the WA Electoral Commissioner, appoint a person other than the Chief Executive Officer to be the returning officer for an election or for all elections held while the appointment of that person subsists (such an appointment is to be made at least 80 days before an election and cannot be rescinded after 80 days before election day). That is, the decision to hold a voting in-person election must be made by 30 July 2025.

There are a number of matters that need to be considered with regard to conducting an in-person election, these are as follows:

- The City does not have the in-house expertise or capacity to conduct an in-person election for the City of Joondalup local government elections. On the other hand, the WAEC has extensive experience in managing elections, ensuring that the process is conducted smoothly and efficiently.
- It is important that there be no perceptions of impartiality which may be endured if the City were to manage the electoral process. As an independent body, the WAEC ensures that elections are fair and unbiased, maintaining public trust in the electoral process.
- The WAEC provides standardised procedures and processes developed over many years of experience, which help maintain consistency across different elections. If the City were to conduct the election it would be required to create purpose specific procedures and processes which would include development of software for counting purposes.
- The WAEC implements robust security measures to protect the integrity of the voting process, including measures against fraud and tampering. If the City were to conduct the election it would be required to create purpose specific security processes/procedures.
- The City has not estimated the resources required to manage an election of the City of Joondalup's scale, however, it would require employing a number of persons or appointing an agency with significant experience in conducting elections in order to manage the risk implications aligned to such an undertaking.

2 Postal election

A decision to conduct a postal election can only be made after or in conjunction with a declaration by Council that the WA Electoral Commissioner be responsible for the conduct of the election (this declaration must be made at least 80 days before an election day and cannot be rescinded after 80 days before election day and can only be made after the WA Electoral Commissioner has provided a written agreement to do so).

The current procedure required by the Act, is that written agreement (from the Electoral Commissioner) is required before Council can take a vote.

On 4 February 2025, the CEO received a letter from the Electoral Commissioner agreeing to be responsible for the conduct of the 2025 ordinary elections, should the Council decide to do so (Attachment 3 refers).

There are a number of matters that need to be considered with regard the option of undertaking a postal election versus an in-person election, which includes but is not limited to the following:

- Postal voting allows more people to participate, including those who may have difficulty reaching polling stations due to mobility issues, work commitments or other personal circumstances.
- With postal voting, voters can complete their ballots at their own convenience.
- Statistics show that postal voting can lead to a higher voter turnout, as it removes barriers that might prevent people from voting in person.
- Whilst there are initial costs associated with setting up a postal voting system, it can be more cost-effective in the long run by reducing the need for staffing and maintaining numerous polling stations, particularly for a district the size of the City of Joondalup.
- With proper measures and systems in place, postal voting can be secure and reliable where verification of voter identity can be better assured. Despite concerns, measures such as signature verification, unique barcodes on ballots, and secure drop boxes help ensure the integrity of the voting process. It is recognised that in person elections provide an opportunity for electoral officers to verify voter identities in real-time, ensuring that only eligible voters participate; however, opportunities for fraud also exist unless there are strict procedures in place for identification purposes.

Following the Council decision on 25 March 2025, the City sought advice from the WAEC with regard to the following (responses are provided by the WAEC):

Is the WAEC planning to conduct a review of matters that were raised as challenges during the State Election and any impacts they might have on local government elections. And if so, what is the planned timeframe for such review including:

- Use of a recruitment agent for employment of staff – how are local government count staff proposed to be recruited in 2025?
- What training will any staff employed for local government elections be provided with to assist voters with voting and local governments with the count?
- Other matters that might be relevant to local government elections.

WAEC Response:

The Commission undertakes internal reviews after each election event and will be looking at the challenges experienced with the recent State Election with a view to implementing more efficient processes and procedures where applicable in advance of the upcoming Local Government elections. This also includes implementation of learnings from the 2023 Local Government elections as well as any learnings that are obtained through the Independent Special Inquiry process.

In relation to the use of a recruitment agent, LG staff will be recruited through PersolKelly using the ballot paper counters that were used for Central Vote Processing. The Commission will ensure that the staff employed to administer and assist with the LG elections receive timely and appropriately detailed training to ensure a smooth election experience. The preparation of training material is underway.

Could the WAEC provide the City with further information ensuring the correct distribution of ballot papers?

WAEC Response:

The Commission has reviewed its processes for ballot paper distribution as part of review and continuous improvement processes. Learnings from ballot paper distributions from the State election, including those from the City of Fremantle, will be applied to the LG elections.

Could the WAEC share with the City the procedures for ensuring the custody of ballot papers?

WAEC Response:

The Commission can confirm there is a rigorous internal custody of ballot paper process, which includes secure and locked storage and transportation of ballot papers.

Elected Members raised the issue of having a full time Returning Officer for the nomination period. Would this be possible? It is noted that in previous years, the Returning Officer was only available for certain time periods during the nomination period.

WAEC Response:

While we appreciate the desire for a full time Returning Officer, this is not possible for 2025 as Cost Estimates have been sent and this additional resourcing would mean additional costs to Local Governments. When appointing Returning Officers they will be advised that preference is to be available for support over this period of time if possible.

Issues and options considered

Council may choose to:

1 Maintain the existing arrangement for the WA Electoral Commissioner to undertake the City's local government elections on its behalf as well as retain the postal voting method. This option is recommended based on the City's prior experiences with the WAEC conducting postal elections for the City.

2 Request the Chief Executive Officer to be the returning officer for the election and change the voting to an in-person method. This option is not recommended as the City does not have the in-house expertise or capacity to undertake an in-person election.

3 Request the WA Electoral Commissioner to be the returning officer for the election and change the voting to an in-person method. The WAEC have indicated that they *may* be able to conduct an in-person election on behalf of the City of Joondalup however, at the time of writing this report the WAEC could not commit. This option is not recommended.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*
Local Government (Elections) Regulations 1997.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-2 Proactive and represented- you are confident that the City is advocating on your behalf for initiatives that benefit the community.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report to provide Council a report detailing choices of election methods in compliance with the Local Government Act 1995 (the Act) and associated Regulations.		

Council must ensure compliance with the relevant legislation.

Financial / budget implications

The WAEC has estimated that the cost of undertaking the 2025 election for the City (as a postal ballot) would be in the vicinity of $608,670 (excluding GST). This is an increase of $106,431 (excluding GST) on the 2023 election costs for the City of Joondalup of which the final invoice was $502,239.02 (excluding GST).

This cost estimate has been based on the following assumptions:

- The method of election will be postal.
- Six Councillors and one Mayor vacancy.
- 120,300 electors.
- Response rate of approximately 30%.
- Appointment of a local Returning Officer.
- Count to be conducted at the City's offices using CountWA.

Costs not incorporated in this estimate include the following:

- Non-statutory advertising (such as additional advertisements in community newspapers and promotional advertising within the adopted Communications Plan – estimated at $20,000).
- Any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns.
- Local government staff members to work in the polling place on election day.
- Any additional rate increases by Australia Post including additional charges for Priority Service (estimated at $23,000).

An appropriate allocation will need to be made in the 2025-26 Annual Budget for the 2025 local government elections which will include the above costs as well as any other advertising and promotion undertaking by the City to promote election candidacy; voter participation; and induction program costs. As per previous years, the election costs will be allocated over the 2025-26 and 2026-27 financial years to absorb the budget impact year on year.

Account No.	526-A5206-3227-0000
Budget Item	Council Election Costs
Budget amount	$630,000 ($315,000 to be allocated to 2025-26)
Amount spent to date	$0
Proposed cost	$630,000
Balance	$630,000

All amounts quoted in this report are to be exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Advice has been received from the WAEC that the Electoral Commissioner is willing to be responsible for the City's local government ordinary elections to be held on Saturday 18 October 2025 (Attachment 3 refers).

COMMENT

The City of Joondalup has been conducting postal elections since its inaugural election in December 1999. The voting turnout figures are as follows:

Election Date	Election Method	Voter turn-out
May 1997	In-person	6.51%
December 1999	Postal	28.2%
May 2001	Postal	29.7%
May 2003	Postal	25.9%
May 2006*	Postal	27.2%
October 2007	Postal	27.2%
October 2009	Postal	26.9%
October 2011	Postal	23.8%
October 2013	Postal	22.1%
October 2015	Postal	20.2%
October 2017	Postal	31.3%
October 2019	Postal	23.8%
October 2021	Postal	27.9%
October 2023	Postal	27.7%

** Election under section 4.14 of the Local Government Act 1995.*

For a number of elections, and as part of the post local government election processes, the City has undertaken an election candidate survey, seeking feedback as to candidate satisfaction on the City's election process, and in particular, the performance of the WA Electoral Commission. The results from candidates, and that of the City's officer's have demonstrated a high level of satisfaction with the performance of the WA Electoral Commission and that of the City's appointed Returning Officer.

VOTING REQUIREMENTS

Absolute Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ111-05/25)

MOVED Mayor Jacob, SECONDED Cr Hill that Council:

1 NOTES the WA Electoral Commissioner has agreed in writing to be responsible for the City of Joondalup Ordinary Local Government Elections to be held on 18 October 2025;

2 In accordance with section 4.20(4) of the *Local Government Act 1995*, DECLARES BY AN ABSOLUTE MAJORITY the WA Electoral Commissioner to be responsible for the conduct of the ordinary election to be held on 18 October 2025, together with any other elections or polls which may be required;

3 In accordance with section 4.61(2) of the *Local Government Act 1995*, DECIDES BY AN ABSOLUTE MAJORITY the method of conducting the ordinary election to be held on 18 October 2025 will be as a postal election.

The Motion was Put and CARRIED (11/1)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Vinciullo.
Against the Motion: Cr Raftis.

ATTACHMENTS

1. WAEC Long Term Agreement - City of Joondalup [**12.8.1** - 1 page]
2. WAEC 2025 Cost Estimate Joondalup - Postal [**12.8.2** - 3 pages]
3. Written Agreement Local Government Election 2025 - Updated Joondalup [**12.8.3** - 1 page]

12.9 CORPORATE BUSINESS PLAN 2024–2028 QUARTER 3 REPORT (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	52605, 20560, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to receive the Corporate Business Plan 2024–2028 Quarter 3 Report, the Quarterly Capital Works Progress Report, and the Key Capital Project Quarterly Status reports for the period 1 January 2025 to 31 March 2025.

EXECUTIVE SUMMARY

The City's *Corporate Business Plan 2024–2028*, adopted by Council at its meeting held on 25 June 2024 (CJ147-06/24 refers), is the City's 5-year medium-term planning document comprising the services, projects and activities developed in response to the vision, goals and outcomes of the City's 10-Year Strategic Community Plan, *Joondalup 2032*.

The Corporate Business Plan 2024–2028 Quarter 3 Report provides information on the progress of FY2024–25 services, projects, and activities against the quarterly milestones of the *Corporate Business Plan 2024–2028* and is provided as Attachment 1 to this Report.

The Quarterly Capital Works Progress Report lists all the projects within the City's *5-Year Capital Works Program*. This report is provided as Attachment 2 to this Report.

The Key Capital Works Project Quarterly Status Report provides quarterly status updates against the key capital works projects identified in the *Corporate Business Plan 2024–2028*. This report is provided as Attachment 3 to this Report.

There are four items for noting and 13 amendments to the *Corporate Business Plan 2024–2028* proposed, related to the following projects:

- *10-Year Strategic Financial Plan*.
- Burns Beach food and beverage facility expression of interest.
- Bushfire Risk Management Plan.
- Community Safety Plan.
- Community, Youth Development and Libraries Plan.
- Core system replacement project (Project Axiom).
- Dog Management Plan.
- Duffy House commercial expression of interest.
- Food organics, garden organics (FOGO) bin service.

- Heritage List.
- Local Planning Strategy review.
- Reconciliation Action Plan.
- Waste to energy solution.

Further information on these proposed amendments is provided in the details below.

It is therefore recommended that Council:

1 RECEIVES the Corporate Business Plan 2024–2028 Quarter 3 Report as shown as Attachment 1 to this Report;

2 RECEIVES the Quarterly Capital Works Progress Report for the period 1 January 2025 to 31 March 2025 as shown as Attachment 2 to this Report;

3 RECEIVES the Key Capital Works Project Quarterly Status Report for the period 1 January 2025 to 31 March 2025 as shown as Attachment 3 to this Report;

4 NOTES the quarter 2 data error associated with the Craigie Leisure Centre health and fitness programs;

5 NOTES the unavailability of quarter 3 data associated with the Cultural Events program;

6 NOTES the unavailability of quarter 3 data associated with Parking Management;

7 NOTES the unavailability of quarter 3 data associated with the Visual Arts Exhibition program;

8 APPROVES the amendments to the milestones associated with the 10-Year Strategic Financial Plan in the Corporate Business Plan 2024–2028;

9 APPROVES the amendments to the milestones associated with the Burns Beach food and beverage facility expression of interest in the Corporate Business Plan 2024–2028;

10 APPROVES the amendments to the milestones associated with the Bushfire Risk Management Plan in the Corporate Business Plan 2024–2028;

11 APPROVES the amendments to the milestones associated with the Community Safety Plan in the Corporate Business Plan 2024–2028;

12 APPROVES the amendments to the milestones associated with the Community, Youth Development and Libraries Plan in the Corporate Business Plan 2024–2028;

13 APPROVES the amendments to the milestones associated with the Core system replacement project (Project Axiom) in the Corporate Business Plan 2024–2028;

14 APPROVES the amendments to the milestones associated with the Dog Management Plan in the Corporate Business Plan 2024–2028;

15 APPROVES the amendments to the milestones associated with the Duffy House commercial expression of interest in the Corporate Business Plan 2024–2028;

16 APPROVES the amendments to the milestones associated with the Food organics, garden organics (FOGO bin service) in the Corporate Business Plan 2024–2028;

17 APPROVES the amendments to the milestones associated with the Heritage List in the Corporate Business Plan 2024–2028;

18 APPROVES the amendments to the milestones associated with the Local Planning Strategy review in the Corporate Business Plan 2024–2028;

19 APPROVES the amendments to the milestones associated with the Reconciliation Action Plan in the Corporate Business Plan 2024–2028;

20 APPROVES the amendments to the milestones associated with the Waste to energy solution in the Corporate Business Plan 2024–2028.

BACKGROUND

The *Corporate Business Plan 2024–2028* was adopted by Council at its meeting held on 25 June 2024 (CJ147-06/24 refers). It contains the services, projects, and activities the City intends to deliver over five years, and quarterly milestones for those the City intends to deliver in FY2024–25. The *5-Year Corporate Business Plan* demonstrates how the outcomes of the 10-Year Strategic Community Plan, *Joondalup 2032*, are translated into a five-year service delivery program.

The *Corporate Business Plan 2024–2028* sits within an *Integrated Planning and Reporting Framework* which builds in informing, resourcing, planning, and reporting requirements to ensure transparency and evidence of planned achievements. It is also a requirement of the City's *Governance Framework* to develop quarterly reports against annual projects and priorities that are presented to Council.

DETAILS

The Corporate Business Plan 2024–2028 Quarterly Reports provides information on achievements and performance against the quarterly milestones set at the beginning of each year. The project milestones for each quarter are reported via colour codes to indicate if the milestone has been completed or is behind schedule. The budget status is reported via symbols to indicate if each project or activity is on budget, over budget, or under budget. In addition, a commentary for each milestone provides details on what has been achieved. Note that the report does not include projects and activities that do not have milestones for FY2024–25.

Items from the draft Corporate Business Plan 2024–2028 Quarter 3 Report for noting

Craigie Leisure Centre health and fitness programs

In the Corporate Business Plan 2024–2028 Quarter 2 Report, the number of visitors to Craigie Leisure Centre was listed as 431,330. This was an error in data reporting and the correct number of visitors to Craigie Leisure Centre in quarter 2, from 1 October to 31 December 2024, was 403,521. This error has been rectified in the draft Corporate Business Plan 2024–2028 Quarter 3 Report, including a note on this revision.

Cultural Events program

The number of attendees and percentage attendee satisfaction for Joondalup Festival was not available to report in the draft Corporate Business Plan 2024–2028 Quarter 3 Report. The data is not yet available due to the short time frames between the close of the event and the reporting deadlines, combined with the increased workload of reporting on a large-scale event of Joondalup Festival. The number of attendees and percentage attendee satisfaction for Joondalup Festival will be reported when the data becomes available.

Parking Management

The quarterly data for the average monthly percentage occupancy of Reid Promenade Multi-Storey Car Park was not available to report in the draft Corporate Business Plan 2024–2028 Quarter 3 Report. The data is unavailable due to the upgrade and changeover of infrastructure and systems. Commissioning of the new infrastructure and systems is planned for quarter 4 of 2024/25.

Visual Arts Exhibition program

The number of attendees and percentage attendee satisfaction for the Arts in Focus exhibition at the Joondalup Library was not available to report in the draft Corporate Business Plan 2024–2028 Quarter 3 Report. The data is not yet available due to the short time frames between the close of the event and the reporting deadlines. The number of attendees and percentage attendee satisfaction for the Arts in Focus exhibition at the Joondalup Library will be reported when the data becomes available.

Proposed amendments to the *Corporate Business Plan 2024–2028*

10-Year Strategic Financial Plan

Due to the consequences of delays in quarter 1, and expediated completion of the quarter 4 milestone, the presentation of the *10-Year Strategic Financial Plan 2024* to the Major Projects and Finance Committee for noting is no longer relevant. During quarter 3, the *10-Year Strategic Financial Plan 2024* was used to provide direction for the commencement of the annual budget process (previously scheduled for quarter 4). This document is now largely obsolete and the presentation of it may cause confusion during the review of the 2025/26 budget process. To more accurately reflect the work planned for quarter 4, it is proposed to discontinue the quarter 3 milestone, remove the existing quarter 4 milestone, and include an additional quarter 4 milestone associated with the *10-Year Strategic Financial Plan* in the *Corporate Business Plan 2024–2028*. The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Present the 10-Year Strategic Financial Plan 2024 and the 2025 Financial Sustainability Guiding Principles to the Major Projects and Finance Committee for noting.~~
Q4	[milestone removed] ~~Use the 10-Year Strategic Financial Plan 2024 to provide direction to the annual budget process.~~
	[additional milestone] Update 10-Year Strategic Financial Plan Projections to assist the completion of the draft Annual Budget 2025/26.

Burns Beach food and beverage facility expression of interest

The project to progress an expression of interest for a Burns Beach food and beverage facility is behind schedule due to unforeseen additional legislative requirements resulting in the need to prepare and advertise a business plan for a major land transaction. A report on the outcome of the Burns Beach Major Land Transaction Business Plan advertising will now be presented to Council. Therefore, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028* to more accurately reflect the work planned in quarter 4. This proposed amendment is to discontinue the quarter 3 milestone, remove the existing quarter 4 milestone, and include an additional quarter 4 milestone. The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Identify the preferred commercial operator and commence tenure negotiations.~~
Q4	[milestone removed] ~~Continue tenure negotiations with the preferred commercial operator.~~
	[additional milestone] Present the outcomes of the advertising of the Burns Beach Major Land Transaction Business Plan.

Bushfire Risk Management Plan

The Bushfire Risk Management Plan project is currently on schedule; however, the existing quarter 4 milestone no longer aligns with the requirements of the WA Office of Bushfire Risk Management. Therefore, it is proposed that the quarter 4 milestone associated with the Bushfire Risk Management Plan be removed and an additional quarter 4 milestone be included in the *Corporate Business Plan 2024–2028*. The table below shows the proposed amendment to the milestones.

Q4	[milestone removed] ~~Present the draft Bushfire Risk Management Plan 2025–2030 to the Office of Bushfire Risk Management seeking endorsement.~~
	[additional milestone] Present the draft Bushfire Risk Management Plan 2025–2027 to the Office of Bushfire Risk Management for review.

Community Safety Plan

The Community Safety Plan project is behind schedule due to resourcing constraints and competing priorities. Therefore, it is proposed to amend the milestones to more accurately reflect the work planned for quarter 4. It is proposed to discontinue one of the quarter 3 milestones, rollover the other quarter 3 milestone and remove the quarter 4 milestone associated with the Community Safety Plan project in the *Corporate Business Plan 2024–2028.* The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Undertake community consultation on the draft Community Safety Plan 2025–2029.~~
Q4	[milestone removed] ~~Present the outcomes from the community consultation on the draft Community Safety Plan 2025–2029 and any proposed changes to Council seeking endorsement.~~
	[milestone from previous quarter] Present the draft Community Safety Plan 2025–2029 to Council seeking endorsement to undertake community consultation.

Community, Youth Development and Libraries Plan

The development of the draft Community, Youth Development and Libraries Plan is still in progress, and it is anticipated that the draft plan will not be ready to be presented to Elected Members seeking feedback in quarter 4. The libraries component is closer to completion than community and youth development aspects of the Community, Youth Development and Libraries Plan. The City is investigating options to finalise and begin implementing the libraries components of the plan ahead of completing community and youth development aspects. Therefore, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028* to more accurately reflect the work planned in quarter 4. This proposed amendment is to remove the existing quarter 4 milestone and include an additional quarter 4 milestone. The table below shows the proposed amendments to the milestones.

Q4	[milestone removed] ~~Present the draft Community, Youth Development and Libraries Plan to Elected Members seeking feedback.~~
	[additional milestone] Investigate opportunities to deliver the libraries component of the Community, Youth Development and Libraries Plan ahead of community and youth development aspects.

Core system replacement project (Project Axiom)

Project Axiom is behind schedule in appointing project management resources and interim support for implementation due to the unanticipated extent of the requirements for the investigations and request for tender process. As the investigations and the request for tender process are ongoing and will continue into quarter 4, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028.* This proposed amendment is to discontinue the quarter 3 milestones, remove the quarter 4 milestones and include additional quarter 4 milestones. The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Appoint interim support for the implementation of the finance and supply chain management system and customer engagement system.~~
	[milestone discontinued] ~~Appoint project management resources~~.
Q4	[milestone removed] ~~Progress implementation of the finance and supply chain management system as part of Project Value Stream 2B.~~
	[milestone removed] ~~Progress implementation of the customer engagement system as part of Project Value Streams 3.~~
	[additional milestone] Evaluate tender submissions and prepare report for Council with recommendations of preferred supplier.
	[additional milestone] Progress development of the finance and supply chain management system.

Dog Management Plan

The development of the draft Dog Management Plan 2025–2035 is behind schedule due to delays in finalising the Community Consultation Outcomes Report caused by the large volume of responses and comments. Therefore, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028* to more accurately reflect the work planned in quarter 4. This proposed amendment is to remove the existing quarter 4 milestone, and rollover the incomplete quarter 3 milestone. The table below shows the proposed amendments to the milestones.

Q4	[milestone removed] ~~Finalise the development of the draft Dog Management Plan 2025–2035.~~
	[milestone from previous quarter] Progress the development of the draft Dog Management Plan 2025–2035.

Duffy House commercial expression of interest

The project to progress an expression of interest for a future commercial operator at the Duffy House site is behind schedule due to a protracted evaluation process to identify the preferred commercial operator. A report on the outcomes of the request for expression of interest will now be presented to Council. Therefore, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028* to more accurately reflect the work planned in quarter 4. This proposed amendment is to discontinue the quarter 3 milestones, remove the existing quarter 4 milestone, and include an additional quarter 4 milestone. The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Identify the preferred commercial operator and commence tenure negotiations.~~
	[milestone discontinued] ~~Progress tenure negotiations with the preferred commercial operator.~~
Q4	[milestone removed] ~~Progress tenure negotiations with the preferred commercial operator.~~
	[additional milestone] Present the outcomes of the request for an expression of interest for a commercial operator to Council.

Food organics, garden organics (FOGO) bin service

The project to develop a new FOGO bin service for residential waste delivery is behind schedule due to external delays around the Mindarie Regional Council negotiations. Therefore, it is proposed to discontinue the quarter 3 milestone, remove the quarter 4 milestone, and include an additional quarter 4 milestone associated with the Food organics, garden organics (FOGO) bin service project in the *Corporate Business Plan 2024–2028.* The table below shows the proposed amendment.

Q3	[milestone discontinued] ~~Develop and advertise a request for tender to deliver a FOGO bin service~~
	[milestone discontinued] ~~Review and assess the responses to the request for tender and appoint the preferred contractor.~~

Q4	[milestone removed] ~~Deliver a communications campaign to educate the community about the new FOGO bin service~~
	[additional milestone] Advise Elected Members of the Mindarie Regional Council FOGO tender progress and determine a way forward when tender negotiations are finalised by the Mindarie Regional Council.

Heritage List

The activities to initiate an amendment to the City's Heritage List has been placed on hold due to resourcing constraints. Therefore, it is proposed to discontinue the quarter 3 milestone and remove the quarter 4 milestone associated with the Heritage List project in the *Corporate Business Plan 2024–2028.* The table below shows the proposed amendment.

Q3	[milestone discontinued] ~~Present a report to the Policy Committee and Council seeking endorsement to initiate an amendment to the City's Heritage List.~~
Q4	[milestone removed] ~~Undertake community consultation activities on the amendments to the City's Heritage List.~~

Local Planning Strategy review

The Local Planning Strategy review project is currently behind schedule due to delays in appointing the external consultants. Therefore, it is proposed that the quarter 4 milestones associated with the project be removed from the *Corporate Business Plan 2024–2028*, and incomplete milestones from quarter 3 be rolled over for completion in quarter 4. The table below shows the proposed amendment.

Q4	[milestone removed] ~~Refine the strategic options for the spatial allocation of density and development control and undertake engagement with the Department of Planning, Lands and Heritage.~~
	[milestone removed] ~~Undertake round 3 community consultation activities.~~
	[milestone from previous quarter] Undertake round 1 community consultation activities.
	[milestone from previous quarter] Develop strategic options for the spatial allocation of density and development control.

Reconciliation Action Plan

The draft Reconciliation Action Plan is not yet finalised, due to the requirement for revision and resubmission following initial feedback from Reconciliation Australia. Therefore, it is proposed that the milestones associated with the project be amended in the *Corporate Business Plan 2024–2028* to more accurately reflect the work planned in quarter 4. This proposed amendment is to discontinue the quarter 3 milestone, remove the existing quarter 4 milestone, and include an additional quarter 4 milestone. The table below shows the proposed amendments to the milestones.

Q3	[milestone discontinued] ~~Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.~~
Q4	[milestone removed] ~~Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.~~
	[additional milestone] Liaise with Reconciliation Australia regarding their feedback on the draft Reconciliation Action Plan 2024–2026.

Waste to energy solution

The project to establish a waste to energy solution is experiencing external delays due to ongoing setbacks with the Mindarie Regional Council's waste to energy tender process. Therefore, it is proposed to discontinue the quarter 1, 2 and 3 milestones associated with the waste to energy solution in the *Corporate Business Plan 2024–2028.* This proposed amendment will retain the existing quarter 4 milestone. The table below shows the proposed amendments to the milestones.

Q1	[milestone discontinued] ~~Present a report to Council on tender options for a waste to energy solution seeking endorsement of the preferred tenderer.~~
Q2	[milestone discontinued] ~~Liaise with the Mindarie Regional Council to commence delivery of a waste to energy solution.~~
Q3	[milestone discontinued] ~~Continue to liaise with the Mindarie Regional Council to progress the delivery of a waste to energy solution.~~
Q4	[existing milestone] Continue to liaise with the Mindarie Regional Council to progress the delivery of a waste to energy solution.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Administration) Regulations 1996.*
Local Government Act 1995.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.
5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of reporting to provide Council with quarterly data associated with ongoing programs and activities, and comments on the progress and status of milestones associated with non-capital projects and initiatives listed in the 5-Year Corporate Business Plan.		

Risk	**FINANCIAL**
Risk Event Description	Lack of financial sustainability
Risk Responsibility	Director Corporate Services
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of reporting to provide Council with quarterly data associated with ongoing programs and activities, and comments on the progress and status of milestones associated with non-capital projects and initiatives listed in the 5-Year Corporate Business Plan.

Financial / budget implications

The FY2024–25 services, projects, and activities in the *Corporate Business Plan 2024–2028* were included in the *FY2024–25 Annual Budget*.

Regional significance

Not applicable.

Sustainability implications

The services, projects, and activities in the *Corporate Business Plan 2024–2028* are aligned to the key themes in *Joondalup 2032,* developed to ensure the sustainability of the City. The key themes are as follows:

1 Community.
2 Environment.
3 Place.
4 Economy.
5 Leadership.

Consultation

Not applicable.

COMMENT

The *Corporate Business Plan 2024–2028* was adopted by Council at its meeting held on 25 June 2024 (CJ147-06/24 refers). The Corporate Business Plan 2024–2028 Quarter 3 Report has been included as Attachment 1 to this report. Detailed reports on the progress and the project status of the *5-Year Capital Works Program* have been included as Attachments 2 and 3 to this Report. These reports provide an overview of progress against all the projects and sub-programs in the FY2024–25 Capital Works Program.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ112-05/25)

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1 RECEIVES the Corporate Business Plan 2024–2028 Quarter 3 Report as shown as Attachment 1 to this Report;

2 RECEIVES the Quarterly Capital Works Progress Report for the period 1 January 2025 to 31 March 2025 as shown as Attachment 2 to this Report;

3 RECEIVES the Key Capital Works Project Quarterly Status Report for the period 1 January 2025 to 31 March 2025 as shown as Attachment 3 to this Report;

4 NOTES the quarter 2 data error associated with the Craigie Leisure Centre health and fitness programs;

5 NOTES the unavailability of quarter 3 data associated with the Cultural Events program;

6 NOTES the unavailability of quarter 3 data associated with Parking Management;

7 NOTES the unavailability of quarter 3 data associated with the Visual Arts Exhibition program;

8 APPROVES the amendments to the milestones associated with the *10-Year Strategic Financial Plan* in the *Corporate Business Plan 2024–2028*;

9 APPROVES the amendments to the milestones associated with the Burns Beach food and beverage facility expression of interest in the *Corporate Business Plan 2024–2028;*

10 APPROVES the amendments to the milestones associated with the Bushfire Risk Management Plan in the *Corporate Business Plan 2024–2028;*

11 APPROVES the amendments to the milestones associated with the Community Safety Plan in the *Corporate Business Plan 2024–2028;*

12 APPROVES the amendments to the milestones associated with the Community, Youth Development and Libraries Plan in the *Corporate Business Plan 2024–2028;*

13 APPROVES the amendments to the milestones associated with the Core system replacement project (Project Axiom) in the *Corporate Business Plan 2024–2028;*

14 APPROVES the amendments to the milestones associated with the Dog Management Plan in the *Corporate Business Plan 2024–2028;*

15 APPROVES the amendments to the milestones associated with the Duffy House commercial expression of interest in the *Corporate Business Plan 2024–2028;*

16 APPROVES the amendments to the milestones associated with the Food organics, garden organics (FOGO bin service) in the *Corporate Business Plan 2024–2028;*

17 APPROVES the amendments to the milestones associated with the Heritage List in the *Corporate Business Plan 2024–2028;*

18 APPROVES the amendments to the milestones associated with the Local Planning Strategy review in the *Corporate Business Plan 2024–2028;*

19 APPROVES the amendments to the milestones associated with the Reconciliation Action Plan in the *Corporate Business Plan 2024–2028;*

20 APPROVES the amendments to the milestones associated with the Waste to energy solution in the *Corporate Business Plan 2024–2028.*

The Motion was Put and CARRIED (11/1)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Cr Kingston.

ATTACHMENTS

1. Corporate Business Plan 2024-2028 Quarter 3 Report [**12.9.1** - 147 pages]
2. Quarterly Capital Works Progress Report Quarter 3 [**12.9.2** - 10 pages]
3. Key Capital Works Projects Quarterly Status Report Quarter 3 [**12.9.3** - 29 pages]

12.10 2025 ANNUAL REVIEW OF REGISTER OF DELEGATION OF AUTHORITY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	07032, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

The purpose of the annual delegations' review is for Council to undertake a formal review of its delegations within the *Register of Delegation of Authority*.

EXECUTIVE SUMMARY

Sections 5.18 and 5.46 of the *Local Government Act 1995* (the Act) require at least once every financial year, delegations are to be reviewed by the delegator. The Council last performed its annual review of the *Register of Delegation of Authority* (the Register) at its meeting held on 28 May 2024 (CJ118-05/24 refers). Therefore, a formal review by Council is required by 30 June 2025. The 2025 review has focused on assessing the suitability and relevance of existing delegations, as well as the need for any additional delegations.

The proposed amendments to the Register are outlined in Attachment 2 (tracked version) to this Report and the Register incorporating the proposed amendments is provided at Attachment 3 (clean version) to this Report.

It is therefore recommended that Council:

1 ENDORSES the review of its delegations in accordance with sections 5.18 and 5.46 of the Local Government Act 1995;

2 BY AN ABSOLUTE MAJORITY ADOPTS the amended Register of Delegation of Authority as provided in Attachment 3 to this Report.

BACKGROUND

In accordance with section 5.16 and 5.42 of the Act, a local government can delegate certain functions to a committee of Council, or the Chief Executive Officer. A variety of other legislation also permits the delegations of functions to the Chief Executive Officer, as well as other officers.

Sections 5.18 and 5.46 of the Act require that at least once every financial year delegations are to be reviewed by the delegator, for those delegations under the Act, but opportunity is also provided to review other delegations made under other legislation.

In June 2022 (CJ092-06/22 refers), Council resolved in Part as follows:

"3 REQUESTS the Chief Executive Officer provide a full review of the Register of Delegation of Authority that would include, but not be limited to, comparisons with best practice and other similar sized local governments, as well as explanations and examples of the required delegations, with a subsequent report to be tabled to the Audit and Risk Committee by October 2022."

The consultant's review was presented to the Audit and Risk Committee on 31 January 2023, and the revised *Register of Delegation of Authority* was endorsed by Council in June 2023 (CJ096-06/23 refers).

A key outcome of the full review of the Register was to provide a schedule of comparative information (against four other similar sized local governments) and expert opinion on the City of Joondalup *Register of Delegation of Authority*, as well as:

- whether the City of Joondalup's Delegations of Authority meets current legislative obligations
- whether the City of Joondalup's Delegations of Authority compares favourably with comparative local governments, identifying key differences
- whether the City of Joondalup's Delegations of Authority are written and constructed in a manner that might be considered good practice, demonstrated by the way each delegation is applied and the efficiency/effectiveness of decision-making with the delegations in place; and identification of any opportunities for improvement
- the implications on the City's operations should the City of Joondalup's Delegations of Authority be removed.

The consultant's report notes that there is considerable diversity in subjects, approaches and conditions taken by each of the Cities and WALGA. As quoted from the consultant's report, "*the fact that some Cities or WALGA have specific delegations may not of itself be a concern to the City of Joondalup because it may reflect specific circumstances, such as absence of a Local Law on a particular function, or even where there is a Local Law, the absence of a particular function within it may be addressed by a delegation, whereas such an approach may not be necessary at the City of Joondalup*."

The Council last performed its annual review of its delegations at its meeting held on 28 May 2024 (CJ118-05/24 refers) and therefore, a formal review by Council is required before 30 June 2025. A full review of the *Register of Delegation of Authority* has been undertaken in 2025 and focused on assessing the suitability and relevance of delegations, as well as any new delegations that are required.

DETAILS

The 2025 annual review of the *Register of Delegation of Authority* was undertaken to determine the following:

- The appropriateness of the existing delegations and whether to amend or delete any delegations.
- The need for any additional delegations, of which there were none in 2025.

The proposed amendments reflect the following:

- Amending existing delegations to improve workflow processes and service delivery.
- Removal of one delegation (DA 3.7.3) as the delegation is no longer required and has not been exercised in over four years .
- Minor wording and formatting changes.
- All references to Council Policies now align to the updated naming convention of Council Policies.

The main proposed changes are provided in the Schedule of Requested Changes (Attachment 1 refers).

The proposed amendments to the Register are outlined in Attachment 2 (tracked version) to this Report and the Register incorporating the proposed amendments is provided at Attachment 3 (clean version) to this Report.

Issues and options considered

Council can either:

- retain the current *Register of Delegation of Authority*
- adopt the revised *Register of Delegation of Authority,* as provided in Attachment 3 to this Report
  or
- adopt the revised *Register of Delegation of Authority,* as provided in Attachment 3 to this Report, with additional modifications.

Legislation / Strategic Community Plan / Policy implications

Legislation *Building Act 2011*.
Bush Fires Act 1954.
Cat Act 2011.
Dog Act 1976.
Food Act 2008.
Graffiti Vandalism Act 2016.
Local Government Act 1995.
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.
Public Health Act 2016.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**
Risk Event Description	Ineffective / improper decision making
Risk Responsibility	Director Governance and Strategy
Residual Risk	High
Control Effectiveness	Strong
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.
Risk Control	The relevant control, to mitigate risk, is the provision of a report and associated information that allows Council to comply with statutory responsibilities in review of delegations within the *Register of Delegation of Authority*.

Other risk information

Council is required to review its delegations under the *Local Government Act 1995* at least once every financial year and to review its delegations made under clause 82 of schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* every two years. Failure to complete the review would result in non-compliance with its statutory responsibilities under these legislative frameworks.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

Where legislation confers a function or power in a "local government" it was generally intended by Parliament to mean Council. However, there are many instances within the Act and other legislation that a function given to a local government is not exercisable, at least on a day-to-day basis by a Council but by the Chief Executive Officer or the local government's administration. The Act itself makes it clear that:

- a Council's role is not to exercise administrative (or management powers) but to exercise broader governance powers (section 2.7 of the Act)
- a Chief Executive Officer has the principal administration or management role of the local government - reflected in the specific statutory function to 'manage the day-to-day operations of the local government (section 5.4(e) of the Act).

In view of this, local governments utilise levels of delegated authority to allow the Chief Executive Officer (and other officers) to undertake day-to-day statutory functions, thereby allowing Council to focus on policy development, representation, strategic planning and community leadership.

The use of delegated authority means the large volume of routine work of a local government can be effectively managed and acted on promptly, which in turn facilitates efficient service delivery to the community. The 2025 review has resulted in refining delegations to ensure the City's continued ability to maintain high standards of service delivery and improved workflow processes.

VOTING REQUIREMENTS

Absolute Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ113-05/25)

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1 ENDORSES the review of its delegations in accordance with sections 5.18 and 5.46 of the *Local Government Act 1995*;

2 BY AN ABSOLUTE MAJORITY ADOPTS the amended Register of Delegation of Authority as provided in Attachment 3 to this Report.

The Motion was Put and TIED (6/6)

In favour of the Motion: Mayor Jacob, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Jones and Cr Vinciullo.
Against the Motion: Cr Chester, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Raftis.

There being an equal number of votes, the Presiding Member exercised his casting vote and declared the Motion **CARRIED (7/6)**

ATTACHMENTS

1. 2025 Schedule of Requested Changes [**12.10.1** - 3 pages]
2. Delegation of Authority Register (Tracked changes) [**12.10.2** - 83 pages]
3. Delegation of Authority Register (Clean) [**12.10.3** - 81 pages]

Disclosure of Interest affecting Impartiality

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.11 - List of Payments made during the month of March 2025 (Ward-All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Mayor Jacob works for Thomson Geer. Mayor Jacob does not work on City of Joondalup matters there.

12.11 LIST OF PAYMENTS MADE DURING THE MONTH OF MARCH 2025 (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr Mat Humfrey
Director Corporate Services

FILE NUMBER 09882, 101515

AUTHORITY / DISCRETION Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the list of accounts paid under the Chief Executive Officer's delegated authority during the month of March 2025.

EXECUTIVE SUMMARY

This report shows the list of payments made under delegated authority during March 2025 totaling $26,600,230.27.

It is therefore recommended that Council NOTES the Chief Executive Officer's list of accounts for March 2025 paid under delegated authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 forming Attachments 1, 2 and 3 to this Report, totaling $26,600,230.27.

BACKGROUND

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

DETAILS

The table below summarises the payments drawn on the funds during the month of March 2025. Lists detailing the payments made are appended as Attachments 1 and 2 to this Report.

The vouchers for the month are appended as Attachment 3 to this Report.

FUNDS	DETAILS	AMOUNT
Municipal Account	Municipal Cheques & EFT Payments 113406 - 113425 & EF127094 - EF127106 & EF127109 - EF127424 & EF127427 - EF127428 & EF127435 - EF127832 Net of cancelled payments Vouchers 3980A - 3993A	$20,543,034.68 $6,042,225.59
	Bond Refund Cheques & EFT Payments EF127089 & EF127093 & EF127107 - EF127108 & EF127425 -EF127426 & EF127429 -EF127434 Net of cancelled payments.	$15,000.00
	Total	$26,600,230.27

Issues and options considered

There are two options in relation to the list of payments:

- that Council declines to note the list of payments paid under delegated authority. The list is required to be reported to Council in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, and the payments listed have already been paid under the delegated authority. This option is not recommended.
  or
- that Council notes the list of payments paid under delegated authority. This option is recommended.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Financial Management) Regulations 1996.*

The Council has delegated to the Chief Executive Officer the exercise of its authority to make payments from the Municipal and Trust Funds, therefore in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid by the Chief Executive Officer is prepared each month showing each account paid since the last list was prepared.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**FINANCIAL**
Risk Event Description	Ineffective / improper decision making	Lack of financial sustainability
Risk Responsibility	Director Governance and Strategy	Director Corporate Services
Residual Risk	High	Medium
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of an accurate monthly report of the list of payments made under delegated authority to Council by the responsible Director.	

Financial / budget implications

All expenditure from the Municipal Fund was included in the Annual Budget as adopted or revised by Council.

Regional significance

Not applicable.

Sustainability implications

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

Consultation

Changes in the treatment of bonds received and repaid, from being held in the Trust Fund to now being reflected in the Municipal Fund, have arisen from a directive by the Office of the Auditor General.

COMMENT

All Municipal Fund expenditure included in the list of payments is incurred in accordance with the City of Joondalup *2024-25 Revised Budget* as adopted by Council at its meeting held on 25 February 2025 (CJ028-02/25 refers) or has been authorized in advance by the Mayor or by resolution of Council as applicable.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ114-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the Chief Executive Officer's list of accounts for March 2025 paid under Delegated Authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* forming Attachments 1, 2 and 3 to this Report, totaling $26,600,230.27.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Chief Executive Officers Delegated Municipal Payment List for the Month of March 2025 [**12.11.1** - 80 pages]
2. Chief Executive Officers Delegated Municipal Payment List (Bond Refunds) for the Month March 2025 [**12.11.2** - 2 pages]
3. Municipal Vouchers for the Month of March 2025 [**12.11.3** - 1 page]

12.12 FINANCIAL ACTIVITY STATEMENT FOR MARCH 2025 (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	07882, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the Financial Activity Statement for the period ended 31 March 2025.

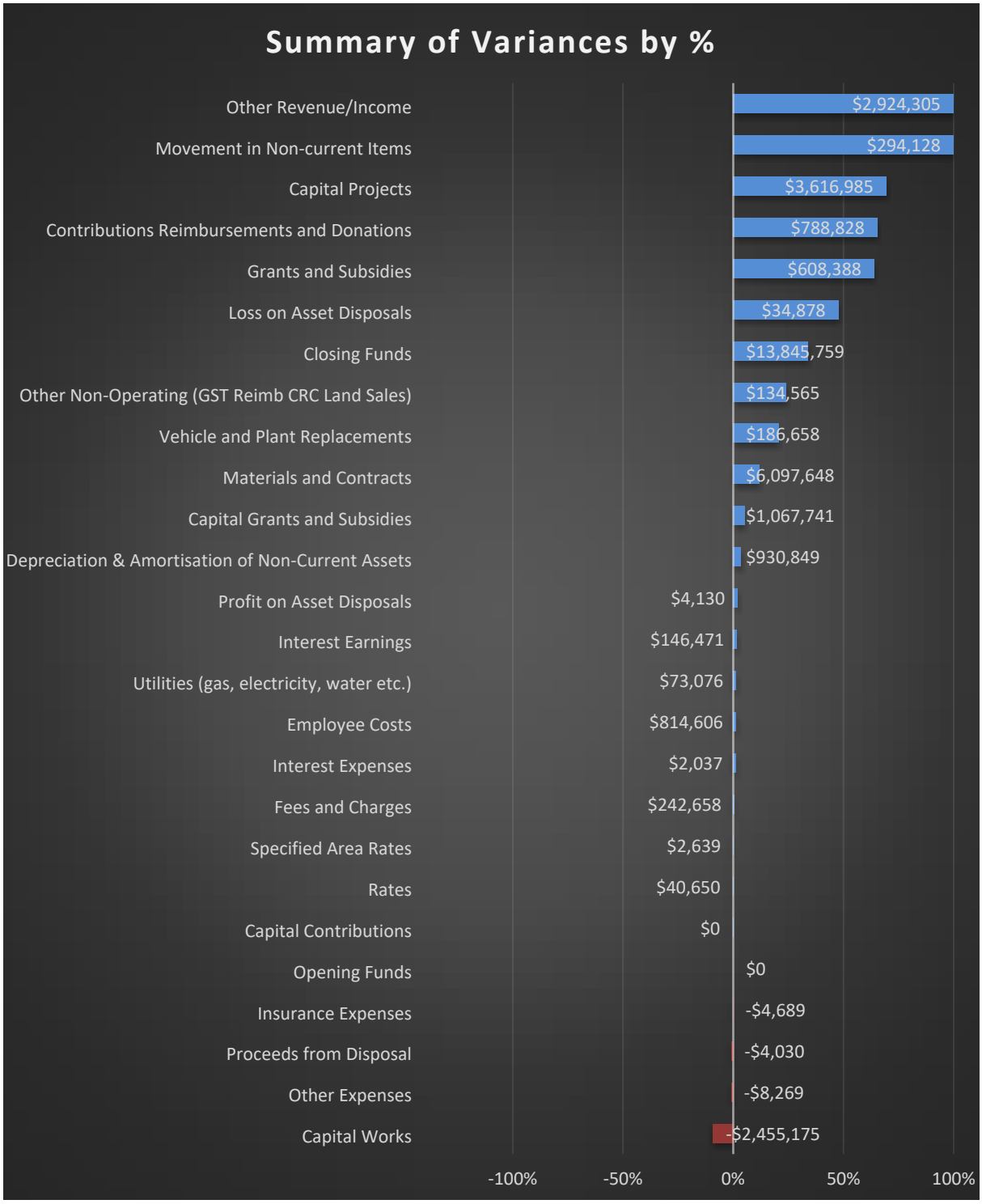
EXECUTIVE SUMMARY

At its meeting held on 25 June 2024 (CJ156-06/24 refers), Council adopted the *2024-25 Annual Budget*. Council subsequently amended the budget at its meeting held on the 22 October 2024 (CJ280-10/24 refers). Council subsequently revised the budget at its meeting held on 25 February 2025 (CJ028-02/25 refers). The figures in this report are compared to the revised budget.

The March 2025 Financial Activity Statement Report shows an overall variance of $13,845,759 from operations and capital, after adjusting for non-cash items.

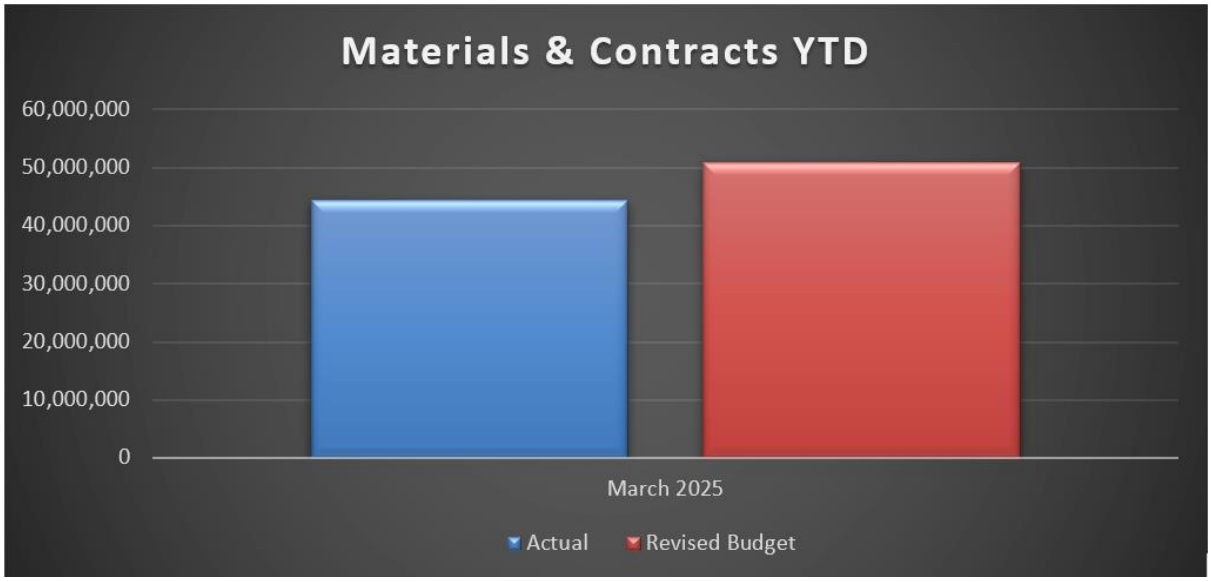
There are a number of factors influencing the favourable variance, but it is predominantly due to timing of revenue and expenditure compared to the budget estimate at the end of March. The notes in Attachment 4 to this Report identify and provide commentary on the individual key material revenue and expenditure variances to date.

The key elements of the variance are summarised below:



Key variances for March were:

Materials and Contracts **$6,097,648**



Materials and Contracts expenditure is $6,097,648 below budget. This is spread across a number of different areas External Service Expenses $3,674,189, Professional Fees and Costs $824,160, Furniture and Equipment and Artwork $741,942, Contributions and Donations $493,006, Other Materials $289,996, Waste Management Services $275,744, Public Relations, Advertising and Promotions $248,561 and Administration $155,412.

Employee Costs **$814,606**



The variance is due to vacancies across various teams which is partially offset by higher than estimated Salaries and Wages – Casuals.

It is therefore recommended that Council NOTES the Financial Activity Statement for the period ended 31 March 2025 forming Attachment 1 to this Report.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996* require a monthly Financial Activity Statement to be prepared according to nature classification and a monthly Financial Position Statement.

DETAILS

Issues and options considered

The Financial Activity Statement for the period ended 31 March 2025 is appended as Attachment 1 to this Report and the Financial Position Statement at 31 March 2025 is appended as Attachment 2 to this Report.

Legislation / Strategic Community Plan / Policy implications

Legislation Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed.

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a statement of financial activity reporting on the revenue and expenditure as set out in the annual budget.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a statement of financial position reporting on the financial position as at the reporting date.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**FINANCIAL**
Risk Event Description	Ineffective / improper decision making	Lack of financial sustainability
Risk Responsibility	Director Governance and Strategy	Director Corporate Services
Residual Risk	High	Medium
Control Effectiveness	Strong	Strong
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of an accurate monthly Financial Activity Statement – according to nature classification – and a monthly Financial Position Statement to Council by the responsible Director.	

Financial / budget implications

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

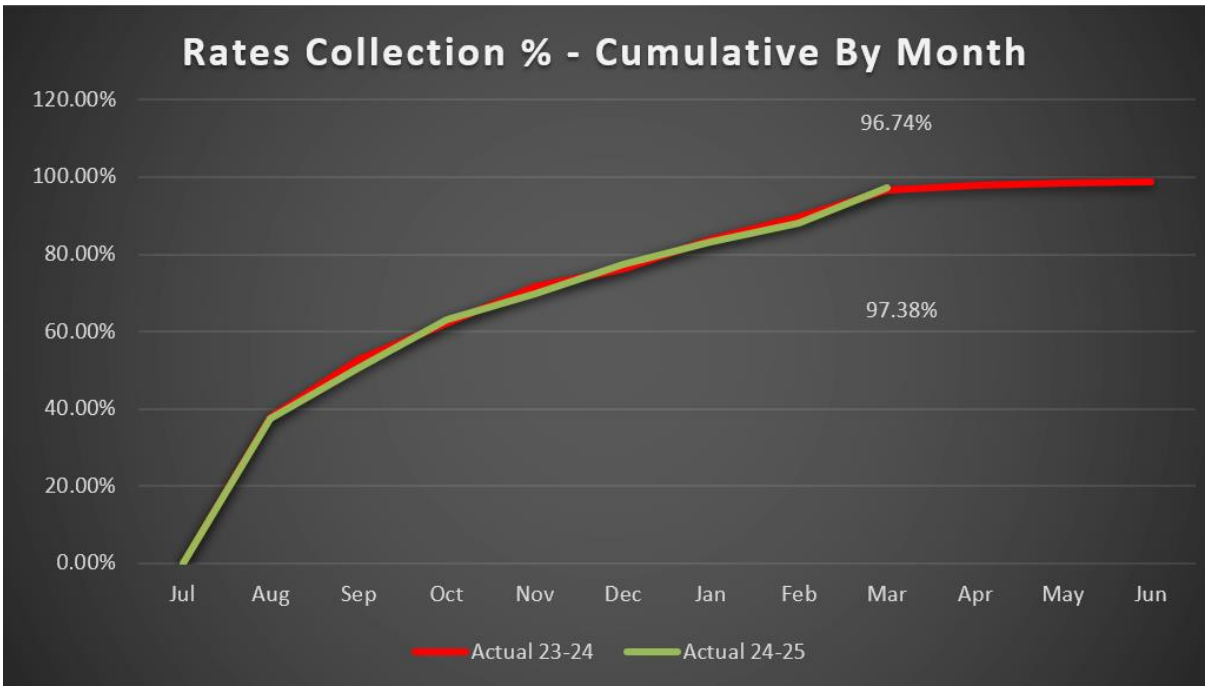
Expenditure was incurred in accordance with budget parameters, structured on financial viability and sustainability principles.

Consultation

In accordance with section 6.2 of the *Local Government Act 1995*, the *Annual Budget* was prepared having regard to the Strategic Financial Plan, prepared under Section 5.56 of the *Local Government Act 1995.* The Mid Year Review Budget was prepared in accordance with Regulation 33A of the *Local Government (Financial Management) Regulations 1996*.

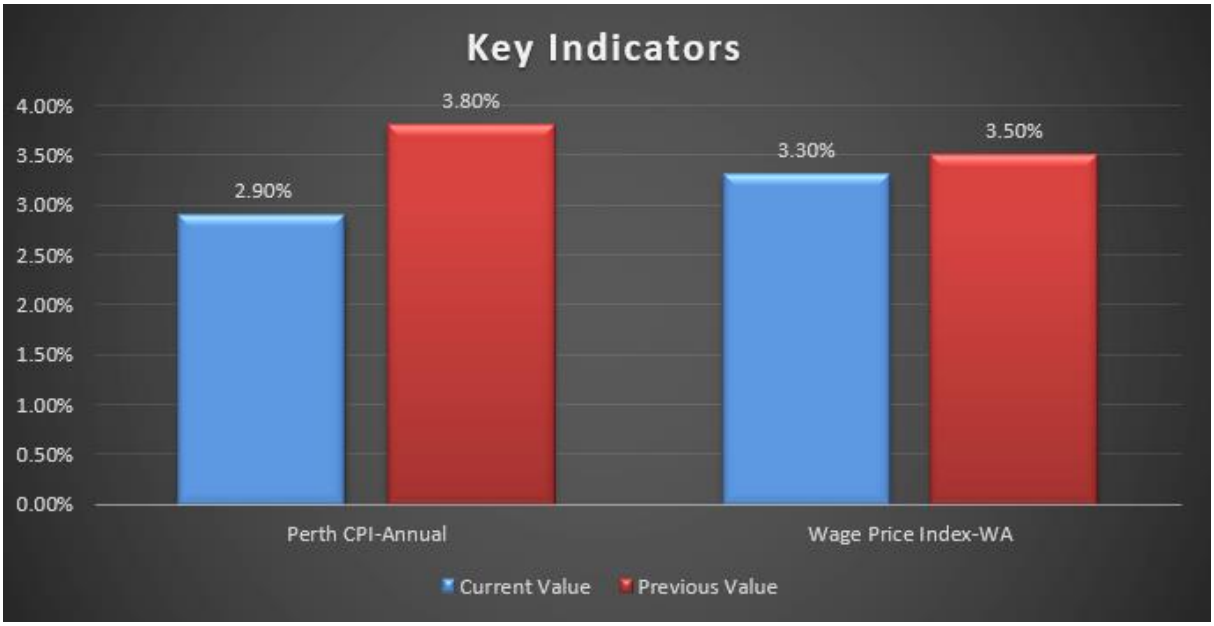
KEY INDICATORS

Rates Collection



Rates collections as a percentage of rates issued (debtors) is almost at par with the previous financial year at the end of March. Collection levels at the end of this financial year are projected to compare favourably with the prior year.

Economic Indicators



Note: Perth CPI and Wage Price Index figures are released by Australian Bureau of Statistics on a quarterly basis. Current values reflect annual percentages as at December 2024 and previous values reflect data as of September 2024.

Quarter 4 2024 wages rose by 0.7% to be up by 3.3% through the year. Private sector wages rose by 0.6% in the quarter and by 3.5% throughout the year, the highest of all the mainland states. Western Australian public sector wages picked up by 0.9% QoQ and by 2.1% YoY.

COMMENT

All expenditure included in the Financial Activity Statement is incurred in accordance with the provisions of the 2024-25 revised budget or has been authorised in advance by Council where applicable.

The Investment Report in support of the monthly Financial Activity Statement is appended as Attachment 3 to this Report.

The City is currently reviewing its existing Chart of Accounts while preparing for transitioning to the new finance system. During the review process, it was identified that the following expenditure historically reported as 'Materials and Contracts' are required to be reported as 'Other Expenditure' nature classification to comply with the prescribed reporting requirement under the *Local Government (Financial Management) Regulations 1996:*

- Elected members fees and allowances.
- Contribution and donations to community groups.
- State Taxes and FESA levies.
- Provision for Bad Debt.

This change in reporting was undertaken commencing February 2025 and is reflected in the attached Financial Activity Statement.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ115-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the Financial Activity Statement for the period ended 31 March 2025 forming Attachment 1 to this Report and the Financial Position Statement at 31 March 2025 forming Attachment 2 to this Report.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Financial Activity Statement - March 2025 [**12.12.1** - 1 page]
2. Statement of Financial Position - March 2025 [**12.12.2** - 2 pages]
3. Investment Report - March 2025 [**12.12.3** - 1 page]
4. Supporting Commentary - March 2025 [**12.12.4** - 9 pages]

12.13 CARD TRANSACTIONS FOR THE MONTH OF MARCH 2025 (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	09882, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note card transactions incurred during the month of March 2025.

EXECUTIVE SUMMARY

This report presents the card transactions incurred during the month of March 2025, comprising of corporate credit card and fuel card transactions.

It is therefore recommended that Council NOTES the list of card transactions for the month ended 31 March 2025 in accordance with Regulation 13A(1) of the Local Government (Financial Management) Regulations 1996 as shown in Attachments 1 and 2 to this Report.

BACKGROUND

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. According to Regulation 13A of the Local *Government (Financial Management) Regulations 1996* a list of payments made by credit, debit, purchasing or other cards by employees is required to be provided to Council.

The Department of Local Government, Sport and Cultural Industries has advised the City that the intent of Regulation 13A is to present transactions incurred in a month, whether payment, that is, transfer of funds from the City to a supplier, has taken place or not.

DETAILS

The City incurred the following card transactions during the month of March 2025.

Corporate credit card transactions	$48,738.77
Fuel card transactions	$62,106.75
Total for the month	**$110,845.52**

Details of transactions from corporate credit cards and fuel cards are contained in Attachments 1 and 2 to this Report respectively.

The City's corporate credit cards are issued and managed in accordance with the Corporate Credit Cards Policy. Suppliers from whom goods or services are procured using the corporate credit cards are paid at the time of purchase by the card issuer who the City subsequently pays for all card transactions during the month. Payment to the card issuer typically occurs at the end of the transaction month or early in the following month. All the City's corporate credit cards have been issued by the City's bankers, Westpac.

Fuel cards are attached to specific vehicles and plant items, such as ride-on mowers, that require fuel. The City has a contract with Ampol engaged through the State Government Common Use Arrangements. Fuel cards are utilised at Ampol outlets under the terms of the contract and record the cost of fuel supplied at the time of the transactions. Ampol invoices the City at the end of each month for all fuel charges incurred via the issued fuel cards. Invoices are typically paid the month after the fuel charges are incurred.

Issues and options considered

Council may choose to:

- decline to note the list of card transactions for the month of March 2025.
- The list is required to be reported to Council in accordance with Regulation 13A(1) of the *Local Government (Financial Management) Regulations 1996*. This option is not recommended.
  or
- note the list of card transactions for the month of March 2025. This option is recommended.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Financial Management) Regulations 1996.*

In accordance with Regulation 13A of the *Local Government (Financial Management) Regulations 1996,* a list of card transactions is prepared each month showing each amount incurred since the last list was prepared.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

All amounts quoted in this report are inclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Consultation

Not applicable.

COMMENT

All expenditure included in the list of card transactions is incurred in accordance with the City of Joondalup *2024-25 Annual Budget* as adopted by Council at its meeting held on 25 June 2024 (CJ156-06/24 refers) or as subsequently amended or has been authorised in advance by resolution of Council as applicable.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ116-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council NOTES the reported card transactions for the month ended 31 March 2025 in accordance with Regulation 13A(1) of the *Local Government (Financial Management) Regulations 1996* as shown in Attachments 1 and 2 to this Report.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Corporate Credit Card Transactions - March 2025 [**12.13.1** - 2 pages]
2. Fuel Transactions Report - March 2025 [**12.13.2** - 14 pages]

12.14 COMMUNITY FUNDING PROGRAM 2024-25 ROUND TWO (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	50591, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider funding applications for the Community Funding Program Round Two 2024-25.

EXECUTIVE SUMMARY

The Community Funding Program (CFP) aims to provide financial support to incorporated community groups to conduct projects, programs, events or activities that benefit the City of Joondalup community. The CFP was developed after a review of the City's funding programs in 2020-21, and the subsequent adoption of the revised *Community Funding Program Council Policy* by Council at its meeting held on 17 August 2021 (CJ127-08/21 refers).

During this round, the City received nine applications for small grants, totalling $52,312.28 in requested funds. Seven small grant applications received of $10,000 or less have been considered by the Chief Executive Officer. Two applications require the approval of Council as they have submitted grant applications within the last 12 months that total over $10,000; of these applications assessed, one is recommended for funding.

A breakdown of the funds per applicant category is below:

Applicant Category	No. of applications (% of total)	Requested (% of total)	Recommended (% of total)
Arts and Culture	1 (11%)	$9,955 (19%)	$9,955 (32%)
Community Development	6 (67%)	$26,131 (50%)	$14,755 (48%)
Environment	0 (0%)	$0 (0%)	$0 (0%)
Sport and Recreation	2 (22%)	$16,227 (31%)	$6,364 (20%)
TOTAL	**9**	**$52,313**	**$31,074**

The grant applications are as follows:

Club	Project Title	Requested	Recommended
Motion by the Ocean Inc	Shielding Our Volunteers: Sun Safe Apparel Program	$7,518.83	$0.00
Peter Cowan Writers Centre Inc	Come. Create. Contribute. Connect.	$9,954.64	$9,954.64
	TOTAL	**$ 17,473.47**	**$ 9,954.64**

It is therefore recommended that Council:

1 DOES NOT APPROVE a grant of $7,518.83 to Motion by the Ocean Inc for its Shielding Our Volunteers: Sun Safe Apparel Program project;

2 APPROVES a grant of $9,954.64 to the Peter Cowan Writers Centre Inc. for its Come. Create. Contribute. Connect project.

BACKGROUND

The Community Funding Program (CFP) was developed after a review of the City's funding programs in 2020-21, and the subsequent adoption of the revised *Community Funding Program Council Policy* by Council at its meeting held on 17 August 2021 (CJ127-08/21 refers). A copy of the policy is attached (Attachment 1 refers).

CFP aims to provide financial support to incorporated community groups to conduct projects, programs, events or activities that benefit the City of Joondalup community. All applications for the CFP must meet the following criteria:

- The project, program, event or activity that funding is being sought for must benefit or service the City of Joondalup community.
- The project, program, event or activity must align with one or more of the Community Funding Program Priorities:
  - strengthen community participation
  - encourage connected communities
  - promote healthy and active lifestyles
  - build resilient and sustainable communities.
- The project, program, event or activity has not received financial support through another funding program from the City within the same financial year.
- The applicant must be incorporated under the *Associations Incorporations Act 2015* (or other Australian State Government Incorporations Act).

At its meeting held on 22 August 2023 (CJ160-08/23 refers), Council amended the *Community Funding Program Council Policy* to consider the cumulative value of applications from a single organisation. There is no limit on the number of applications that an organisation can submit, however the Chief Executive Officer may approve applications for funding up to and including $10,000 (excluding GST), within any 12-month period. while applications for funding greater than $10,000 (excluding GST) require the approval of Council. Two applications require the approval of Council as they have submitted grant applications within the last 12 months for funding amounting greater than $10,000; of these applications assessed, one is recommended for funding.

DETAILS

The City received nine applications for small grants, totalling $52,312.28 in requested funds. Seven small grant applications received of $10,000 or less over the last 12 months have been considered by the Chief Executive Officer.

A breakdown of the funds per applicant category is below:

Applicant Category	No. of applications (% of total)	Requested (% of total)	Recommended (% of total)
Arts and Culture	1 (11%)	$9,955 (19%)	$9,955 (32%)
Community Development	6 (67%)	$26,131 (50%)	$14,755 (48%)
Environment	0 (0%)	$0 (0%)	$0 (0%)
Sport and Recreation	2 (22%)	$16,227 (31%)	$6,364 (20%)
TOTAL	**9**	**$52,313**	**$31,074**

Grant applications

Motion by the Ocean Inc

The Motion by the Ocean Inc submitted an application that sought funding for Sun Safe Volunteer Uniforms.

Motion by the Ocean Inc's core program, delivered by Cycling Without Age Sorrento, provides free trishaw rides along the coast between Mullaloo and Trigg.

The Motion by the Ocean Inc has indicated that approximately 1,242 City of Joondalup residents will benefit from the project.

The key outcomes of the program includes the following:

- Reducing social isolation within the community.
- Volunteers to share a sense of ownership to the charity they support.

Motion by the Ocean Inc. has received Community Funding Program grant monies and Corporate Sponsorship from the City which are outlined below. All grants have been acquitted.

Funding Program	Year	Project	Amount Funded
Community Development Program	2017-18R1	Cycling without Age - Computer	$1,198.00
Community Funding Program	2021-22R1	Celebrating our New Coastal Charity	$4,955.00
Community Funding Program	2022-23R1	Motion by the Ocean Van Mobilisation	$9,834.52
Corporate Sponsorship	2022-23	Motion by the Ocean Art on the Move	$3,725.00
Community Funding Program	2024-25 R1	More Rides and Better Promotion	$6,680.09

At its meeting held on 22 August 2023 (CJ160-08/23 refers), Council adopted a revised *Community Funding Program Council Policy*, to include amendments to Part 2.3 of the Policy which states:

> *"The CEO may approve applications for funding up to and including $10,000 (excluding GST), within any 12 month period, while applications for funding greater than $10,000 (excluding GST) will require the approval of Council."*

The funding received for the More Rides and Better Promotion project was received in the last 12 months and therefore this project requires the approval of Council.

The costs of the program are itemised in the table below. The Motion by the Ocean Inc. has not committed any of its own funds to the project.

Program Items	**Amount Requested**	**Amount Recommended by the City**
120 x UV rated long sleeved polo shirts	$4,140.00	$0
100 x Cancer Council gloves	$1,818.19	$0
20 x UV rated short sleeved polo shirts	$698.00	$0
Shirt design from local artist	$499.00	$0
20 x Cancer Council sleeves	$363.64	$0
Total	**$7,518.83**	**$0**

The panel has recommended not to fund the project. Motion by the Ocean Inc. have received funds from the Community Funding Program in 2021–22 Round 1 to cover the cost of volunteer uniforms. The panel has therefore viewed the provision of funds towards uniforms as a recurrent cost as it has been previously funded by the Community Funding Program. Recurrent operating costs are listed as an exclusion in the Community Funding Program guidelines.

Peter Cowan Writers Centre Inc.

The Peter Cowan Writers Centre Inc. (PCWC) submitted an application that sought funding to deliver a detailed series of workshops to develop local writers' works, connect them with professional industry networks and engage with the publishing process. The project would result in a published collection of literary works from participating local writers.

The PCWC is a not-for-profit organisation, established as the creative writing hub of the north. It offers opportunities for beginner, emerging and established creative writers in their practical and professional development. The PCWC does this through the delivery of an annual program of literary activity, and a newly established festival.

The PCWC has indicated that approximately 200 City of Joondalup residents will directly benefit from the project as both contributing participant writers and audience readers.

The key outcomes of the program include the following:

- The creation of a member written, created, and produced zine publication.
- Connecting local writers with respected, professional authors / editors.
- Local emerging writers gain confidence in and knowledge of the publishing process.
- Community connection to PCWC, and promotion of its activities and services.

The PCWC successfully applied for grant funding from the City as follows:

Funding Program	Year	Project	Amount Funded
Culture and the Arts Development	2014-15	Writer in Residence Program and Workshops	$4,200.00
Culture and the Arts Development	2015-16R2	Writer in Residence Program and Workshops	$2,500.00
Culture and the Arts Development	2017-18R1	Writer in Residence Program and Workshops	$5,000.00
Community Funding	2022-23R2	Governance Training & Strategic Plan delivery	$5,780.00
Corporate Sponsorship	2023-24	Festival of Fiction	$10,000.00
Corporate Sponsorship	2024-25	Festival of Fiction	$35,000.00

At its meeting held on 22 August 2023 (CJ160-08/23 refers), Council adopted a revised *Community Funding Program Council Policy*, to include amendments to Part 2.3 of the Policy which states:

> *"The CEO may approve applications for funding up to and including $10,000 (excluding GST), within any 12 month period, while applications for funding greater than $10,000 (excluding GST) will require the approval of Council."*

The PCWC applied for and received funds from the City in the past 12 months through the City's Sponsorship program. The PCWC delivered its inaugural *Fiction of Festival* to Joondalup residents in October 2024, which was sponsored by the City at the value of $10,000. The Festival of Fiction was further supported through Corporate Sponsorship for 2025 at the value of $35,000 given the success of the 2024 delivery (CJ018-02/25 refers).

In order to qualify for this second allocation of Corporate Sponsorship, PCWC withdrew their Community Funding Program application in 2024-25 Round 1 (CJ305-11/24 refers). The current application is a resubmission of the withdrawn application from 2024-25 Round 1.

The *Festival of Fiction* project was an initiative delivered by local writer Tess Woods, and auspiced by PCWC as a registered organisation. Despite the festival's success, PCWC is requesting funding for this new publishing project to ensure ongoing local member and audience engagement with their organisation as separate to the Festival. This was considered by the assessment panel in its recommendation for the current funding application.

The costs of the program application for the current round are itemised in the table below. The PCWC has committed $334 of its own funds to the project. The organisation's contribution will go towards the GST component and light catering for workshop events.

Program Items	Amount Requested	Amount Recommended by the City
Workshop and Editor Fees	$7,200.00	$7,200.00
Zine Publication Curation, Editor, Production	$1,350.00	$1,350.00
Zine Publication Printing	$960.00	$960.00
Digital Publication Formatting Software License	$344.64	$344.64
Scrapbooks, stationary, workshop materials	$100.00	$100.00
Total	**$9,954.64**	**$9,954.64**

PCWC were deemed eligible for a grant by the panel under the criteria. The project meets the funding priorities of strengthening community participation, encouraging connected communities, promoting healthy and active lifestyles, and building resilient and sustainable communities.

The assessment panel noted that the application is a comprehensive long-term and ongoing engagement with the local literary community. The project indicates a strong alignment with, and continuation of, PCWC's Strategic Planning – the outcome of its funding received in 2022-23 Community Funding Program.

The community engagement value, mentorship, professional guidance and practical publication outcomes are appropriately reflected by their budget, and no other organisation is offering such comprehensive services in the area, or currently in the State. Further, the publication outcome offers a tangible platform for the voices of City of Joondalup writers to be utilised in an ongoing manner to promote literary arts from the region. Given this, the application was recommended for full funding by the panel.

Issues and options considered

The Council may consider each application on its individual merits and approve or not approve as desired.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-2 Inclusive and connected - you enjoy local services and programs that cater for different ages, abilities and backgrounds.

Policy *Community Funding Program Council Policy.*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report detailing Community Funding Applications in compliance with the *Community Funding Program Council Policy.*		

Risk	**ATTRACTION**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of a report detailing Community Funding Applications in compliance with the *Community Funding Program Council Policy.*

Other risk information

Due to the transient nature of association committees, it is possible that an organisation may find it difficult to maintain and provide reasonable information to complete an acquittal to the standard required in the funding agreement.

This risk is managed by the City by being proactive in maintaining contact with organisations who have grants to ensure acquittals are completed on time and with the relevant evidence and information.

Financial / budget implications

All amounts quoted in this report are exclusive of GST.

Current financial year impact

Account no.	1.443.A4409.3299.4023
Budget Item	Community Funding Program
Budget amount	$ 192,500
Amount spent to date	$ 136,662.38
Proposed cost	$ 9,954.64
Balance	$ 45,882.98

Regional significance

Not applicable.

Sustainability implications

The CFP encourages and facilitates opportunities for the development of a healthy, connected, sustainable and involved community.

Consultation

Promotion of this CFP funding round and information sessions were conducted in January and February 2025 via the City's social media channels, e-newsletters, website, and relevant business unit contact lists. Two information sessions were also delivered by the City for prospective applicants in January and February 2025.

COMMENT

The panel assessed that one of the two grant applications submitted to Council met the eligibility criteria and addressed the funding priorities of the Community Funding Program guidelines. The approved application clearly identified project outcomes and provided all required supporting documentation.

The small grants valued at $10,000 or less have been approved by the CEO, with Elected Members being advised of the outcome of these applications.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ117-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 DOES NOT APPROVE a grant of $7,518.83 to Motion by the Ocean Inc for its Shielding Our Volunteers: Sun Safe Apparel Program project;

2 APPROVES a grant of $9,954.64 to the Peter Cowan Writers Centre Inc. for its Come. Create. Contribute. Connect project.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Community Funding Program - Council Policy [**12.14.1** - 2 pages]

12.15 BURNS BEACH CAFE RESTAURANT PROJECT MAJOR LAND TRANSACTION (WARD - NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	108335, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to note the outcome of public advertising on the *Burns Beach Major Land Transaction Business Plan,* approve proceeding with the major land transaction, and approve the key Crown Land lease terms and conditions for the purposes of progressing land tenure arrangements with the Department of Planning, Lands and Heritage.

EXECUTIVE SUMMARY

A business plan for a major land transaction for the Burns Beach café/restaurant project was approved for public advertising by Council at its meeting held on 22 October 2024 (CJ279-10/24 refers).

The City invited community feedback from 7 November 2024 to 18 December 2024, receiving 30 valid submissions during the 42-day consultation period. The feedback highlighted concerns about environmental impacts, location suitability, parking, noise, anti-social behaviour and overcrowding, along with general support for the project. Some submissions appeared to be duplicated, potentially skewing the data, but were treated as individual responses.

The *Burns Beach Major Land Transaction Business Plan*, as required by section 3.59 of the *Local Government Act 1995* (the Act), provides an assessment of the proposed major land transaction's effects on local government services, other service providers, financial implications, alignment with strategic plans, and the local government's management capability. Many submissions did not directly address the details of the business plan but rather focused on development-related issues such as those outlined above. Previous community consultation on the coastal node concept plan (including the café/restaurant) undertaken in 2021, received mostly positive feedback, with over 70% support for the key features of the plan.

The Expression of Interest (EOI) process to identify a commercial operator for the café/restaurant has been delayed due the *Burns Beach Major Land Transaction Business Plan* advertising process and due to a requirement to undertake an additional flora study in accordance with the *Environment Protection and Biodiversity Conservation Act 1999*, which has now been completed. If Council proceeds with the major land transaction, it is proposed an open tender process will be used to select the operator.

The City has contacted the Department of Planning Lands and Heritage (DPLH) to progress Crown Land tenure arrangements. The DPLH requires the City's agreement to key lease terms and conditions prior to preparing a draft lease agreement. Accordingly, this report seeks formal Council approval of the proposed lease terms and conditions.

It is therefore recommended that Council:

1 NOTES the outcome of public advertising on the Burns Beach Major Land Transaction Business Plan, undertaken in accordance with section 3.59 of the Local Government Act 1995, as detailed in this Report;

2 BY AN ABSOLUTE MAJORITY APPROVES proceeding with the major land transaction as described in the Burns Beach Major Land Transaction Business Plan as detailed in Attachment 2 to this Report;

3 APPROVES the key Crown Land lease terms and conditions for the purposes of progressing land tenure arrangements with the Department of Planning, Lands and Heritage.

BACKGROUND

The City owns and manages several strategically located land parcels that in terms of accommodating cafés, kiosks and restaurants have the potential to increase the enjoyment of popular recreational locations, provide food and beverage options to the community, and provide the City with a level of commercial gain.

At its meeting held on 22 June 2010 (CJ103-06/10 refers), Council endorsed the philosophy and parameters for the cafés / kiosks / restaurants project to articulate, for historical purposes, its intent to progress the project and to address the project objectives. The *Cafés/Kiosks/Restaurants Project Vision* recognises the provision of facilities which will:

- advance the City's ability to attract visitors/tourists for entertainment and socialising
- provide more employment, increase business opportunities, a greater awareness of the City's natural assets and a greater social and economic contribution by tourists
- provide equitable community based facilities that acknowledges and provides for the lifestyle and alfresco culture of Western Australia.

The fiscal responsibility and commerciality development parameters of the project aims to provide the following:

- Assurance of commercial viability.
- Due diligence and financial/cost benefit analysis.
- Future financial and social benefit for City residents and visitors.
- High quality, appropriate commercial operations.
- Consideration of co-location opportunities.
- Creation of an asset/s that maintains its capital value throughout its economic life cycle.

A Report was presented to the former Finance Committee at its meeting held on 7 August 2017 (Item 11 refers), outlining various options for the City to deliver a café/restaurant development at Burns Beach. After due consideration it was decided in part that the former Finance Committee NOTES:

"2 the Chief Executive Officer will further investigate options for the City to build a café/restaurant facility at Burns Beach, with a view of leasing the facility to a commercial operator and to present options and opportunities to Council for consideration".

At its meeting held on 12 March 2018 (Item 8 refers), the Major Projects and Finance Committee considered a status report on options for the implementation of the project and noted in part that the Chief Executive Officer will engage an architect to design a facility.

Several confidential Reports were provided to the Major Projects and Finance Committee during 2018 and 2019 and at its meeting held on 9 March 2020 (Item 5 refers), the Major Projects and Finance Committee considered progress of the design phase of the project and land tenure matters. The report also noted that the City was in the process of identifying a consultant landscape architect to review the 2016 Burns Beach Master Plan – Coastal Node Concept Plan.

At its meeting held on 15 September 2020 (CJ137-09/20 refers), Council considered a report on options to progress the project and resolved as follows:

1 ENDORSES the refined Burns Beach Coastal Node Concept Plan forming Attachment 2 to this Report for the purpose of community consultation;

2 REQUESTS the Chief Executive Officer to commence community consultation on the refined Burns Beach Coastal Node Concept Plan as shown in Attachment 2 to this Report;

3 NOTES the proposed artist impressions for the City's Burns Beach café/restaurant Project forming Attachment 3 to this Report.

At its meeting held on 21 July 2021 (CJ108-07/21 refers), Council considered a status report on the outcomes of community consultation on the Burns Beach Coastal Node Concept Plan and resolved as follows:

"1 NOTES the Community Consultation Outcomes Report (Attachment 1 refers) on the Burns Beach Coastal Node Concept Plan (Attachment 2 refers);

2 APPROVES the Burns Beach Café/Restaurant and Coastal Node Redevelopment Business Case (Attachment 3) as the basis for continuing to progress the project;

3 REQUESTS the Chief Executive Officer to continue to progress the Burns Beach Café/Restaurant and Burns Beach Coastal Node Redevelopment projects in line with the actions outlined in this report and the indicative project schedule outlined in Attachment 3 to this report;

4 REQUESTS the Chief Executive Officer to initiate an Expression of Interest (EOI) process to identify potential commercial operators for the proposed café/restaurant facility;

5 NOTES that the project will not commence to construction until the relevant land tenure arrangements and required approvals have been secured and a commercial operator for the café / restaurant identified for consideration by Council. A further status report will be presented to the Major Projects and Finance Committee detailing the outcomes of these actions, to inform Council in making a final decision on whether to proceed with the development".

At its meeting held on 26 July 2022 (Item 2 refers), the Major Projects and Finance Committee noted a status report on the proposed café/restaurant at Burns Beach. The report in part provided details for a two stage EOI (Expression of Interest) process to identify potential commercial operators for the food and beverage facility.

Stage One of the EOI process commenced on Saturday 19 November 2022 and closed on 1 February 2023. The City received 13 submissions. Council considered a report on the outcomes of the EOI process at its meeting held on 19 September 2023 (CJ191-09/23 refers) and resolved as follows:

"1 NOTES the information provided by respondents to the Expression of Interest for the operation of the proposed food and beverage facility at Burns Beach and the assessment by the Evaluation Panel contained within this Report;

2 DETERMINES that Australian Venue Co. Ltd, General Public Investments Pty Ltd, Gastevski Group Pty Ltd and Laika Group Pty Ltd (Young Folk Co) are the Stage One preferred respondents for the operation of the proposed food and beverage facility at Burns Beach;

3 REQUESTS the Chief Executive Officer to invite Stage Two detailed proposals from Australian Venue Co. Ltd, General Public Investments Pty Ltd, Gastevski Group Pty Ltd and Laika Group Pty Ltd (Young Folk Co);

4 REQUESTS the Chief Executive Officer to provide a further report to Council at the conclusion of the evaluation of Stage Two detailed proposals".

Since the EOI process, due to an increase in project cost estimates and potentially longer lease terms identified through the EOI process, the disposal of the proposed building through a lease arrangement with commercial operators constituted a 'Major Land Transaction' under section 3.59 of the Act, as the total value of the transaction increased to more than the $10 million threshold prescribed in the Act. The City was therefore required to prepare and advertised a business plan in compliance with section 3.59 of the *Local Government Act 1995*. A report detailing the requirement to advertise a business plan was presented to Council at its meeting held on 22 October 2024 (Item 12.12 refers) and it was resolved:

"That Council APPROVES the Burns Beach Café/Restaurant Business Plan provided as Attachment 1 to this Report for public advertising in accordance with section 3.59 of the Local Government Act 1995".

DETAILS

Burns Beach Major Land Transaction Business Plan Consultation

Following Council's decision to approve for public advertising the *Burns Beach Major Land Transaction Business Plan*, the community was invited to provide feedback from Thursday 7 November 2024 to Wednesday 18 December 2024. A total of 30 valid submissions were received during the 42-day consultation period. Details of the advertising process, including comments received, are provided in the Community Consultation Outcomes Report in Attachment 1 to this Report.

Common themes from the feedback include concerns about potential environmental impacts, the facility being inappropriately located, car parking, increased noise, anti-social behaviour, overcrowding, and questioning the need for a new café/restaurant. There was also general support for the business case/project.

It should be noted that several of the submissions from individual community members contain identical or repeated statements, similar phrasing and/or similar paragraphing. This suggests that these may have been written by the same person or persons. It is estimated that at least six submissions may be affected, and it is likely that these have skewed the data. Notwithstanding this, these have been treated as individual submissions where different, individual contact details were provided.

The submissions received from individual community members have been broadly grouped and are shown in the table below. One additional submission was received from the Director of the Burns Beach Sunsets Village Caravan Park and is provided at Appendix 11 in Attachment 1 of this Report.

Table 1: Submission key themes

Submissions on the *Burns Beach Major Land Transaction Business Plan:*	N	%
Support the business case/project (in general)	7	24.1%
Oppose the business case/project (in general)	1	3.4%
Proposal does not include enough parking/parking at the site is an issue	8	27.6%
Support the inclusion of additional parking	2	6.9%
Concerned about the environmental impact	12	41.4%
Concerned about erosion/inundation	2	6.9%
Believe financial assumptions are incorrect/not sufficient	4	13.8%
Project is not needed as there are other hospitality precincts nearby (especially Ocean Reef Marina)	8	27.6%
Project is not needed as there is already a café at the site	6	20.7%
Do not believe location is suitable for a café/restaurant	9	31.0%
Do not believe the City should not be running a commercial enterprise/do not believe project will be profitable	3	10.3%
Concerned there will be increased noise/anti-social behaviour/ overcrowding	8	27.6%
Other/additional infrastructure suggestions	6	20.7%
Believe area needs more amenities/investment	4	13.8%
Other/miscellaneous comment	7	24.1%
Total responses (individual community members)	**29**	**100.0%**

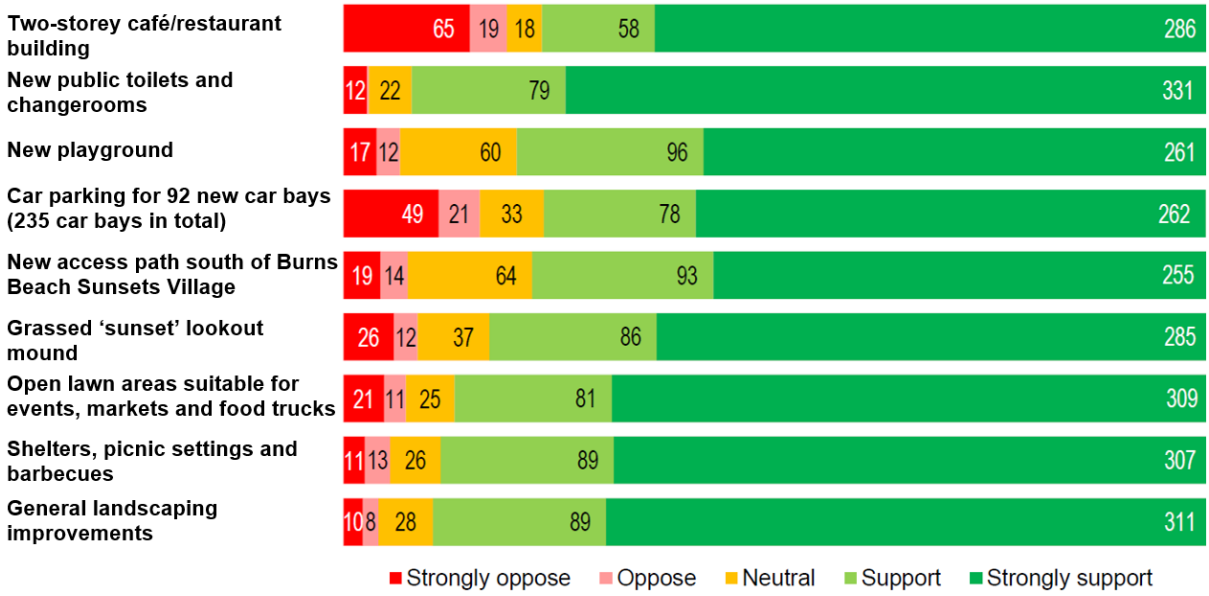
The requirements for a business plan as outlined in section 3.59 of the Act includes an overall assessment of the proposed major land transaction, including the following details:

- Its expected effect on the provision of facilities and services by the local government.
- Its expected effect on other persons providing facilities and services in the district.
- Its expected financial effect on the local government.
- Its expected effect on matters referred to in the local government's current strategic and other plans.
- The ability of the local government to manage the undertaking or the performance of the transaction.

Many of the submissions received did not directly address the details of the business plan as outlined above but focused on other matters relating to the development of the café/restaurant and upgrades to the coastal node, including environmental issues, and the suitability of the location for the café/restaurant component of the proposed development.

Advertising the *Burns Beach Major Land Transaction Business Plan* in accordance with the Act was a separate process to the previous community consultation on the overall project to redevelop the coastal node, including the development of a café/restaurant. Consultation on the Burns Beach coastal node concept plan was undertaken in 2021 and the City collected a total of 464 valid responses throughout the 21–day advertised consultation period. Overall, feedback on the Burns Beach Coastal Node Concept Plan was mostly positive, with over 70% of respondents indicating that they "support" or "strongly support" all of the key features of the plan, including the café/restaurant component of the concept plan, as shown in the table below.

Table 2: Level of support for key features of the Burns Beach Coastal Node Concept Plan (2021):



While the concerns raised in the most recent advertising of the *Burns Beach Major Land Transaction Business Plan* are acknowledged, many of these matters have already been addressed through the design process in response to comments received to the 2021 community consultation and through environmental considerations relating to Coastal Hazard and Risk Management Adaptation Planning, flora and fauna site investigations, Bushfire Attack Level assessment and the clearing permit application process.

Commercial operators

The Expression of Interest (EOI) process to identify a commercial operator to lease the café/restaurant building has not progressed since the short list of four preferred operators was endorsed by Council at its meeting held on 19 September 2023 (CJ191-09/23 refers). This is due in part to increased project costs resulting in the City being required to advertise a business plan for a major land transaction in accordance with section 3.59 of the Act.

Delays were also caused as a result of the Commonwealth Government announcing the listing of Honeymyrtle Shrubland on Limestone Ridges of the Swan Coastal Plain Bioregion as a threatened ecological community under the *Environment Protection and Biodiversity Conservation Act 1999*. As the threatened ecological community may have been present on site, the City was required to undertake further assessment of the site, including an additional flora survey in Spring 2024.

If Council decides to proceed with the major land transaction as recommended in this report the City can proceed with a competitive process to identify a preferred operator for the facility. Considering the time that has passed since Council's decision to identify the short listed preferred operators in 2023 and given that the Act requires the preparation and advertising of a business plan prior to entering into a major land transaction, to ensure compliance with Section 3.59 of the Act it is proposed that the procurement process that will be used to identified the commercial operator for the facility will be an open tender process.

Crown Land tenure process

Following the advertising of the *Burns Beach Major Land Transaction Business Plan* the City recently contacted the Department of Planning Lands and Heritage (DPLH) to enquire about progressing the Crown Land tenure process. The DPLH advised they require the City's in-principle agreement to the key lease terms and conditions to prepare draft lease documents.

These terms and conditions were previously indicated in a report that was noted by the Major Projects and Finance Committee at its meeting held on 26 July 2022 (Item 2 refers) and are in line with the assumptions in the business case for the project, which was approved by Council at its meeting held on 20 July 2021 (CJ108-07/21 refers) and updated in 2024 for the purposes of the *Burns Beach Major Land Transaction Business Plan*.

The key lease terms and conditions proposed by DPLH are as follows:

- *"A rent free period for first 21 term of the lease, subject to audit and review of the rental valuation at 21 years. Upon review from the 21st year, the Department may consider charging no more than 50% of the rental value at the time with further rent reviews every 3 years.*
- *Coastal Hazard Risk Assessment and provision for termination due to coastal erosion and/or wave overtopping.*
- *Development milestones/plans to ensure the development proceeds.*
- *The City is to remain the head lessee and not able to transfer the lease to another party however, may sub-lease/licence subject to the Minister for Lands approval under section 18 of the LAA.*
- *The Department may re-consider terms and review rental upon lease renewal".*

This report seeks formal Council approval of these terms and conditions for the purpose of proceeding with further Crown Land tenure arrangements and negotiations with DPLH.

Issues and options considered

Option 1:

Council notes the submissions received to the public advertising on the *Burns Beach Major Land Transaction Business Plan*, decides to proceed with the major land transaction and approves the key lease terms and conditions relating to the Crown Land lease.

This option would ensure that the project can progress in accordance with the project timelines and continue to be delivered in accordance with community expectations.

This is the recommended option.

Option 2:

Council notes the submissions received to the public advertising on the *Burns Beach Major Land Transaction Business Plan*, decides not to proceed with the major land transaction and not to approve the key lease terms and conditions relating to the Crown Land lease.

This option would significantly delay the project as the City would not be able to continue with the process to identify commercial operators for the café/restaurant facility or continue with Crown Land lease arrangements.

This is not the recommended option.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 4. Economy.

Outcome 4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship.

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report providing an update for a project providing significant contribution to strategic objectives, including approval requirements of Council to progress and allow compliance with *Section 3.59 Local Government Act 1995*.		

Risk	ATTRACTION	ASSETS
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business	Inadequate asset planning, maintenance and renewal
Risk Responsibility	Director Planning and Community Development	Director Infrastructure Management
Residual Risk	Medium	
Control Effectiveness	Strong	
Risk Appetite	Medium risk is acceptable without variation to existing control activities.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report providing an update for a project providing significant contribution to strategic objectives, including approval requirements of Council to progress and allow compliance with *Section 3.59 Local Government Act 1995*.	

Financial / budget implications

The Burns Beach Café/Restaurant and Coastal Node Business Case, was approved by Council at its meeting held on 20 July 2021 (CJ108-07/21 refers). The financial assumptions underpinning the Burns Beach Café/Restaurant and Coastal Node Business Case were updated in May 2024. The key outcomes of the 2024 update relating to the café/restaurant facility, as adopted for the purpose of the *Burns Beach Major Land Transaction Business Plan* were as follows:

- One-off Capital costs estimated at $5.2 million (Cafe/Restaurant building only).
- Recurring expenses of $26,000 per year (ground lease to Crown and structural maintenance costs of the building).
- Recurring income of $344,000 per year comprising of lease income and new rates income.
- Depreciation of the building of $156,000 per year.
- Whole of Life positive impact (over 42 years) of $16.5 million.

A total project budget of $10.7 million is listed in the *Five-Year Capital Works Program* for both the Burns Beach Café/Kiosks/Restaurants (MPP2077 - $5.2 million) and Burns Beach Coastal Node Redevelopment (MPP2080 - $5.5 million) projects.

All amounts quoted in this report are exclusive of GST.

Regional significance

It is envisaged that the redevelopment of the Burns Beach coastal node including the provision of the food and beverage facility will provide significant resident, visitor and tourist benefit by enhancing the City's existing natural assets and amenities.

Sustainability implications

The project philosophy and parameters (CJ103-06/10 refers) outlines the intent of Council in progressing the project and addresses the following sustainability implications:

- Project Vision.
- Land Use and Built Form.
- Environmental Strategy.
- Liaison Protocol.
- Fiscal Responsibility and Commerciality.
- Governance.

Consultation

The *Burns Beach Major Land Transaction Business Plan* was advertised in compliance with section 3.59 of the Act.

Community consultation on the Burns Beach coastal node concept plan was undertaken in 2021 and the results noted in a report to Council in July 2021 (CJ108-07/21 refers).

The Burns Beach Café/Restaurant and Coastal Node redevelopment project will require approval of a development application, building permit and a clearing permit prior to being constructed. Further community consultation may be required as part of these approvals processes.

COMMENT

This report is provided to Council to consider the submissions received and to decide on proceeding with the major land transaction. As the development of the café/restaurant and leasing the building to a commercial tenant is considered a major land transaction the project cannot proceed in its current form without a council decision to continue with the major land transaction.

Other works associated with the Burns Beach Café/Restaurant and Coastal Node Redevelopment project including progressing the detailed design, identifying a commercial operator, continued negotiations on Crown land tenure arrangements and proceeding with the required approvals processes, will continue as scheduled and will continue to be reported to the Major Projects and Finance Committee.

VOTING REQUIREMENTS

Absolute Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ118-05/25)

MOVED Cr Hill, SECONDED Cr Hutton that Council:

1 NOTES the outcome of public advertising on the *Burns Beach Major Land Transaction Business Plan*, undertaken in accordance with section 3.59 of the *Local Government Act 1995*, as detailed in this Report;

2 BY AN ABSOLUTE MAJORITY APPROVES proceeding with the major land transaction as described in the *Burns Beach Major Land Transaction Business Plan* as detailed in Attachment 2 to this Report;

3 APPROVES the key Crown Land lease terms and conditions for the purposes of progressing land tenure arrangements with the Department of Planning, Lands and Heritage.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Community Consultation Outcomes Report [**12.15.1** - 34 pages]
2. Burns Beach Major Land Transaction Business Plan 2024 [**12.15.2** - 6 pages]

12.16 TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE (WARD - SOUTH-EAST)

WARD	South-East
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	111734, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to accept the tender submitted by D.B. Cunningham Pty Ltd t/as Advanteering - Civil Engineers for the Moolanda Boulevard pedestrian and cyclist bridge.

EXECUTIVE SUMMARY

Tenders were advertised on Saturday 8 February 2025 through statewide public notice and published by Tenderlink for the Moolanda Boulevard pedestrian and cyclist bridge. Tenders closed on Thursday 20 March 2025. A submission was received from each of the following:

- D.B. Cunningham Pty Ltd t/as Advanteering - Civil Engineers.
- Fulton Hogan Industries Pty Ltd.
- Fortec Australia Pty Ltd.

The submission from Advanteering - Civil Engineers represents best value to the City. The company has demonstrated a comprehensive methodology, relevant experience in delivering similar projects, and the necessary capacity to successfully undertake this construction project in line with the City's operational requirements.

It is therefore recommended that Council ACCEPTS the tender submitted by D.B. Cunningham Pty Ltd t/as Advanteering - Civil Engineers for the Moolanda Boulevard Pedestrian and Cyclist Bridge as specified in Tender 002/25 for the fixed lump sum of $2,911,455 (GST exclusive) for completion of works within 12 months from the date of possession of site.

BACKGROUND

The City has a requirement to engage an appropriately qualified and experienced contractor to undertake the construction of the Moolanda Boulevard Pedestrian and Cyclist Bridge.

The works shall include, but are not limited to the following:

(a) Provision of the following within two (2) weeks of award:

- Roadworks Traffic Management Plan (TMP).
- Quality assurance and ITP (inspection and test plan).
- Works schedule.

(b) Provision of variable message signs on Moolanda Blvd and Robertson Road Cycleway 10 working days prior to commencement of construction.
(c) All required site set-out.
(d) Liaison with the Superintendent throughout the works, including but not limited to a prestart meeting prior to commencement of works, progress meetings and hold point inspections.
(e) Supply, install and later remove a minimum of one (1) temporary CCTV camera to capture project progress. Images or video shall be provided to the City periodically for marketing purposes. The camera shall be in place for the duration of the works.
(f) Removal of selected trees, vegetation and debris from the Site as noted in the documents and disposed of at a suitable location in accordance with Principal and other statutory authority requirements.
(g) All site establishment works including site office, temporary power, communications, sewer and water.
(h) Locating existing services prior to works and protecting during construction.
(i) Complying with all service providers guidelines for working on and around their assets.
(j) All earthworks including stockpile and or removal of topsoil, importation of fill, balanced cut to fill and cut to spoil.
(k) Construction of reinforced concrete structures including foundations, bridge supports, abutments, topping slab, retaining walls, and the like.
(l) Fabrication, transport and installation of steel bridge segments.
(m) Supply and installation of HumesSlab bridge decking or similar approved.
(n) Supply and installation of bridge bearings, compression and expansion joints.
(o) Supply and installation rock pitching and/or protection of existing rock pitching.
(p) Supply and installation of safety barrier system (w-beam).
(q) Supply and install all pavement including cut and fill earthworks, compact subgrade, lay, blend and compact sub-base and lay and compact asphalt pavement.
(r) Supply and install all concrete structures (unreinforced) including bedding, sub-grade preparation, kerbing, footpaths, pedestrian and pram ramps.
(s) Installation all grab rails including footings.
(t) Relocation of City owned pathway lighting including redirecting of cabling and conduits to new pole locations.
(u) All signage and pavement marking not required as part of the new Works shall be removed and where required, disposed of at a suitable location.
(v) Installation of shared path pavement marking.
(w) All traffic management works associated with the works shall be in accordance with relevant Australian Standards and approved by the principal prior commencing of works.
(x) Demolition of existing pavement, kerbing, drainage structures and road furniture as shown on the drawings. The material to be removed from the site and disposed of at a suitable location.
(y) Other associated works not mentioned above but shown on the Drawings and Specification.

Tender assessment is based on the best value for money concept. Best value is determined after considering whole of life costs, fitness for purpose, tenderers' experience and performance history, productive use of City resources and other environmental or local economic factors.

DETAILS

The tender for the Moolanda Boulevard Pedestrian and Cyclist Bridge was advertised through statewide public notice and published by Tenderlink on 8 February 2025. The tender period was for six weeks with tenders closing on 20 March 2025.

Tender Submission

A submission was received from each of the following:

- D.B Cunningham Pty Ltd t/as Advanteering - Civil Engineers.
- Fulton Hogan Industries Pty Ltd.
- Fortec Australia Pty Ltd.

A summary of the tender submissions including the location of the tenderer is provided in Attachment 1 to this Report.

A confidential tender summary is provided in Attachment 2 to this Report.

Evaluation Panel

The evaluation panel comprised four members being the following:

- One with tender and contract preparation skills.
- Three with the appropriate operational expertise and involvement in supervising contracts.

The panel conducted the assessment of the submissions in accordance with the City's evaluation process in a fair and equitable manner.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer for this requirement. Prior to assessment of the submission, a determination was made, based on the selection criteria, of what would be an acceptable qualitative score that would indicate the ability of the tenderer to satisfactorily deliver the services.

The standard minimum acceptable qualitative score for tenders at the City is 50%, but the specific circumstances of tender requirements may, from time to time, require the minimum score to be set higher than 50%, where the specification has complex design or technical requirements. The construction of a three-span fabricated steel pedestrian and cycleway bridge is a complex and high-risk construction activity and requires a specialist contractor with expertise and experience to deliver the project safely, to standard and on time. Consequently, the predetermined minimum acceptable qualitative score for this tender was therefore set at 60%.

The qualitative criteria and weighting used in evaluating the submissions received were as follows:

Qualitative Criteria		**Weighting**
1	Demonstrated understanding of the required tasks	40%
2	Demonstrated experience in providing similar projects	35%
3	Capacity	20%
4	Social and economic effects on the local community	5%

Compliance Assessment

The following offers received were assessed as fully compliant:

- D.B Cunningham Pty Ltd T/AS Advanteering - Civil Engineers.
- Fortec Australia Pty Ltd.

The submission from Fulton Hogan Industries Pty Ltd was assessed as partially compliant. It proposed departures to the contract terms including limit on liability, consequential/indirect loss, security guarantees, rise and fall, payments, reliance, liquidated damages, delay costs, variations, and defaults. The submission was included for assessment on the basis that clarification could be sought should the offer progress to the stage two of the assessment.

All submissions were considered for further evaluation.

Qualitative Assessment

Fulton Hogan Industries Pty Ltd scored 63.3% and was ranked third in the qualitative assessment. The company has considerable capacity in terms of personnel and equipment across Australia. It's submission included examples of significant regional bridge construction projects for Main Roads WA valued between $2.1 million and $3.8 million, demonstrating good experience relevant to the scope of works. However, its proposed methodology includes undertaking sections of the work under total road closure not in accordance with the City's requirements.

Fortec Australia Pty Ltd scored 67% and was ranked second in the qualitative assessment. It demonstrated an understanding of the construction methodology required to complete the scope of works; however, the proposed 8-month construction program is lengthy and may not meet the targeted practical completion date of 19 December 2025. The proposed piling methodology, involving the use of vibratory steel pile casing and an auger attachment on an excavator, may face limitations in achieving the required depth in areas with limestone intermediate layers or pinnacles, potentially causing further inconvenience to residents and variations to the City. However, it is noted that clarifications were sought, and Fortec expressed confidence in the suitability and effectiveness of its proposed approach. The company demonstrated capacity to undertake the works proposing a dedicated project team and comprehensive list of equipment and fleet. It demonstrated experience undertaking bridge works predominantly for Main Roads WA for projects ranging in value from $1.2 million to $33 million.

Advanteering – Civil Engineers scored 74.8% and was ranked first in the qualitative assessment. It demonstrated an excellent understanding of the required tasks with a detailed construction methodology and a strong understanding of the project requirements, with a six-month program that aligns with the City's expectations. The methodology covered all key components, including demolition, bridge supports, approach ramps, superstructure, shared path, and finishing works. Piling would be completed by suitably qualified subcontractors using a specialised piling rig. The company demonstrated experience in completing similar bridge works for Main Roads WA, City of Perth and Leeuwin Civil. The value of projects ranged from $1.62 million to $6.2 million. It demonstrated the capacity to undertake the works setting out the proposed team, their qualifications, skills and experience and the key equipment to complete the project.

Price Assessment

The panel conducted a comparison of the lump sum price offered by the tenderers to assess value for money to the City.

Tenderer	Fixed Lump sum (exclusive GST)
Fortec Australia Pty Ltd	$ 2,720,923
Advanteering – Civil Engineers	$ 2,911,455
Fulton Hogan Industries Pty Ltd	$ 3,333,811

Evaluation Summary

The following table summarises the results of the qualitative and price evaluation as assessed by the evaluation panel:

Tenderer	Weighted Percentage Score	Qualitative Ranking	Fixed Lump Sum Price (ex GST)	Price Ranking
Fortec Australia Pty Ltd	67%	2	$2,720,923	1
Advanteering – Civil Engineers	78.4%	1	$2,911,455	2
Fulton Hogan Industries Pty Ltd	63.3%	3	$3,333,811	3

Although Fortec Australia Pty Ltd submitted the lowest-priced offer, their proposed alternative piling methodology may not be suitable for the hard strata conditions anticipated, particularly if limestone or other hard ground is encountered. This presents potential risks, including reputational impacts for the City if the project is delayed. Additionally, Fortec's traffic management plan was non-compliant with the Main Roads WA Code of Practice due to the lack of qualified traffic controllers. Its proposed 8-month construction program also extends into the Christmas shutdown period, potentially causing further inconvenience to residents and variations to the City.

While Advanteering – Civil Engineer's offer is $190,532 higher than the lowest-priced submission, it demonstrated a comprehensive understanding of the piling requirements and proposed the use of specialised equipment appropriate for the hard ground conditions identified in the Geotechnical Report. Its traffic management plan, although initially only partially compliant with the Main Roads WA Code of Practice, is expected to achieve full compliance following completion of their risk assessment. Notably, Advanteering – Civil Engineers has proposed a shorter project duration of six months, which aligns well with the City's expectations and project timelines.

Based on the evaluation result the panel concluded that the offer from D.B. Cunningham Pty Ltd t/as Advanteering - Civil Engineers provides best value to the City and is therefore recommended.

Issues and options considered

The City has a requirement for the construction of the Moolanda Boulevard Pedestrian and Cyclist Bridge. The City has no capacity to undertake the construction works and requires an appropriately qualified and resourced contractor to undertake the works.

Legislation / Strategic Community Plan / Policy implications

Legislation A state-wide public tender was advertised, opened and evaluated in accordance with regulations 11(1) and 18(4) of Part 4 of the *Local Government (Functions and General) Regulations 1996*, where tenders are required to be publicly invited if the consideration under a contract is, or is estimated to be, more, or worth more, than $250,000.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-1 Connected and convenient - you have access to a range of interconnected transport options.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report detailing the application of internal tender procedures and to comply with section 3.57 of the *Local Government Act 1995*.		

Other risk information

Should the contract not proceed, the risk to City will be moderate as there could be the following:

- Loss of Federal (Thriving Suburbs Program) and state (Main Roads WA) funding.
- Regression of pedestrian and cyclists' infrastructure/services.
- Lack of alignment with the City's Integrated Transport Plan and bike Plan.
- Increased risk to vulnerable road users such as pedestrians and cyclists.

It is considered that the contract will represent a low risk to the City as the recommended tenderer is well established with significant industry experience and proven capacity to complete the works for the City.

Financial / budget implications

Current financial year impact

Account no.	CW007411
Budget Item	Moolanda Boulevard Pedestrian and Cyclist Bridge
Budget amount	$ 4,900,000
Amount spent to date	$ 111, 715 (2024/25) ($249,388 prior years)
Proposed cost	$ 2,911,455
Balance	$ 1,988,545

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The evaluation panel carried out the evaluation of the submissions in accordance with the City's evaluation process and concluded that the offer submitted by D.B. Cunningham Pty Ltd represents best value to the City.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ119-05/25)

MOVED Cr O'Neill, SECONDED Cr Chester that Council ACCEPTS the Tender submitted by D.B. Cunningham Pty Ltd t/as Advanteering - Civil Engineers for the Moolanda Boulevard Pedestrian and Cyclist Bridge as specified in Tender 002/25 for the fixed lump sum of $2,911,455 (GST exclusive) for completion of works within 12 months from the date of possession of site.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Summary of Tender Submissions [**12.16.1** - 3 pages]
2. CONFIDENTIAL REDACTED - Confidential Summary [**12.16.2** - 2 pages]

Disclosure of Interest affecting Impartiality

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.17 - Tender 001/25 Prince Regent Park New Club Facilities and Existing Toilets Refurbishment (Ward - North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Mayor Jacob's brother provides electrical contracting to Hickey Constructions.

Name / Position	**Cr Lewis Hutton.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.17 - Tender 001/25 Prince Regent Park New Club Facilities and Existing Toilets Refurbishment (Ward - North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hutton is a member of the Joondalup United Football Club who use the facility.

12.17 TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT (WARD - NORTH-CENTRAL)

WARD North-Central

RESPONSIBLE DIRECTOR Mr Mat Humfrey
Director Corporate Services

FILE NUMBER 111283, 101515

AUTHORITY / DISCRETION Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to accept the tender submitted by Hickey Constructions Pty Ltd for the Prince Regent Park New Club Facilities and Existing Toilets Refurbishment.

EXECUTIVE SUMMARY

Tenders were advertised on 1 March 2025 through statewide public notice and published by Tenderlink for the Prince Regent Park New Club Facilities and Existing Toilets Refurbishment. Tenders closed on 27 March 2025. A submission was received from each of the following:

- Hoskins Investments Pty Ltd as Trustee for M R Hoskins Family Trust (A E Hoskins Building Services).
- AWB Co. Pty Ltd.
- Brausch Construction Group Pty Ltd.
- CLPM Pty Ltd.
- Colgan Industries Pty Ltd.
- Hickey Constructions Pty Ltd.
- LKS Constructions (WA) Pty Ltd.
- M4 Construction WA Pty Ltd.
- Orixon Pty Ltd.
- Shipstone Building Services Pty Ltd.
- Topend Living Pty Ltd (Buildon Construction).

The submission from Hickey Construction Pty Ltd represents best value to the City. The company demonstrated considerable experience completing similar community sporting facility construction projects as shown by its numerous completed works for the City of Joondalup. It presented a comprehensive methodology and a clear understanding of the project requirements, along with sufficient capacity in terms of personnel and equipment to deliver the project within the specified timeframe.

It is therefore recommended that Council ACCEPTS the tender submitted by Hickey Construction Pty Ltd for the Prince Regent Park New Club Facilities and Existing Toilets Refurbishment as specified in Tender 001/25 for the fixed lump sum of $1,127,697 (GST exclusive) for completion of the works within 12 months from the date of possession of site.

BACKGROUND

The City has a requirement for the construction of the Prince Regent Park new club facilities and existing toilets refurbishment that includes the following key elements.

The works for the construction of a new changeroom facility shall include, but not be limited to following:

- New sewer connection.
- New water service connection (Incl. RPZD).
- New electrical connection.
- New accessible complete path from the car park to the new facility to *AS1428.1* requirements.
- Construction of a sports club facility that includes an umpire room; kiosk; park UAT, two changerooms with showers; two storerooms; electrical cupboard; veranda.
- Landscaped surrounds.

The works for the refurbishment of the existing toilet facility shall include, but not be limited to following:

- Remove and replace existing sanitary ware as specified.
- Patch and paint frames & doors.
- Render & paint internal walls.
- Replace benches as specified.
- Replace coat hooks as specified.
- Resurface concrete floor.
- Repair, patch, render and paint external walls.
- Remove loose paint and rust and patch and paint steel work.

Tender assessment is based on the best value for money concept. Best value is determined after considering whole of life costs, fitness for purpose, tenderers' experience and performance history, productive use of City resources and other environmental or local economic factors.

DETAILS

The tender for the Prince Regent Park new club facilities and existing toilets refurbishment was advertised through statewide public notice and published by Tenderlink on 1 March 2025. The tender period was for five weeks and tenders closed on 27 March 2025.

Tender Submission

A submission was received from each of the following:

- Hoskins Investments Pty Ltd as Trustee for M R Hoskins Family Trust (A E Hoskins Building Services).
- AWB Co. Pty Ltd.
- Brausch Construction Group Pty Ltd.
- CLPM Pty Ltd.
- Colgan Industries Pty Ltd
- Hickey Constructions Pty Ltd
- LKS Constructions (WA) Pty Ltd
- M4 Construction WA Pty Ltd
- Orixon Pty Ltd
- Shipstone Building Services Pty Ltd
- Topend Living Pty Ltd (Buildon Construction)

A summary of the tender submissions including the location of the tenderer is provided in Attachment 1 to this Report.

A confidential tender summary is provided in Attachment 2 to this Report.

Evaluation Panel

The evaluation panel comprised four members, being the following:

- One with tender and contract preparation skills.
- Three with the appropriate operational expertise and involvement in supervising contracts.

The panel conducted the assessment of the submissions in accordance with the City's evaluation process in a fair and equitable manner.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer for this requirement. Prior to assessment of the submission, a determination was made, based on the selection criteria, of what would be an acceptable qualitative score that would indicate the ability of the tenderer to satisfactorily deliver the services.

The standard minimum acceptable qualitative score for tenders at the City is 50%, but the specific circumstances of tender requirements may, from time to time, require the minimum score to be set higher than 50%, where the specification has complex design or technical requirements.

The Prince Regent Park Project is a challenging project with multiple areas identified during the design process. The building is situated on a challenging site where contours and existing electrical assets need to be navigated. Due to these complexities, the predetermined minimum acceptable qualitative score for this requirement was therefore set at 60%.

The qualitative criteria and weighting used in evaluating the submissions received were as follows:

Qualitative Criteria		**Weighting**
1	Demonstrated experience completing community sporting facility construction projects	35%
2	Demonstrated understanding of the required tasks	35%
3	Capacity	25%
4	Social and economic effects on the local community	5%

Compliance Assessment

All offers received were assessed as fully compliant and were considered for further evaluation.

Qualitative Assessment

Brausch Construction Group Pty Ltd scored 32.1% and was ranked eleventh in the qualitative assessment. The company's Project Manager has demonstrated experience working on sporting facilities projects; however no relevant similar experience for the company itself was provided. The company has been operating since 2020 with a team of three full-time staff and proposed nine subcontractors for this project. It proposed a 7-month completion timeline in line with the City's expectations, though their general methodology lacked project-specific detail, despite having experience in local government projects valued at up to $5 million.

M4 Construction WA Pty Ltd scored 44.2% and was ranked tenth in the qualitative assessment. The company demonstrated relevant experience through works such as the Isobel Bowler Sporting Ground Pavilion and the Governor Stirling Senior High School sports facilities for the City of Bayswater; however, key details such as project value, contract duration, scope, and location were not provided. M4 Construction is a newly established company, commencing operations in late 2024. It proposed a broad methodology with a nine-month completion timeframe, supported by a team of eight subcontractors and experienced key personnel.

Shipstone Building Services Pty Ltd scored 48.2% and was ranked ninth in the qualitative assessment. The company has experience working with local governments in WA, including the City of Bayswater for sports ovals and community centres, with project values ranging from $0.01 million to $0.89 million; however, while it demonstrated some understanding of the project, the submission was not fully convincing due to timeline discrepancies, omission of demolition works, absence of a Gantt chart, and limited details on key personnel, despite listing eight subcontractors and proposing an 11-month completion timeframe.

Topend Living Pty Ltd (Buildon Construction) scored 54.8% and was ranked eighth in the qualitative assessment. The company has delivered complex projects, including $10 million accommodation upgrades at HMAS Stirling Garden Island, a $3 million hydrotherapy pool and dental centre for the Shire of Moora, and the $6.5 million Ellenbrook Youth Centre for the City of Swan. While not identical in scope, these projects demonstrate the company's capability to undertake similarly complex work. The Company's construction methodology, while somewhat generalised, addressed the project's complexity and proposed a six-month completion timeframe in line with the City's expectations. The company listed six subcontractors but provided limited information on their previous work with Buildon; despite a temporary closure during the COVID-19 period (2020-24), Buildon has since resumed operations and outlined the experience and qualifications of its six key personnel.

Orixon Pty Ltd scored 62.1% and was ranked seventh in the qualitative assessment. The company demonstrated experience in a range projects, including minor works at Western Power's Jurien Bay Depot $0.17 million, the Kingsley Little Athletics Centre for the City of Wanneroo $0.48 million, upgrades at WA Police HQ Curtin House $1.13 million, and preschool toilet upgrades for the City of Wanneroo in Joondalup $0.04 million. The company provided an adequate methodology for the scope of works, but it lacked key project-specific details, such as a breakdown between new build and refurbishment components and a defined refurbishment timeline; operating since 2007, the company has a skilled team to support project delivery, listed 15 subcontractors, and proposed a seven-month project duration with a team of three key personnel, offering some details on their roles and expertise.

AWB Co. Pty Ltd (Access Without Barriers) scored 63.8% and was ranked sixth in the qualitative assessment. The company demonstrated a good level of experience through projects such as the $0.72 million Kingsway Regional Sporting Complex for the City of Wanneroo, the $2.77 million Bowling Club extension and fencing replacement for the City of Gosnells, works at the Balga Cricket Club for the City of Stirling, and the $0.19 million Kingsway Olympic Soccer Club project for the City of Wanneroo. AWB Co provided a detailed methodology plan that addressed site-specific risks, including safety and the protection of existing structures, though it did not cover key elements like sewer connection and power upgrades; the proposed shorter project timeframe also seems unrealistic. Established in 2014, the company specialises in commercial building maintenance, employs 75 full-time staff, and listed 16 subcontractors, while proposing a project team of five key personnel and additional contingency staff, demonstrating more than sufficient capacity to complete the project.

CLPM Pty Ltd scored 67.9% and was ranked fifth in the qualitative assessment. The company has delivered sporting and community facility projects, including the $0.98 million conservation works at Royal Kings Park Tennis Club (stands, changerooms, and kitchen), the $1.9 million Evelyn Park Library for the City of Subiaco, and the $1.1 million Civic Hall project for the City of Melville. The Company demonstrated a good methodology and provided a list of 16 subcontractors, including several locally based within the City of Joondalup; however, a minor discrepancy was noted between the stated overall completion date and the Gantt chart timeline. Operating since 1994, the company employs six full-time staff, has successfully delivered over 150 projects valued at more than $64 million, and holds a Level 2 Complex classification under the BMW framework, with three key personnel proposed to lead the project.

Hoskins Investments Pty Ltd as Trustee for M R Hoskins Family Trust (A E Hoskins Building Services) scored 69.4% and was ranked fourth in the qualitative assessment. It demonstrated strong experience through projects such as the $3.39 million upgrade to Rostrata Family Centre and Prendwick Pavilion for the City of Canning, the $1.38 million changeroom upgrade at Ray Owen Reserve for the City of Kalamunda, and the $0.82 million Burrendah South changeroom upgrade, also for the City of Canning. The company's methodology demonstrates a sufficient understanding of the project requirements, with only minor uncertainties, such as those related to the site layout; it listed 14 subcontractors, each with solid experience in their respective fields. A family-owned business operating since 1911, the company has over 100 years of industry experience, employs 145 staff, and maintains offices in Balcatta and Bunbury proposing six key personnel for the project team.

Colgan Industries Pty Ltd scored 71.8% and was ranked third in the qualitative assessment. The company has demonstrated experience in delivering complex projects, such as the City of Joondalup Administration Building and a $9 million development for the Department of Planning, Lands and Heritage. However, these projects differ in scope and work are not directly aligned with the City's requirements for sporting facilities. Colgan Industries' methodology demonstrates sufficient capability, supported by a network of 20 subcontractors, many of whom are based in the City of Joondalup. Operating since 1973, the company employs 32 experienced full-time staff, who collectively own 50% of the business, and has proposed two site-specific key personnel.

LKS Constructions (WA) Pty Ltd scored 74% and was ranked second in the qualitative assessment. It demonstrated excellent experience in projects of similar scope and value, including the $1.9 million extension and upgrade of the Hossack Sports Pavilion for the City of Canning, $1.1 million indoor pool changeroom and two-story facility refurbishment at Beatty Park for the City of Vincent, and $1.5 million changeroom refurbishment works at Langley Park for the City of Perth. The construction methodology, supported by examples of previous building work experience, demonstrated an understanding of the requirements and strong capability to meet contract obligations; however, the submission lacked details of their previous work experience with the proposed 12 subcontractors. Operating since 2010, the company employs 12 full-time staff and has proposed five key personnel, with the project team demonstrating solid experience and relevant qualifications to successfully deliver the project.

Hickey Constructions Pty Ltd scored 75.3% and was ranked first in the qualitative assessment. The company has demonstrated very good experience with similar scope and works for sporting facilities, including the $1.28 million Percy Doyle Community Sporting Facility, the $0.44 million Christchurch Park Toilet Block, and the $0.22 million Craigie Leisure Centre all for the City of Joondalup. It demonstrated excellent capability through relevant methodology, risk identification, and a comprehensive list of subcontractors with previous working relationships, along with a Gantt chart indicating a 201-day timeframe that aligns with the City's expectations, having completed over 40 projects for the City of Joondalup, with key personnel bringing many years of experience in their respective fields to support the project.

Given the minimum acceptable qualitative score of 60% Orixon Pty Ltd, AWB Co. Pty Ltd, CLPM Pty Ltd, Hoskins Investments Pty Ltd, Colgan Industries Pty Ltd, Colgan Industries Pty Ltd, LKS Constructions (WA) Pty Ltd, and Hickey Constructions Pty Ltd qualified to progress to the stage two assessment:

Price Assessment

The panel carried out a comparison of the lump sum prices offered by each compliant tenderer in order to assess value for money to the City.

Tenderer	**Fixed Lump sum (exclusive of GST)**
Hickey Constructions Pty Ltd	$ 1,127,697
Colgan Industries Pty Ltd	$ 1,180,326
AWB Co. Pty Ltd (Access Without Barriers)	$ 1,223,279
Orixon Pty Ltd	$ 1,343,420
CLPM Pty Ltd	$ 1,412,144
Hoskins Investments Pty Ltd as Trustee for M R Hoskins Family Trust (A E Hoskins Building Services)	$ 1,458,576
LKS Constructions (WA) Pty Ltd	$ 1,546,800

Evaluation Summary

The following table summarises the results of the qualitative and price evaluation as assessed by the evaluation panel:

Tenderer	**Weighted Percentage Score**	**Qualitative Ranking**	**Fixed Lump Sum Price (ex GST)**	**Price Ranking**
Hickey Constructions Pty Ltd	75.3%	1	$1,127,697	1
Colgan Industries Pty Ltd	71.8%	3	$1,180,326	2
AWB Co. Pty Ltd (Access Without Barriers)	63.8%	6	$1,223,279	3
Orixon Pty Ltd	62.1%	7	$1,343,420	4
CLPM Pty Ltd	67.9%	5	$1,412,144	5
Hoskins Investments Pty Ltd (A E Hoskins Building Services)	69.4%	4	$1,458,576	6
LKS Constructions (WA) Pty Ltd	74%	2	$1,546,800	7

Based on the evaluation result the panel concluded that the tender from Hickey Constructions Pty Ltd provides best value to the City and is therefore recommended.

Issues and options considered

The City has a requirement for the construction of new club facilities and the refurbishment of existing sporting infrastructure. The City does not have the internal resources to undertake the required works and requires an appropriate contractor to undertake the works.

Legislation / Strategic Community Plan / Policy implications

Legislation A state-wide public tender was advertised, opened and evaluated in accordance with regulations 11(1) and 18(4) of Part 4 of the *Local Government (Functions and General) Regulations 1996*, where tenders are required to be publicly invited if the consideration under a contract is, or is estimated to be, more, or worth more, than $250,000.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-4 Functional and accessible – you have access to quality community facilities that are functional and adaptable.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report detailing the application of internal tender procedures and to comply with section 3.57 of the *Local Government Act 1995*.		

Other risk information

The risk to the City is considered moderate, given the established agreements and expectations between City of Joondalup and the sports clubs, the potential waste of in-house resources and abortive costs associated with preparing tender documentation and design drawings, and the disruption to the 2025-26 budget should the project not proceed.

It is considered that the contract will represent low risk to the City as the recommended tenderer is a well-established company with significant industry experience and has the capacity to provide the services to the City.

Financial / budget implications

Current financial year impact

Account no.	CW007560
Budget Item	Prince Regent Park New Club Facilities and Existing Toilets Refurbishment
Budget amount	$ 750,000
Amount spent to date	$ 40,000 (Design)
Proposed cost	$ 1,127,697
Balance	$ (417,697)

The funds to meet the shortfall in funds will be requested in the 2025-26 budget.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The evaluation panel carried out the evaluation of the submissions in accordance with the City's evaluation process and concluded that the offer submitted by Hickey Constructions Pty Ltd represents best value to the City.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ120-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council ACCEPTS the Tender submitted by Hickey Constructions Pty Ltd for the Prince Regent Park New Club Facilities and Existing Toilets Refurbishment as specified in Tender 001/25 for the fixed lump sum of $1,127,697 (GST exclusive) for completion of works within 12 months from the date of possession of site.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Summary of Tender Submissions [**12.17.1** - 11 pages]
2. CONFIDENTIAL REDACTED - Confidential Summary [**12.17.2** - 2 pages]

12.18 PROVISION OF BASKETBALL FACILITIES - CITY OF JOONDALUP (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Director Infrastructure Services
FILE NUMBER	17849, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For Council to note the progress of the Department of Water and Environmental Regulations (DWER) *Guidelines for Minimising Noise Impact from Outdoor Community Basketball Facilities* and to consider the development of a policy or guidelines for the management of outdoor community basketball facilities.

EXECUTIVE SUMMARY

Basketball is a popular recreational activity for children and adults of all ages, abilities and backgrounds to stay fit, interact with others and have fun. The City provides basketball facilities, ranging from full court to three-on-three pads and one-on-one pads, at 47 of its public open spaces for residents and visitors to use and enjoy.

Since 2021, there have been a number of decisions by the Council regarding the provision of basketball facilities within the City of Joondalup that has influenced the City's ability to install any new facilities, as the proposed guidelines for the provision of outdoor community basketball facilities was not progressed by the Department of Water and Environmental Regulation.

At its meeting held on 17 September 2024 (CJ237/09/24 refers), when all outstanding items where a decision had been made by Council and/or a Committee was being considered, Council resolved, as follows:

"2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities;

3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare a report on the development of a policy or guidelines for the management of community basketball facilities."

It is the City's view that the development of a prescriptive policy or guidelines is not practical as each site has its own specific variables that impact noise generation, which would render a guideline document unusable as application of general guidelines would result in false results for a specific site context. Rather, it is proposed to consider the provision of outdoor basketball facilities during the annual budget development process which will enable the City to undertake the necessary preassessments of potential sites and develop a prioritisation matrix taking into account equitable distribution of these types of facilities across the City of Joondalup.

It is therefore recommended that Council:

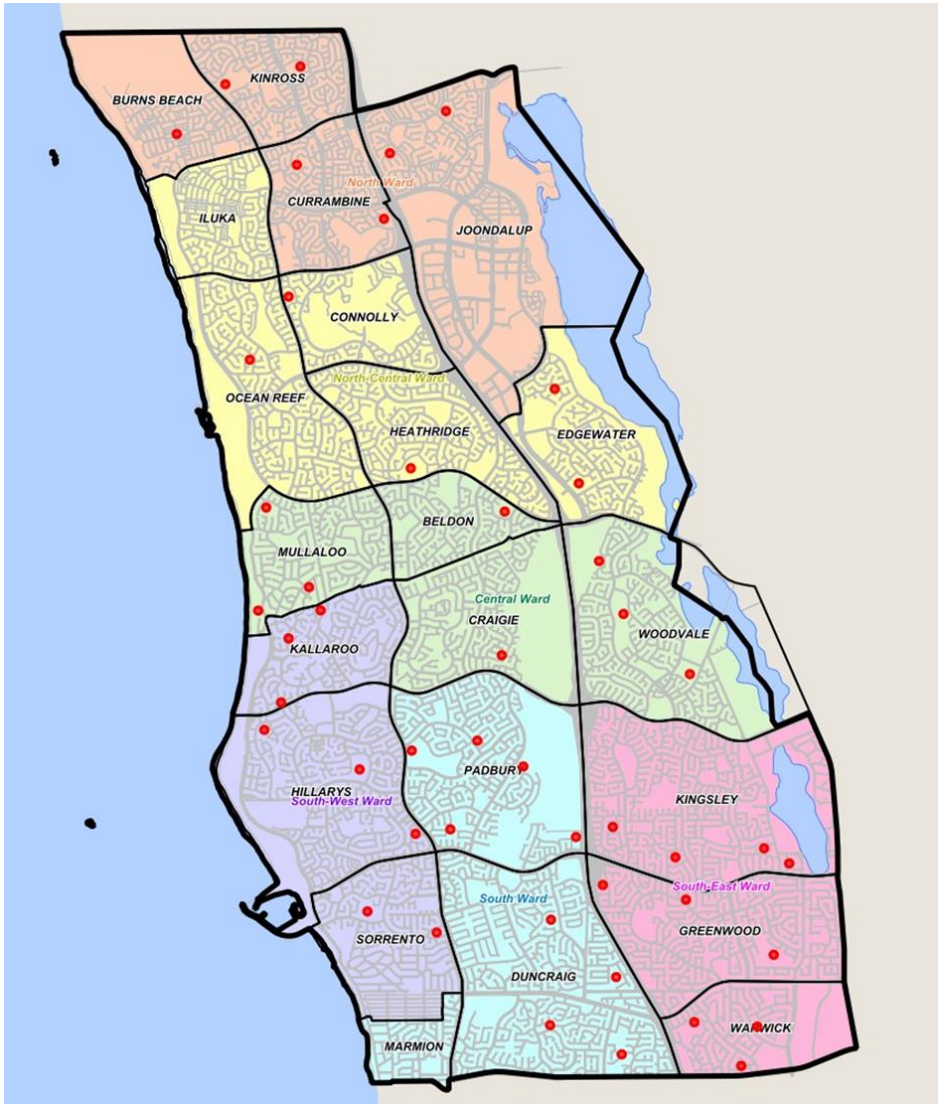
1 *NOTES that no progress has been made to date and that it is unlikely that new guidelines for the provision of outdoor community basketball facilities will be published by the Department of Water and Environmental Regulation;*

2 *DOES NOT SUPPORT the development of a policy or guidelines for the provision of outdoor basketball facilities as detailed in this Report;*

3 *SUPPORTS the consideration of any new outdoor basketball facilities during the annual budget development process.*

BACKGROUND

Basketball is a popular recreational activity for children and adults to stay fit, interact with others, and have fun and can be used by people of all ages, abilities, and backgrounds. The City provides basketball facilities, ranging from full court to three-on-three pads and one-on-one pads, at 47 of its public open spaces for residents and visitors to use and enjoy as indicated on the map below.



These range in size from 28 metres x 15 metres (full court), 15 metres x 11 metres (three on three pad) to 6-9 metres x 5-7 metres (one on one pad), and where possible, the facility is installed as part of a recreational hub.

Existing basketball facilities and proximity to nearest house

Suburb	Public Open Space (POS)	POS Size (sq m)	Edge of pad to nearest house (m)	Size of Pad
Craigie	Chadstone Park	6,464	21	1 on 1
Kingsley	Wallangarra Park	5,962	22	1 on 1
Burns Beach	Bengello Park	19,121	26	3 on 3
Joondalup	Nanika Park	6,471	28	1 on 1
Woodvale	Plumdale Park	17,230	33	3 on 3
Hillarys	Maquire Park	10,630	34	1 on 1
Padbury	Newcombe Park	35,915	35	1 on 1
Kallaroo	Montague Park	10,739	38	1 on 1
Kinross	MacNaughton Park	34,740	40	1 on 1
Kallaroo	Aristride Park	10,299	41	1 on 1
Mullaloo	Tom Simpson Park North	40,378	42	3 on 3
Currambine	Christchurch Park	41,813	42	1 on 1
Sorrento	Tom Walker Park	22,540	43	1 on 1
Kingsley	Newham Park	18,094	44	1 on 1
Warwick	Ellersdale Park	35,760	44	3 on 3
Kingsley	Legana Park	35,380	45	1 on 1
Padbury	Simpson Park	16,322	47	1 on 1
Edgewater	Lakevalley Park	3,300	52	1 on 1
Hillarys	Mawson Park	92,366	52	3 on 3
Mullaloo	Blackboy Park	20,750	54	1 on 1
Beldon	Sandalford Park	36,312	55	1 on 1
Greenwood	Oleaster Park	8,223	57	1 on 1
Hillarys	Broadbeach Park	41,912	57	1 on 1
Duncraig	Juniper Park	47,055	57	1 on 1
Sorrento	Seacrest Park	91,061	60	1 on 1
Currambine	Caledonia Park	34,080	60	1 on 1
Greenwood	Kanangra Park	32,818	61	1 on 1
Heathridge	Heathridge Park	95,980	62	1 on 1
Duncraig	Granadilla Park	37,863	63	1 on 1
Ocean Reef	Southern Cross Park	15,437	63	1 on 1
Duncraig	Melene Park	43,226	40	3 on 3
Duncraig	Glengarry Park	57,033	64	1 on 1
Mullaloo	Tom Simpson Park South	40,378	64	1 on 1
Kingsley	Barridale Park	42,040	65	1 on 1
Warwick	Churton Park	14,731	59	1 on 1
Padbury	Gibson Park	37,050	68	1 on 1
Edgewater	Emerald Park	63,682	74	3 on 3

Suburb	Public Open Space (POS)	POS Size (sq m)	Edge of pad to nearest house (m)	Size of Pad
Padbury	MacDonald Park	119,028	74	Full court
Connolly	Bonnie Doon Park	29,599	80	1 on 1
Mullaloo	Wolinski Park	39,786	80	1 on 1
Kallaroo	Dampier Park	23,183	82	1 on 1
Greenwood	Penistone Park	114,255	93	1 on 1
Joondalup	Windermere Park	46,431	93	1 on 1
Warwick	Hawker Park	34,635	95	1 on 1
Padbury	Fernwood Park	15,266	107	1 on 1
Woodvale	Chichester Park	63,609	117	1 on 1
Woodvale	Timberlane Park	53,547	111	3 on 3
Kinross	Falkland Park	54,171	147	1 on 1

Basketball facilities are required to comply with the *Environmental Protection (Noise) Regulations 1997* and the noise associated with the use of a basketball facility should not unreasonably interfere with the health, welfare, convenience, comfort or amenity of any person. Undesirable noise associated with basketball play does not appear to be an issue at most of these locations as the City has, over the years, received complaints from a small number of nearby residents at only a couple of locations.

Where a complaint has been received, the City has investigated the matters raised and taken the most appropriate action depending on the specific circumstances. These actions have included one or more of the following:

- An investigation by an Environmental Health Officer.
- The installation of sound monitoring equipment within the residential home.
- Modification or installation of alternative backboards.
- The introduction of time restrictions on hours of play.
- The scheduling of Field Officers to attend the site and educate users of the facility on the time restrictions.
- The installation of temporary CCTV unit for data collection to determine usage of the facility and if any anti-social behaviour was occurring.

Since 2021, there have been a number of decisions of Council regarding the provision of basketball facilities within the City of Joondalup.

Braden Park, Marmion

At its meeting held on 8 October 2019 (C65-10/19 refers), Council received a 165 signature Petition of Electors requesting that Council reinstate the Braden Park Playspace Renewal Project in the 2019-20 schedule of the City's *Five Year Capital Works Program* and to consider recent community led feedback in the planning and design of the playspace.

The accompanying cover letter from the lead petitioner listed a number of items that the community, via an informal community meeting and subsequent survey conducted by the petition organisers, would like to see incorporated into the renewal project which included a basketball half court.

At its meeting held on 19 May 2020 (CJ063-05/20 refers), Council supported the petitioner request and brought forward the play space renewal project for construction in 2020-21 along with the inclusion of additional infrastructure items in the project, one of which being a basketball pad.

In early April 2021, the City advised affected residents surrounding Braden Park of the renewal works and following feedback received from some residents regarding the proposed location of the basketball pad undertook additional consultation which indicated support for the installation of the basketball pad in its proposed location as part of the park's recreational hub (62.7%). Overall, 78.7% of respondents supported the installation of a basketball pad at Braden Park with 21.3% of respondents opposed.

At its meeting held on 20 July 2021 (C58-07/21 refers), Council received a 68 signature petition requesting that Council remove the basketball pad and four-square court from the Braden Park playground upgrade. At its meeting held on 17 August 2021 (C81-08/21 refers), in response to a Notice of Motion, Council resolved, amongst other things, to undertake further community consultation with nearby residents living within close proximity to Braden Park and to remove the basketball and handball courts from the Braden Park Playground upgrade if supported by the majority of residents surveyed.

At its meeting held on 15 February 2022 (CJ026-02/22 refers), Council considered a report in relation to the outcomes of this round of community consultation and resolved the following:

"That Council:

1 NOTES the results of the community engagement process as detailed in Attachment 2 to this Report;

2 NOTES that 77.2% of respondents either strongly oppose or oppose removing the basketball pad and four-square pad from Braden Park, Marmion as detailed in Attachment 2 to this Report;

3 BY ABSOLUTE MAJORITY revokes Part 4 of its decision of 17 August 2021 (C81- 08/21 refers) which reads as follows:

> *"is to remove the basketball and handball courts from the Braden Park Playground upgrade if supported by the majority of residents surveyed and where possible they be installed in another park within the district where there is a demand for their use.";*

4 SUPPORTS the request to remove the basketball pole and backboard from Braden Park."

At the Audit and Risk Committee Meeting held on 1 March 2022, a report on the risk management processes undertaken by the City, particularly when upgrading parks or the installation of basketball pads was requested.

At its meeting held on 15 March 2022 (CJ22-03/22 and CJ2-03/22 refers), Council considered two Notices of Motion in relation to the basketball pad at Braden Park. Both of these Notices of Motion were referred back via procedural motions (C25-03/22 and C28-03/22 refers) to the Chief Executive Officer to report back to Council with an analysis of current and proposed guidelines and any further information that will assist Council in making its decision.

In response to the Notices of Motion, Council considered a report at its meeting held on 16 August 2022 and resolved, amongst other things, as follows:

"That Council:

1 NOTES that the guidelines on basketball pads are still in development by the Department of Water and Environmental Regulations and may not be available for some time;

2 SUPPORTS the provision of a basketball facility at Braden Park subject to the usage of the court being in compliance with both the Environmental Protection (Noise) Regulations 1997 and the soon to be released Department of Water and Environmental Regulations Guidelines;

3 SUPPORTS delaying the installation of a basketball facility at Braden Park to enable the City to consider the guidelines in Part 1 above and revisit the design and location to maximise hours of use while minimising noise impacts on residents."

Notice of Motion – Basketball Facilities in Craigie and Kallaroo

At its meeting held on 16 November 2021 (C125-11/21 refers), Council considered a notice of motion regarding the provision of basketball facilities. The reason for the Notice of Motion was stated as follows:

"Within the area, approximately the equivalent size of one suburb, West of Eddystone Avenue, Craigie and East of Dampier Avenue, Kallaroo, there are no publicly accessible basketball facilities.

Both of these areas are seeing an increase in population and dwellings due to infill, and a shift toward a younger demographic.

It is therefore reasonable to conclude that there is a significant service gap of these facilities within the areas specified, based on both resident demand and number of dwellings in total area specified above."

Council, subsequently resolved the following:

"That Council:

1 REQUESTS the Chief Executive Officer to investigate and prepare a report on the best location for the provision of a basketball pad at one of the following parks in Craigie:

a Otago Park, Craigie;
b Camberwarra Park, Craigie; or
c Albion Park, Craigie;

2 REQUESTS the Chief Executive Officer to investigate and prepare a report on the provision of a basketball pad at one of the following parks in Kallaroo:

a Whitfords-West Park, Kallaroo; or
b Bridgewater Park, Kallaroo;

4 Considers the provision of a basketball pad at either Bridgewater Park, Kallaroo or Whitfords-West Park, Kallaroo in the context of the Youth Outdoor Recreation Strategy and Business Case for Interconnected Mountain Bike Trails."

As part of the Urban Bike Trails – Business Case (CJ136-08/23 refers) a basketball court, potentially a 3-on-3, has been included in the scope of works for Whitfords West Park with construction to commence in 2024-25 and 2025-26. It must be noted, however, that should this facility be non-compliant and receive noise complaints, the City will need to investigate built-form solutions such as a sound wall or consider removal of the facility.

Noting the challenges that were being experienced with the the basketball facility at Braden Park, and the uncertainty with the facility at Whitfords West Park, further consideration of other locations was delayed until such time that clear guidelines were available to inform decision making.

Department of Water and Environmental Regulation (DWER) Guidelines

In response to concerns being raised with the DWER on noise issues associated with basketball facilities across a number of local governments, DWER commenced the development of specific guidelines that would assist in the planning for installation of basketball facilities. Guidelines had not previously existed as noise concerns for basketball facilities in WA had not commonly been identified. Advice received from DWER by the City in June 2022, indicated that the appropriate siting and separation distances would be a key factor in reducing the noise impacts to nearby residents.

In late 2022, the Department of Water and Environmental Regulation (DWER) released the draft Guidelines: Minimising *Noise Impact from Outdoor Community Basketball Facilities* seeking comment from affected parties. However, on 22 February 2023, DWER withdrew the proposed guidelines, leaving it to local governments to continue to manage existing facilities as had been the case for many years.

At its meeting held on 28 February 2023 (CJ005-02/23 refers), Council, in considering a report detailing the City's submission on the draft guidelines, resolved, amongst other things, as follows:

1 NOTES the announcement made by the Minister for Environment on 22 February 2023 stating that the draft guidelines for 'Minimising noise impact from outdoor community basketball facilities' will no longer be progressed;

2 REQUESTS that the Minister for Environment and the Department of Water and Environmental Regulation reconsiders the decision to no longer progress the draft guidelines for 'Minimising noise impact from outdoor community basketball facilities' and encourages continued development of these draft guidelines;

3 REQUESTS that the Chief Executive Officer writes to the Western Australian Local Government Association to advocate on behalf of local government by requesting that the Minister for Environment and the Department of Water and Environmental Regulation reconsiders the decision to no longer progress the draft guidelines for 'Minimising noise impact from outdoor community basketball facilities' and encourages continued development of these draft guidelines;

4 UPDATES the City of Joondalup submission on the draft guidelines for 'Minimising noise impact from outdoor community basketball facilities' shown as Attachment 2 to Report CJ005-02/23 to include a recommendation that the guidelines also include information and guidance on factors that potentially exacerbate noise from outdoor community basketball facilities;

5 Subject to the updated referred to in Part 4, ENDORSES the City of Joondalup submission on the 'Draft for consultation - Minimising noise impact from outdoor community basketball facilities' shown as Attachment 2 to Report CJ005-02/23 and FORWARDS the submission to the Department of Water and Environmental Regulation;

6 REQUESTS that the Department of Water and Environmental Regulation amends Schedule 2 of the Environmental Protection (Noise) Regulations 1997 to include a basketball facility that is installed in accordance with the 'Guidelines for Minimising noise impact from outdoor community basketball facilities'.

As per Council's decision, the City wrote to the Minister for Environment; Climate Action; Racing and Gaming, WALGA and DWER. Despite these efforts and that of other interested parties, no progress has been made by DWER on the provision of new guidelines for outdoor community basketball facilities.

In acknowledging this lack of progress by DWER, Council at its meeting held on 17 September 2024 (CJ237-09/24 refers), when considering the Status of Council Decisions Report for the month of July 2024, resolved as follows:

"2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities;

3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare a report on the development of a policy or guidelines for the management of community basketball facilities."

It is the City's understanding that it is not likely that DWER will revisit the development of guidelines for the provision of outdoor basketball facilities and would rather leave it to local governments to consider the location of proposed facilities and to address noise concerns on a case-by-case basis.

DETAILS

The lack of developed and published guidelines for the provision of outdoor basketball facilities does not preclude, nor does it deter the City in progressing with the provision of this type of facility, however, there are a number of considerations to take into account such as:

- the park classification as defined in the City's *Public Open Space Framework*
- proximity of residential dwellings (residential offsets)
- existing established recreational items (preference for a hub environment).

The City's *Public Open Space Framework*, adopted by Council at its meeting held on 13 December 2022 (CJ209-12/22 refers), states that infrastructure such as basketball pads are supported in public open spaces where informal recreation activities are likely to occur, and which can accommodate an appropriate buffer offset to residential homes. Basketball pads are listed as optional assets for the following park classification:

- Sports Parks
  - Regional Sports Parks.
  - District Sports Parks.
  - Neighbourhood Sports Parks.

- Recreation Parks
  - Regional recreation Parks.
  - District Recreation Parks.
  - Neighbourhood Recreation Parks.

Outdoor basketball facilities typically installed by the City range in size from small one-on-one pads (6-9 metres x 5-7 metres) to three-on-three pads (15 metres x 11 metres) and full size courts (28 metres x 15 metres). The size of the facility generally determines the type of play which in turn determines the potential noise generated at the facility. For example, small pads restrict the type of play and tends to lean towards more impromptu play with noise mostly from the basketball hitting the ground or backboard. Larger courts typically have line markings and facilitate games with more players (organised play) and as such, noise from basketball impacts may be more frequent, occur over longer durations and speaking or shouting is more likely.

Where possible, outdoor basketball facilities are installed as part of a recreational hub or where other recreational facilities already exist, as an additional facility is less likely to significantly change the noise environment compared to a perceived or actual quiet area.

The proximity of residential dwellings to the proposed location of a new basketball facility is a key factor when determining the size of the facility to be installed and what, if any, residential offsets (separation distances) would be required along with any additional attenuation measures to ensure the facility complies with the *Environmental Protection (Noise) Regulations 1997*.

Based on the City's recent experience, as outlined in the background to this report, and the draft Department of Water and Environmental Regulation (DWER) Guidelines: Minimising *Noise Impact from Outdoor Community Basketball Facilities*, the below table was developed, noting that the separation distances and attenuation measures were indicative only and not absolute.

Separation distance from centre of court to nearest house	**Noise attenuation measures**	**Time restrictions**
> 120metres	Not required	No time restrictions
> 90metres but < 120metres	Synthetic turf or similar	No time restrictions
< 90metres	Synthetic turf or similar	Time restrictions

As noted previously in this Report, the City must ensure first and foremost that the new facility will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This is challenging as each potential site has its own specific variables that impact noise generation, for example, topography, road noise, built form/natural sound barriers such as buildings or berms, prevailing wind direction in relation to residences, site sound reflectors such as walls and the like.

These variables would render a guideline document unusable as application of general guidelines may result in false results for a specific site context. As such, it is the City's view that it is not possible to define a specific buffer offset or noise attenuation measure that would enable the City to roll out these facilities and, at the same time, comply with the applicable regulations.

As such, it is proposed that that consideration of any new outdoor basketball facilities forms part of the annual budget development process to enable site specific investigations, including service locations, feature surveys and arborist investigations and potentially, acoustic modeling, of proposed locations to be undertaken to determine specific requirements such as separation distances and noise attenuation measures, including built or engineering controls that will be needed such as:

- low-height noise barriers to minimise bouncing noise
- higher noise barriers to mitigate noise from backboards or voices
- perforated backboards which vibrate less
- rope nets or no hoop nets instead of traditional chain nets
- alternative surfaces such as synthetic turf or other surfaces to reduce ball impact noise.

This information can be used to inform a matrix to determine the order of installation with priority based on the areas of greatest need – namely the parks which will service the greatest catchment of residences that do not fall into the catchment of other basketball facilities.

Issues and options considered

Council may choose to:

Option 1 Develop Council policy or guideline to inform the provision of new outdoor basketball facilities.

This option is not supported as each site has its own specific variables that impact noise generation, for example, topography, road noise, built form/natural sound barriers such as buildings or berms, prevailing wind direction in relation to residences, site sound reflectors such as walls etc. These variables would render a guideline document unusable as application of general guidelines would result in false results for a specific site context.

Option 2 Consider the provision of new outdoor basketball facilities as part of the budget development process.

This is the recommended option as it will enable the City to undertake the necessary preassessments of potential sites and develop a prioritisation matrix taking into account equitable distribution of these types of facilities across the City of Joondalup.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-3 Attractive and leafy - you have access to quality public open spaces and enjoy appealing streetscapes.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	Outdoor basketball facilities are to be considered on a case by case basis to ensure compliance with relevant regulations.		

Risk	**ATTRACTION**	**ASSETS**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business	Inadequate asset planning, maintenance and renewal
Risk Responsibility	Director Planning and Community Development	Director Infrastructure Management
Residual Risk	Medium	
Control Effectiveness	Strong	
Risk Appetite	Medium risk is acceptable without variation to existing control activities.	
Risk Control	Outdoor basketball facilities are to be considered on a case by case basis to ensure compliance with relevant regulations.	

Other risk information

Undesirable noise associated with basketball play can become an issue for residents living closest to a facility. The City has, over the years, received complaints from a small number of nearby residents at only a couple of locations.

Where a complaint has been received, the City has investigated the matters raised and taken the most appropriate action depending on the specific circumstances. These actions have included one or more of the following:

- An investigation by an Environmental Health Officer.
- The installation of sound monitoring equipment within the residential home.
- Modification or installation of alternative backboards.
- The introduction of time restrictions on hours of play.
- The scheduling of Field Officers to attend the site and educate users of the facility on the time restrictions.
- The installation of temporary CCTV unit for data collection to determine usage of the facility and if any anti-social behaviour was occurring.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Social

Basketball is a popular recreational activity for children and adults of all ages, abilities and backgrounds to stay fit, interact with others and have fun.

Consultation

Prior to the construction of any new outdoor basketball facilities, the City will, as part of its investigation phase, consult with identified stakeholders to inform its decision making.

COMMENT

Outdoor recreational basketball facilities provide health and wellbeing benefits to the community and have proved to be very popular with people of all ages and abilities. It, however, unfortunately can also be polarising within a community and as such, the provision of these facilities should be considered carefully, on a case-by-case basis.

VOTING REQUIREMENTS

Simple Majority.

The Governance Officer left the Chamber at 8.28pm.

OFFICER'S RECOMMENDATION

That Council:

1 NOTES that no progress has been made to date and that it is unlikely that new guidelines for the provision of outdoor community basketball facilities will be published by the Department of Water and Environmental Regulation;

2 DOES NOT SUPPORT the development of a policy or guidelines for the provision of outdoor basketball facilities as detailed in this Report;

3 SUPPORTS the consideration of any new outdoor basketball facilities during the annual budget development process.

ALTERNATE RECOMMENDATION

MOVED Cr Hill, SECONDED Cr Kingston that Council:

1 NOTES that no progress has been made to date and that it is unlikely that new guidelines for the provision of outdoor community basketball facilities will be published by the Department of Water and Environmental Regulation;

2 DOES NOT SUPPORT the development of a policy or guidelines for the provision of outdoor basketball facilities as detailed in this Report;

3 SUPPORTS the consideration of any new outdoor basketball facilities during the annual budget development process;

4 NOTES that any new outdoor basketball facility will need to comply with the requirements of the *Environment Protection (Noise) Regulations 1997,* until such time that there is a change in the relevant provisions of the *Environment Protection (Noise) Regulations 1997*.

During debate it was requested that Part 2 of the Motion be voted upon separately.

MOVED Cr Hill, SECONDED Cr Kingston that Council:

1 NOTES that no progress has been made to date and that it is unlikely that new guidelines for the provision of outdoor community basketball facilities will be published by the Department of Water and Environmental Regulation;

3 SUPPORTS the consideration of any new outdoor basketball facilities during the annual budget development process;

4 NOTES that any new outdoor basketball facility will need to comply with the requirements of the *Environment Protection (Noise) Regulations 1997,* until such time that there is a change in the relevant provisions of the *Environment Protection (Noise) Regulations 1997*.

The Alternate Motion was Put and CARRIED (12/0)

In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Alternate Motion: Nil.

MOVED Cr Hill, SECONDED Cr Kingston that Council:

2 DOES NOT SUPPORT the development of a policy or guidelines for the provision of outdoor basketball facilities as detailed in this Report;

The Motion was Put and LOST (4/8)

In favour of the Motion: Mayor Jacob, Cr Hill, Cr Hutton and Cr Jones.
Against the Motion: Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.

ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ121-05/25)

MOVED Cr Hill, SECONDED Cr Kingston that Council:

1 NOTES that no progress has been made to date and that it is unlikely that new guidelines for the provision of outdoor community basketball facilities will be published by the Department of Water and Environmental Regulation;

2 SUPPORTS the consideration of any new outdoor basketball facilities during the annual budget development process;

3 NOTES that any new outdoor basketball facility will need to comply with the requirements of the *Environment Protection (Noise) Regulations 1997,* until such time that there is a change in the relevant provisions of the *Environment Protection (Noise) Regulations 1997*.

ATTACHMENTS

Nil.

13 REPORTS OF COMMITTEES

13.1 POLICY COMMITTEE - 14 APRIL 2025

Disclosure of Interest affecting Impartiality

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston attended the public meeting by the Connolly Residents Association (CRA) and developer in support of the Local Development Plan (LDP). Cr Kingston knows a number of people who form Connolly Save Our Suburb (SOS) who is against the Local Development Plan (LDP).

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime has met with impacted residents and some are known to Cr Hamilton-Prime.

Name / Position	**Cr Phillip Vinciullo.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.1 - Proposed Local Development Plan – 45 Country Club Boulevard, Connolly (Ward – North-Central).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Some residents are known to Cr Vinciullo.

13.1.1 PROPOSED LOCAL DEVELOPMENT PLAN - 45 COUNTRY CLUB BOULEVARD, CONNOLLY (WARD - NORTH-CENTRAL)

WARD	North-Central
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	17076, 111922, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a draft Local Development Plan to facilitate multiple dwellings at 45 Country Club Boulevard, Connolly, following public advertising.

EXECUTIVE SUMMARY

The City has received a draft Local Development Plan (LDP) to facilitate residential development at 45 Country Club Boulevard, Connolly (Joondalup Resort), prepared by Element Advisory (planning consultants) on behalf of the landowners.

The subject site is zoned 'Private Community Purposes' under *Local Planning Scheme No. 3* (LPS3) with additional land uses of 'grouped dwelling' and 'multiple dwelling' able to be approved in accordance with Clause 19, Table 4(16) of LPS3, subject to the preparation and approval of a LDP and the predominant form of development over the site remaining for private community purposes.

The draft LDP includes development provisions applicable to multiple dwelling developments in two different locations on the subject lot, facilitating the future development of approximately 190 additional dwellings up to a maximum height of six and 14 storeys respectively.

The draft LDP applies the *Residential Design Codes Volume 2* (R-Codes) and includes replacement provisions for 'Acceptable Outcomes' set out in Part 2 of the R-Codes. These replacement provisions apply to a range of elements including building height, plot ratio, side setbacks and building separation. The draft LDP also includes a number of design objectives which are to be satisfied in addition to the Element Objectives of the R-Codes.

The application was advertised for a period of 21 days, concluding on 18 February 2025 with a total of 633 submissions received, being 77 in support, 539 opposing and 17 neutral. Key areas of concern were in relation to the following:

- The proposed maximum building height and the impact this will have on the established neighbourhood character in Connolly and the amenity and visual privacy for residential dwellings adjoining the golf course.
- Future traffic and parking implications for the local road network.
- Environmental impacts including mature tree loss and implications for established wildlife.

Support for the proposal referenced the provision of additional housing and downsizing options for the local community, as well as support for investment in Connolly.

The draft LDP is required to be considered by Council however also requires endorsement by the Western Australian Planning Commission (WAPC) as additional design objectives are proposed which are not delegated to local governments to determine.

It is considered that the draft LDP provides an appropriate planning response for the subject lot given the intended siting of future development and satisfies the relevant requirements of LPS3 and the R-Codes. It is therefore recommended that the application is supported, subject to modifications.

BACKGROUND

Suburb/Location		Lot 535 (45) Country Club Boulevard, Connolly.
Applicant		Joondalup Hotel Investments PTE LTD C/- Element Advisory.
Owner		Joondalup Hotel Investments PTE LTD.
Zoning	**LPS**	Private Community Purposes.
	MRS	Urban.
Site area		48,239.9m^2
Structure plan		Not applicable.

The subject lot comprises the Joondalup Resort facilities and accommodation, car parking, tennis courts and vacant land. The lot is bound by the Joondalup Golf Course on all sides, with the Golf Course Clubhouse and the Country Club Boulevard access road to the south/west of the lot.

Residential development surrounds the golf course which is predominantly comprised of single and double storey dwellings on land coded R20 and R40. The subject lot is located approximately 165 metres from the nearest residential development (north-east), with separation provided by the golf course. There is no direct interface between the subject lot and any established residential zoned land.

The draft LDP applies to two sites on the subject lot, noted as Site A and Site B, which are currently comprised of tennis courts, storage facilities and cleared land, and an existing car park respectively (Attachment 1 refers).

Scheme amendment No. 6 to Local Planning Scheme No. 3

Scheme amendment No. 6 to *Local Planning Scheme No. 3* (LPS3) came into effect on 11 June 2021 to insert the additional uses No. 15 to 17 in Clause 19, Table 4 'specified additional uses for zoned land in Scheme area' of LPS3. Additional use No. 16 lists 'grouped dwelling' and 'multiple dwelling' as additional uses applicable to 45 Country Club Boulevard, Connolly (that is, the subject lot), subject to the preparation and approval of a Local Development Plan and subject to the predominant form of development over the site remaining for Private Community Purposes. The draft LDP has been lodged to address this requirement.

Local Development Plans

A Local Development Plan (LDP) is a planning instrument which is used to coordinate and assist the achievement of better built form outcomes by facilitating the design of development on a specific lot or lots. A LDP will typically supplement development standards contained within local planning schemes and the *Residential Design Codes*.

Although there is no R-Code associated with the site, in accordance with Clause 1.1 of Volume 2, where it outlines that 'the R-Codes apply to all residential development throughout Western Australia' and the power granted through Clause 25 of LPS3 and Section 77(2) of the *Planning and Development Act 2005*, all residential development, at any location, is required to be assessed against the R-Codes irrespective of whether a density coding has been applied.

In this instance, the draft LDP applies the R-Codes to sites A and B and establishes provisions consistent with the R-Codes to set a planning framework for the site which is reflective of the intended development outcome.

A LDP is a planning instrument that does not carry statutory force but is required to be given due regard when assessing a development application in accordance with Clauses 56(1) and 67(2)(h) of the *Planning and Development (Local Planning Schemes) 2015* (LPS Regulations). Additionally, whilst a local development plan can set out site and development standards as outlined within the R-Codes, it cannot formally create statutory development controls.

DETAILS

The application received includes the draft LDP, supporting report, and a Transport Impact Statement (TIS).

The draft LDP comprises the following:

- General provisions.
- Design objectives.
- Primary control table – Site A.
- Primary control table – Site B.
- Overall site masterplan.
- Perspective views.

The draft LDP applies the provisions of the R-Codes Volume 2 for the assessment of any future development on the sites. As there is no applicable density coding for the site, the draft LDP includes a set of primary control provisions to guide future development. In establishing these controls in the absence of a density coding, the site would be consistent with an R-AC0 coding which seeks to utilise provisions set out within a local planning scheme, or local development plan to apply site controls. The draft LDP also includes additional design objectives which will need to be satisfied in addition to the applicable Element Objectives of the R-Codes.

The primary control provisions for sites A and B set specific provisions for the intended future development, including the following elements:

- Building height.
- Boundary wall height.
- Minimum primary street setback.
- Minimum side and rear setbacks.
- Average side setback.
- Plot ratio.
- Building depth.

The primary control provisions facilitate a building envelope for Site A which is comprised of a three-storey podium level at the base of two tower elements culminating in a total built height of 14 storeys or 45 metres. Whilst the draft LDP includes reference to a maximum building height of 80 metres AHD (which is an actual building height 60.9 metres) this would equate to a potential of 19 storeys in height and therefore contrary to other parts of the LDP. Accordingly, it is recommended that this provision be modified to reference the 14 storey limit only, which would also be consistent with the requirements of Table 2.1 of the R-Codes.

The primary controls also set out building setback and separation requirements which facilitate a greater setback of the tower elements from side lot boundaries and a tiered built form design with increasing separation between towers as the height increases.

For site B, the primary control provisions facilitate a building envelope which comprises a mostly rectangular six-storey development integrated with the existing hotel, and minimal setback to the lot boundary adjoining the golf course.

The draft LDP, Applicant’s Report and Transport Impact Statement are provided as Attachments 2 to 4 of this Report.

Local Planning Scheme No. 3

The subject site is zoned 'Private Community Purposes' under LPS3. Multiple dwellings are a 'X' (not permitted) land use under LPS3 for 'Private Community Purposes' zoned land.

The subject site does however allow for additional use No. 16 as per Clause 19, Table 4 of LPS3 which lists 'grouped dwelling' and 'multiple dwelling' as additional uses, subject to the preparation and approval of a Local Development Plan and subject to the predominant form of development over the site remaining for Private Community Purposes.

The relevant objectives of the 'Private Community Purposes' zone under LPS3 are as follows:

- Provide sites for privately owned and operated recreation, institutions and places of worship.
- Provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development; and
- Ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

The sites included in the draft LDP which provide development provisions for multiple dwelling developments comprising approximately 30% of the footprint of the lot size. Accordingly, the overall scale of the proposal is considered to retain the primary function of the site to continue to be used for and support future development of Private Community Purposes.

***Residential Design Codes* Volume 2**

The *Residential Design Codes* Volume 2 provides planning and design standards for residential apartments (multiple dwellings) in high density coded areas (R80 and above and R-AC). The R-Codes Volume 2 are a performance-based policy which apply qualitative performance criteria to evaluate proposals against desired outcomes and planning objectives. Applications assessed against this framework need to demonstrate that the design achieves the objectives of each design element, and whilst the document also sets out 'acceptable outcomes' these are not considered 'deemed-to-comply' as they would under Volume 1.

The R-Codes require any local development plan that affects residential development to be consistent with the Element Objectives of the R-Codes and makes provision for local development plans to include local objectives for housing design and development to guide the consideration of the decision-maker to judge development proposals.

In assessing the need for provisions which are additional to those of the R-Codes, local governments are encouraged to consider the need for policy settings that respond to a specific need related to a locality or region where they are consistent with the Element Objectives of the R-Codes.

The subject lot at 45 Country Club Boulevard, Connolly does not have an R-Code applied through LPS3 given the zoning is 'Private Community Purposes'. Through the powers established via Clause 1.1 of Volume 2 of the R-Codes and Clause 25(4) of LPS3, in the absence of an R-Code, the draft LDP seeks to apply the R-Codes Volume 2 as the framework which would form the basis for any future development assessment. The R-Codes Volume 2 applies to multiple dwelling development coded R80 and above and is considered to be an appropriate mechanism for such assessment. The draft LDP seeks to establish the provisions of the R-Codes to provide a site-specific development framework, consistent with an R-AC0 density coding.

Planning assessment

The following outlines an assessment of the proposed 'Acceptable Outcomes' included within the LDP as well as an assessment against the relevant 'Element Objectives' of the R-Codes to determine the suitability of these provisions.

Site A

2.2 – Building Height	
Proposed Acceptable Outcome	
Maximum Podium Height: 30m AHD Maximum Building Height: 80m AHD or 14 Storeys	
Element Objectives	**Comment**
O2.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change. ***O2.2.2*** The height of buildings within a development responds to changes in topography. ***O2.2.3*** Development incorporates articulated roof design and/or roof top communal open space where appropriate. ***O2.2.4*** The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	**O2.2.1:** The subject lot is unique in that it is located centrally within the golf course and as such does not have a defined established street character. It is noted that broader urban character in the locality is comprised of a low density setting with single and grouped dwellings forming the majority of established housing stock. A large separation is provided by the golf course between the subject lot and the adjoining residential development and there is no direct interface between the subject lot and adjoining residential development. The natural ground level on the subject site is approximately six to ten metres lower than adjoining residential development to the north-east and two to seven metres lower than residential development to the south. **O2.2.2:** The podium levels of the development are proposed to be integrated into the ground plane utilising steps and sloped landscaping areas. **O2.2.3:** The building envelope is designed to provide a split and tiered design approach which provides articulation in the height. **O2.2.4:** Given the location of the subject site, overshadowing will impact golf course fairways only.
Recommendation	
Whilst the podium and maximum building heights are considered to be appropriate for the desired future scale and character based on the site's context, it is recommended that these requirements be modified/simplified to articulate a 'storey' requirement only, consistent with the requirements similar to Table 2.1 of the R-Codes Volume 2 (Attachment 9 refers).	

2.3 – Street Setbacks	
Proposed Acceptable Outcome	
Minimum Primary Street Setback (Western Setback of Building Facing Carpark): 2 metres	
Element Objectives	**Comment**
O2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street. ***O2.3.2*** The street setback provides a clear transition between the public and private realm. ***O2.3.3*** The street setback assists in achieving visual privacy to apartments from the street. ***O2.3.4*** The setback of the development enables passive surveillance and outlook to the street.	**O2.3.1:** The proposed 'street setback' would assist in the retention of existing landscaping along the western frontage. **O2.3.2:** Whilst the site will be retained in private ownership, the street setback will facilitate pedestrian movement along the site frontage and allow improved permeability of the site and across to the resort facilities as required. **O2.3.3:** It is unclear if ground floor units will be proposed. However, the proposed setback would aid in providing appropriate setback to accommodate any future street surveillance and visual privacy. **O2.3.4:** As per O2.3.3 above.
Recommendation	
Whilst Site A does not have a 'primary street frontage', the LDP has designated its primary frontage to be its western elevation which faces the existing Joondalup Resort car parking area. The provision requires the development to be setback two metres from this internal boundary to provide suitable separation from this space and to allow for pedestrian entry to the future building site. Accordingly, the provision is supported and no changes recommended.	

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	**Comment**
O2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties. ***O2.4.2*** Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character. ***O2.4.3*** The setback of development from side and rear boundaries enables retention of existing trees and provision off deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management. ***O2.4.4*** The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	**O2.4.1:** The proposal will maintain a separation of approximately 165 metres to the closest residential property. **O2.4.2:** A nil lot boundary setback is not considered to impact on the desired streetscape as it will not impact on setbacks adjoining Country Club Boulevard. **O2.4.3:** As per Attachment 6 of the report, the applicant has identified a number of trees within the site that are recommended to be maintained. The vast majority of established trees are located within the golf course itself and therefore would not be impacted by the lot boundary setbacks.

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	**Comment**
	O2.4.4: There is no development adjoining the side boundaries of Site A, with the closest residential property located approximately 165m away. The transition towards the existing Joondalup Resort and golf course facilities will be managed through the 'street setback' provisions.
Recommendation	
Provision supported. No changes recommended.	

2.5 – Plot Ratio	
Proposed Acceptable Outcome	
Plot Ratio: 1.5	
Element Objectives	**Comment**
O2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**O2.5.1:** Plot ratio is noted to be a consideration of the overall built form. Noting a maximum building height of 14 storeys as outlined above, the plot ratio of 1.5 is considered to be appropriate in limiting the floor space so as to not result in a building which would be overly bulky and incompatible with the surrounding locality. Given the site's location central to the golf course, existing mature vegetation within the golf course and subject site, and lower elevation to the surrounding residential properties, the overall form and scale of the building is considered appropriate so as to not create a focal point within the landscape. The plot ratio proposed and built form controls require a separated, tiered design approach for the development envelope with reduced bulk as height increases.
Recommendation	
Provision supported. No changes recommended.	

2.7 – Building Separation

Proposed Acceptable Outcome

Level	Separation (metres)
G – 1	0
2 – 5	25
6 – 7	40
8 – 9	50
10 and above	60

Element Objectives	Comment
O2.7.1 New development supports the desired future streetscape character with spaces between buildings. ***O2.7.2*** Building separation is in proportion to building height. ***O2.7.3*** Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook. ***O2.7.4*** Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.	**O2.7.1:** Given the unique location of the subject lot and large separation to surrounding residential development, there is no immediate established streetscape character applicable to the development. Site A is located approximately 165 metres from the nearest adjoining residential development and the proposed building envelope sets tower elements back into the middle of the lot, with the highest point located towards the established Joondalup resort facilities. **O2.7.2:** The draft LDP sets out building separation requirements ranging from 25 metres to 60 metres between any tower elements of the future building, increasing with height. The overall proposed building height is approximately 61 metres above natural ground level. **O2.7.3:** The draft LDP sets out building separation requirements ranging from 25 metres to 60 metres, increasing with height. A minimum 25m separation distance is considered adequate to provide for visual and acoustic privacy, ventilation and sunlight access and an outlook. It is also noted that the closest residential property is approximately 165 metres from the subject site providing appropriate building separation to existing dwellings within the locality. **O2.7.4:** The draft LDP includes design objectives to facilitate communal spaces at the podium level at the base of the tower elements. The LDP also includes objectives for on structure planting which will be subject to assessment against the relevant provisions of the R-Codes at the development application stage.

Recommendation

Provision supported. No changes recommended.

Site B

2.2 – Building Height	
Proposed Acceptable Outcome	
Maximum Building Height of 46m AHD or six Storeys. The maximum height includes all building plant and equipment, lift and stair overruns and roof terraces.	
Element Objectives	**Comment**
O2.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change. ***O2.2.2*** The height of buildings within a development responds to changes in topography. ***O2.2.3*** Development incorporates articulated roof design and/or roof top communal open space where appropriate. ***O2.2.4*** The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	**O2.2.1:** The subject lot is unique in that it is located centrally within the golf course and as such does not have a defined established street character. It is noted that broader urban character in the locality is comprised of a low density setting with single and grouped dwellings forming the majority of established housing stock. A large separation is provided by the golf course between the subject lot and the adjoining residential development. There is no direct interface between the subject lot and adjoining residential development. The natural ground level on the subject site is approximately four to seven metres lower than the residential development to the north/east. **O2.2.2:** Site B is currently comprised of an existing car park for the hotel and as such topographical changes are minimal. The LDP includes an overall masterplan element which considers integration with the established hotel facilities. **O2.2.3:** The building envelope proposed does not include roof articulation. **O2.2.4:** Given the location of site B the overshadowing will occur onto the subject lot only.
Recommendation	
Whilst the maximum building height is considered to be appropriate for the desired future scale and character based on the site's context, it is recommended that these requirements be modified/simplified to articulate a 'storey' requirement only, consistent with the requirements similar to Table 2.1 of the R-Codes Volume 2 (Attachment 9 refers).	

2.3 – Street Setbacks	
Proposed Acceptable Outcome	
Minimum Primary Street Setback (Eastern Setback): 1 metre	
Element Objectives	**Comment**
O2.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street. ***O2.3.2*** The street setback provides a clear transition between the public and private realm. ***O2.3.3*** The street setback assists in achieving visual privacy to apartments from the street. ***O2.3.4*** The setback of the development enables passive surveillance and outlook to the street.	**O2.3.1:** The proposed 'street setback' would assist in the management of existing landscaping within the golf course adjoining the eastern frontage. **O2.3.2:** Whilst the site will be retained in private ownership, the street setback will facilitate pedestrian movement along the site frontage and allow improved permeability of the site and across to the resort facilities as required. **O2.3.3:** It is unclear if ground floor units will be proposed. However, the proposed setback would aid in providing appropriate setback to accommodate any future surveillance and visual privacy. **O2.3.4:** As per O2.3.3 above.
Recommendation	
Whilst Site B does not have a 'primary street frontage', the LDP has designated its primary frontage to be its eastern elevation which faces the existing golf course area. The provision requires the development to be setback one metre from this boundary to provide suitable separation from this space and promotes a greater separation to the existing residential lots to the north and east of this location. Accordingly, the provision supported. No changes recommended.	

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	**Comment**
O2.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties. ***O2.4.2*** Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character. ***O2.4.3*** The setback of development from side and rear boundaries enables retention of existing trees and provision off deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management. ***O2.4.4*** The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	**O2.4.1:** The proposal will maintain a separation of approximately 150 metres to the closest residential property. **O2.4.2:** A nil lot boundary setback is not considered to impact on the desired streetscape as it will not impact on setbacks adjoining Country Club Boulevard.

2.4 – Side and Rear Setbacks	
Proposed Acceptable Outcome	
Minimum Side and Rear Setbacks (North, East and South Setbacks): Nil	
Element Objectives	**Comment**
	O2.4.3: A number of existing trees within the site would be required to be removed to facilitate the development site. However, this would be balanced with the need for additional landscaping to be provided as part of any future proposal. The majority of established trees are located within the golf course itself and therefore would not be impacted by the lot boundary setbacks. **O2.4.4:** There is no development adjoining the side boundaries of Site B, with the closest residential property located approximately 150m away. The lot boundary setback will facilitate a built from integration to the existing port cochere of Joondalup Resort.
Recommendation	
Provision supported. No changes recommended.	

2.5 – Plot Ratio	
Proposed Acceptable Outcome	
Plot Ratio: 1.5	
Element Objectives	**Comment**
O2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**O2.5.1:** The plot ratio proposed and built form controls provide for a maximum height of approximately 24 metres above natural ground level. The development envelope will be integrated into the established resort facilities and setback from adjoining residential development by at least 150m.
Recommendation	
Provision supported. No changes recommended.	

It is acknowledged that the draft LDP will facilitate development of a different scale and character to the existing resort and residential area. The development provisions included within the draft LDP are considered to provide a framework which will facilitate a built form outcome which is sensitive to its unique surrounding context while allowing for the provision of additional high amenity housing consistent with the strategic intent of LPS3.

Potential building bulk and amenity impacts are considered to be appropriately managed through the separation between the subject sites and surrounding residential development; the level difference between the subject sites and the surrounding residential land; and the built form controls included in the draft LDP.

More specifically, the setback of the subject sites to the adjoining residential development ranges between at least 150 metres to 225 metres. This separation coupled with the presence of established mature trees surrounding the sites is considered to partially screen and soften the visual impact of the proposal as viewed from residential development adjoining the golf course. In addition to this, due to the topography of the surrounding land, the subject sites are located lower than adjoining residential development, further contributing to a reduction in the impression of height and scale as viewed from adjoining residential development. The LDP also includes built form requirements to establish a split, tiered architectural form to reduce the perception of bulk as height increases.

Design objectives

The LDP includes overarching design objectives which are supplementary to the above acceptable outcomes. Following a comprehensive review, a number of design objectives are recommended to be removed (Attachment 9 refers) as they seek to duplicate Element Objectives already contained within the R-Codes. However, the below outlines the provisions which are recommended to be retained.

Design Objective	Comment
Enhanced Environment	
Development to deliver landscape quality through: a) An integrated landscape approach which merges the podium with the landscape, and which promotes greening on balconies; and b) Adequate in ground an on-structure landscaping areas to facilitate planting of trees to contribute towards aa high level of amenity of the development and public spaces.	This design objective is considered to be supplementary to Clause 3.3 of the R-Codes. The inclusion is supported to promote the use of on-structure planting and to promote the integration of the building's landscape design with the surrounding environment. The objective also promotes the use of an integrated landscape approach which merges the podium level with the landscape and promotes on structure landscaping which will facilitate a further softening of the visual impact within the existing landscaped environment of the golf course. It is noted that Element Objective 3.3.1 includes maximising the retention of trees on site, so this additional requirement has not been included on this basis.

Design Objective	Comment
Enhanced Environment	
Integrating the proposed residential development with the existing amenity of the Joondalup Resort.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular, it assists in ensuring that the proposal integrates with the existing Joondalup Resort and maintains the predominant Private Community Purposes form over the site.

Design Objective	Comment
Enhanced Environment	
Building bulk and scale for Site A, to be broken down using two distinct built forms and design treatment including on-structure landscaping, horizontal and vertical articulation and various colours and materials.	This design objective is considered to be supplementary to Clause 2.7 of the R-Codes. The inclusion of this design objective is supported in articulating the intended built form of Site A to address the desired future character of the area in the specific context of the Joondalup Resort.
Finishes and materials to reflect the character of the golf course including render, limestone and timber.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular, it assists in ensuring that the proposal integrates with the existing Joondalup Resort and maintains the predominant Private Community Purposes form over the site.
Depth and detail is provided to all facades, with facades shaded in line with their orientation and differentiation between upper and lower floors.	This design objective is considered to be supplementary to Clause 3.2 of the R-Codes. The inclusion of this design objective is supported to ensure that future design provides appropriate articulation and shade to dwellings with respect to the building's orientation.
Provide canopies for the pedestrian paths on the podium level.	This design objective is considered to be supplementary to Clause 4.5 of the R-Codes. The inclusion of this design objective is supported to ensure that any amenities provided on podium levels remain accessible at all times and provide appropriate shelter to facilitate this access.
Retain and enhance the pedestrian network to link the developments to the exiting hotel, club house and golf course.	This design objective is considered appropriate in addressing the conditions set out under Clause 19, Table 4, item 16 of LPS 3. In particular ensuring that the proposal integrates with the existing Joondalup Resort and maintaining the predominant Private Community Purposes form over the site.

It is therefore considered that the draft LDP sets out a planning framework for future development in a unique context which will be sensitive to the surrounding development and is sympathetic to the existing amenity of the area. It is therefore considered to meet the relevant objectives of the 'Private Community Purposes' zone under LPS3.

Joondalup Design Review Panel

The design concept which informed the draft Local Development Plan was presented to the Joondalup Design Review Panel (JDRP) on 21 February 2024. Subsequent to this, the draft LDP was presented to the JRDP on 15 May 2024, prior to formal lodgement of the application.

A summary of the JDRP comments as well as the applicant's response to these items is provided in Attachment 5 to this Report.

The JDRP was generally supportive of the design concept with comments focused on the need to ensure that the design intent was reflected in the LDP provisions to ensure that the LDP would facilitate development which is reflective of the concept design presented. The draft LDP includes a number of design objectives to address JDRP feedback.

Transport Considerations

A Transport Impact Statement (TIS) has been provided to consider potential transport implications of any future development on the subject lot of the scale facilitated under the draft LDP.

The TIS provides the following findings:

- Country Club Boulevard is a single carriageway Local Distributor Road, with capacity in accordance with the Main Roads Functional Road Hierarchy of 6,000 vehicles per day.
- Country Club Boulevard is currently operating within the anticipated capacity of a Local Distributor Road, well below the 6,000 vehicles per day capacity.
- Access to the development sites is proposed via the existing access point on Country Club Boulevard, through the existing car park.
- Parking for any future residential development is anticipated to be located within the future building footprint in accordance with the requirements of the R-Codes.
- Anticipated additional trip generation is estimated to be 152 vehicle trips in the peak hour.
- The established Joondalup Resort site is serviced by existing pedestrian shared pathways and has access to the 462 bus route to Joondalup train station.
- Additional traffic as a result of a development under the draft LDP can be accommodated by the local road network without modification. Further, the future development is unlikely to result in any safety impacts.
- A more detailed Transport Impact Assessment will be provided at the individual development application stage, subject to the approval of the draft LDP.

In accordance with the *Transport Impact Assessment Guidelines*, a full Transport Impact Assessment is required for any development where more than 100 vehicle movements are generated in the peak hour. As such a development application for multiple dwellings which is consistent with the scale facilitated under the draft LDP would trigger the requirement for a full TIA to be undertaken in support of that application. Any TIA submitted as part of a future development application would also need to undertake updated traffic counts.

Landscaping requirements

The draft LDP includes design objectives which relate to the intended landscaping design response which includes an integrated landscape response which merges the podium levels with landscaping and promotes on structure landscaping and the planting of trees. These objectives are proposed to be satisfied as part of any future development application in addition to the landscaping and tree requirements included in the R-Codes.

A tree canopy plan was provided in response to comments received following advertising and indicates trees to be retained and removed on subject site A and on the surrounding golf course. The tree retention plan is provided as Attachment 6 to this Report.

Proposed modifications

Modifications to the draft LDP are recommended to ensure that proposed design objectives are clear and can be readily assessed as part of any development application lodged in the event that the LDP is approved. The proposed modifications would also ensure that the design objectives are not duplicating Element Objectives already included in the R-Codes. A schedule of recommended modifications is included as Attachment 9 to this Report.

Issues and options considered

Council may choose to:

- support the draft Local Development Plan
- require modifications to the draft Local Development Plan
  or
- refuse the draft Local Development Plan

It is noted that the draft LDP will require consideration and approval by the WAPC in accordance with Clause 1.2.4 of the R-Codes.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Policy *Environmentally Sustainable Design Local Planning Policy.*
Residential Development Local Planning Policy.
State Planning Policy 7.0 – Design of the Built Environment.
State Planning Policy 7.3 – Volume 2 – Apartments (R-Codes).

Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the LPS Regulations) outlines the process for determining local development plans. The LPS Regulations state that a local development plan may be prepared under the following circumstances:

- A condition of subdivision approval requires the preparation of a local development plan.
- A local planning policy or structure plan requires a local development plan.
- Another provision of the Scheme requires a local development plan, or
- The WAPC and the local government consider one necessary for the purposes of orderly and proper planning.

Once the local government has accepted a draft LDP, the local government must advertise the LDP within 28 days for a minimum of 14 days. It is noted that the City's *Planning Consultation Local Planning Policy* requires an LDP to be advertised for 21 days.

After the close of advertising the draft LDP is required to be determined by the local government within 60 days. The local government has the ability to approve, require modifications or refuse the LDP taking into account the submissions received during advertising.

Notwithstanding the above, Clause 1.2.4 of the R-Codes sets out that a local government may, with WAPC approval, adopt a local development plan which augments the R-Codes with objectives to guide judgement about the merits of proposals. Clause 1.2.2 of the R-Codes sets out that a local government may, without WAPC approval, adopt a local development plan that amends or replaces the Acceptable Outcomes of specific clauses of the R-Codes. This includes the Acceptable Outcomes included in Part 2 which relate to primary development controls.

Given the draft LDP includes additional design objectives, the draft LDP will require approval by the WAPC pursuant to Clause 1.2.4 of the R-Codes. However, the local government will still make the final determination per Clause 52(1) of the LPS Regulations.

When an area is covered by an approved local development plan, the decision-maker must have due regard to, but is not bound by, the local development plan when determining an application for development approval.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is to ensure the City complies with the process outlined for determining local development plans as per the *Planning and Development (Local Planning Schemes) Regulations 2015*. The proponent has the right of review against Council's decision, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.		

Financial / budget implications

The applicant has paid fees of $8,554.28 for the assessment of the application. This does not include the costs of advertising of the application which are required to be covered by the applicant separately.

Regional significance

Not applicable.

Sustainability implications

The draft LDP includes a design objective relating to enhanced environmental outcomes. The proposed development contributes to the strategic provision of additional and diverse housing types consistent with urban consolidation principles in the provision of housing in the City of Joondalup.

Consultation

The application was advertised in accordance with the LPS Regulations and City's *Planning Consultation Local Planning Policy* for a period of 21 days, which was undertaken between 28 January 2025 and 18 February 2025.

Consultation was undertaken in the following manner:

- 843 letters were sent to the landowners/occupiers of properties within a 500 metres radius of the subject lot, with additional letters sent to some properties outside of the 500 metres catchment which had a direct interface with the golf course.
- The draft LDP, a location plan, the Transport Impact Statement and frequently asked questions were made available for public viewing on the City's website and at the administration building.

- One sign was installed, on the corner of Country Club Boulevard and Spyglass Grove.
- An email was sent to the Connolly Residents Association.

During the advertising period, 633 submissions were received, being 77 in support, 539 opposing and 17 neutral. A summary of key issues raised during consultation, the applicant's response and City comments is provided in Attachment 7 to this Report. A full schedule of verbatim submissions received is provided in Attachment 8 to this Report. The City has only removed words and phrases that may be considered as defamatory or identifying from the verbatim submissions. Hyperlinks have also been removed for cyber security reasons to prevent the City from inadvertently directing readers to potentially malicious websites.

Key areas of concern were as follows:

- The proposed maximum building height of 14 storeys or 80 metres AHD for site A and the impact this will have on the established neighbourhood character in Connolly and the amenity for residential dwellings adjoining the golf course.
- Visual privacy implications for residential dwellings backing on to the golf course.
- Future traffic implications for the local road network resultant from a development of the scale proposed.
- Concern over car parking for any future development on the site being insufficient.
- Loss of established trees as a result of a future development on the sites proposed.
- Environmental impacts of a future development on the sites proposed including implications for established wildlife.
- Implications for local infrastructure and open space due to population increase.

Key areas of support were as follows:

- Support for the provision of additional housing.
- Provision of downsizing options for the local community.
- Investment in the local community.
- Support for the design and location separated from adjoining residential lots.

Whilst the majority of responses received during community consultation do not support the proposed development, the draft LDP will facilitate development that is consistent with the intent of the applicable planning framework. Consideration has been given to the context of the subject site and the separation and level difference provided by the golf course to adjoining development. Consideration has also been given to the intent of the allowable additional land use of 'multiple dwellings' included in LPS3 to accommodate multiple dwelling development on the site.

It is noted that, should the draft LDP be approved, any future development on the subject lot would be subject to a development application process which would provide further opportunity for community consultation.

COMMENT

Should Council support the draft LDP, any future development for multiple dwellings on the lot would be subject to further assessment against the approved LDP.

The draft LDP is considered to meet the requirements of LPS3 in relation to the land use objectives for 'Private Community Purposes' zoned land and the applicable additional uses permitted under Clause 19 for 'multiple dwellings' and 'grouped dwellings' on the subject lot.

Given the predominant use of the land will remain for private community purposes, the draft LDP is considered to allow for the continued use of the majority of the site for the current privately owned recreation facilities associated with Joondalup Resort. It is considered that the draft LDP facilitates the provision of multiple dwelling development that is ancillary to the established resort facilities and consistent with the intent of the additional land use permissibility applicable to the subject lot under Clause 19 of LPS3.

The proposed 'Acceptable Outcomes' included within the draft LDP are considered to be consistent with the applicable 'Element Objectives' of the R-Codes and are also considered appropriate to facilitate a design response which is unique to the context of the development site and responds appropriately to the feedback from the JDRP.

The assessment has considered provisions included in the draft LDP which provide design objectives to be applied in addition to the requirements of the R-Codes which will ensure a more rigorous design response is achieved for any future development on the site. The built form controls included in the draft LDP are considered appropriate to manage the bulk and amenity impacts of a future development on the site.

Modifications to the draft LDP are recommended to ensure that proposed design objectives are applicable as objectives and are not duplicating Element Objectives already included in the R-Codes. A schedule of recommended modifications is included as Attachment 9 to this report.

It is therefore recommended that Council supports the draft LDP with modifications, and to be referred to the Western Australian Planning Commission for consideration.

VOTING REQUIREMENTS

Simple Majority.

The Governance Officer left the Chamber at 9.33pm and returned at 9.37pm.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The original recommendation as presented by City officers to the Committee is as follows:

That Council:

1 SUPPORTS the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report subject to modifications as provided in Attachment 9 to this Report;

2 REFERS the modified draft Joondalup Resort Local Development Plan to the Western Australian Planning Commission for consideration;

3 In the event that the Western Australian Planning Commission approves the draft Joondalup Resort Local Development Plan in accordance with Council's decision, AUTHORISES the Chief Executive Officer to APPROVE the draft Local Development Plan;

4 In the event that the Western Australian Planning Commission requires modifications to the draft Joondalup Resort Local Development Plan NOTES that the matter will be presented back to Council for further consideration.

The Committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

1 DOES NOT SUPPORT the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report;

2 NOTES that the proposed future developments scale, intensity and significance is inconsistent with the Local Planning Development process.

COMMITTEE RECOMMENDATION

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1 DOES NOT SUPPORT the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report;

2 NOTES that the proposed future developments scale, intensity and significance is inconsistent with the Local Planning Development process.

EXTENSION OF TIME TO SPEAK
(Resolution No: CJ122-05/25)

MOVED Mayor Jacob, SECONDED Cr Hutton that Cr Kingston be permitted an extension of time to speak for a further five minutes.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

AMENDMENT MOVED Cr Raftis, SECONDED Cr Hutton that the Motion BE AMENDED to read as follows:

"That Council:

1 DOES NOT SUPPORT the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report as;

1.1 The proposed future development's scale, intensity and significance is inconsistent with the Local Development Planning process;

1.2 The compatibility of the intended development facilitated through the Local Development Plan is inconsistent with the surrounding locality as a result of the overall scale of the proposed dwellings (particularly for Site A) which will impact the overall amenity of the site and surrounding residential area;

1.3 The changes recommended for the Local Development Plan as outlined under reasons (1.1) and (1.2) above, will result in a substantially different plan than what is being considered, requiring further consideration of technical supporting documents and revised visual impact analysis. Accordingly, the plan as presented is unable to be supported;

2 ADVISES the Western Australian Planning Commission and Applicant of its decision."

The Amendment was Put and **TIED (6/6)**

In favour of the Amendment: Cr Chester, Cr Fishwick, Cr Hutton, Cr Kingston, Cr O'Neill and Cr Raftis.
Against the Amendment: Mayor Jacob, Cr Hamilton-Prime, Cr Hill, Cr Jones, Cr Pizzey and Cr Vinciullo.

There being an equal number of votes, the Presiding Member exercised his casting vote and declared the Motion **CARRIED (7/6)**

EXTENSION OF TIME TO SPEAK
(Resolution No: CJ123-05/25)

MOVED Cr Hamilton-Prime, SECONDED Cr Hill that Mayor Jacob be permitted an extension of time to speak for a further five minutes.

The Motion was Put and **CARRIED (12/0)**

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

EXTENSION OF TIME TO SPEAK
(Resolution No: CJ124-05/25)

MOVED Cr Hutton, SECONDED Cr O'Neill that Cr Kingston be permitted an extension of time to speak for a further five minutes.

The Motion was Put and **CARRIED (12/0)**

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

During debate it was requested that Part 1 and Part 1.1 be voted upon separately.

The Original Motion as Amended being:

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1 DOES NOT SUPPORT the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report;

The Motion was Put and CARRIED (7/5)

In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Raftis.
Against the Motion: Mayor Jacob, Cr Hamilton-Prime, Cr Hill, Cr Jones and Cr Vinciullo.

The Original Motion as Amended being:

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1.1 The proposed future development's scale, intensity and significance is inconsistent with the Local Development Planning process;

The Motion was Put and LOST (5/7)

In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hutton, Cr Kingston and Cr Raftis.
Against the Motion: Mayor Jacob, Cr Hamilton-Prime, Cr Hill, Cr Jones, Cr O'Neill, Cr Pizzey and Cr Vinciullo.

The Original Motion as Amended being:

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1.2 The compatibility of the intended development facilitated through the Local Development Plan is inconsistent with the surrounding locality as a result of the overall scale of the proposed dwellings (particularly for Site A) which will impact the overall amenity of the site and surrounding residential area;

1.3 The changes recommended for the Local Development Plan as outlined under reason (1.1) and (1.2) above, will result in a substantially different plan than what is being considered, requiring further consideration of technical supporting documents and revised visual impact analysis. Accordingly, the plan as presented is unable to be supported;

2 ADVISES the Western Australian Planning Commission and Applicant of its decision.

The Motion was Put and CARRIED (7/5)

In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Raftis.
Against the Motion: Mayor Jacob, Cr Hamilton-Prime, Cr Hill, Cr Jones and Cr Vinciullo.

The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ125-05/25)

That Council:

1 DOES NOT SUPPORT the draft Joondalup Resort Local Development Plan as provided in Attachment 2 to this Report as;

1.1 The compatibility of the intended development facilitated through the Local Development Plan is inconsistent with the surrounding locality as a result of the overall scale of the proposed dwellings (particularly for Site A) which will impact the overall amenity of the site and surrounding residential area;

1.2 The changes recommended for the Local Development Plan as outlined under reason (1.1) above, will result in a substantially different plan than what is being considered, requiring further consideration of technical supporting documents and revised visual impact analysis. Accordingly, the plan as presented is unable to be supported;

2 ADVISES the Western Australian Planning Commission and Applicant of its decision.

Reason for departure from Officer's Recommendation

In accordance with Regulation 11 (da) of the *Local Government (Administration) Regulations 1996*, the reason Council made its decision which was significantly different to what the administration recommended is that the compatibility of the intended development facilitated through the Local Development Plan is inconsistent with the surrounding locality as a result of the overall scale of the proposed dwellings (particularly for Site A) which will impact the overall amenity of the site and surrounding residential area.

ATTACHMENTS

1. Location Plan [**13.1.1.1** - 1 page]
2. Joondalup Local Development Plan [**13.1.1.2** - 4 pages]
3. Joondalup Local Development Plan - Applicant Report [**13.1.1.3** - 21 pages]
4. Joondalup Resort LDP Traffic Impact Statement [**13.1.1.4** - 15 pages]
5. Joondalup Resort DRP Response [**13.1.1.5** - 2 pages]
6. Tree Canopy Plan and Overshadowing Diagrams [**13.1.1.6** - 2 pages]
7. Summary of Key Consultation Themes Applicant and City Response [**13.1.1.7** - 4 pages]
8. Schedule of Submissions Verbatim with Redactions [**13.1.1.8** - 187 pages]
9. Schedule of proposed modifications Joondalup Resort Local Development Plan [**13.1.1.9** - 4 pages]

Disclosure of Interest affecting Impartiality

Name / Position	**Cr John Raftis.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.2 - Draft New Residential Development Local Planning Policy (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Raftis owns and resides in a property within Housing Opportunity Area 4.

13.1.2 DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr Chris Leigh
Director Planning and Community Development

FILE NUMBER 109496, 101515

AUTHORITY / DISCRETION Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider the draft Residential Development Local Planning Policy following public consultation.

EXECUTIVE SUMMARY

The State Government announced the release of the updated *Residential Design Codes Volume 1* (R-Codes) on 8 March 2024 with the Codes formally coming into effect on 10 April 2024. A special transition period of 24 months applies whereby local planning policies that have not been amended to align with the updated R-Codes will cease to have effect on 10 April 2026. To ensure the City's planning framework is updated to align with the new R-Codes, a review has been undertaken of the City's two main local planning policies relating to residential development, the *Residential Development Local Planning Policy* (RDLPP) and the *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP).

The RDLPP and HOALPP augment or replace some provisions of the R-Codes to provide development controls for residential development in the City. The revised R-Codes now include additional provisions which provide development control for medium density residential developments and has been restructured into key parts to accommodate this change.

To respond to the new provisions and amended structure of the updated R-Codes, a draft new local planning policy has been prepared to replace the RDLPP and HOALPP. The draft new local planning policy will continue to include development provisions applicable to lower density development as well as development at the higher density code within Housing Opportunity Areas. The review has identified where existing development provisions within the RDLPP and HOALPP are recommended to be retained, removed or modified in the new local planning policy, having given consideration to their relevance and whether the local planning policy provisions are now adequately addressed through the new and updated development provisions in the R-Codes.

The preparation of the new local planning policy will ensure the City's local planning framework is updated to align with the new R-Codes prior to the conclusion of the special transition period to ensure that necessary development provisions continue to have effect after this period.

The draft Residential Development Local Planning Policy was advertised for a period of 21 days from 30 January 2025 to 20 February 2025. A total of six submissions were received, two in support, one opposing and three neutral. It is not considered that any feedback received during advertising necessitates any modifications to the draft Residential Development Local Planning Policy, however minor modifications are proposed to correct drafting errors identified in the advertised policy

It is therefore recommended that Council supports the draft new Residential Development Local Planning Policy and refer it to the Western Australian Planning Commission (WAPC) for determination.

BACKGROUND

Current residential local planning policies

The *Residential Development Local Planning Policy* currently applies to all residential development outside a Housing Opportunity Area (HOA) or land developed at the lower density code (R20) within a HOA.

The *Development in Housing Opportunity Areas Local Planning Policy* applies to all residential development within a HOA which is being developed at the higher applicable density code in the City's Local Planning Scheme No. 3 (LPS3). For example, developing at the R60 density in areas with a density code of R20/60.

Amended Residential Design Codes Volume 1 2024

The current version of the Residential Design Codes Volume 1 (R-Codes) were released on 8 March 2024, with the new policy provisions coming into effect on 10 April 2024.

The amended R-Codes are divided into five parts:

R-Codes volume and part	Title	Description
R-Codes Volume 1 – Part A	Operation of the code	Explanatory section establishing the operation of the R-Codes Volume 1.
R-Codes Volume 1 – Part B	Part B	Applies to: • Single houses R40 and below. • Grouped dwellings R25 and below. • Multiple dwellings R10 to R25
R-Codes Volume 1 – Part C	Part C	Applies to: • Single houses R50 and above. • Grouped dwellings R30 and above. • Multiple dwellings R30 to R60.
R-Codes Volume 1 – Part D	Land	Applies to: • Single houses and grouped dwellings (all density codes). • Multiple dwellings R10-R60.
R-Codes Volume 2	Apartments	Applies to all multiple dwellings R80 and above.

With the introduction of the amended R-Codes Volume 1 2024, Part B (formerly 2021 R-Codes) and the R-Codes Volume 2 – Apartments are both generally unchanged, with only consequential amendments made following the introduction of the Part C provisions.

The Part C provisions are a new set of development provisions for medium density development and are divided into three sections: 'the garden', 'the building', and 'neighbourliness', with some of the key inclusions outlined below.

Section	Section Inclusions	Key design element requirements
The garden	• Gardens and trees • Private open space • Water management	• Consolidated uncovered garden area relative to the site area (not based on density code). • Tree planting and deep soil areas. • Landscaping percentage for the site.
The building	• Indoor amenity • Function • Housing delivery	• Internal amenity – size and layout of dwellings and rooms. • Solar access for primary living space. • Maximum covered parking provisions. • Universal design for silver and gold level accessible dwellings. • Ancillary dwellings permitted for all dwelling types. • Provisions for small dwellings and housing on lots less than 100m^2.

Section	Section Inclusions	Key design element requirements
Neighbourliness	• Built form and character • Neighbouring context • Community	• Simplified lot boundary setback provisions. • Driveway/communal street dimensions. • New provisions for retaining existing dwellings. • Overshadowing for adjoining and diagonally adjacent lots. • Visual privacy.

For each Part C element there are objectives, design principles, and deemed-to-comply requirements. Where a development meets the deemed-to-comply requirements it is automatically considered to meet the corresponding design principles and objectives. Where a development does not meet the deemed-to-comply requirement, the decision maker is to consider the merits of the proposal and determine whether the design principles and objectives have been met. The deemed-to-comply and design principle pathway is the same approach taken in the previous version of the R-Codes.

Most of the residential properties within the City of Joondalup are zoned 'Residential' and are coded R20 or lower (approximately 80%) and therefore will not be affected by the new Part C provisions. The remainder of the 'Residential' zone (approximately 20%) includes small areas of medium density and the HOA areas which are coded R20/R25, R20/R30, R20/R40 and R20/R60. Therefore, all HOAs, except HOA 3 which is coded R20/25, will be affected by the implementation of the new Part C provisions. It is also noted that developments within HOAs for single houses on R20/R30 and R20/R40 dual coded lots which are developed at the lower density will still be subject to assessment against Part B of the R-Codes.

Implementation of the R-Codes Volume 1 2024

The R-Codes Volume 1 2024 came into effect on 10 April 2024. From this date a 24-month special transition period is applied wherein a local government's local planning policies will continue to have effect in replacing or augmenting provisions of the R-Codes until the end of the special transition period on 10 April 2026.

During this special transition period, it is expected that local government frameworks will be updated to align with the R-Codes Volume 1 2024. At the end of the special transition period, any local planning framework instruments, such as local planning policies which replace or augment R-Code provisions, will cease to have effect.

Ability to modify the R-Codes through the local planning framework

The R-Codes allow a local government to adopt a local planning policy that amends, replaces and/or augments a deemed-to-comply requirement of the R-Codes Volume 1, with some provisions able to be modified without approval from WAPC, and others requiring approval from the WAPC.

In modifying the R-Codes, decision makers are encouraged to:

- maximise the consistency of local planning frameworks with the R-Codes
- consider the need for settings that respond to a specific issue related to a locality or region, where this is consistent with the element objectives and design principles of the R-Codes.

Attachments 1 and 2 of this Report outline which specific provisions require WAPC approval to be modified.

Council resolution

Council at its meeting held on 19 November 2024 (CJ310-11/24 refers) considered the draft new Residential Development Local Planning Policy and resolved to advertise the policy for a period of 21 days.

DETAILS

Part C of the R-Codes Volume 1 2024 has been developed to address the deficiency of the now previous version of the R-Codes and is aimed at improving the liveability of medium density developments. Broadly, Part C provisions have been developed to provide greater housing diversity, reduce household running costs and improve solar passive design and access to gardens and open space. This is similar to the key outcomes that are being sought through the City's HOALPP, which also seeks to ensure an appropriate transition between low density and medium density developments.

A review of the HOALPP and RDLPP has been undertaken to identify where it may be appropriate to delete or modify requirements as a result of the new provisions in the amended R-Codes. The following factors should be considered when looking at options for modifying the City's policies:

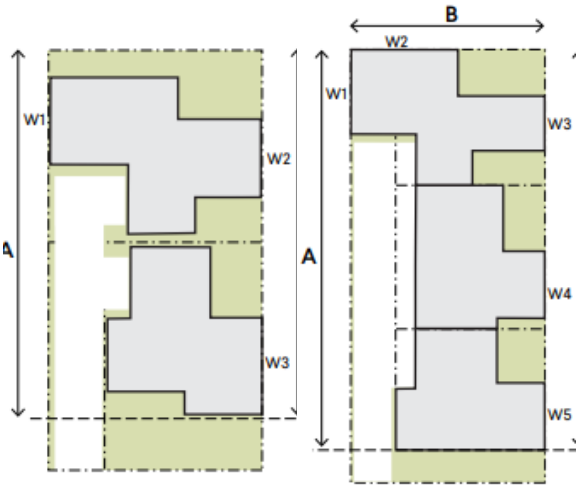
- Local planning frameworks should maximise consistency with the R-Codes. Several provisions of the HOALPP were included as they were not covered by the previous versions of the R-Codes (for example landscaping, solar access and ventilation). As the amended R-Codes now include these controls, it may no longer be appropriate to duplicate similar provisions in a local planning policy.

- Provisions of the City's policies need to be warranted due to locality or regional context. Broadly, for the HOAs it may still be appropriate for the City's policies to modify the R-Codes to ensure higher density development provides an appropriate transition from established development undertaken at the original R20 density.

- Provisions that modify the R-Codes need to consider consequential impacts on allowing other development provisions to be met and balance outcomes to ensure appropriate amenity for residents and the surrounding area. For example, for single house and grouped dwellings, the amended R-Codes now require larger primary garden areas (outdoor living areas) that need to include a small tree. To ensure this is practical, buildings and garages can be closer to the street, and more boundary walls are permitted for some densities. For example, should the City's draft Residential Development LPP maintain the current HOALPP controls for larger street and garage setbacks and less boundary walls it is possible that many designs will not be able to achieve the primary garden area requirements of the R-Codes, which would be detrimental to residential liveability and amenity.

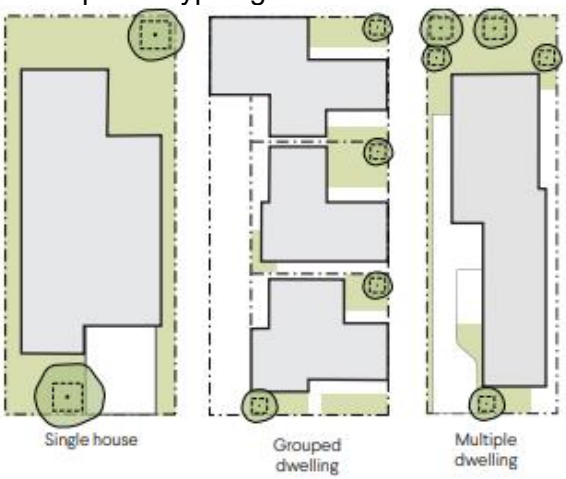
A summary of the key provisions of the RDLPP and HOALPP against Parts B and C of the updated R-Codes Volume 1 2024 as well as key considerations and recommendations for potential modifications are provided in Attachments 1 and 2. A summary of key provisions from these tables for both the HOALPP and RDLPP are provided below.

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.*	
Summary of HOALPP requirement	**Comment**
Street setbacks Provisions set out minimum building setback requirements to street boundaries, including minor incursions (porches, balconies).	Comments: Street setback requirements set out in Parts B and C are similar to those set out in the HOALPP. The main difference is a reduction in the setback requirements for R40 coded areas which will reduce the allowable street setback from 4m to 2m min/4m avg in Part B and 3m min in Part C. A reduced street setback in an R40 context is considered appropriate to allow for improved liveability outcomes on site (i.e. larger private garden area and room sizes) without adversely impacting the streetscape. It is also noted that the street setbacks included in the R-Codes will still allow for adequate space for tree planting to occur in the front setback area. WAPC approval is not required to modify provisions relating to street setbacks. Recommendation: Remove HOALPP provisions. R-Codes requirements prevail.
Lot boundary setbacks and boundary walls The ground floor is to have a minimum setback of one metre, and a two metre setback for upper floors. Boundary walls are restricted to a maximum length of nine metres and average and maximum heights of three metres and 3.5 metres respectively to one side lot boundary only.	Comments: Lot boundary setback requirements and boundary wall requirements are varied between Part B and Part C and typically allow for a 1m-1.5m setback to the ground floor and 1.5m-2.5m to the upper floor. Part B boundary wall restrictions allow wall height up to 3.5m maximum/3.0m average and length between 9m and 2/3 the boundary length based on the applicable coding, up to two side lot boundaries.

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.*	
Summary of HOALPP requirement	**Comment**
	Part C boundary wall restrictions allow a maximum wall height between 3.5m and 7m based on the applicable coding and length between 2/3 the boundary length and 14m with a 3m separation based on the applicable coding, up to all side and rear lot boundaries. The deemed-to-comply provisions for overshadowing and visual privacy also influence the setbacks of a dwelling and may mean a greater setback is required in some instances. It is considered appropriate to modify the HOALPP provisions to allow boundary walls of greater length and to a greater number of boundaries. Maintaining the HOALPP standard and restricting the length of boundary walls to nine metres and to one side boundary will likely impact on a design achieving key liveability outcomes such as having a consolidated space for larger primary garden areas (outdoor living areas), or larger internal room sizes. This is depicted in the below diagrams which illustrate how the R-Code boundary wall provisions might be applied in R30 (left) and R40 and above (right) coded areas to allow for more consolidated and useable outdoor living areas (shaded in green) for the smaller lot sizes created under higher density codes. 

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.*	
Summary of HOALPP requirement	**Comment**
	It is considered appropriate to continue to restrict boundary wall heights to 3.5m for density codes as set out in the HOALPP to minimise amenity impacts on adjoining lots in HOAs. WAPC approval is required to modify provisions relating to lot boundary setbacks, however, is not required to modify boundary wall provisions. Recommendation: Modify HOALPP requirements for boundary walls. R-Codes requirements to prevail for lot boundary setbacks.
Building height Building height is restricted to two storeys.	Comments: The R-Codes allow three storeys for R60 development. It is considered appropriate to maintain the two-storey restriction as set out in the HOALPP but modify slightly to specify allowable wall and total heights. This will ensure development is to a scale which is appropriate to the current City of Joondalup context. WAPC approval is not required to modify provisions relating to building height in Part B, however is required for modifications to building height in Part C. Recommendation: Retain the HOALPP two storey restriction. Applying category B maximum heights for wall and total heights as set out in Part B.
Resident parking – Location Provisions require any resident parking bay to be set back 5.5 metres from the public road boundary.	Comments: Part B requires a 4.5m garage setback to the primary street and 1.5m to the secondary street. Part C garage setback requirements vary between 2m – 5m depending on the applicable density code. Maintaining the HOALPP standard and requiring a 5.5m setback to any resident parking will likely impact on key liveability outcomes such as having a consolidated space for larger primary garden areas (outdoor living areas) or the extent of landscaping on site.

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.*	
Summary of HOALPP requirement	**Comment**
	It is considered appropriate to retain a minimum setback requirement of 4.5m for all developments to allow for informal visitor parking opportunities while not adversely impacting on the liveability outcomes for the development. WAPC approval is not required to modify provisions relating to garage setbacks. <u>Recommendation:</u> Modify HOALPP requirements as above.
<u>Access and Parking – Resident parking</u> Provides a definition for Location A, being: a. Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area. b. Development is within a 200 metre walkable catchment of a high frequency bus stop. For Location A areas, a lower amount of residential parking is required under the R-Codes.	<u>Comments:</u> The updated R-Codes have revised the definition of Location A to be within 250 metre walkable catchment to high frequency transit stops (previously the definition was a straight line to any point on a high frequency transit route). Part C has reduced the amount of car parking required for Location A, with no minimum requirement of bays for ancillary and 1- and 2-bedroom dwellings. The minimum car parking standards for 3+ bedroom dwellings in Location B is reduced to one bay. Maximum parking restrictions are also applied. It is considered appropriate that the City's policy include the requirement for the minimum of one bay for 1 and 2 bedroom dwellings, and two bays for 3+ bedroom dwellings as per the Part B requirements. It is considered appropriate to remove the HOALPP definition for Location A and revert to the updated R-Code definition. WAPC approval is required to modify provisions relating to parking. <u>Recommendation:</u> Modify HOALPP provisions as above.

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.*	
Summary of HOALPP requirement	**Comment**
Landscape area Requires 20% of landscaping area per site with landscaping area to be a minimum dimension of 1.5 metres. 30% of the landscaped area was able to be provided as permeable paving. Requires a minimum of 50% of the street setback area to be landscaped area.	Comments: The R-Codes now include provisions requiring a minimum amount of soft landscaping, being 15% of the overall site and 30% of the street setback area. Soft landscaping also excludes permeable paving and as such is an increase to the HOALPP requirement. The minimum applicable width for landscaping is reduced to 1m recognising that this provides adequate space for garden bed planting for a range of vegetation. The below illustrates how landscaping requirements can be met for a range of development typologies.  It is proposed to retain the provision requiring verge tree planting based on frontage size. WAPC approval is required to modify provisions relating to trees and landscaping. Recommendation: Remove HOALPP provisions, R-Codes requirements prevail. Include provision requiring verge tree planting in new LPP.

HOALPP key provisions **Applies to higher density development in HOAs** *Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above*	
Summary of HOALPP requirement	**Comment**
Trees and deep soil areas Requires small, medium or large trees depending on the site area. Deep soil areas are required to be in accordance with the R-Codes – Volume 2 (Apartments).	Comments: Part C includes requirements for the planting of one small tree per single or grouped dwelling plus additional small trees in the primary street setback area based on the frontage length. Additional tree requirements apply for multiple dwellings. Part C provisions now address the HOALPP requirements but are less stringent in their requirements. Consideration to be given to altering these requirements in the context of other Part C provisions. WAPC approval is required to modify provisions relating to trees and landscaping. Recommendation: Remove HOALPP provisions, R-Codes requirements prevail.
Tree retention A reduction in landscaping area is permitted where an appropriate medium or large tree is being retained.	Comments: Part C allows for a 10% reduction in landscaping requirements where a significant tree is retained and therefore addresses the HOALPP requirements. The HOALPP requirements allow for a larger concession in landscaping where a large or medium tree is retained. Part C requirements are considered more appropriate in the context of other Part C provisions, and considering they have been means tested with industry in the development of the R-Codes. WAPC approval is required to modify provisions relating to trees and landscaping. Recommendation: Remove HOALPP provisions, R-Codes requirements prevail.

RDLPP key requirements **Applies to residential development outside HOAs and R20 development in HOAs** *Under the updated R-Codes Volume 1 2024, developments outside HOAs and at the lower density in HOAs will be assessed against Part B. In some instances, Part C may be applicable for land parcels zoned R30 and above outside of HOAs.*	
Summary of RDLPP requirement	**Comment**
Street setbacks Minimum setback requirements to street boundaries as per the R-Codes with amendments as to how averaging is applied.	Comments: Part B applies minimum and average setback requirements, and Part C applies a minimum setback distance only dependent on the applicable R-Coding. WAPC approval is not required to modify provisions relating to street setbacks. Recommendation: Remove the RDLPP provision. R-Codes requirements prevail.
Lot boundary setbacks Lot boundary setbacks as per the R-Codes. Requirements for maximum boundary wall height and length up to one side lot boundary.	Comments: Part B requirements are similar to RDLPP except allow for boundary walls up to two lot boundaries. Part C boundary wall requirements allow for increased wall heights and lengths and number of boundaries based on the applicable R-Code. It is considered appropriate to allow for increased boundary wall lengths and number of boundaries for higher density codes to allow for improved liveability outcomes such as consolidated primary garden areas. However boundary walls should be limited to a maximum height of 3.5m for all applicable density codes. WAPC approval is required to modify provisions relating to lot boundary setbacks however is not required to modify boundary wall provisions. Recommendation: Modify the RDLPP provision to restrict boundary wall heights. R-Codes requirements prevail.

RDLPP key requirements **Applies to residential development outside HOAs and R20 development in HOAs** *Under the updated R-Codes Volume 1 2024, developments outside HOAs and at the lower density in HOAs will be assessed against Part B. In some instances, Part C may be applicable for land parcels zoned R30 and above outside of HOAs.*	
Summary of RDLPP requirement	**Comment**
Building height Three storey is permitted for aged and dependents multiple dwellings where the site is 5,000m2 or larger. This links with an objective of the Local Housing Strategy.	Comments: R-Codes now include more contemporary provisions for aged and dependent persons dwellings to address this provision. Furthermore, building height requirements for residential aged care facilities are set out in the *Non-residential Development in the Residential Zone Local Planning Policy*. WAPC approval is not required to modify provisions relating to building height in Part B, however is required for modifications to building height in Part C. Recommendation: Remove the RDLPP provision. R-Codes requirements prevail.
Setback of garages and carports For garages to the primary street, they are to be setback a minimum of 4.5 metres and 0.5 metres behind the dwelling alignment.	Comments: Part B includes provisions to require a minimum garage setback of 4.5 metres and at least 0.5m behind the dwelling, therefore addressing the RDLPP provisions. WAPC approval is not required to modify provisions relating to garage setbacks. Recommendation: Remove the RDLPP provision. R-Codes requirements prevail.
Garage width Garage widths are to be 50% of the lot frontage, with a maximum of 60% where the main entry and a major opening are included in the street elevation. This can be increased to 75% where an upper floor with major openings or balcony extends the full width of the garage.	Comments: For the garage width, it is considered appropriate to adopt an approach similar to the R-Codes, which permits 60% of the lot frontage, subject to the upper floor extending for 50% of the garage. It is still recommended that this portion of the upper floor above the garage include a major opening or balcony. It is not considered appropriate to include a deemed-to-comply standard allowing a garage for 75% of the frontage, and this be considered inconsistent with the design principles.

RDLPP key requirements **Applies to residential development outside HOAs and R20 development in HOAs** *Under the updated R-Codes Volume 1 2024, developments outside HOAs and at the lower density in HOAs will be assessed against Part B. In some instances, Part C may be applicable for land parcels zoned R30 and above outside of HOAs.*	
Summary of RDLPP requirement	**Comment**
	WAPC approval is not required to modify provisions relating to garage widths. Recommendation: Remove the RDLPP provision. R-Codes requirements prevail.

A range of other provisions relating to vehicle access, size and layout of dwellings, ventilation, outdoor living area, street surveillance, and site works were also considered as part of this review and recommended to either be retained, modified or deferred to the provisions of the R-Codes. Specifics relating to all relevant provisions are included in the policy comparison tables at Attachments 1 and 2 to this Report.

Policy objectives, local housing objectives and design principles

The HOALPP and RDLPP include objectives that need to be met when a development does not meet the deemed-to-comply standards of the R-Codes and are in addition to the design principles of the R-Codes. The review of these objectives has identified that modifications are required, including the following:

- The local housing objectives of the RDLPP can be deleted as they are no longer relevant to the design outcome that is sought, and the design principles are more appropriate.
- The objectives of the HOALPP that are now duplicates of the design principles of Part C can be removed as the design principles will continue to apply.

Draft new Residential Development Local Planning Policy

The advertised draft new Local Planning Policy (Attachment 3 refers) is proposed to retain the '*Residential Development Local Planning Policy'* title and has been structured for consistency with the updated R-Codes. The draft policy includes Part B and Part C to align with the R-Codes while also including different development provisions based on their locational application similar to how the RDLPP and HOALPP were applied. This includes a 'general residential' application which will apply to all lots outside of HOAs and lots within HOAs which are being developed at the lower density code (R20). It also includes a 'higher dual density code' application wherein provisions apply to all lots within a HOA which are being developed at the higher applicable density code.

Minor drafting errors were identified in the advertised policy, with a revised policy version (Attachment 4 refers) proposed with minor modifications to rectify these items.

Western Australian Planning Commission approval requirements

WAPC final approval is required for policy provisions in the new Residential Development Local Planning Policy which augment or replace R-Code provisions for the following elements:

- Part B – Outdoor living areas.
- Part B – Landscaping.
- Part B – Solar access for adjoining sites.
- Part C – Access (sightlines).
- Part C – Private open space.
- Part C – Trees and landscaping.
- Part C – Parking.
- Part C – Building height.
- Part C – Solar access for adjoining sites.
- Part D – Site area.

Should Council choose to progress with the draft Residential Development Local Planning Policy, it will be referred to WAPC for its consideration of the proposed policy provisions relating to the above elements.

The Department of Planning, Lands and Heritage (DPLH) has provided preliminary comments (Attachment 5 refers) on the advertised draft new Residential Development Local Planning Policy. The officer level feedback received provides recommendations in regard to some wording and formatting within the draft policy to better align with the current version of the R-Codes. However, the feedback does not constitute formal consideration or direction from the WAPC noting that further comments will likely be received when the draft policy is formally referred to the WAPC for consideration. Therefore, no modifications the draft policy to address the DPLH comments are proposed at this point.

Issues and options considered

The development of the amended R-Codes by the DPLH was undertaken through a process which included extensive targeted consultation with local government, planning consultants, land developers and the housing construction industry, and was subject to an independent peer review. It involved design and industry testing to ensure that policy provisions were practical in their application and worked together to achieve an improved standard of quality and design for new residential developments.

Consideration should be given to the impact of any proposed modifications to R-Code provisions which might alter the effectiveness of other interlinked provisions in achieving the intended outcomes. This typically relates to ensuring that consolidated internal and external living areas and landscaped areas are not compromised by overly restrictive street and lot boundary setback provisions which are not appropriate for typical lot sizes achieved under a higher density.

As such it is considered appropriate, that given the testing and consultation undertaken by DPLH to inform the provisions in the amended R-Codes, to have confidence that the amended R-Codes provisions will work effectively to provide improved development outcomes in a medium density context. However, it is noted that, where appropriate, RDLPP and HOLAPP provisions are recommended to be retained or modified to ensure that infill development outcomes maintain an appropriate outcome in the City of Joondalup context.

In the development of the HOALPP, provisions were drawn from the R-Codes Volume 2 - Apartments as it included development provisions for improved amenity, landscaping and design outcomes which could be applied to developments in HOAs in the absence of any improved medium density development provisions at the time. Prior to the commencement of the R-Codes Volume 1 Part C, the HOALPP has provided a regulatory standard to ensure improved development outcomes for infill developments in HOAs. Now that Part C has been implemented, it is considered more appropriate for development provisions designed for a medium density context to apply in HOAs over provisions which were based on those from Volume 2 - Apartments. It is considered that the amended R-Codes Volume 1 allows for a balanced approach which practically implements a number of HOALPP objectives, while continuing to allow for development outcomes appropriate to the context and applicable density code.

Making the City's local planning framework consistent with the R-Codes where appropriate will contribute to a less complex and more streamlined assessment framework which will likely alleviate pressures on development assessment timeframes and further encourage new residential development which still delivers good amenity and design outcomes. This is considered important in facilitating the delivery of additional housing to meet the future needs of the community and the City's infill development targets.

Council has the option to either:

- support the draft new local planning policy as recommended and refer to the WAPC
- support the draft new local planning policy with modifications and refer to the WAPC or
- not support the draft new local planning policy.

It is noted that any local planning instruments that augment R-Code provisions which have not been updated to align with the R-Codes by 10 April 2026 will cease to have effect.

In the event that the draft local planning policy is referred to the WAPC for determination, a report will be presented to Council following WAPC's review to consider the outcome of WAPC's decision.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Policy *Development in Housing Opportunity Areas Local Planning Policy.*
Residential Design Codes Volume 1.
Residential Development Local Planning Policy.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015.*	

Risk	**ATTRACTION**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

The draft new Residential Development Local Planning Policy proposes to modify provisions of the R-Codes to reflect the local context and character of the City's residential areas. If the draft new local planning policy is not adopted by Council, then once the City's HOALPP and RDLPP lapse on 10 April 2026, the policy provisions will cease to have effect and the R-Codes will prevail. This may result in some of the specific provisions important to the City, Council and its community not being included in the assessment framework for future residential development.

Financial / budget implications

Not applicable.

Regional significance

The R-Codes Volume 1 2024 is a state planning code and as such the provisions impact residential development throughout Western Australia.

Sustainability implications

The new R-Codes Part C requirements include development standards that expand on sustainability initiatives. These include the following:

- An increase in deep soil areas and trees for medium density single house and grouped dwellings.
- Incentives regarding the retention of trees.
- Built form provisions to better access sunlight and natural ventilation to reduce reliance on artificial heating and cooling of dwellings.

Consultation

The draft new Residential Development Local Planning Policy was advertised for a period of 21 days from 30 January 2025 to 20 February 2025. A total of six submissions were received during the advertising period, two in support, one opposed and three neutral. A schedule of submissions is provided which includes verbatim comments received and City responses to the matters raised (Attachment 6 refers).

Key themes identified from the advertising period are as follows:

- Support for a less complex framework for residential design and greater clarity for designers as to how the City's planning framework modifies the R-Codes.
- Support for tree canopy provisions.
- Concern over the need for increased green space within broader suburban areas.
- Concern that the proposed policy provisions include modifications which will have minimal impact. Consideration that the recently updated R-Codes should be the only policy that applies to residential development in the City.

COMMENT

Based on the responses received, it is not considered that any additional modifications are required to the draft Residential Development Local Planning Policy following consultation, except for minor modifications proposed to correct drafting errors identified in the policy.

Should Council determine to progress with the draft Residential Development Local Planning Policy, WAPC approval will be required for a number of policy elements which are proposed to be augmented by the draft policy. A report will be presented to a future Council meeting following WAPC review to present the outcomes of WAPC's determination.

It is recommended that Council endorse the draft Residential Development Local Planning Policy for referral to the WAPC for determination.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ126-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 SUPPORTS the draft new Residential Development Local Planning Policy as provided at Attachment 4 to this Report;

2 REFERS the draft new Residential Development Local Planning Policy to the Western Australian Planning Commission for determination.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Full Provisions Comparison Table HOALPP Part B and Part C [**13.1.2.1** - 32 pages]
2. Full Provisions Comparison Table RDLPP Part B and Part C [**13.1.2.2** - 30 pages]
3. Advertised Draft New Residential Development Local Planning Policy [**13.1.2.3** - 13 pages]
4. Post Advertising Modified Draft New Residential Development Local Planning Policy [**13.1.2.4** - 13 pages]
5. DPLH Preliminary Comments on Advertised Draft New Residential Development Local Planning Policy [**13.1.2.5** - 14 pages]
6. Schedule of Submissions Following Advertising Draft New Residential Development Local Planning Policy [**13.1.2.6** - 5 pages]

Disclosure of Interest affecting Impartiality

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.3 - Proposed Amendment to Local Planning Scheme No.3 - Lot 55 (15) Delage Street, Joondalup (Ward – North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Representatives of the applicant met with Mayor Jacob and City Planning Officers before lodging the application.

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.3 - Proposed Amendment to Local Planning Scheme No.3 - Lot 55 (15) Delage Street, Joondalup (Ward – North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime's husband has two storage units at Storage King.

13.1.3 PROPOSED AMENDMENT TO LOCAL PLANNING SCHEME NO. 3 - LOT 55 (15) DELAGE STREET, JOONDALUP (WARD - NORTH)

WARD North

RESPONSIBLE DIRECTOR Mr Chris Leigh
Director Planning and Community Development

FILE NUMBER 16996, 101515

AUTHORITY / DISCRETION Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a proposed amendment to *Local Planning Scheme No. 3* to permit the additional land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' at Lot 55 (15) Delage Street, Joondalup.

EXECUTIVE SUMMARY

The City has received an application for an amendment to *Local Planning Scheme No. 3* (LPS3), on behalf of the owners of Lot 55 (15) Delage Street, Joondalup.

The site is zoned 'Centre' under LPS3 and is located within the City Centre Precinct of the *Joondalup Activity Centre Plan* (JACP). The City Centre Precinct functions as the core of the Joondalup Activity Centre with a key objective to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.

The amendment to LPS3 proposes to allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' on Lot 55 (15) Delage Street, Joondalup. These land uses are currently designated 'X' (not permitted) within the City Centre Precinct. It is also proposed that the minimum 13.5 metre building height (notionally four storeys) required under the JACP would not apply to development of the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site.

The subject site is currently vacant and is located within the Winton Road business park portion of the City Centre Precinct which is characterised currently by a range of light industry and service commercial land uses. The proposed permitting of 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site is consistent with this existing surrounding development. The land uses are however incompatible with the long-term objective of the City Centre Precinct to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within this precinct.

Careful consideration of additional uses to LPS3 is required to ensure they are compatible with the objectives of the applicable zone and not facilitate inappropriate development. It is noted that land use permissibility and development provisions for the City Centre Precinct will be considered through the intended future review of the JACP. The City considers that the appropriateness of land uses within the City Centre Precinct and JACP more broadly should be considered through the comprehensive review of the JACP rather than through an ad-hoc approach of a scheme amendment, which would establish land use permissibility and a variation to minimum building height requirements for a single site.

It is therefore recommended that Council resolves not to advertise the adopted proposed scheme amendment.

BACKGROUND

Suburb/Location		Lot 55 (15) Delage Street, Joondalup.
Applicant		Dynamic Planning and Developments.
Owner		Apache Investments Australia Pty Ltd.
Zoning	**LPS**	Centre.
	MRS	Urban.
Site area		3,768m^2.
Structure plan		Joondalup Activity Centre Plan.

Lot 55 (15) Delage Street, Joondalup, is bounded by Delage Street to the north and various light industry and service commercial land uses to the east, south and west (Attachment 1 refers). The land is vacant and although development approval was issued in 2013 for a two-storey showroom and warehouse, the site has never been developed.

The site is zoned 'Centre' under LPS3 and is subject to the JACP, which was adopted by Council at its meeting held on 27 June 2017 and approved by the WAPC on 23 October 2018. The JACP establishes the strategic direction for the Joondalup Activity Centre and provides development provisions for distinct precincts.

The site is located within the City Centre Precinct of the JACP, which is the core of the Joondalup Activity Centre and is intended to function as the key transport and employment hub with a focus on facilitating high-density, mixed-use development. The City Centre Precinct is separated by Joondalup Drive, with the subject site to the west of Joondalup Drive within the Winton Road business park.

The existing built form within the Winton Road business park consists predominantly of concrete tilt-up panel buildings accommodating land uses such as bulky goods showrooms, warehouses, motor vehicle repairs and trade displays. The long-term vision for the City Centre Precinct within the Winton Road business park is a transition to mixed-use development, with the existing land uses to only remain in the Joondalup West Precinct (Attachment 2 refers).

Land use permissibility

Land use permissibility within the JACP is regulated by Table 3b – Joondalup Activity Centre Zoning Table of LPS3. Within the City Centre Precinct, 'Warehouse/Storage' and 'Bulky Goods Showroom' are identified in Table 3b of LPS3 as 'X' land uses, meaning these uses are not permitted. Existing 'Warehouse/Storage' and 'Bulky Goods Showroom' businesses can continue to operate in accordance with the non-conforming use rights afforded under LPS3.

DETAILS

Proposed amendment to *Local Planning Scheme No. 3*

The proposed scheme amendment would allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' to occur on Lot 55 (15) Delage Street, Joondalup, subject to development approval being issued for the built form component. These land uses are currently 'X' (not permitted). The scheme amendment also proposes to remove the minimum 13.5 metre building height requirement for the built form development associated with these land uses.

'Warehouse/Storage' land uses generally comprise large indoor or outdoor storage facilities which may include display or sale by wholesale of goods. 'Bulky Goods Showroom' land uses are used to sell retail goods and accessories of a bulky nature, for example automotive parts, household appliances and camping supplies.

Applicant justification

The applicant has submitted justification to support the proposal (Attachment 3 refers) summarised as follows:

- The proposed additional uses are consistent with the existing surrounding light industry and service commercial businesses in the Winton Road business park and would be capable of approval on the north side of Delage Street (Joondalup West Precinct).
- The proposed additional uses, despite not comprising mixed-use development, would facilitate employment and activation at the vacant site in accordance with the only applicable objective of the City Centre Precinct.
- The future development would be capable of achieving the relevant development provisions of the JACP excluding the minimum 13.5 metre building height requirement, which is proposed to be waived as a condition of the additional uses being permitted.
- Examples of 'Warehouse/Storage' development have been provided at Lot 10 (88) Roberts Street, Osborne Park and Lot 11 (65) Edward Street, Osborne Park, which are located within a similar light industrial area. These examples were able to incorporate an incidental office component and provide an active and attractive streetscape.

Assessment of this justification has been incorporated into the issues and options considered below.

Issues and options considered

Land use considerations and development standards

City Centre Precinct objectives assessment

The primary objective of the JACP City Centre Precinct is as follows:

a) Encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.

The JACP zoning table identifies 'Warehouse/Storage' and 'Bulky Goods Showroom' as 'X' uses within the City Centre Precinct as these land uses typically comprise large floorspace buildings with a low number of employees. Due to the nature of goods sold, these land uses encourage a high car dependence and associated parking requirement.

The above objective is therefore not considered to be achieved as the proposed additional land uses are not conducive to mixed-use development and while any development will activate the site and create employment, the additional uses would not facilitate employment intensive land uses such as retail or office type uses.

The applicant has provided warehouse and office development examples in Osborne Park to demonstrate that a high-quality built form to the streetscape can be achieved. However, the offices in these examples are incidental to the warehouse use and do not comprise a mixed-use development. Additionally, the 'warehouse' use for these examples is a 'D' use in the 'Business' zone, which means the use is discretionary and contemplated as being permissible on the site subject to development approval being issued. There are also no elements of the scheme amendment that can ensure the same high-quality built form would be achieved at the subject site through a future development application if the proposed scheme amendment is endorsed.

Compatibility with the surrounding area

The proposed additional land uses of 'Warehouse/Storage' and 'Bulky Goods Showroom' on the subject site are consistent with the existing light industry and service commercial land uses within the Winton Road business park, which is yet to see any transition to high intensity mixed-use development contemplated by the JACP. Since adoption of the JACP, one mixed-use development within the City Centre Precinct of the Winton Road business park has been approved at Lot 45 (8) Elcar Lane, Joondalup, however development has not commenced at this point.

It is acknowledged that the subject site is currently the only vacant site in the area, and therefore it could be argued that allowing the additional land uses on the site will not set any precedent for similar requests from surrounding properties. However, it is also considered that support of additional use and built form controls over a single site may set a precedent and possibly lead to similar requests to entrench the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and remove minimum building height requirements on individual sites. This is inconsistent with the current longer-term vision for the City Centre Precinct and therefore should not be encouraged.

Development standards

There is no development proposed directly through the scheme amendment and the City has not received any recent development applications for the subject site. Future proposals would be subject to the requirements of LPS3 and the JACP (the general development standards and City Centre Precinct specific development standards). The table below provides a summary of the key development standards that would apply to future development.

Development standard	**Comment**
Building height: Minimum height = 13.5 metres Maximum building height = 45 metres	A condition associated with the additional uses proposes that no minimum building height requirement would apply.
Street setback: Nil setback at ground level for 75% of the building frontage with a maximum 3 metre setback.	This is achievable, however there are minimal examples of this being achieved within the Winton Road business park and may be difficult to achieve without basement car parking.
Street interface (semi-active frontage): • Continuous pedestrian shelter of 2.5 metres minimum width and a minimum 3 metres and maximum 4 metres height clearance above the footpath shall be provided to a minimum of 50% of street frontage. • Primary building entrances shall be visible from the public realm and provide pedestrian shelter and be accessed directly from the primary frontage. • Glazing shall be provided, be visible from the public realm and at ground floor to a minimum of 50% of the area of any street frontage. • There shall be no fencing to any public road or public space. • There shall be no on-site parking adjacent to any public road.	These standards are achievable, however there are minimal examples of this being achieved within the Winton Road business park.
Non-residential parking: 1 bay per 75 square metres of net lettable area.	This is achievable dependent on the future development proposed.
R-Coding: R-AC-0	No residential component is proposed based on the additional uses proposed, however multiple dwellings are a permitted use at the subject site.

The applicant has noted in their supporting justification that the development standards of the JACP can all be achieved excluding the minimum building height requirement, which would likely result in future development being approximately two storeys consistent with existing development in the Winton Road business park.

Joondalup Activity Centre Plan review

The JACP is due to expire on 23 October 2028, with a review of the structure plan intended to be completed before this date. This review will identify if any modifications are required to the scope and development provisions of the JACP precincts to facilitate intended future development within the structure plan area. Land use permissibility and built form outcomes will also be considered through the overall review process for a consistent planning approach within the Joondalup Activity Centre. It is considered that support of the proposed scheme amendment ahead of the review of the JACP is premature.

Options

The options available to Council in considering the proposed scheme amendment are to:

- proceed to adopt the amendment to the local planning scheme for advertising without modification
- proceed to adopt the amendment to the local planning scheme for advertising with modifications
  or
- not proceed to adopt the amendment to the local planning scheme for advertising.

Should Council adopt the proposed scheme amendment for the purpose of advertising, a further report will be presented to Council following the conclusion of the advertising period.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Policy Not applicable.

Planning and Development Act 2005 and Planning and Development (Local Planning Schemes) Regulations 2015

Part 5 of the *Planning and Development Act 2005*, in conjunction with the LPS Regulations, enables a local government to prepare or amend a local planning scheme and sets out the process to be followed.

Under the LPS Regulations, scheme amendments are classified as being basic, standard, or complex amendments. In resolving to proceed with an amendment, Council needs to specify the amendment type and explain the reason for that classification. The proposed amendment is considered to be a standard amendment as it is not a basic or complex amendment and would have minimal impact on land in the broader scheme area.

Clause 35A of the LPS Regulations states that if an amendment to a local planning scheme affects the area to which a structure plan approved under the scheme relates, the amendment must include a statement that outlines where the structure plan is to be revoked, amended, or is not affected when the amendment takes effect. The proposed scheme amendment would not affect the *Joondalup Activity Centre Plan* in this way.

Should Council resolve to proceed with the proposed scheme amendment for the purpose of advertising, the proposed scheme amendment is required to be referred to the Environmental Protection Authority to decide whether or not a formal environmental review is necessary.

Should the Environmental Protection Authority decide that an environmental review is not required, and notifies the City accordingly, then it will be necessary to proceed to advertise the proposed scheme amendment for 42 days. The proposed scheme amendment must also be forwarded to the WAPC for consent to advertise.

Upon closure of the advertising period, Council is required to consider all submissions received and decide whether to support the amendment, with or without modifications, or not support the amendment. The decision is then forwarded to the WAPC, which makes a recommendation to the Minister for Planning. The Minister can either grant final approval to the amendment, with or without modifications, or refuse the amendment.

Should Council elect not to adopt the amendment for advertising, the amendment will not progress any further, unless Council is directed by the Minister for Planning under Section 76 of the *Planning and Development Act 2005.*

Local Planning Scheme No. 3 and *Joondalup Activity Centre Plan*

The JACP is the relevant planning instrument for regulating development within the Joondalup Activity Centre. The JACP is a 'due regard' document, meaning that decision makers for development within the activity centre plan area are not bound by the JACP, however are obliged to adhere to the JACP provisions and objectives in determining subdivision and development proposals unless there is a valid reason for these to be varied.

The JACP refers to land use permissibility within the Joondalup Activity Centre as being in accordance with LPS3 Table 3b – Joondalup Activity Centre Zoning Table. Unlike an activity centre plan, the provisions of LPS3 are not due regard and must be adhered to by decision makers in considering whether a land use is capable of approval, noting that the proposed additional uses not permitted due to being specified as 'X' uses in Table 3b.

In considering whether to adopt the scheme amendment application for advertising, Council is required to have due regard to the overall vision of the JACP and the relevant objectives of the City Centre Precinct, however, it is open to Council to consider the merits of the proposal and depart from the JACP if there is considered good reason to do so.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015.*	

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

If Council elects not to adopt the scheme amendment for advertising, then the amendment will not proceed any further unless Council is directed by the Minister for Planning under Section 76 of the *Planning and Development Act 2005*. If Council resolves to adopt the scheme amendment and it is ultimately approved by the Minister for Planning, there is a risk that a precedent may be set for future similar requests associated with the redevelopment of sites within the City Centre Precinct.

Financial / budget implications

The applicant has paid fees of $6,549.24 (including GST) to cover the costs associated with the assessment of the scheme amendment. The fees do not include the cost of advertising as the applicant is required to cover these costs separately. If Council resolves not to adopt the amendment for advertising, a portion of the fees will be refunded to the applicant.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Should Council initiate the scheme amendment, it is required to be advertised for public comment for 42 days. In accordance with the LPS Regulations and the City's *Planning Consultation Local Planning Policy*, it is proposed that advertising would be by way of:

- letters to adjoining and nearby landowners
- a sign on site
- an email to the community engagement network
- a notice published in the local newspaper
- a notice on the City's social media platforms
- a notice and documents placed on the City's website.

COMMENT

While it is acknowledged that the proposed land uses are consistent with existing surrounding development, this needs to be balanced with the intent of the JACP City Centre Precinct to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within the precinct. In addition, endorsement of the scheme amendment may establish an undesirable precedent for future similar scheme amendment requests within the City Centre Precinct, particularly west of Joondalup Drive within the Winton Road business park.

It is considered that the review of the JACP is the appropriate time to consider the various elements of the plan, including whether any modifications are required to the City Centre Precinct to facilitate desired future development.

It is therefore recommended that Council resolve not to adopt the proposed scheme amendment for advertising.

VOTING REQUIREMENTS

Simple Majority.

The Manager Audit, Risk and Executive Services left the Chamber at 9.51pm and returned at 9.54pm.

Cr Jones left the Chamber at 9.52pm and returned at 9.56pm.

The Manager Governance left the Chamber at 9.53pm and returned at 9.56pm.

The Governance Coordinator left the Chamber at 10.01pm and returned at 10.03pm

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The original recommendation as presented by City officers to the Committee is as follows:

That Council:

1 In accordance with section 75 of the Planning and Development Act 2005 and Regulation 46A(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, DOES NOT ADOPT the amendment for the additional uses 'Warehouse/Storage' and 'Bulky Goods Showroom' at Lot 55 (15) Delage Street, Joondalup to the City of Joondalup Local Planning Scheme No. 3 for the following reasons:

1.1 The proposal is inconsistent with objective 1.5.1.1a) of the Joondalup Activity Centre Plan to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses within the City Centre Precinct;

1.2 The proposal is contrary to the principles of orderly and proper planning as an amendment to land use permissibility of this nature prior to a broader review of the Joondalup Activity Centre Plan and City Centre Precinct being undertaken is premature;

1.3 Endorsement of the proposal would establish an undesirable precedent for future similar requests within the City Centre Precinct of the Joondalup Activity Centre Plan;

2 In accordance with Regulation 46A(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, PROVIDES a copy of this resolution to the Western Australian Planning Commission.

The Committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

1 Pursuant to section 75 of the Planning and Development Act 2005 and Regulation 35(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, ADOPT an amendment to the City of Joondalup Local Planning Scheme No. 3 to insert additional use No. 7 in Table 4a 'Specified additional uses for zoned land within Joondalup Activity Centre':

No.	*Description of land*	*Additional use*	*Condition*
7	*Lot 55 (15) Delage Street, Joondalup*	*Warehouse/Storage – 'P' Bulky Goods Showroom – 'P'*	*Development of the Warehouse/Storage and Bulky Goods Showroom land uses will not be subject to minimum building height requirements.*

for the purpose of public advertising for a period of 42 days;

2 In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations DETERMINES that the scheme amendment is a standard amendment as the proposal would have minimal impact on land in the scheme area;

3 Pursuant to Regulation 35A(c) of the Planning and Development (Local Planning Schemes) Regulations, RESOLVES that the amendment to the City of Joondalup Local Planning Scheme No. 3 include the following statement:

"Approval of the City's Joondalup Activity Centre Plan is not affected when this amendment is approved and takes effect."

COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ127-05/25)

MOVED Cr Hutton, SECONDED Mayor Jacob that Council:

1 Pursuant to section 75 of the *Planning and Development Act 2005* and Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* ADOPTS an amendment to the City of Joondalup *Local Planning Scheme No. 3* to insert additional use No. 7 in Table 4a 'Specified additional uses for zoned land within Joondalup Activity Centre':

No.	Description of land	Additional use	Condition
7	Lot 55 (15) Delage Street, Joondalup	Warehouse/Storage – 'P' Bulky Goods Showroom – 'P'	Development of the Warehouse/Storage and Bulky Goods Showroom land uses will not be subject to minimum building height requirements.

for the purpose of public advertising for a period of 42 days;

2 In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations* DETERMINES that the scheme amendment is a standard amendment as the proposal would have minimal impact on land in the scheme area;

3 Pursuant to Regulation 35A(c) of the *Planning and Development (Local Planning Schemes) Regulations*, RESOLVES that the amendment to the City of Joondalup *Local Planning Scheme No. 3* include the following statement:

"Approval of the City's Joondalup Activity Centre Plan is not affected when this amendment is approved and takes effect."

The Motion was Put and CARRIED (9/3)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr O'Neill, Cr Pizzey and Cr Vinciullo.
Against the Motion: Cr Hamilton-Prime, Cr Kingston and Cr Raftis.

ATTACHMENTS

1. Location Plan [**13.1.3.1** - 1 page]
2. Joondalup Activity Centre Plan - Precincts Plan Map [**13.1.3.2** - 1 page]
3. Applicant Scheme Amendment Justification Report [**13.1.3.3** - 29 pages]

13.1.4 LOCAL PLANNING SCHEME NO. 3 - REPORT OF REVIEW (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	83628, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider endorsing the Report of Review prepared in relation to the City's *Local Planning Scheme No. 3* and *Local Planning Strategy*.

EXECUTIVE SUMMARY

The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) require all local governments to undertake a review of the operation of their local planning schemes every five years. The City's *Local Planning Scheme No. 3* (LPS3) came into effect in October 2018 and is therefore due for review.

As part of this operational review, the City is required to prepare a 'report of review' that summarises how effectively LPS3 and the Local Planning Strategy are performing. The report must include recommendations as to whether LPS3 and the Local Planning Strategy are satisfactory, require amendment, or should be revoked and a new scheme and/or strategy prepared.

To satisfy this requirement, a Report of Review (Attachment 1 refers) has been prepared and contains the following recommendations:

- LPS3 be amended to align with the deemed and model provisions of the LPS Regulations, with the potential for further scheme amendments to be considered following the outcomes of the Local Planning Strategy review.
- A new Local Planning Strategy be prepared and the existing Local Planning Strategy revoked when the new strategy comes into effect, which will be completed in Phases 4 and 5 of the City's ongoing Local Planning Strategy review.

Once approved by Council, the Report of Review is required to be forwarded to the Western Australian Planning Commission (WAPC). Within 90 days of receiving the Report of Review, the WAPC must consider the report and advise whether it agrees or disagrees with the recommendations made by the City. The advice from the WAPC will then be incorporated into the ongoing review of LPS3 and the Local Planning Strategy.

It is therefore recommended that Council resolves to approve the Report of Review and forward the report to the WAPC for consideration.

BACKGROUND

Local Planning Scheme No. 3

Local planning schemes are the primary mechanism used by local governments to regulate how land may be used and developed. Schemes are required to be structured in accordance with the 'model' provisions of the LPS Regulations for consistency, while still allowing flexibility in applying land use permissibility and development provisions between local governments. The 'deemed' provisions of the LPS Regulations are automatically written into local planning schemes and are unable to be altered, varied, or excluded by local governments.

The City's current local planning scheme, LPS3, came into effect on 23 October 2018. LPS3 has been amended periodically to align with changes to the LPS Regulations and facilitate changes to zoning, density coding and development provisions, however, there has been no comprehensive review of the scheme since it came into effect.

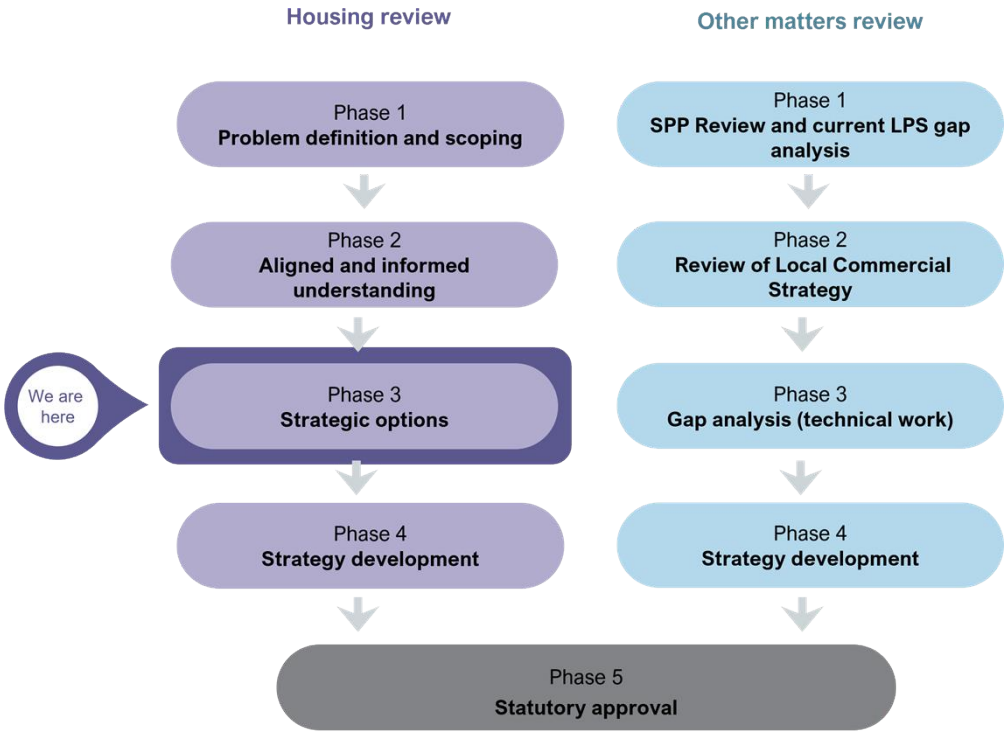
Local Planning Strategy

Local planning strategies establish long-term planning directions and actions for local governments, including investigation of planning issues and the rationale for the zoning and density allocation of land under the local planning scheme. The LPS Regulations require local governments to maintain a local planning strategy for each local planning scheme.

The City's current Local Planning Strategy was endorsed by the WAPC on 10 November 2017 and is supported by the Local Housing Strategy and Local Commercial Strategy. Review of the Local Planning Strategy was initially scheduled to commence in the 2022-23 financial year, noting that Council at its meeting held on 18 May 2021 (CJ063-05/21 refers) resolved to bring forward the housing component of this review (*Building Sustainable Neighbourhoods*).

Council endorsed the project approach and scope of works associated with the review at its meeting held on 19 April 2022 (CJ047-04/22 refers). An 'other matters review' is being undertaken concurrently with the 'housing review' to identify non-housing planning issues and the extent of technical work required for the Local Planning Strategy to align with the State planning framework. A flowchart of the project approach endorsed by Council is provided below.

At its meeting held on 28 May 2024 (CJ130-05/24 refers), Council noted the outcomes of Phase 2 and endorsed the scope of work and consultation approach to be progressed in Phase 3. Subsequently at its meeting held on 19 November 2024 (CJ306-11/24 refers), Council accepted a tender from APP Group to commence development of three strategic options for the allocation of residential density in the City, which will include two rounds of community consultation in 2025 before being presented to Council.



DETAILS

The Report of Review evaluates how effectively the City's local planning framework has been operating since LPS3 came into effect in 2018. In accordance with Regulation 66(2) of the LPS Regulations and the 'Review of Local Planning Schemes' manner and form guidance document published by the WAPC, a report of review is required to provide the following information:

- Details of when LPS3 came into effect, including any amendments to the scheme and whether these have been consolidated in accordance with the *Planning and Development Act 2005.*
- A summary of development activity within the City, including dwelling construction, lot creation, extent of non-residential development and structure plans endorsed.
- Alignment of LPS3 and the Local Planning Strategy with the State planning framework and their effectiveness in facilitating appropriate development outcomes.
- Details of population growth and demographic changes over time.
- Consultation undertaken with government agencies, industry bodies and the community as part of the LPS3 and Local Planning Strategy review process.

A detailed assessment of this information has been provided in the Report of Review prepared and has informed the proposed recommendations for LPS3 and the Local Planning Strategy, which are summarised below.

Issues and options considered

Local Planning Scheme No. 3

LPS3 is overall in alignment with the model and deemed provisions of the LPS Regulations and it is therefore considered unnecessary for a new scheme to be prepared. However, the following are five key areas which have been identified as requiring amendment or further review:

- Aligning provisions for short-term rental accommodation with the LPS Regulations.
- Deleting provisions regarding cash-in-lieu of car parking payments.
- Deleting references to *State Planning Policy 3.6 - Development Contributions for Infrastructure*.
- 'Normalisation' of structure plans into the scheme.
- Implementing outcomes of the Local Planning Strategy review into the scheme.

Short-term rental accommodation

On 18 September 2024, amendments to the LPS Regulations came into effect that facilitate changes to the management of short-term rental accommodation. The City is currently progressing a scheme amendment to align LPS3 with the deemed provisions of the LPS Regulations, namely replacing the 'bed and breakfast' and 'holiday house' land uses with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'.

The LPS Regulations model provisions have also been amended to introduce updated definitions for 'cabin' and 'chalet' and a new land use for 'tourist and visitor accommodation'. It is intended that LPS3 will be amended to align with these model provisions, however further investigation of the 'tourist and visitor accommodation' land use is required to ensure appropriate land use permissibility and development provisions are implemented as the new land use would consolidate and replace the existing 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' land uses, noting that these uses can operate at significantly different scales. This will be considered through further review of LPS3 and the Local Planning Strategy.

Aligning LPS3 with the LPS Regulations

Deleting provisions for cash-in-lieu car parking payments is necessary as this process has been incorporated into Part 9A of the LPS Regulations deemed provisions, making the LPS3 provisions redundant.

References to *State Planning Policy 3.6 - Development Contributions for Infrastructure* in LPS3 are no longer required as the process for development contribution plans is outlined in Part 7 of the LPS Regulations and state planning policies are no longer able to be read into local planning schemes.

Other minor administrative changes to LPS3 are also necessary, although a low priority, to align with the LPS Regulations.

Structure plan review project

As part of the approval of LPS3, the WAPC advised that the City is required to undertake a review of the City's existing structure plans to assess whether they are still relevant and required. At its meeting held on 19 November 2024 (CJ309-11/24 refers), Council noted that a review of the City's structure plan framework is required and is currently being progressed.

As structure plans are reviewed, they are identified as still being relevant or are appropriate to revoke and 'normalise', with the structure plan zones and any relevant provisions being included into LPS3 (where required). This is currently progressing for the *Currambine Structure Plan*, *Kinross Neighbourhood Structure Plan* and *Sheppard Way Structure Plan*. The City's remaining structure plans will be reviewed and normalised into LPS3 as they approach their expiry, with an extension to the approval period of five structure plans currently lodged with the WAPC.

Local Planning Strategy review implications

The Local Planning Strategy review and subsequent development of a new strategy may identify planning issues which require amendments to LPS3 and the scheme maps, such as modifications to the current allocation of residential density. This will be considered through the Local Planning Strategy review process and at this stage the extent of amendments required is not known.

Report of Review recommendation

The proposed Report of Review recommendation for LPS3 is to note that it is operating effectively and is predominantly aligned with the LPS Regulations, however some amendments are recommended for consistency with recent changes to the model and deemed provisions. It is also acknowledged that further amendments to LPS3 may be required following the outcomes of the Local Planning Strategy review.

Local Planning Strategy

Relationship between the Report of Review and Local Planning Strategy review

The City's ongoing review of the Local Planning Strategy is currently in Phase 3 (Strategic Options), with options for the allocation of residential density to be prepared following community consultation being undertaken. It is intended that these options, in conjunction with the technical work being undertaken in the 'other matters review', inform development of the strategy in Phase 4, with final statutory approval being sought (through the WAPC) in Phase 5.

The preparation of a Report of Review is a statutory requirement that functions as an audit of the City's existing local planning framework and its performance against the State planning framework. The Report of Review provides a summary of key issues identified through the Local Planning Strategy review, with a requirement to provide a recommendation whether the strategy is adequate in addressing these issues. This is consistent with Part 6, Division 1 of the LPS Regulations as outlined in the diagram below.

Regulatory Pathway

Part 6, Division 1 – Review of local planning scheme



The project approach to the City's Local Planning Strategy review, while required to be addressed within the Report of Review in the broader context of the City's strategic planning framework, has already been endorsed by the Department of Planning, Lands and Heritage (DPLH) and will continue to proceed.

Local Planning Strategy Guidelines

The Local Planning Strategy was endorsed in 2017 prior to publication of the *Local Planning Strategy Guidelines* (LPS Guidelines) by the WAPC in 2021. The LPS Guidelines outline the matters required to be addressed in a local planning strategy and include a template for the strategy manner and form required in accordance with the LPS Regulations.

The Local Planning Strategy is not in accordance with the prescribed manner and form template and would require significant updates to address all necessary matters outlined in the LPS Guidelines.

Report of Review recommendation

The DPLH have advised that in accordance with Clause 66(3) of the LPS Regulations, the Report of Review is required to make an explicit recommendation whether the Local Planning Strategy is satisfactory in its existing form, should be amended, or revoked and a new strategy prepared.

Therefore, to align with the project approach of the Local Planning Strategy review and to satisfy the requirements of the LPS Guidelines, it is proposed that the Report of Review recommendation for the Local Planning Strategy be to prepare a new strategy as part of Phases 4 (Strategy Development) and 5 (Statutory Approval).

Options

The options available to Council in considering the Report of Review are:

- approve the Report of Review provided as Attachment 1 to this Report, without modifications
- approve the Report of Review provided as Attachment 1 to this Report, with modifications
  or
- not approve the Report of Review provided as Attachment 1 to this Report.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy Not applicable.

Planning and Development Act 2005 and *Planning and Development (Local Planning Schemes) Regulations 2015*

The *Planning and Development Act 2005* requires all local governments to maintain a local planning scheme and in accordance with Regulations 65 and 66 of the LPS Regulations, the local planning scheme must be reviewed every five years with a report of the review provided to the WAPC. A report of review is required to be prepared in a manner and form approved by the WAPC and make recommendations as to whether the local planning scheme and local planning strategy are satisfactory, require amendment, or should be revoked and a new scheme and/or strategy prepared. The Report of Review provided as Attachment 1 has been prepared to satisfy this requirement.

In the event that the Report of Review is approved by Council, the report is required to be provided to the WAPC. In accordance with Regulation 67 of the LPS Regulations, the WAPC has 90 days to consider whether it agrees or disagrees with the recommendations in the Report of Review and advise Council accordingly. The City is then required to publish the Report of Review and notice of the WAPC decision.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015.*	

Risk	**ATTRACTION**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Other risk information

If the Report of Review is not endorsed by Council, there is a risk that future amendments to LPS3 may not be aligned with the requirements of the WAPC. This is low risk as the proposed amendments are intended to align with the State planning framework, however it is considered appropriate to follow the statutory report of review process outlined in the LPS Regulations.

There is minimal risk to the ongoing review of the Local Planning Strategy as the project approach to date has been supported by the DPLH and the preparation of a new local planning strategy through this project will require WAPC approval.

Financial / budget implications

There is no cost associated with submitting the Report of Review to the WAPC.

Regional significance

The Report of Review recommends the preparation of a new local planning strategy, which will provide long-term strategic planning direction for management of land use change, housing density and development outcomes throughout the City. The Local Planning Strategy will be required to demonstrate that the City's planning framework is capable of facilitating approximately an additional 19,500 additional infill dwellings by 2050 in accordance with the housing targets specified in *Perth and Peel @ 3.5 million* and the *North-West Sub-regional Planning Framework*.

Sustainability implications

Review of LPS3 and the Local Planning Strategy will provide opportunity to evaluate social, economic and environmental implications and identify policy changes where required.

Consultation

There are no provisions within the LPS Regulations or the City's *Planning Consultation Local Planning Policy* which require consultation to be undertaken for the Report of Review.

COMMENT

The City is required to undertake a review of LPS3 and the Local Planning Strategy, with the findings provided in a report of review to the WAPC. The Report of Review prepared identifies that LPS3 is operating effectively overall, with minor amendments to LPS3 recommended for alignment with the LPS Regulations and acknowledging that further amendments may be required to address planning issues identified through the Local Planning Strategy review.

The ongoing Local Planning Strategy review will continue to progress, with the recommendation that a new contemporary local planning strategy be prepared following community engagement and development of strategic options in accordance with the project approach endorsed by Council.

It is therefore recommended that Council resolves to endorse the Report of Review and forward the report to the WAPC.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ128-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 Pursuant to Regulation 66(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, ENDORSES the Report of Review provided as Attachment 1 to this Report;

2 REQUESTS the Chief Executive Officer to forward the Report of Review provided as Attachment 1 to this Report to the Western Australian Planning Commission for consideration.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Report of Review [**13.1.4.1** - 32 pages]

Disclosure of Proximity Interest

Name / Position	**Cr Lewis Hutton**.
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.5 - Proposed Revisions to the Alfresco Activities Local Planning Policy and Draft Alfresco Spaces Guidelines - Consideration Following Advertising (Ward – All).
Nature of Interest	Interest of Proximity.
Extent of Interest	Cr Hutton's family operates a business affected by the policy.

Disclosure of Interest affecting Impartiality

Name / Position	**Cr Christine Hamilton-Prime, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.5 - Proposed Revisions to the Alfresco Activities Local Planning Policy and Draft Alfresco Spaces Guidelines - Consideration Following Advertising (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	The hospitality operators and owners within the City are known to Cr Hamilton-Prime.

13.1.5 PROPOSED REVISIONS TO THE ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND DRAFT ALFRESCO SPACES GUIDELINES - CONSIDERATION FOLLOWING ADVERTISING (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	03360, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider the proposed revised *Alfresco Activities Local Planning Policy* and proposed *Alfresco Spaces Guidelines* for adoption following public consultation.

EXECUTIVE SUMMARY

A review of the City's alfresco activities approval framework was undertaken in 2024 in response to the recommendations of the *Joondalup City Centre Activation Plan* and feedback from local businesses. The outcomes of this review were proposed updates to the City's *Alfresco Activities Local Planning Policy* (LPP) and the introduction of new guidelines known as the *Alfresco Spaces Guidelines* (Guidelines), with the changes aiming to increase take-up of alfresco activities through simplifying the approvals process.

At its meeting held on 17 September 2024, Council resolved to advertise the draft revised LPP and Guidelines (CJ250-09/24 refers). Consultation with the public and business community was then undertaken, which indicated a high level of support for the proposed changes.

Following consultation, the City was informed of proposed State Government reform which aims to create exemptions for alfresco dining from local government approvals through changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations). It is understood this reform will impact on the proposed framework set out in the draft revised LPP and Guidelines, so these documents will likely need to be reviewed once the changes to the Regulations are implemented.

Notwithstanding, the extent of the State Government reform and timeframe for implementation is not known at this time and it is therefore considered appropriate to proceed with the update to the City's alfresco activities framework in the meantime.

It is therefore recommended that Council proceeds with the draft revised Alfresco Activities Local Planning Policy and draft Alfresco Spaces Guidelines.

BACKGROUND

Joondalup City Centre Activation Plan

The *Joondalup City Centre Place Activation Plan* (the Plan) was endorsed by Council on 28 June 2022 (CJ085-06/22 refers). The Plan defines a vision and outlines a series of initiatives to activate the area and foster vibrancy and growth in the Joondalup City Centre. The Joondalup City Centre, as defined in the Plan, is the area roughly bound by Joondalup Drive to the west, Shenton Avenue, Piccadilly Circle and Grand Boulevard to the north, Lake Joondalup to the east and Grand Boulevard and Kendrew Circle to the south. A map of the Joondalup City Centre is included as Attachment 1 to this Report.

One of the initiatives identified as a community priority was to make alfresco dining an 'as of right' activity, encouraging businesses to spill out into the adjacent public realm. In relation to the approval process for alfresco activities, the Plan provides the following recommendations:

- Engage with food businesses that are not utilising alfresco in order to understand the perceived barriers and identify opportunities to remove those barriers and expand alfresco take up.
- Review fees associated with outdoor eating permits under the *Local Government and Public Property Local Law 2014*.
- Simplify the alfresco application and approval process.

In October 2023, the City engaged Element Advisory consultants to lead a review of the City's current approach to alfresco activities in order to simplify the alfresco application and approval process in line with the recommendations of the *Joondalup City Centre Place Activation Plan*. This review involved engagement with a selection of street facing businesses in the Joondalup City Centre to understand barriers to alfresco and how to improve the uptake of alfresco activities. The following feedback on the existing alfresco application and approval process was provided as part of this engagement:

- The application and approval process is complex and confusing.
- The existing process is especially difficult to navigate for proposals involving semi-permanent alfresco furniture (furniture that remains in the public realm outside of business hours).
- The process should be made as easy as possible with limited paperwork and low or no fees.

Informed by the recommendations of the *Joondalup City Centre Place Activation Plan* and in response to engagement with the local businesses in the Joondalup City Centre, a revised *Alfresco Activities Local Planning Policy* was developed, supported by draft *Alfresco Spaces Guidelines*. While the review focused primarily on the Joondalup City Centre, the development of these documents has considered a City-wide application.

State Government reform

Following consultation on the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, the City was informed of proposed State Government reform which aims to create exemptions for alfresco dining from local government approvals through changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations). It is understood this reform will impact on the proposed framework set out in the draft revised LPP and Guidelines, so these documents will likely need to be reviewed once the changes to the Regulations are implemented.

DETAILS

The proposed revisions to the approval requirements for alfresco activities, as advertised to the public and business community, are summarised as follows:

Form of alfresco space	Description	Existing approval requirements	Proposed approval requirements
Temporary furniture	Furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.	• Exempt from planning approval, where compliant with the LPP. Where proposal is non-compliant, planning approval is required. • Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business.	• Exempt from planning approval in all cases under the LPP. • Permit required under the Local Law, issued as an outdoor eating permit where food/beverage service is proposed. • Assessment of the permit application in accordance with the Guidelines.

Form of alfresco space	Description	Existing approval requirements	Proposed approval requirements
Semi-permanent furniture ('Vergelet')	Furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.	• Planning approval required in all cases. • Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business.	• Exempt from planning approval where located in the Joondalup City Centre, otherwise planning approval required under the LPP. • Permit required under the Local Law, issued as an outdoor eating permit where food/beverage service is proposed. • Assessment of the permit application in accordance with the Guidelines.
Other	Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	• Planning approval required in all cases. • Outdoor eating permit required under the Local Law where the proposal relates to an outdoor eating facility associated with a food business.	• Planning approval required in all cases. • LPP revised to provide development objectives to guide assessment of development application. • Permit required under the Local Law.

Proposed revisions to the Alfresco Activities Local Planning Policy (LPP)

The following revisions are proposed to the LPP:

- Renamed to the *Alfresco Spaces Local Planning Policy* (Alfresco Spaces LPP).
- Removal of sections '5.1 Alfresco location' and '5.2 Planning requirements'. The matters contained within these sections have been included, as required, in the proposed Guidelines (discussed in further detail below).
- New definition for alfresco spaces:
  - "*extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space*".
- Two new definitions of alfresco spaces, being 'temporary furniture' and 'vergelets' (semi-permanent alfresco furniture).
- Provide exemptions from the need for planning approval for vergelets within the Joondalup City Centre (in addition to the existing exemption for temporary furniture).
- For all other forms of alfresco spaces, confirms that development approval is required, and provides development objectives to guide the assessment of associated development applications.

The current LPP (Attachment 2 refers), a tracked changes version (Attachment 3 refers) and a clean version (Attachment 4 refers) of the draft revised LPP are provided as attachments to this Report.

Proposed Alfresco Spaces Guidelines

In support of the draft revised LPP, draft Guidelines (Attachment 5 refers) have been prepared to provide a user-friendly guide to the proposed alfresco application process. The process outlined in the Guidelines has been simplified as much as possible, while still ensuring that matters of location, design and management are considered. The Guidelines provide the following:

- Detail on the different forms of alfresco space considered by the Guidelines, being temporary furniture and vergelets.
- Location requirements, including setbacks from properties and public infrastructure to ensure that alfresco spaces do not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required within the public realm.
- Design requirements, including use of materials, accessibility, signage, lighting, and affixing and weighing down of furniture and structures.
- Management requirements, including maintenance, public liability insurance and protection of City property.
- Application process, including reference to the exemptions from the need for planning approval established under the draft revised LPP.

The Guidelines set out that a permit is required under the Local Law for temporary furniture and vergelets. Where a proposal relates to an outdoor eating facility associated with a food business, the permit would be issued as an outdoor eating permit in accordance with clause 11.15 of the Local Law. Where the proposal does not relate to an outdoor eating facility associated with a food business, the permit would be issued under clause 8.2 of the Local Law. For a permit to be issued, the proposal would need to meet the requirements of the Guidelines, to the satisfaction of the City. To reduce regulatory burden, it is considered appropriate that permits would only need to be renewed after five years.

Temporary furniture and vergelet permits

As outlined above, it is proposed that applicants for temporary furniture and vergelet proposals would need to obtain a permit from the City. The permit would contain conditions addressing the following matters:

- Proponent obligations.
- Maintenance (consistent with the management requirements of the Guidelines).
- Public liability insurance, for a minimum of $20 million.
- Indemnification of the City, the State of Western Australia and the Minister for Lands from all claims in respect to the proposal.

Amending permit fees

As discussed in the Background section of this report, the *Joondalup City Centre Place Activation Plan* outlines a series of initiatives to activate the area and foster vibrancy and growth in the City Centre. One of these initiatives is to review fees and charges for outdoor eating permits under the Local Law. Engagement with local businesses within the Joondalup City Centre also indicated a desire for low or no fees.

While the report presented to 17 September 2024 Council Meeting discussed amending permit fees only for the Joondalup City Centre, it is considered appropriate to consider these amended fees for the City as a whole. Amending fees for applications outside the City Centre (in addition to the City Centre) to $0 will have a negligible impact on revenue due to the historically low number of applications compared to the City Centre.

The tables below outline the 2023-24 fees that apply to outdoor eating permits and the revenue that was received for the associated services within and outside of the Joondalup City Centre for the last three financial years.

Permit Fees

Fee Category	**Fee FY2023-24**
Initial application fee	$361
Annual outdoor eating permit fee (renewal)	$364 plus $37 per square metre of land
Outdoor eating permit transfer fee	$44

Applications & Revenue

	FY2021-22		**FY2022-23**		**FY2023-24**	
	No. applications	Total revenue	No. applications	Total revenue	No. applications	Total revenue
City Centre	14	$23,280	13	$22,608	12	$22,701
Outside City Centre	4	$5,225	4	$5,295	4	$5,301
Total	18	$28,505	17	$27,903	16	$28,002

To encourage place activation across the City through enabling alfresco activities, it is proposed that each of the above fee categories be amended to $0 for applications received both within, and outside of, the Joondalup City Centre for the 2025-26 financial year. Based on applications received in the 2021-22, 2022-23 and 2023-24 financial years, this would result in the loss of approximately $28,137 on average per year in revenue for the City.

If Council agrees, the proposed fees (set at $0) will be included in the proposed Schedule of Fees and Charges 2025-26 which will be presented to Council as part of the 2025-26 Budget adoption process.

Issues and options considered

Council may choose to:

- proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, without modifications
- proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*, with modifications
  or
- not proceed with the draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines*.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.*
Planning and Development (Local Planning Schemes) Regulations 2015.
City of Joondalup Local Government and Public Property Local Law 2014.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-3 Attractive and leafy - you have access to quality public open spaces and enjoy appealing streetscapes.

Policy *Alfresco Activities Local Planning Policy.*
Planning Consultation Local Planning Policy

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATION**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and to progress report to Council on a priority project identified in the *Joondalup City Centre Place Activation Plan*. Risks associated with exempting development approval for alfresco spaces can be reduced by requiring applicants to obtain a permit under the Local Law. Any alleged non-compliance relating to alfresco spaces can be investigated and acted upon by the City should a complaint be received.		

Risk	ATTRACTION
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.

Financial / budget implications

Between 1 July 2021 and 30 June 2024, only one planning application was received for alfresco spaces in the public realm. The potential loss of revenue which would result from proposals for alfresco spaces being made exempt from planning approval is therefore considered negligible.

As discussed in the Detail section of this report, it is proposed that fees associated with outdoor eating permits be amended to $0 for the 2025-26 financial year. Based on applications received in the 2021-22, 2022-23 and 2023-24 financial years, this would result in the loss of approximately $28,137 (excluding GST) in revenue for the City.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's *Planning Consultation Local Planning Policy*, the draft revised LPP and Guidelines were advertised for 21 days between 10 October 2024 and 31 October 2024 in the following ways:

- A notice published in the local newspaper.
- Emails to registered resident and ratepayer groups.
- Emails to the businesses within the Joondalup City Centre that were engaged by Element Advisory consultants as part of their review of the City's alfresco approval framework.
- An email to the Community Engagement Network.
- A notice on the City's social media platforms.
- A notice and documents placed on the City's website.

In total, 12 submissions were received, comprising 11 submissions of support and one neutral submission. A summary of submissions and the City's response to each is included as Attachment 6 to this Report.

A high level of support for the changes was reflected in the submissions, particularly for simplifying the approvals process and reducing the cost and red tape burden on local businesses, as well as support for activating City streets.

Suggested additions to the LPP and Guidelines were made, including increasing the minimum kerbside zone, increasing City rates for businesses who provide alfresco areas, marking of alfresco area boundaries, and the provision of sun shelter and charging ports. It is not proposed that the LPP or Guidelines be modified in response to the submissions received.

COMMENT

The draft revised *Alfresco Activities Local Planning Policy* and draft *Alfresco Spaces Guidelines* aim to:

- provide more flexibility in how alfresco spaces can be activated, with the aim of encouraging more alfresco activities to occur, as well as allowing operators to be innovative in the use of alfresco spaces
- expand the exemption from the need to obtain planning approval to semi-permanent furniture (vergelets), thereby avoiding the timeframes and fees associated with obtaining that approval
- remove the annual fees under the Local Law associated with operating alfresco facilities
- provide guidance document that sets out the more streamlined approach for business operators seeking to set up an alfresco activity.

Community consultation indicated a high level of community support for the proposed changes. No modifications to the LPP or Guidelines are proposed in response to the submissions received.

In light of proposed State Government reform relating to alfresco dining, it is noted that the draft LPP and Guidelines will likely need to be reviewed once changes to the *Local Government (Uniform Provisions) Regulations 1996* (Regulations) are implemented.

VOTING REQUIREMENTS

Simple Majority.

Cr O'Neill left the Chamber at 10.01pm.

Cr Hamilton-Prime left the Chamber at 10.02pm.

Cr Hutton left the Chamber at 10.03pm.

The Senior Governance Officer and Governance Officer left the Chamber at 10.04pm.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ129-05/25)

MOVED Cr Kingston, SECONDED Cr Hill that Council:

1 In accordance with Clauses 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, PROCEEDS with the draft revised *Alfresco Activities Local Planning Policy*, provided as Attachment 4 to this Report;

2 ENDORSES the *Alfresco Spaces Guidelines* provided as Attachment 5 to this Report;

3 NOTES that the State Government's *Local Government (Uniform Local Provisions) Regulations 1996* are proposed to be amended in relation to alfresco areas, which will impact the *Alfresco Activities Local Planning Policy* and *Alfresco Spaces Guidelines*;

4 NOTES that the City will review the *Alfresco Activities Local Planning Policy* and *Alfresco Spaces Guidelines* upon the gazettal of the amended *Local Government (Uniform Provisions) Regulations 1996* and undertake amendments as required to address any inconsistencies;

5 LISTS FOR CONSIDERATION as part of the 2025-26 Budget process the removal of fees associated with the following applications:

5.1 Initial permit application – Outdoor Eating;

5.2 Annual permit – Outdoor Eating;

5.3 Transfer of permit – Outdoor Eating.

The Motion was Put and CARRIED (9/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Jones, Cr Kingston, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Joondalup City Centre - Map [**13.1.5.1** - 1 page]
2. Current Alfresco Activities Local Planning Policy [**13.1.5.2** - 6 pages]
3. Alfresco Activities Local Planning Policy (tracked changes) [**13.1.5.3** - 10 pages]
4. Alfresco Activities Local Planning Policy (clean version) [**13.1.5.4** - 5 pages]
5. Draft Alfresco Spaces Guidelines [**13.1.5.5** - 16 pages]
6. Summary of Submissions [**13.1.5.6** - 3 pages]

Disclosures of Interest affecting Impartiality

Name / Position	**Cr John Chester.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.6 - Proposed Animal Local Law (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Chester is engaging with Department of Biodiversity, Conservation and Attractions (DBCA) staff to have some of the Yellagonga Regional Park included in the City's Cat Prohibited Areas.

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.1.6 - Proposed Animal Local Law (Ward – All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston is the Secretary of the Friends of Yellagonga which has made a submission.

13.1.6 PROPOSED ANIMALS LOCAL LAW (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr Chris Leigh
Director Planning and Community Development

FILE NUMBER 05885, 101515

AUTHORITY / DISCRETION Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to note the submissions received following public advertising of the proposed City of Joondalup Animals Local Law 2024 and resolve to make changes to the proposed local law following feedback received.

EXECUTIVE SUMMARY

At its meeting held on 26 March 2024 (CJ061-03/24 refers), Council resolved to make the proposed City of Joondalup Animals Local Law 2024 for the purpose of public advertising. The purpose of the City of Joondalup Animals Local Law 2024 is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

In accordance with section 3.12(3) of the *Local Government Act 1995* (the Act) the City is to give local public notice and advertise the proposed local law for a period of six weeks and forward a copy to the Minister for Local Government for comment.

At the close of the public consultation period the City received 120 submissions in relation the proposed Animals Local Law 2024, including one submission from the Department of Local Government, Sport and Cultural Industries (DLGSCI). The Community Consultation Outcomes Report is provided at Attachment 1 to this Report. Details of the submissions, with officer responses, is provided at Attachment 2 to this Report.

Given the feedback received and amendments suggested by the DLGSCI, it is recommended that the proposed Animals Local Law 2024 is re-drafted to meet legislative requirements and to re-advertise the revised Animals Local Law.

It is therefore recommended that Council:

1 NOTES the submissions received at the close of the public submissions period for the proposed Animals Local Law 2024, as detailed in Attachment 2 to this Report, and AGREES to amend the proposed Animals Local Law 2024 based on feedback received;

2 ADVISES all submitters of Council's decision;

3 BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising;

4 in accordance with section 3.12(3)(a) of the Local Government Act 1995, gives local public notice stating that:

4.1 the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2025, and a summary of its purpose and effect is as follows:

Purpose: to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

Effect: to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

4.2 copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries and the City's website;

4.3 submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;

5 in accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government;

6 in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it;

7 the results of the public consultation be presented to Council for consideration of any submissions received.

BACKGROUND

At its meeting held on 26 March 2024 (CJ061-03/24 refers), Council resolved to make the proposed City of Joondalup Animals Local Law 2024 for the purpose of public advertising.

A notice advising of Council's intention to make the proposed local law, and of the purpose and effect of the proposed local law, was published in accordance with section 3.12 of the Act in the following places for a period of six weeks from 22 May 2024 to 11 July 2024:

- Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
- Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
- Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
- Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
- Public Notice post on Facebook through the City's Facebook account on 22 May 2024.

In accordance with the requirements of the Act, a copy of the proposed local law was also submitted to the Minster for Local Government on 23 May 2024, for consideration.

The time for making public submissions closed on 11 July 2024.

DETAILS

At the close of the public submission period, the City received 120 submissions, including a submission from the Department of Local Government, Sport and Cultural Industries (DLGSCI) received on 19 September 2024. A schedule of submissions, and officer responses, is provided at Attachment 2 to this Report.

Common themes that were addressed in the submissions include the following:

- Cats should be confined and/or have a curfew.
- Cats should be prohibited from natural areas.
- The number of cats permitted per property should be two not three (in-line with the same requirements for dogs).
- The number of poultry permitted should not be decreased from 12 (currently) to six (proposed).
- The setback requirements for poultry should not be increased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.
- The keeping of bees should not require a permit from the City, as beekeeping is regulated by the State Government.

In relation to the number of poultry to kept on a premises, a proposal to restrict the number of poultry that may be kept on a residential premises was first raised via a Notice of Motion to the Policy Committee meeting held on 7 June 2016. The Notice of Motion responded to concerns expressed by members of the community about the impact of keeping poultry on smaller lots in built up residential areas and proposed the introduction of a policy to reduce the number of poultry that may be kept due to the impacts of noise, odours and the potential to attract vermin.

In response to the Notice of Motion, it was noted that a policy cannot override a local law and that there would be opportunity to review the City's *Animals Local Law 1999* in the future. This led to the changes that were made as part of the proposed Animals Local Law 2024.

DLGSCI submission

Of particular note is the response from the DLGSCIJ which provides important feedback and commentary on the legal aspects and drafting of the proposed local law.

1 Minor edits

The DLGSCI have suggested the following minor amendments:

- Clause 1.6
  - In the definition for ***keeper***, replace both instances of "car" with "cat".
- Clause 2.4: In the event that this clause is retained, the term "guide dog" should be replaced with "assistance dog".
- Clause 3.2: Change "his" to "their".
- Clause 3.8(i): Specify who can grant the order "e.g. an authorised person".
- Clause 4.1(3)(b): Incorporate the bracketed text into the rest of the paragraph or alternatively, move it to its own paragraph.
- Clause 7.3(1)(c): Change "6.16 – 6.19" to "6.16 to 6.19"

There is no concern with making these amendments.

2 Clause 2.4 – Dog prohibited areas

DLGSCI have suggested that clause 2.4 be deleted. Whilst the *Dog Act 1976* (the Act) previously allowed for local laws to specify areas where dogs were prohibited, this power has now been removed. Instead, the Act provides that local governments have the power to establish dog-prohibited areas via a resolution of Council.

At the Council meeting held on 24 June 2014, the Council resolved to specify areas where dogs are prohibited at all times, where dogs are prohibited during seasonal scheduled sporting activities, and areas where dogs must be on a leash at all times.

There is no concern with deleting clause 2.4 given the Council decision of 24 June 2014 in relation to dog prohibited areas.

3 Clause 4.2 – Cat prohibited areas

DLGSCI have advised that the *Cat Act 2011* currently provides that a local law may specify areas where cats are prohibited. This is generally achieved by referring to a schedule in the local law which lists each prohibited area.

Clause 4.2, as currently drafted, attempts to provide the Council with the ability to establish cat prohibited areas via a resolution of Council. The local law was drafted in this way as it is far easier to amend a Council resolution, as opposed to amending a local law, should the Council wish to change the areas where cats are prohibited.

The advice from DLGSCI provides that the list of cat prohibited areas must be included within the local law itself, by referring to a schedule which lists each prohibited area.

Following internal consultation, the City has prepared the **attached** proposed cat prohibited areas (Attachment 3 refers). The proposed cat prohibited areas are focused primarily on major conservation areas and high priority natural areas, with the addition of some medium priority natural areas that form part of the Yellagonga Regional Park to protect biodiversity in areas of conservation significance.

It is recommended that the proposed Animals Local Law be amended to include the proposed cat prohibited areas as a specific schedule within the local law. It is proposed that initially only those areas identified as major conservation areas are included within the local law.

4 Clause 4.3 – Control of cats

DLGSCI have suggested that clause 4.3 be deleted, based on previous reports of the Joint Standing Committee on Delegated Legislation (JSCDL). The JSCDL has concluded that the *Cat Act 2011* provides a general right for cats to roam. Accordingly, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

(a) the property owner has given explicit consent for the local government to remove a specific cat from the premises; or
(b) the cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

It is suggested that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been considered by the JSCDL and appear to be supported.

An example is provided in the *City of Wanneroo Cat Local Law 2023* which appears to have been accepted by the JSCDL.

In accordance with section 3.12(4) of the *Local Government Act 1995,* the local government is to consider any submissions made and may make the local law as proposed or make a local law that is not significantly different from what was proposed. Where any change is considered to be 'significant' the local government must commence the local law-making process again. Note: there is no definition of what is considered to be 'significantly different.'

Should the Council agree to include a list of 'cat prohibited areas' within the local law (as suggested by the DGLSCI), as well as re-drafting clause 4.3 related to the control of cats, it is considered this would be a significant change from what was first proposed. Consequently, the revised local law will need to be released for public comment again for a further period of six weeks.

The City has re-drafted the Animals Local Law 2025, to include a list of 'cat prohibited' areas, provisions relating to nuisance cats, the removal of clause 2.4, and to correct the minor edits advised by the DLGSCI (Attachment 4 refers).

Issues and options considered

Council may choose to:

- adopt the proposed City of Joondalup Animals Local Law 2024 as advertised. Noting that the 2024 proposed local law will likely result in the JSCDL either disallowing the local law in its entirety or requiring the City to make amendments to the proposed local law to rectify any issues
- adopt the proposed Animals Local Law 2024 with minor modifications following the public submission period, subject to the modifications not being significantly different to what was advertised. Again, noting that the 2024 proposed local law will likely result in the JSCDL either disallowing the local law in its entirety or requiring the City to make amendments to the proposed local law to rectify any issues
- agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats (proposed Animals Local Law 2025)
  or
- not adopt the proposed local law. In which case, the City's current *Animals Local Law 1999* will remain in force.

It is recommended that Council proceed with Option 3 to re-draft the proposed Animals Local Law and re-advertise the revised version for further public comment.

Legislation / Strategic Community Plan / Policy implications

Legislation *Cat Act 2011.*
Dog Act 1976.
Local Government Act 1995.
City of Joondalup Animals Local Law 1999.
Proposed City of Joondalup Animals Local Law 2025.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of a report to Council in accordance with the requirements of the *Local Government Act 1995.*		

The proposed local law is yet to be considered by the Joint Standing Committee on Delegated Legislation (JSCDL), which reviews local laws created by local governments (including amendments) as well as other subsidiary legislation.

Should the Council wish to adopt the proposed Animal Local Law 2024 as currently drafted, the JSCDL may recommend disallowance of the local law, for the reasons set out in the submission received from the DLGSCI. Alternatively, the JSCDL may recommend that the City prepare an amendment local law to correct any errors or omissions drafting of the local law.

Should Council agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats, the proposed local law is more likely to meet the standards and requirements of the JSCDL however, the Council risks consultation fatigue by having to re-advertise the amended local law again.

Financial / budget implications

The costs associated with the local law-making process is approximately $2,500 being public advertising costs to publish the local law in the *Government Gazette*. Funds are available in the 2024-25 Annual Budget for statutory advertising.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

In accordance with section 3.12 of the Act, public consultation on the proposed Animals Local Law 2024 occurred as follows:

1 By giving local public notice for a period of not less than six weeks from the date of advertising, including the following:

- Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
- Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
- Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
- Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
- Public Notice post on Facebook through the City's Facebook account on 22 May 2024.

2 Providing a copy of the proposed local law to the Minister responsible for the Act under which the proposed local law is being made (being the Minister for Local Government).

Should Council agree to amend the proposed local law to include the addition of a new schedule setting out the proposed cat prohibited areas, as well as re-drafting of clause 4.3 related to the control of cats, it is recommended that the amended local law is re-advertised as it is considered these changes would be significantly different from what was originally proposed.

COMMENT

The proposed Animals Local Law 2025 has been drafted taking into consideration the submissions received and amendments suggested by the DLGSCI. The City received a number of submissions relating to cats, in particular, that cats should be confined and/or have a curfew and that cats should be prohibited from natural areas. It is therefore considered important to amend the proposed local law to include a list of cat prohibited areas.

VOTING REQUIREMENTS

Absolute Majority.

The Manager Planning Services left the Chamber at 10.07pm.

Cr Fishwick left the Chamber at 10.08pm and returned at 10.09pm.

Cr Hutton and Cr O'Neill entered the Chamber at 10.09pm.

The Director Planning and Community Development left the Chamber at 10.18pm.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION

MOVED Cr Kingston, SECONDED Cr Chester that Council:

1 NOTES the submissions received at the close of the public submissions period for the proposed Animals Local Law 2024, as detailed in Attachment 2 to this Report, and AGREES to amend the proposed Animals Local Law 2024 based on feedback received;

2 ADVISES all submitters of Council's decision;

3 BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising;

4 In accordance with section 3.12(3)(a) of the *Local Government Act 1995*, gives local public notice stating that:

4.1 the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2025, and a summary of its purpose and effect is as follows:

Purpose: to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

Effect: to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

4.2 copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries and the City's website;

4.3 submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;

5 In accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government;

6 In accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it;

7 The results of the public consultation be presented to Council for consideration of any submissions received.

AMENDMENT MOVED Cr Raftis, SECONDED Cr Kingston that Part 3 of the Motion BE AMENDED to read as follows:

"3 BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising, subject to the following amendment:

3.1 AMENDS clause 8.9(4) of the proposed Animals Local Law 2025, as follows, to increase the number of poultry permitted to be kept to 12:

"(4) A person shall not keep more than 12 poultry (including a maximum of 2 ducks) in any residential area."

The Amendment was Put and CARRIED (11/0)

In favour of the Amendment: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Amendment: Nil.

The Original Motion as Amended being / COUNCIL RESOLUTION
(Resolution No: CJ130-05/25)

MOVED Cr Kingston, SECONDED Cr Chester that Council:

1 NOTES the submissions received at the close of the public submissions period for the proposed Animals Local Law 2024, as detailed in Attachment 2 to this Report, and AGREES to amend the proposed Animals Local Law 2024 based on feedback received;

2 ADVISES all submitters of Council's decision;

3 BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2025, as detailed in Attachment 4 to this Report, for the purposes of public advertising, subject to the following amendment:

3.1 AMENDS clause 8.9(4) of the proposed Animals Local Law 2025, as follows, to increase the number of poultry permitted to be kept to 12:

"(4) A person shall not keep more than 12 poultry (including a maximum of 2 ducks) in any residential area."

4 In accordance with section 3.12(3)(a) of the *Local Government Act 1995*, gives local public notice stating that:

4.1 the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2025, and a summary of its purpose and effect is as follows:

Purpose: to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

Effect: to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

4.2 copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries and the City's website;

4.3 submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;

5 In accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government;

6 In accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it;

7 The results of the public consultation be presented to Council for consideration of any submissions received.

The Motion was Put and CARRIED (10/1)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Raftis and Cr Vinciullo.
Against the Motion: Cr Pizzey.

ATTACHMENTS

1. Proposed Animals Local Law 2024 - Community Consultation Outcomes Report [**13.1.6.1** - 44 pages]
2. Schedule of Submissions [**13.1.6.2** - 69 pages]
3. Proposed Cat Prohibited Areas [**13.1.6.3** - 5 pages]
4. Proposed Animals Local Law 2025 Final [**13.1.6.4** - 34 pages]

13.1.7 ATTENDANCE AT EVENTS COUNCIL POLICY REVIEW (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	108509, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to adopt the revised *Attendance at Events Council Policy*.

EXECUTIVE SUMMARY

At its meeting held on 19 May 2020 (CJ067-05/20 refers) Council adopted the *Attendance at Events Policy* following amendments to the *Local Government Act 1995* requiring local governments to adopt a policy that relates to the attendance of Elected Members and the Chief Executive Officer at events such as concerts, conferences and functions.

Identified as part of the City's ongoing Policy Manual review process, the *Attendance at Events Council Policy* has been reviewed to determine whether it remains relevant. The Policy is considered appropriate in its current form, with only minor formatting / grammatical changes identified.

It is therefore recommended that Council ADOPTS the revised Attendance at Events Council Policy provided as Attachment 3 to this Report.

BACKGROUND

On 20 October 2019, the *Local Government Legislation Amendment Act 2019* came into operation which introduced a range of amendments to the *Local Government Act 1995.* Several of these amendments related to introducing a new gifts framework for Elected Members and the Chief Executive Officer.

As a result of these changes, local governments are required to prepare and adopt a policy that relates to the attendance of Elected Members and the Chief Executive Officer at events such as concerts, conferences and functions. The policy must address the provision of tickets to events; payments in respect of attendance and approval of attendance by the local government; and the criteria for approval.

At its meeting held on 19 May 2020 (CJ067-05/20 refers) Council adopted the *Attendance at Events Council Policy* in order to meet the requirements of the *Local Government Act 1995.*

DETAILS

The City's policies are regularly reviewed to ensure their continued relevance and applicability. The *Attendance at Events Council Policy* has been identified for review as part of the 2025 Policy Manual Review Schedule.

The *Attendance at Events Council Policy* is based on the Department of Local Government Sport and Cultural Industries Operational Guidelines for attendance at event (Attachment 1 refers).

Only minor grammatical and formatting changes are suggested. A marked-up version of the revised *Attendance at Events Council Policy* is provided at Attachment 2 to this Report.

A clean copy of the revised *Attendance at Events Council Policy* is provided at Attachment 3 to this Report.

Issues and options considered

Council may choose to:

- retain the current *Attendance at Events Council Policy*
- adopt the revised *Attendance at Events Council Policy* as shown in Attachment 2 to this Report
  or
- adopt the revised *Attendance at Events Council Policy* as shown in Attachment 2 to this Report with additional modifications.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.

Policy *Attendance at Events Council Policy.*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	REPUTATION
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the requirement for all local governments to adopt a policy around the attendance of Elected Members and the Chief Executive Officer at events. Failure for the City to adopt a policy would result in a breach of the legislative obligations of the *Local Government Act 1995.*	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

The policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of, and benefits to, the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

VOTING REQUIREMENTS

Absolute Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ131-05/25)

MOVED Cr Kingston, SECONDED Cr Raftis that Council BY AN ABSOLUTE MAJORITY ADOPTS the revised *Attendance at Events Council Policy* as provided as Attachment 3 to this Report.

The Motion was Put and CARRIED (11/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. DLG Operational Guideline - Attendance at Events [**13.1.7.1** - 9 pages]
2. Attendance at Events Council Policy (Marked-up) [**13.1.7.2** - 7 pages]
3. Attendance at Events Council Policy (Final) [**13.1.7.3** - 7 pages]

13.1.8 NEW POLICY - ELECTRONIC ATTENDANCE AT COUNCIL/COMMITTEE MEETINGS (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mrs Kylie Bergmann Acting Director Governance and Strategy
FILE NUMBER	02154, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider adopting the Electronic Attendance at Meetings Council Policy.

EXECUTIVE SUMMARY

Temporary provisions to enable councils to hold meetings electronically, and to enable councillors to attend meetings via electronic means, were introduced in 2020 as part of the State Government's immediate response to the COVID-19 pandemic.

As part of the State Government's package of local government reforms, the *Local Government (Administration) Regulations 1996* (the Regulations) were amended to enable local governments to continue to conduct council and committee meetings electronically outside of emergency situations.

The new provisions:

- enable councils to hold up to half of all council meetings by electronic means in a
- 12-month period
- provide for council members to, with the approval of the mayor, or majority of the council, attend a council meeting by electronic means.

Whilst it is not mandatory for Councils to adopt a Policy relating to the conduct of electronic meetings and electronic attendance at in-person meetings by council members, it may be considered appropriate for Council to consider adopting a Policy at this time, given the number of requests to attend meetings via electronic means has increased over the past 12 months and a Policy will ensure consistency and transparency when applying the legislation.

It is therefore recommended that Council ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report.

BACKGROUND

As part of the State Government's package of local government reforms, the *Local Government (Administration) Regulations 1996* (the Regulations) were amended to enable local governments to continue to conduct council and committee meetings electronically outside of emergency situations.

The new provisions:

- enable councils to hold up to half of all council meetings by electronic means in a
- 12-month period
- provide for council members to, with the approval of the mayor, or majority of the council, attend a council meeting by electronic means.

Note: there is a cap on the number of council meetings that a councillor can attend by electronic means, which will not apply to councillors living with a disability (as defined in the *Disability Services Act 1993*). The 50% cap for council members attending electronically is determined by counting the number of meetings the member has already attend by electronic means in the preceding 12 months.

Whilst these provisions have been introduced, and provide flexibility to the sector, councils, where practical, should make every effort to hold their meetings in person.

These changes to the regulations were introduced in November 2022, on a 12-month trial period, after which the Department of Local Government, Sport and Cultural Industries (DLGSC) conducted an assessment on how council meetings have operated under these regulations.

The following regulations are now included in the *Local Government (Administration) Regulations 1996:*

- 14C – Attendance at meetings by electronic means may be authorised.
- 14CA – Provisions relating to attendance at meetings by electronic means.
- 14D – Meetings held by electronic means.
- 14E – Modification of Act if meeting held by electronic means.

Regulation 14C

Regulation 14C deals with electronic attendance at Council or committee meetings by inserting an additional provision that provides for attendance by electronic means outside of a declared emergency. This amendment provides increased flexibility in relation to attendance at meetings and assists with achieving meeting quorums. The 50% cap on the number of meetings that an elected member, or committee member is permitted to attend remotely (by electronic means) is intended to strike a balance between the benefits of in-person meetings with the flexibility of remote attendance.

Regulation 14C(1) inserts a definition of a natural disaster, and a backward-looking test for determining how many council meetings a council member, or committee member has attended remotely by electronic means.

Regulation 14C(2)(a) incorporates the previous provisions for electronic attendance due to a public health emergency or natural disaster. New regulation 14C(2)(b) enables a person to attend a meeting by electronic means outside of a declared public health emergency, state of emergency, or natural disaster with authorisation from either the mayor, or council. Regulation 14C(3) provides that a member may attend up to 50% of meetings by electronic means in a 12-month period. The 50% cap is determined by counting the number of meetings the member has already attended by electronic means in the preceding 12 months. The proposed meeting for which the member has requested to attend remotely is included in the calculation. A decision by the local government to authorise attendance by electronic means, can be made with a simple majority.

Regulation 14C(4) provides that the cap on electronic attendance does not apply to a person with a disability as defined in section 3 of the *Disability Services Act 1993*.

Regulation 14C(5) inserts the decision-making criteria that underpins the basis for a decision in response to a person's request to attend a meeting by electronic means. The authorising authority (the mayor or council) is required to consider the person's request with regard to the suitability of the person's intended location and their equipment, to enable effective engagement in council deliberations.

Regulation 14CA

Regulation 14CA sets out the requirements in relation to attendance at meetings by electronic means. Regulation 14CA(1) refers to the types of meetings the regulations apply to. 14CA(2) requires the mayor or council to determine the electronic means by which a person may attend a meeting. This incorporates the existing options which includes telephone, video, or any other form of instantaneous communication. 14CA(3) clarifies that a person is regarded as in attendance at a meeting, whether or not they are physically located in the State of Western Australia, provided they are in instantaneous contact with each other person in attendance at the meeting.

14CA(4)(a) and (b) relate to requirements under subregulations 14CA(5), (6) and (7) and relate to maintaining confidentiality during closed parts of meetings.

14CA(5) requires an elected member to declare before commencement of the meeting that they can maintain confidentiality during the meeting, or the closed part of the meeting, as the case requires, to discuss confidential agenda items. If the member cannot commit to maintaining confidentiality, they are required to remove themselves from the meeting prior to the closed part of the meeting.

Regulation 14CA(6) provides that an elected member who, after making a declaration is no longer able to maintain confidentiality, is required to leave the meeting prior to the closed part of the meeting.

14CA(7) requires the member's declaration to be recorded in council minutes.

Regulation 14D

Regulation 14D provides for a meeting of council or committee to be conducted by electronic means outside of a declared state of emergency. Regulation 14D(1) defines a relevant period in relation to the backward-looking test used to calculate how many electronic meetings a local government has conducted over the previous 12 months relative to the proposed meeting, and the 50% cap provided by regulation 14D(2A). Subsection 14D(2)(a)(ii) requires the mayor or council to consider the requirements under subregulation 14D(2B) in deciding whether to conduct an electronic meeting. Regulation 14D(2B) requires the local government to consider the suitability of a person's location and their equipment with respect to effective communication and confidential matters during a meeting.

Regulation 14D(2A) applies the 50% cap to the number of electronic meetings that a local government (council) may authorise outside of an emergency situation under subregulation (2)(c) over a 12-month period. The backward-looking test used to determine how many meetings have already been held by electronic means in the preceding 12 months applies in the same way it does for electronic attendance at in-person meetings.

Regulation 14D(2B) inserts the criteria that the authorising authority (the mayor or council) are required to consider before deciding to hold an electronic meeting. The authorising authority is required to consider each council or committee member's ability to maintain confidentiality during closed parts of the meeting and the suitability of each person's intended location and equipment to enable effective engagement in council deliberations. The authorising authority must have regard to these matters when deciding to hold and authorise electronic meetings.

Electronic meetings held outside of emergency circumstances under subregulation 2(c) may only be approved by Council.

Subregulations 14D(5)(a) and (b) insert subsections (6) to (8) that apply to closed parts of electronic meetings. Subsection (6) requires each member in attendance to make a declaration that they can maintain confidentiality during the closed part of the meeting. Subsection (7) requires that if a member makes a confidentiality declaration but is unable to maintain confidentiality subsequent to the declaration, they are required to leave prior to the closed part of the meeting. Subsection (8) requires a member's declaration to be recorded in the meeting minutes.

Regulation 14E

Regulation 14E deals with modifications to the Act in relation to electronic meetings under section 5.25(2). Regulation 14E(1) inserts definitions that relate to a local government's band allocation in accordance with the Salaries and Allowances Tribunal's (SAT) band allocations. Regulation 14E(3) clarifies that regardless of a member's physical whereabouts, a person who attends a meeting by the electronic means, as determined by the local government, is taken to be present for the purposes of the meeting regardless of whether they are in the state of Western Australia and provided they are in contact by those electronic means with each other member present.

Regulation 14E(3A) provides that an electronic meeting is considered to be open to the public in accordance with section 5.23(1) of the Act provided that:

a in the case of a local government with a salary band 3 or 4 allocation, the requirement to publish unconfirmed meeting minutes within 14 days is complied with; or
b in any case the council or committee broadcasts the meeting on a website, or the meeting, or a broadcast of the meeting is accessible to the public.

DETAILS

Whilst the changes to the Regulations have been implemented for some time now, it has not been considered necessary to develop a Council Policy to address electronic attendance at meetings, as the number of requests has been relatively low.

However, over the past 12 months, the administration has noted an increase in the number of requests to attend meetings via electronic means, and it may be appropriate for the Council to consider adopting a Policy to ensure consistency and transparency when applying the legislation.

The table below depicts the number of times an Elected Member has attended a meeting via electronic means. There have been no Council or Committee meetings held entirely via electronic means since the introduction of these new regulations.

Meeting	Electronic Attendance 2024	Electronic Attendance 2025
Council	-	-
Audit & Risk Committee	2	-
CEO Recruitment & Performance Review Committee	3	1
Policy Committee	1	1
Major Projects & Finance Committee	-	1
Total Requests	6	3

A draft policy has been developed for Council's consideration (Attachment 1 refers). The draft policy has been developed based on guidance materials provided by the DLGSC, Western Australian Local Government Association and by comparing other relevant local government policies.

The general principles of the Policy recognise the important role of Council Member decision-making and the necessary purpose that meetings have in this process. Further, the Policy highlights that meetings are primarily to be conducted as in-person meetings and whenever possible, Members will attend meetings in-person, rather than by electronic means.

Electronic attendance at in-person meetings

There are two reasons provided within the Regulations that the Mayor or Council may consider authorising a Member to attend a relevant meeting electronically. These reasons are summarised below:

1 a public health emergency or State of Emergency exists or a natural disaster has occurred
or
2 the Member is otherwise authorised to attend the meeting by electronic means by the Mayor or Council.

This Policy primarily deals with reason 2.

In considering electronic attendance at a relevant meeting:

1 in accordance with Reg. 14C(3), electronic attendance cannot be granted if it would result in the Member attending more than half of the meetings in the preceding 12 months by electronic means; and

2 Reg 14C(5) requires that the Mayor or Council must have regard to:
   a Whether the location from which the Member intends to attend the meeting; and
   b The equipment the Member intends to use to attend the meeting, are suitable for the Member to be able to effectively engage in deliberations and communications during the meeting.

The administration will maintain a register of electronic attendance to ensure the 50% cap on attendance via electronic means is not exceeded.

Electronic means platform

The Mayor or Council are to determine the platform (means) of electronic attendance in accordance with Regulation 14CA(2).

'Electronic means' includes telephone, video conference or other means of instantaneous communication, as determined by the Mayor or Council.

Whilst attendance by telephone is an option, electronic attendance by this means may present challenges with evidencing continued confidentiality and functional participation at a relevant meeting due to the necessity for ongoing verbal prompts (including voting). With advancements in video conferencing platforms, the Policy proposes that the electronic means of participation in a meeting is preferred to be via video conference (Teams).

Confidentiality

Regulation 14CA(5) requires that a *'Member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the Member declares that the Member can maintain confidentiality during the meeting or the closed part of the meeting (as the case required.)'*

The Policy proposes the wording for the declaration to be made by the Member prior to the meeting going behind closed doors, and to be included within the Minutes of the meeting.

Issues and options considered

Council may choose to:

- adopt the proposed *Electronic Attendance at Meetings Council Policy*, as presented in Attachment 1 to this Report
- adopt the proposed *Electronic Attendance at Meetings Council Policy*, as presented in Attachment 1 to this Report, with modifications
  or
- not adopt the proposed *Electronic Attendance at Meetings Council Policy*.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-3 Engaged and informed - you are able to actively engage with the City and have input into decision-making.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**ATTRACTION**
Risk Event Description	Ineffective / improper decision making	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Governance and Strategy	Director Planning and Community Development
Residual Risk	High	Medium
Control Effectiveness	Strong	Strong
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of a Policy to manage inconsistencies in the approval process and rules/regulations that are to be applied for requests to attend meetings via electronic means.	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

If the proposed Policy is endorsed by Council, it is proposed to review the Policy 12 months after implementation to assess the operational impacts of the Policy.

COMMENT

Although the *Local Government Act 1995* prescribes that certain policies must be adopted by Council, there is no legislated requirement for Council to adopt a Policy for electronic attendance at meetings.

Nonetheless, the benefit of a policy is that it clearly defines and sets expectations for all stakeholders and provides a source of reference. A policy will also assist to facilitate a consistent and transparent approach to the receipt and approval of requests for electronic attendance, adherence to regulatory requirements and the expectations of Council in relation to equipment and location.

If the proposed Policy is endorsed, it is recommended that a review be undertaken 12 months after implementation of the Policy to assess the operational impacts of the Policy.

VOTING REQUIREMENTS

Simple Majority.

Cr Hamilton-Prime and the Director Planning and Community Development entered the Chamber at 10.20pm.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The original recommendation as presented by City officers to the Committee is as follows:

That Council ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report.

The Committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

1 ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report, subject to the following amendments:

1.1 That clause 3.1, paragraph 8 of the Policy, be amended to read as follows:

"All requests for approval of electronic attendance from the Council should be submitted to the CEO, at least 10 clear business days ahead of the meeting at which the request is to be made. This ensures adequate time for the request to be included in the Council agenda."

1.2 That clause 3.4, paragraph 2 of the Policy be amended to read as follows:

"Due to increased cyber security risks with overseas communications networks, attendance from international locations requires approval from the CEO."

During debate it was requested that Parts 1, 1.1 and 1.2 be voted upon separately.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ132-05/25)

MOVED Cr Kingston, SECONDED Cr Hutton

That Council:

1 ADOPTS the Electronic Attendance at Meetings Council Policy, as provided in Attachment 1 to this Report, subject to the following amendments:

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ132-05/25)

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1.1 That clause 3.1, paragraph 8 of the Policy, be amended to read as follows:

"All requests for approval of electronic attendance from the Council should be submitted to the CEO, at least 10 clear business days ahead of the meeting at which the request is to be made. This ensures adequate time for the request to be included in the Council agenda."

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ132-05/25)

MOVED Cr Kingston, SECONDED Cr Hutton that Council:

1.2 That clause 3.4, paragraph 2 of the Policy be amended to read as follows:

"Due to increased cyber security risks with overseas communications networks, attendance from international locations requires approval from the CEO."

The Motion was Put and CARRIED (8/4)

In favour of the Motion: Mayor Jacob, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Pizzey and Cr Vinciullo.
Against the Motion: Cr Chester, Cr Kingston, Cr O'Neill and Cr Raftis.

ATTACHMENTS

1. DRAFT Electronic Attendance at Meetings Council Policy 2025 [**13.1.8.1** - 7 pages]

13.1.9 REVIEW OF THE PURCHASING COUNCIL POLICY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	59174, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to approve the proposed amendments to the City's *Purchasing Council Policy.*

EXECUTIVE SUMMARY

The *Purchasing Council Policy* is required to be reviewed at least once every five years. The policy was last reviewed in May 2020.

Some necessary improvements have been identified to the City's *Purchasing Council Policy* to enhance operational efficiency and reflect the prevailing economic environment in the context of procurement activity.

The specific quotation requirements currently provided for the engagement of artists and performers in the Summer Events Season have been reviewed and updates are proposed to reflect the current market and the cultural events calendar by raising the value threshold to which this requirement applies. It is proposed to expand the provision to the Cultural Services Program as a whole, insofar as it pertains to engagement of artists, performers and/or entertainment services.

In addition, the quotation requirements for all procurement values have been reviewed and updated to reflect the ongoing market conditions, as well as to better align these requirements with those in comparable organisations, by prescribing a minimum number of quotations to be sought and a minimum number to be obtained.

It is therefore recommended that Council ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report.

BACKGROUND

The *Purchasing Council Policy* was presented to the Policy Committee in October 2022 with some proposed amendments, however, it was referred back to obtain further clarity on City's purchasing protocols and integrity controls. All the relevant documents were made available to the Elected Members but the reviewed policy was not presented again to the Policy Committee.

At the Audit and Risk Committee held in August 2024, a detailed report was presented to the committee on applicability of WA procurement rules 2021 to City of Joondalup Procurement Activity. It was noted in the report that the scale and breadth of *WA Procurement Rules 2021* are for Western Australian State Government departments to harmonise State's approach to procurement in order to achieve certain key objectives whereas the City, as a local government, exists and operates within a fairly narrow frame of reference and accordingly the City's purchasing policy was considered appropriate and adequate for the City's operations as a local government to drive value from procurement activities.

A number of years ago, the City's *Purchasing Council Policy* introduced specific quotation requirements for procurement of services from artists and performers during the Summer Event to accommodate the lower likelihood of multiple providers offering the exact same service/product. This provision has been reviewed for currency in the present environment.

Quotation requirements for the different procurement thresholds have been reviewed and updated to enhance the request for quotation process. The market conditions that have been a feature of the economy for the past few years have rendered it particularly difficult, particularly in respect of construction, maintenance and related services, to meet the requirement to obtain the prescribed minimum quotations, in spite of requests being issued to multiple potential respondents.

The proposed changes to the *Purchasing Council Policy* are similar to the amendments presented to the Policy Committee back in October 2022 as our operational requirements are still the same and the City's policy is still fit for purpose and contemporary to our needs. During recent comparison of the purchasing policy of comparable councils it was established that the changes proposed are aligned to other similar sized council.

DETAILS

Quotation Requirements - Cultural Services Program

The *Purchasing Council Policy* prescribes quotation requirements for different procurement value thresholds. In general, a minimum of two verbal quotations are required for procurement between $5,001 and $10,000 while at least three written quotations are required for values from $10,001 and up.

Special provision is included in the Policy for procurement of services from artists or performers for events during the City's Summer Events season, which allows the City to procure services up to $10,000 on the strength of a single quotation, in recognition of the uniqueness of product offerings from different artists/performers.

The current requirement is:

$5,001 to $10,000 Summer Season Events Only	*One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists or performers at events including, but not limited to:* • *Music in the Park* • *Valentine's Concert* • *Joondalup Festival.* *A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.6 of this Policy.*

The current market for artists/performers has been considered in reviewing this provision and it is proposed to amend the requirement as highlighted below:

$5,001 to $20,000 Cultural Services Program	*One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists, performers, acts or entertainment at events within the Cultural Services Program including, but not limited to:* • *Music in the Park* • *Valentine's Concert* • *Joondalup Festival* • *Any other event requiring artists or performers* *A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.6 of this Policy.*

The review has not only considered the current market but has also taken account of the broader requirements of the Cultural Services Program, and concluded that the City regularly engages artists or performers for cultural events within the Program outside the Summer Events Season.

The proposed change would allow the City to engage artists/performers with a unique product or service offering for any cultural services events during the year, through the same purchasing policy provision that is currently available only for the Summer Events Season.

The value threshold is also proposed to be increased to $20,000 in recognition of the current market.

Quotation requirements – General

The Policy currently prescribes a minimum number of quotations to be obtained for the different procurement value thresholds, as follows:

Procurement threshold (ex GST)	**Current Quote requirements**
Up to $5,000	Direct procurement, no quotes required
$5,001 to $10,000	Minimum of two verbal quotations required
$10,001 to $50,000	Minimum of two written quotations required
$50,001 to $250,000	Minimum of three written quotations required

For the past few years, it has become increasingly difficult to obtain the minimum number required in several Request for Quote (RFQ) processes, despite RFQs being issued to several potential respondents.

The nature of the current market conditions has meant that several suppliers have limited spare capacity to take on additional work and, therefore, often do not respond to RFQs issued by the City.

This presents a challenge to the City to obtain the requisite number of quotes, and lengthens the procurement process – considerably, in some cases – unnecessarily, in order to ensure compliance with the policy.

The proposed amendments therefore seek to ease this pressure and require officers to seek a minimum number of quotations and obtain a lesser minimum to progress with procurement, as follows:

Procurement threshold (ex GST)	**Proposed Quote requirements**
Up to $5,000	Direct procurement, no quotes required
$5,001 to $10,000	Seek a minimum of two verbal quotations, obtain a minimum of one quotation
$10,001 to $50,000	Seek a minimum of two written quotations, obtain a minimum of one quotation
$50,001 to $250,000	Seek a minimum of three written quotations, obtain a minimum of one quotation

This is a well-established procurement practice, as evidenced in the procurement policies of other similar organisations, such as:

City of Wanneroo	Purchasing policy requires a minimum number of quotations to be sought
City of Swan	Purchasing policy requires a minimum number of quotations to be sought and a minimum of one obtained
City of Stirling	Procurement policy requires a minimum number of quotations to be sought
City of Perth	Purchasing Policy requires a minimum number of quotations to be sought

It is also noteworthy that the WA State Government procurement rules, while prescribing in great detail the procurement process to be followed by state agencies, do not stipulate a minimum number of responses to be obtained in a request for quotes process.

The proposed amendment will also deliver a similar outcome to the City's tender process which, while a public process, does not prescribe a minimum number of respondents and allows the City to progress with procurement even in the event that there is a single response to the request for tender, provided the tender evaluation panel determines this to be value for money to the City.

In addition to the above, there are also a few minor wording changes to better clarify phrases and expressions in the Policy, which do not alter either the meaning or intent, and some minor structure and formatting changes.

Issues and options considered

Option 1 – Approve the proposed changes to the Purchasing Council Policy.

Should the proposed amendments be approved, the value threshold to which unique artists and/or performers can be engaged by means of a single quotation will rise to $20,000, giving the City more flexibility to engage entertainment, acts, artists or performers in the current market. The expansion of the provision to the full Cultural Services Program recognises that the events the City may undertake in any year, which do not all fall within the Summer Events season.

In addition, amending the quotation requirement as outlined would allow procurement to progress more easily where the City encounters difficulties obtaining sufficient quotation responses to satisfy the policy requirements. There would be no increased risk of obtaining less value in the procurement process as the policy requirements as to value for money, sustainability and the like will not change.

This option is recommended.

Option 2 – Not approve the proposed change to the Purchasing Council Policy.

Should the proposed amendment not be approved, the existing provisions in the *Purchasing Council Policy* remains in place.

Since the provision for artists and performers was originally introduced into the Policy, there have been significant changes in the environment for arts and entertainment offerings.
The current policy provision is no longer fit for purpose and limits the City's ability to engage with the market in a flexible and reasonable manner.

Retaining the existing general provision to obtain a minimum number of quotations, as opposed to seeking a minimum number will continue the City's current constraints in obtaining sufficient quotations to meet the policy requirement. Should the current economic climate persist or deteriorate further, as expected in the medium term, the City's difficulties in this vein can be expected to worsen and cause the procurement process to become even less efficient and more burdensome.

This option is not recommended.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Functions and General) Regulations 1996.*
Local Government Act 1995.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy *Purchasing Council Policy.*

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Chief Executive Officer
Residual Risk	High	
Control Effectiveness	Strong	
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	
Risk Control	The relevant control, to mitigate risk, is the requirement for the Policy to be reviewed at least once every five years; however may be reviewed at an earlier date as a result of legislative changes which have a bearing, Council decisions which affect the continued validity or applicability of the policy, important technological, industry or social changes, or any other such circumstance that would justify an earlier review. The current review ensures operational efficiency and reflects the prevailing economic environment in the context of procurement activity.	

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

No specific consultation was undertaken. Purchasing policies of other entities, as well as the WA State Government procurement rules, were reviewed during this process.

COMMENT

The proposed amendments are expected to improve outcomes of the procurement process while not increasing any attendant risks.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Policy Committee at its meeting held on 14 April 2025.

The original recommendation as presented by City officers to the Committee is as follows:

That Council ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report.

The Committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

1 ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report, subject to the following amendment/s:

1.1 In relation to Clause 3.5 - Quotation Thresholds, be changed as follows:

1.1.1 $10,001 to $50,000 to seek a minimum of three written quotations with specifications of requirements and obtain at least two quotations;

1.1.2 $50,001 to $250,000 to seek a minimum of three written quotations with full specifications using quotation documents in accordance with the Purchasing Protocols as applicable, and obtain at least two quotations;

1.2 In relation to clause 3.5 - Quotation Thresholds, amend the final paragraph as follows:

"Where the City has a requirement for Goods or Services and the consideration under the resultant contract is, or is expected to be, more than $250,000 or worth more than $250,000, a public tender must be called, unless any of the provisions of clause 11(2)(a), or 11(2)(aa), or 24AB of the Local Government (Functions and General) Regulations 1996 applies."

COMMITTEE RECOMMENDATION

MOVED Cr Kingston, SECONDED Cr Vinciullo that Council:

1 ADOPTS the revised Purchasing Council Policy forming Attachment 1 to this Report, subject to the following amendment/s:

1.1 In relation to Clause 3.5 - Quotation Thresholds, be changed as follows:

1.1.1 *"$10,001 to $50,000 to seek a minimum of three written quotations with specifications of requirements and obtain at least two quotations;"*

1.1.2 *"$50,001 to $250,000 to seek a minimum of three written quotations with full specifications using quotation documents in accordance with the Purchasing Protocols as applicable, and obtain at least two quotations;"*

1.2 In relation to clause 3.5 - Quotation Thresholds, amend the final paragraph as follows:

"Where the City has a requirement for Goods or Services and the consideration under the resultant contract is, or is expected to be, more than $250,000 or worth more than $250,000, a public tender must be called, unless any of the provisions of clause 11(2)(a), or 11(2)(aa), or 24AB of the Local Government (Functions and General) Regulations 1996 applies."

PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK TO A COMMITTEE
(Resolution No: CJ133-05/25)

MOVED Mayor Jacob, SECONDED Cr Hamilton-Prime that Item 13.1.9 - Review of the Purchasing Council Policy, BE REFERRED BACK to a future Policy Committee meeting, as per clause 10.1(c) of the *City of Joondalup Meeting Procedures Local Law 2013.*

The Motion was Put and CARRIED (11/1)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Vinciullo.
Against the Motion: Cr Raftis.

ATTACHMENTS

1. Purchasing Policy [**13.1.9.1** - 5 pages]

13.2 MAJOR PROJECTS AND FINANCE COMMITTEE - 5 MAY 2025

13.2.1 POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS AND PROJECT COSTS (WARD - NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	111962, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to approve project philosophy and parameters for a Pop-Up Piazza in the Joondalup City Centre, and to note the proposed costs of developing the business case.

EXECUTIVE SUMMARY

The City is investigating the creation of a 'Pop-Up Piazza' at Boas Place as a part of the ongoing work into creating a lively and vibrant city centre, and as an identified key project in the Council-endorsed *Joondalup City Centre Place Activation Plan*. The Pop-Up Piazza will serve as an impactful community gathering space, offering cultural, artistic and social experiences that will bring people together and activate the city centre. To support the potential capital and operational expenditure a business case is required to assess the viability and benefits of the project. The first stage of the process is to seek approval of a project philosophy and parameters to underpin the project.

The business case will also evaluate various options for regular events at the proposed Pop-Up-Piazza. One of the key outputs of the project is to collect data to inform the Joondalup Performing Arts Centre project such as how an event space may attract visitors regularly to the City Centre. It is important to note that the recommended location for the Pop-Up Piazza, Boas Ave, aligns with both the recommend located for the Joondalup Performing Arts Centre, as well as a key identified project in the *Joondalup City Centre Place Activation Plan* is to "Transform a large carpark on Boas Ave to a Piazza / shared space".

A report on the Pop-Up Piazza project philosophy and parameters was presented to the Major Projects and Finance Committee meeting held on 17 March 2025. At the meeting the Committee resolved to refer the item back to the Chief Executive Officer to provide further information regarding the fiscal implications of the business case.

This report responds to the Committee's request for further detail on the financial considerations regarding the business case and project.

It is therefore recommended that Council ENDORSES the Pop-Up Piazza Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of progressing this project.

BACKGROUND

City Centre Activation

At its meeting held on 28 June 2022 (CJ085-06/22 refers), Council endorsed the *Place Activation Strategy* and *Joondalup City Centre Place Activation.* The development of the plans involved comprehensive community engagement and, as part of the *Joondalup City Centre Place Activation Plan*, 15 top ideas for the City Centre were identified, including the creation of a piazza and courtyard spaces to act as focal points, and specifically to transform a large carpark on Boas Avenue to a piazza / shared space.

Business case required

To respond to the *Joondalup City Centre Place Activation Plan* the City has investigated opportunities for the design and programming of a Pop-Up Piazza space, providing the potential for year-round activation opportunities in the City Centre. The City has identified that as there is requirement for both initial capital funding to build the piazza space, and recurring funding to deliver programming and operations the project is being considered as a major project, with the requirement for a business case to be prepared.

Related projects and plans

There are several related projects to the Pop-Up Piazza, these are as follows:

- Joondalup City Centre Place Activation Plan.
- Joondalup Performing Arts Centre.
- Multi Storey Car Park 2 City Centre.
- Neil Hawkins Park Redevelopment.
- Urban City Park.
- Joondalup Contemporary Art Gallery.

Costs to develop business case

A report on the Pop-Up Piazza project philosophy and parameters was presented to the Major Projects and Finance Committee meeting held on 17 March 2025.

The intent presented by the City was to implement a hybrid approach to the develop of the business case, consisting of both internal and external resources. Tasks required to be undertaken as part of the business case include site analysis, financial evaluation and SROI (Social Economic Return on Investment). City officers would be used as much as possible, to reduce impact on both City financials and other projects. At the meeting the Committee resolved to refer the item back to the Chief Executive Officer to provide further information regarding the fiscal implications of the business case.

Further information on the costs and time to develop the business case are included in this report in response to the Committee's request.

DETAILS

The development of a Project Philosophy and Parameters document is the first step in the approval process for a major project. The Project Philosophy and Parameters sets out the key objectives of the project and guides the development of the business case.

Objectives

The key part of the Project Philosophy and Parameters are the objectives / outcomes, which, for the Pop-Up Piazza, are summarised as follows:

- Financial sustainability – one off costs and recurring impacts are affordable to the City.
- Joondalup Performing Arts Centre – collect data to provide some information for the potential of an Arts Centre.
- Events – provide all-year round entertainment to the City attracting more visitors to the City and maximise the usage of the facility. Capable of multiple uses.
- Users / community – if a facility is constructed it is safe to use, complements the neighbouring area, accessible and is perceived to provide value for money.
- Utilisation – facility must enjoy high and regular utilisation.

Attachment 1 to this Report sets out the Pop-Up-Piazza Project Philosophy and Parameters in its entirety.

Business case

Following approval of the Project Philosophy and Parameters the next step in the process is to complete a business case. The proposed business case has been scoped and will comprise of four key items as follows:

- Item A (Site analysis) – evaluation of three sites within Boas Place.
- Item B (Program model) – three scenarios for the program model (maximum, minimum, realistic).
- Item C Concept Design and Quantity Surveyor (QS) costings for the proposed site.
- Item D Financial Evaluation, SROI (Social Economic Return on Investment) and Business Case document.

In developing a business case there have been three options considered as follows:

1 City officers only used to develop the business case, no further use of external consultants.
2 Consultant used to develop all of the business case – this is an approach used when the City does not have the capacity or skillset to undertake the work internally.
3 City officers to prepare most of the items but engage a consultant in a limited capacity where required to inform or support a specific aspect of the business case.

Option 3 is considered to be the preferred option, using and an external consultant in a limited capacity to develop items that are outside the expertise of the City (program modelling and quantity surveyor costings) and where the City has limited resources due to a large pipeline of other projects (concept designs).

Further analysis on the options available to develop the business case are outlined in Attachment 2 to this Report.

Issues and options considered

Council has the option to:

- endorse the project philosophy and parameters for the Pop-Up Piazza and the Administration proceed with the Business Case. (recommended)

- not endorse the project philosophy and parameters for the Pop-Up Piazza (not recommended)
  or
- endorse amendments to the project philosophy and parameters for the Pop-Up Piazza and request the Administration to not progress the business case at this time (not recommended).

Legislation / Strategic Community Plan / Policy implications

Legislation	*Environmental Protection (Noise) Regulations 1997.* *Local Government (Administration) Regulations 1996.* *Local Government (Financial Management) Regulations 1996.*

10-Year Strategic Community Plan

Key theme	1. Community.
Outcome	1-2 Inclusive and connected - you enjoy local services and programs that cater for different ages, abilities and backgrounds. 1-3 Active and social - you enjoy quality local activities and programs for sport, learning and recreation. 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area. 1-5 Cultural and diverse - you understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.
Key theme	3. Place.
Outcome	3-4 Functional and accessible - you have access to quality community facilities that are functional and adaptable.
Key theme	4. Economy.
Outcome	4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing. 4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.
Key theme	5. Leadership.
Outcome	5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.
Policy	*Attendance at Events Council Policy.* *Strategic Financial Plan – Guiding Principles Council Policy*.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of project philosophy and parameters for a Pop-Up Piazza in the Joondalup City Centre, and proposed costs of developing the business case.		

Risk	**ATTRACTION**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business
Risk Responsibility	Director Planning and Community Development
Residual Risk	Medium
Control Effectiveness	Strong
Risk Appetite	Medium risk is acceptable without variation to existing control activities.
Risk Control	The relevant control, to mitigate risk, is the provision of project philosophy and parameters for a Pop-Up Piazza in the Joondalup City Centre, and proposed costs of developing the business case.

Other risk information

Risk management considerations will be investigated through the business case and as the project progresses, however risks identified at this early stage include the following:

- Financial impact.
- Consequential impacts for existing uses of possible locations.
- Amenity impacts for surrounding residents and businesses.
- Managing community/stakeholder expectations.
- Possible environmental impacts if clearing of trees or vegetation is required.

Risks of other projects

Should option 1 be pursued, the use of City officers only, this will place a burden on officers who are already involved in delivering the following projects and programming, which may be stalled or negatively affected as a result:

- Annual program of cultural events.
- Ocean Reef Marina.

- Sorrento Surf Life Saving Club Redevelopment.
- Burns Beach Café Kiosk Restaurant.
- Capital Works Program – other standard refurbishment works.

Financial / budget implications

Business case costs

The approach proposed by the City to complete the business case seeks to minimise costs by engaging consultants for aspects of the business case where the City does not have the in-house expertise to fully evaluate matters or in instances where current workloads would result in lengthy delays to complete the business case. As such, the approach is intended to provide a robust and informed business case, delivered within a reasonable timeframe.

Based on quotes received to date it is estimated that the consultancy work to support the business case will cost approximately $75,000.

There are funds available in the 2024-25 to complete this work, and these can be carried across into the 2025-26 financial year to complete the business case.

Costs of the Pop-Up Piazza

As the preferred operating model is yet to be determined there is currently no accurate information available to fully understand the potential one-off costs or recurring impacts of the Pop-Up Piazza.

The purpose of the business case is to consider a number of options and evaluate their viability, including from a financial perspective. Options will include different operating models as well as different designs of the Pop-Up Piazza. Each will have a different financial impact and will need to be considered against a range of criteria to identify a preferred option.

The business case will also consider how the Pop-Up Piazza could be funded, which could include seeking grant funding (if applicable), using funds in existing defined reserves or from other means. A decision on this is not required at this early stage of the process and can be made when more information, detail and clarity regarding the Pop-Up Piazza project is available.

The Pop-Up Piazza is defined as a major project and therefore the capital costs are not yet included in the *Strategic Financial Plan*. Capital costs will only be budgeted once the business case is approved by Council.

All amounts quoted in this report are exclusive of GST.

Regional significance

The Pop-Up Piazza is expected to enhance community wellbeing, city centre activation, and attract event producers and audiences from beyond the City of Joondalup district.

Sustainability implications

The environmental impacts of the proposed locations will be evaluated as part of the business case and will differ between options to be evaluated, with the aim to minimise negative environmental impacts.

Consultation

A consultation plan will be prepared once the business case is presented and a preferred option identified.

COMMENT

The proposal for a Pop-Up Piazza directly responds to one of the actions identified in the Council-endorsed *Joondalup City Centre Place Activation Plan*. It will also potentially serve as an important informing activity for the development of the Joondalup Performing Arts Centre.

It is intended to undertake a measured and deliberate process in order to make an informed decision on where and how best to deliver a Pop-Up Piazza. A business case is intended to underpin this process, with the first step being to agree to the project's philosophy and parameters.

The proposed use of consultants to assist the City with the preparation of the business case is considered the optimum approach. There will be considerable internal expertise applied in the development of the case, which the consultant can critique. Likewise for the elements intended to be developed by the consultant (program model, concept design and quantity surveyor costings) the City can critique these. In summary the business case that can be developed is intended to provide a robust evaluation of options and provide the best outcomes for the City, depending on availability of financial resources to deliver the Pop-Up Piazza.

VOTING REQUIREMENTS

Simple Majority.

Cr Kingston left the Chamber at 10.34pm.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Major Projects and Finance Committee at its meeting held on 5 May 2025.

The committee recommendation is the same as recommended by City officers.

OFFICER'S RECOMMENDATION

MOVED Cr Hill, SECONDED Cr Hutton that Council ENDORSES the Pop-Up Piazza Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of progressing this project.

AMENDMENT MOVED Cr Fishwick, SECONDED Cr Vinciullo that an additional Part 2 BE ADDED to the Motion to read as follows:

"2 APPROVES the estimated cost of $75,000 for consultancy work in preparing the business case."

The Amendment was Put and CARRIED (11/0)

In favour of the Amendment: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Amendment: Nil.

The Original Motion as Amended being / COUNCIL RESOLUTION
(Resolution No: CJ134-05/25)

MOVED Cr Hill, SECONDED Cr Hutton that Council:

1 ENDORSES the Pop-Up Piazza Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of progressing this project;

2 APPROVES the estimated cost of $75,000 for consultancy work in preparing the business case.

The Motion was Put and CARRIED (11/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Pop Up Piazza Project Philosophy and Parameters [**13.2.1.1** - 7 pages]
2. Costs and Evaluation of Options to Develop Business Case [**13.2.1.2** - 4 pages]

13.2.2 MULTI STOREY CAR PARK 2 JOONDALUP CITY CENTRE - PROJECT PHILOSOPHY AND PARAMETERS 2025 (WARD – NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	102400, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to approve project philosophy and parameters for a second Multi Storey Car Park (MSCP) in the Joondalup City Centre.

EXECUTIVE SUMMARY

In 2015 the City constructed its first Multi Storey Car Park (MSCP) at Reid Promenade. The City prepared a business case in 2022 to evaluate whether a second MSCP should be constructed at 104 McLarty Avenue. Whilst the case indicated that there may be some financial and economic benefit to a second MSCP, the case was not compelling and as a result was not pursued. However, Council resolved that the City should review the project every two years, so the preparation of a Project Philosophy and Parameters document is the commencement of the 2024 review.

At its meeting held on 13 December 2022 (CJ229-12/22 refers), Council resolved in part as follows:

"2 NOTES that having considered the business case, resolves not to proceed with construction at this time;

5 NOTES that demand modelling will be reassessed in 2024 for a potential multi storey car park at 104 McLarty Avenue, Joondalup and continue to liaise with large stakeholders in the Joondalup central business district to evaluate potential trigger points."

The City has placed a high emphasis on activation of the City Centre and projects within the City Centre, such as Place Activation, Performing Arts Centre, Joondalup City Centre development (Boas Place) and Land Acquisition Strategy. The consideration of a MSCP will consider how it aligns with overall strategy of the City Centre.

The 2022 business case focused primarily on the MSCP being at 104 McLarty Avenue, other locations were discounted at an early stage. The 2024 review of a second MSCP will reconsider all possible locations within the City Centre, this is particularly important taking account of the need to align to other projects.

The philosophy and parameters articulate the intent of Council progressing the project, address objectives and outline why the project is being proposed. The philosophy and parameters are designed to be flexible and can be amended as the project progresses, as decided by Council. If the philosophy and parameters are endorsed by Council the City will progress the project, including the preparation of a project program and key milestones for the development of a business case.

It is therefore recommended that Council:

1 ENDORSES the Multi Storey Car Park 2 Joondalup City Centre Project Philosophy and Parameters 2025 as detailed in Attachment 1 to this Report, to articulate the intent and purpose of Council progressing the project;

2 NOTES that status reports will be presented to the Major Projects and Finance Committee.

BACKGROUND

In 2015 the City constructed its first Multi Storey Car Park (MSCP) at Reid Promenade. Since then the City has had an objective to construct a second MSCP. The City prepared a business case in 2022 to evaluate whether a second MSCP should be constructed at 104 McLarty Avenue. Whilst the case indicated that there may be some financial and economic benefit to a second MSCP, the case was not compelling and as a result was not pursued. However Council resolved that the City should review the project every two years, so this document is the commencement of the review.

DETAILS

Attachment 1 to this Report provides the details of the Project Philosophy and Parameters for a second MSCP in the Joondalup City Centre constructed and operated by the City. The key elements are:

- project vision
- outcomes and objectives
- interdependencies.

The most important part of the project philosophy and parameters are the project objectives because these are used throughout the project to develop options, evaluate options, make recommendations on preferred option and review the success of the project. The project objectives include the following:

- Strategic Alignment and business growth - the overall vision for the Joondalup City Centre needs to be considered and this project must support this vision.
- Flexibility - facility is flexible in terms of size, location and early development.
- Utilisation - of the facility is regularly high.

- Users/Community - facility is user-friendly and provides a positive experience to users and facility compliments the neighbouring area.
- Social and Economic Return on Investment (SROI) - the project must demonstrate a high return of social and economic benefits.
- Financial Sustainability - the City has financial capacity for the preferred option. The operating results for Parking Operations as a whole, including a second MSCP, should continue to provide a financial surplus, ideally between $0.5 million and $1.0 million, which was the target noted as part of the City Centre Parking Fee Strategy (CJ045-03/25 refers).

The project objectives will continue to be reviewed during the project and if it is deemed necessary to refine these, a proposed change will be presented to Council.

Issues and options considered

Council has the option to:

- endorse the project philosophy and parameters for a second MSCP in Joondalup City Centre (recommended)
- not endorse the project philosophy and parameters (not recommended)
  or
- endorse amendments to the project philosophy and parameters (not recommended)

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-1 Connected and convenient - you have access to a range of interconnected transport options.

Key theme 4. Economy.

Outcome 4-1 Prosperous and local - you feel supported to grow your business in the City.
4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing.
4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy *Asset Management Council Policy.*
Strategic Financial Plan – Guiding Principles Council Policy.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**EXPECTATIONS**	**REPUTATION**
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer
Residual Risk	High		
Control Effectiveness	Strong		
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.		
Risk Control	The relevant control, to mitigate risk, is the provision of project philosophy and parameters for a second Multi Storey Car Park (MSCP) in the Joondalup City Centre.		

Risk	**ATTRACTION**	**ASSETS**
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business	Inadequate asset planning, maintenance and renewal
Risk Responsibility	Director Planning and Community Development	Director Infrastructure Management
Residual Risk	Medium	
Control Effectiveness	Strong	
Risk Appetite	Medium risk is acceptable without variation to existing control activities.	
Risk Control	The relevant control, to mitigate risk, is the provision of project philosophy and parameters for a second Multi Storey Car Park (MSCP) in the Joondalup City Centre.	

Other Risk Information

The risk management considerations for the development of a second MSCP will be investigated if the project is to progress.

Potential risk factors include the following:

- Utilisation is lower than projected.
- Facility is not financial sustainable.

Financial / budget implications

As the project is in its initial stages of feasibility it is not yet defined as a capital project. Costs associated with the actions undertaken in the preparation of a business case are budgeted as operating costs. Internal resources will be used as much as possible in the preparation of the business case and the tools/reports used in the 2022 business case will be used where possible to avoid external engagements for example, the City now has the internal capability to prepare a SROI assessment.

The City may still require external support for the following activities in the preparation of a business case:

- Peer review of the City's SROI assessment.
- Demand modelling.
- Concept design preparation.
- Quantity Surveyor Costings.

The City has therefore proposed $50,000 as consultancy costs within the draft 2025-26 budget.

If the City used a consultant for the full preparation of the business case, including financial evaluation and SROI, the costs to prepare the case would be an estimated $200,000.

Regional significance

One of the driving factors for increased public parking in the City of Joondalup is the regional population growth in the North-west Perth metropolitan area, which will be included within the demand modelling.

Sustainability implications

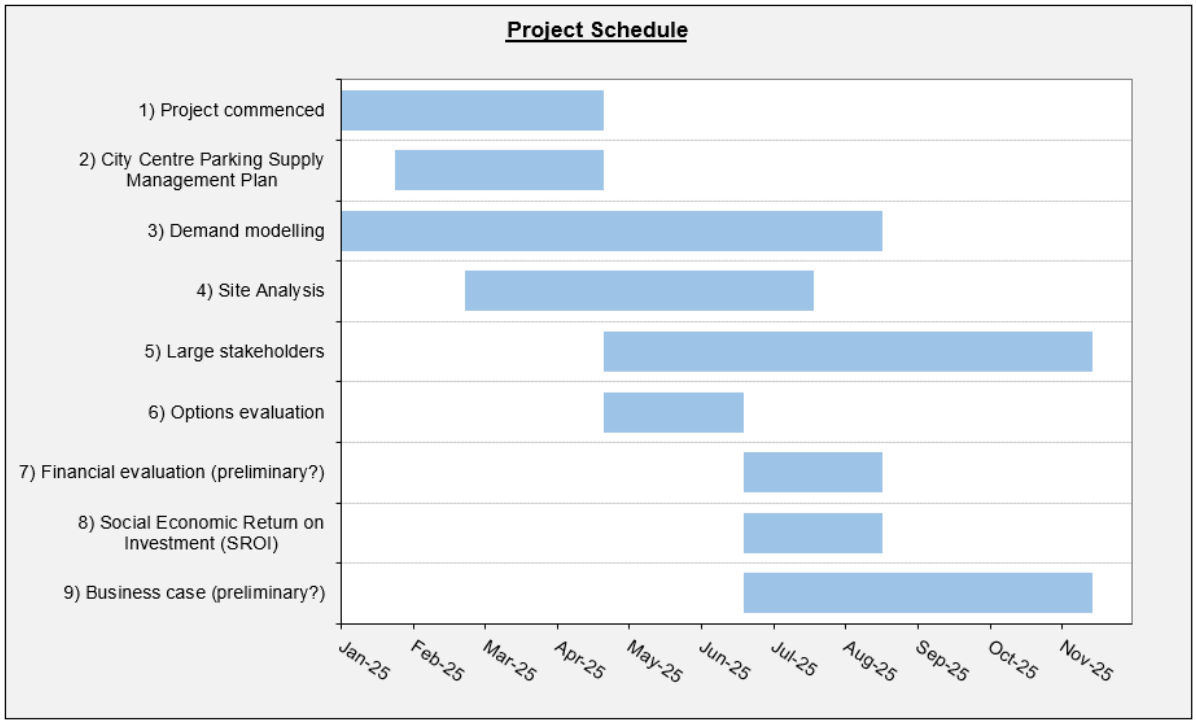
Not applicable.

Consultation

The City would propose to consult with large stakeholders in the City Centre to understand their future plans and how it may affect the demand for a second multi storey car park.

COMMENT

The adoption of project philosophy and parameters is the first step of the approval process of a business case for a major project. A draft timeline for the preparation of a business case has been prepared, as summarised below.



Note that the preparation of a business case does not contend that a facility will definitely be constructed, the business case may conclude that there is insufficient demand at this stage.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Major Projects and Finance Committee at its meeting held on 5 May 2025.

The committee recommendation is the same as recommended by City officers

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ135-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 ENDORSES the Multi Storey Car Park 2 Joondalup City Centre Project Philosophy and Parameters 2025 as detailed in Attachment 1 to this Report, to articulate the intent and purpose of Council progressing the project;

2 NOTES that status reports will be presented to the Major Projects and Finance Committee.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Multi Storey Car Park 2 Project Philosophy and Parameters (1) [**13.2.2.1** - 9 pages]

Disclosure of Interest affecting Impartiality

Name / Position	**Cr Daniel Kingston.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.3 - Neil Hawkins Park Redevelopment- Project Update (Ward - North).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Kingston is the Secretary of the Friends of Yellagonga which has an interest in the regional park.

13.2.3 NEIL HAWKINS PARK REDEVELOPMENT- PROJECT UPDATE (WARD - NORTH)

WARD All

RESPONSIBLE DIRECTOR Mr Nico Claassen
Director Infrastructure Services

FILE NUMBER 01018, 101515

AUTHORITY / DISCRETION Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider and endorse the Project Philosophy and Parameters for Neil Hawkins Park Redevelopment.

EXECUTIVE SUMMARY

Neil Hawkins Park, located in the heart of the Joondalup City Centre and within Yellagonga Regional Park, was last redeveloped in 2000 and its infrastructure is now due for renewal. Recognised as a Regional Recreation Park, the site holds significant strategic, heritage, and environmental value. The business case will investigate the following four options for improvement:

- Cultural heart of Joondalup – Highest investment option.
- Tourist attraction – High investment option.
- Regional attraction – Medium investment option.
- Like for like replacement – Lowest investment option.

Given the significance of Neil Hawkins Park as a flagship site for the City and the broader northern corridor, endorsement of the Project Philosophy and Parameters is a critical step to ensure the business case can be progressed in a structured and strategic manner.

It is therefore recommended that Council:

1 ENDORSES the Neil Hawkins Regional Park Redevelopment Project Philosophy and Parameters as detailed in Attachment 1 to this Report;

2 NOTES that status update reports will be presented to the Major Projects and Finance Committee.

BACKGROUND

Neil Hawkins Park is located in the Joondalup City Centre and is classified as a Regional Recreation Park under the City's *Public Open Space Framework*. Situated within Yellagonga Regional Park, this park serves as a vital green space for city-centre residents who have limited backyard space. It also attracts users from the greater Joondalup area and neighbouring local government areas.

Neil Hawkins Park was last redeveloped in 2000 before the development of the City Centre, and its recreational infrastructure is due for capital replacement. The park boundary is deemed by the City to be the broadly consistent with the existing lawn, jetty, paved and asphalted area (Attachment 2 refers). In December 2024 the Department of Planning Lands and Heritage confirmed they supported the reserve amendments to align land tenure with the current usage management of Neil Hawkins Park, this will resolve the current land tenure where the park straddles three lot boundaries (Attachment 3 refers).

An upgrade of the current infrastructure offering has the potential to establish Joondalup as a premier destination. This would align with the broader City Centre Activation Strategy and compliment the State Government's ongoing investment in Yellagonga Regional Park (including the new mountain bike trails, upcoming Luisini Redevelopment, boardwalk and nature playground, footpath link between Lake Goollelal and Duffy House, and formalised car parking at Perry's Paddock).

Currently the project is listed in the *2024-25 Five-Year Capital Works Program*, MPP2079 Neil Hawkins Park Redevelopment, to demonstrate the City's commitment towards redeveloping this regional space with funding listed as follows:

- 2025-26 $50,000.
- 2026-27 $200,000
- 2027-28 $2,750,000.
- 2028-29 $1,750,000.

During the 2025-26 budget development process, the budget allocation for year 1 is proposed to increase to $150,000 to enable the commencement of the business case for this project. The listed funding is indicative only as a preferred option has not been identified and as such, designs have not been developed. It must be noted that there are currently no funds set aside in the *Strategic Financial Plan* as only major projects with an endorsed business case are included in the plan.

At the Strategy Session held on 2 April 2025, the City sought feedback from Elected Members on the proposed vision for the Neil Hawkins Park Redevelopment. Guidance was provided on the projects potential direction, including a request to explore an option featuring State-significant infrastructure, such as a conference centre, which has now been incorporated into the suite of options to be developed to a conceptual level as part of the business case.

Elected Members were generally supportive of the vision; however, a preference was raised for the replacement of the phrase *Kings Park of the North* with a more local equivalent. The vision was revised to now read: *"Where wildlife and heritage join with Joondalup's City Centre, Neil Hawkins Park has the potential to become the landmark site of Yellagonga Regional Park."*

Feedback provided by Elected Members has informed the Project Philosophy and Parameters document (Attachment 1 refers), shaping the foundation of the project's business case.

DETAILS

The City has prepared the Project Philosophy and Parameters for Neil Hawkins Park Redevelopment (Attachment 1 refers) for consideration. If endorsed, the City will complete the business case process which will includes delivery of the following:

- A project plan.
- A feature survey.
- An arborist report.
- Retail needs assessment.
- Site constraint analysis.
- Four concept design options (like-for like replacement, regional attraction, tourist attraction and cultural heart of Joondalup).
- Community and stakeholder engagement, including Aboriginal engagement.
- Financial evaluation and option costing.
- Option evaluation and recommendation.

The business case is scheduled to be presented to Council in 2026-27 for endorsement, however, the timelines are heavily dependent on the highly variable Aboriginal engagement process. A detailed breakdown of the project timeline is provided in the Gantt chart (Attachment 4 refers). Project status updates will be provided to the Major Projects and Finance Committee as the business case progresses.

Issues and options considered

Council has the option to:

- Endorse the Project Philosophy and Parameters for the Neil Hawkins Park Redevelopment as detailed in Attachment 1 to this Report so that the business case can be completed, noting that the Project Philosophy and Parameters can be amended with Council endorsement as the project progresses. This is the recommended option.
  or
- Not endorse the Project Philosophy and Parameters for the Neil Hawkins Park Redevelopment so that the business case will not be further progressed.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*
Aboriginal Heritage Act 1972.

10-Year Strategic Community Plan

Key theme 1.Community.

Outcome 1-1 Healthy and safe - you feel healthy and safe in your local community.
1-2 Inclusive and connected - you enjoy local services and programs that cater for different ages, abilities and backgrounds.
1-3 Active and social - you enjoy quality local activities and programs for sport, learning and recreation.
1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.
1-5 Cultural and diverse - you understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Key theme 2.Environment.

Outcome 2-1 Managed and protected - you value and enjoy the biodiversity in local bushland, wetland and coastal areas.

Key theme 3.Place.

Outcome 3-1 Connected and convenient - you have access to a range of interconnected transport options.
3-3 Attractive and leafy - you have access to quality public open spaces and enjoy appealing streetscapes.
3-4 Functional and accessible - you have access to quality community facilities that are functional and adaptable.

Key theme 4. Economy.

Outcome 4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing.
4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	DECISIONS	EXPECTATIONS	REPUTATION	ENVIRONMENT
Risk Event Description	Ineffective / improper decision making	Inability to understand community expectations	Loss of community trust	Unsustainable environmental and natural resource management
Risk Responsibility	Director Governance and Strategy		Chief Executive Officer	Director Infrastructure Services
Residual Risk	High			
Control Effectiveness	Strong			
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.			
Risk Control	The relevant control, to mitigate risk, is the provision of Project Philosophy and Parameters for Neil Hawkins Park Redevelopment.			

Risk	ATTRACTION	ASSETS
Risk Event Description	Lack of desirability as a place to visit live, work, invest and do business	Inadequate asset planning, maintenance and renewal
Risk Responsibility	Director Planning and Community Development	Director Infrastructure Services
Residual Risk	Medium	
Control Effectiveness	Strong	
Risk Appetite	Medium risk is acceptable without variation to existing control activities.	
Risk Control	The relevant control, to mitigate risk, is the provision of Project Philosophy and Parameters for Neil Hawkins Park Redevelopment.	

Other risk information

The park's assets have reached, or are past their useful life, and will require replacement or removal. Without a business case to guide a holistic approach, the ad hoc replacement of the infrastructure would not result in a quality amenity outcome.

Neil Hawkins Park is a registered Aboriginal site, and any construction work will require a Section 18 approval under the *Aboriginal Heritage Act 1972*. This process typically takes between two and three years to complete for a complex site such as Neil Hawkins Park. The business case phase includes development of the Culture Context Document, which is the essential first step of the section 18 process.

Financial / budget implications

Neil Hawkins Park was last redeveloped in 2000 before the development of the City Centre, and its infrastructure is due for Capital replacement. Renewing the park's aging infrastructure is essential to continue to service the community. Redevelopment of the park to elevate the parks current offering to meet new community needs will require more investment than like-for-like replacement, however there may be opportunities to attract grant funding to help offset capital cost. There also may be an opportunity to introduce commercial elements (such as cafés or kiosks) to help offset ongoing costs. These opportunities will be explored in the proposed business case.

As the renewal of Neil Hawkins Park's infrastructure is essential, the business case will be firmly grounded in real-world conditions and project requirements to ensure all work undertaken during this phase seamlessly flows to the design development stage, minimising the need for rework. While this approach requires a greater upfront investment of time and resources, such as site surveys, development of viable designs and engagement with Traditional Owners; it delivers long-term benefits through improved accuracy, reduced duplication, and streamlined project delivery. This will result in a more robust and reliable business case, while lowering overall project costs and reducing the overall project delivery timeframe.

The total anticipated cost of the business case phase is $300,000 over a three-year period, inclusive of staff time. Of this amount, approximately $90,000 is allocated to activities specific to the business case process, which are the two additional concept options, financial evaluation and options analysis. The remaining costs represent essential project components, such as surveys, design input, and stakeholder engagement, that would be required regardless of whether a formal business case was undertaken.

A breakdown of the $300,000 estimate for the Neil Hawkins Park Business Case is as follows:

Description	2024-25	2025-26	2026-27	Total
Feature survey	$5,000			**$5,000**
Arborist report	$5,000			**$5,000**
Internal landscape design and project management	$30,000	$40,000	$30,000	**$100,000**
Retail needs assessment	$10,000			**$10,000**
Aboriginal Culture Context		$30,000	$30,000	**$60,000**
Community consultation and marketing		$10,000		**$10,000**
Civil engineering (carpark and drainage)		$10,000	$10,000	**$20,000**
Architecture input		$50,000	$30,000	**$80,000**
Electrical engineering		$10,000		**$10,000**
Total	**$50,000**	**$150,000**	**$100,000**	**$300,000**

The business case will evaluate the following four options, which are described in detail in the Project Philosophy and Parameters document (Attachment 1 refers):

- Cultural heart of Joondalup – Highest investment option.
- Tourist attraction – High investment option.
- Regional attraction – Medium investment option.
- Like for like replacement – Lowest investment option.

The City will seek grant funding; however, grant funding is unlikely to exceed 50% of the project cost for the park component, the State significant buildings in the highest investment option may attract higher contributions. The commercial component could be funded by borrowings, which would be consistent with the City's financial strategy.

The City currently spends $250,000 to $300,000 per year to maintain Neil Hawkins Park and the toilet facility, this includes depreciation. The financial evaluation will compare the new costs of each option versus the current baseline. Any income from proposed commercial facility will be used to offset the additional recurring costs.

All amounts quoted in this report are exclusive of GST.

Regional significance

The City's *Public Open Space Framework* classifies Neil Hawkins Park as a Regional Recreation Park (one of eight) which is the highest classification for recreational parks within the City.

The redevelopment of Neil Hawkins Park has the potential, based on the vision, to become a landmark site within Yellagonga Regional Park, attracting visitors from far and wide as well as servicing the local Joondalup population.

Sustainability implications

Neil Hawkins falls within the Yellagonga Regional Park, which is an area of high ecological significance including being a Bush Forever site, Conservation Category Wetlands, and Lake Joondalup is also a Class 'A' Reserve. It is also a registered Aboriginal Site: the Waugal Cave.

Sustainability implications including matters of social, economic, cultural and environmental sustainability will be considered and incorporated into the business case for the project.

Consultation

Community and stakeholder engagement, including engagement of Traditional Owners, will need to be undertaken in the preparation of a business case for the project. This will include identification of, and ongoing liaison with, various stakeholders throughout the process.

COMMENT

Recognised as a Regional Recreation Park, Neil Hawkins Park holds significant strategic, heritage, and environmental value. The current infrastructure has reached the end of its useful life, which presents a once in a generation opportunity to reimagine its strategic recreational role within the City of Joondalup and the State.

Neil Hawkins Park has the potential to become a defining landmark of the region, and the business case will explore appropriate opportunities for the redevelopment of this regional park.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this Report (as detailed below) was resolved by the Major Projects and Finance Committee at its meeting held on 5 May 2025.

The original recommendation as presented by City officers to the Committee is as follows:

That Council:

1 ENDORSES the Neil Hawkins Regional Park Redevelopment Project Philosophy and Parameters as detailed in Attachment 1 to this Report;

2 NOTES that status update reports will be presented to the Major Projects and Finance Committee.

The Committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

1 ENDORSES the Neil Hawkins Regional Park Redevelopment Project Philosophy and Parameters as detailed in Attachment 1 to this Report, subject to the following changes to the vision of the project;

"Where wildlife and heritage meets the heart of Joondalup, Neil Hawkins Park has the potential to become the landmark site of Yellagonga Regional Park".

2 NOTES that status update reports will be presented to the Major Projects and Finance Committee.

COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ136-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 ENDORSES the Neil Hawkins Regional Park Redevelopment Project Philosophy and Parameters as detailed in Attachment 1 to this Report, subject to the following changes to the vision of the project;

"Where wildlife and heritage meet the heart of Joondalup, Neil Hawkins Park has the potential to become the landmark site of Yellagonga Regional Park".

2 NOTES that status update reports will be presented to the Major Projects and Finance Committee.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Neil Hawkins Park Redevelopment - Project Philosophy and Parameters [**13.2.3.1** - 8 pages]
2. Neil Hawkins Park Redevelopment - Park Boundary [**13.2.3.2** - 1 page]
3. Neil Hawkins Park Redevelopment - Lot Boundaries [**13.2.3.3** - 1 page]
4. Neil Hawkins Park Redevelopment - Gantt Chart [**13.2.3.4** - 1 page]

Disclosures of Interest affecting Impartiality

Name / Position	**Cr Christine Hamilton-Prime, JP**.
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

13.2.4 CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr James Pearson
Chief Executive Officer

FILE NUMBER 111990

AUTHORITY / DISCRETION Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This item was dealt with later in the meeting, after 'Motions of Which Previous Notice has been Given', page 308 refers.

13.3 AUDIT AND RISK COMMITTEE - 19 MAY 2025

Disclosures of Interest affecting Impartiality

Name / Position	**Cr Christine Hamilton-Prime, JP**.
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

13.3.1 CONFIDENTIAL - REVIEW INTO PROJECT AXIOM (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr James Pearson Chief Executive Officer
FILE NUMBER	111375
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This item was dealt with later in the meeting, after 'Motions of Which Previous Notice has been Given', page 310 refers.

14 REPORTS OF THE CHIEF EXECUTIVE OFFICER

14.1 PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2025-26 FINANCIAL YEAR (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	111596, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider a proposal for the setting of differential rates for the Draft Budget for the 2025-26 Financial Year.

EXECUTIVE SUMMARY

As part of the process for the 2025-26 draft budget, it is proposed to continue to apply differential rating introduced in 2008-09. In accordance with section 6.36 of the *Local Government Act 1995* (the Act) Council is required to determine the differential rates to be advertised prior to consideration of the budget.

It is recommended that the proposed differential rates be advertised, and public submissions sought in accordance with section 6.36 of the Act.

BACKGROUND

To set the rates for its budget, Council determines the total rate revenue it needs, in accordance with section 6.2 of the Act, and sets the cents in the dollar that will generate that revenue. The individual property valuations determine what proportion of the total rate requirements are met by each property owner. This proportion will change when a valuation changes.

Differential rates were first introduced in 2008-09 to maintain the distribution of the rate burden between the classes of residential, commercial, and industrial property following a revaluation. The relativities between the differentials have been adjusted at subsequent revaluations in 2011-12, 2014-15, 2017-18, 2020-21 and 2023-24.

In addition to a differential between classes of property the City has applied a differential between improved and vacant land within each of the classes of residential, commercial and industrial property. The City is keen to promote and encourage the development of vacant land. This can be done through a number of positive initiatives and in this regard the City makes a significant contribution to encourage and promote economic development. It can also be done by actively discouraging the holding of vacant and undeveloped land. In respect of the latter, a higher differential rate imposed on vacant land than the rate applicable for improved land is considered an inducement to develop vacant land.

DETAILS

Draft Budget 2025-26

The City is in the final stages of developing and preparing the Draft 2025-26 Budget. This process has encompassed the following:

- Reference and alignment to the Strategic Community Plan.
- Strategic Financial Plan alignment and review.
- Other Plans and Strategies.
- Critical Analysis of 2023-24 and progress in 2024-25 Corporate Business Plan performance.
- Consideration of budget parameters.
- Ongoing review of service delivery and service standards.
- Consideration of the efficiency and effectiveness of services and facilities and implementation of new efficiencies.
- Consideration of operating and capital proposals.
- Assessment of capacity including financial, rating and resources, sustainability, assets and reserves.

The development has been scrutinised by the following:

- Executive through an extensive evaluation process encompassing the Capital Works Program and each Business Unit's draft budget.
- Elected Members, through four Draft 2025-26 Budget Workshops to date
- (during February, March, April and May 2025).

The final stage of the draft 2025-26 budget process prior to adoption is to consider the setting of the cents in the dollar.

Differential Rates

Section 6.33 of the Act makes provision for the City to be able to levy differential rates based on a number of criteria.

"(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed."

Section 6.33 of the Act permits Council to levy differential rates such that the highest is no more than twice the lowest differential. A greater difference in differentials may be used but requires Ministerial approval.

Issues and options considered

There are several broad approaches for how the City might consider the rates levy for the 2025-26 Budget.

Cents in the Dollar

There are three options for determining how the cents in the dollar may be set.

Option One – Do not Differentially Rate and Revert to a General Rate

The differential rate was introduced in 2008-09 to compensate for the distortions caused by higher residential property valuation increases compared to commercial and industrial property valuations. These relativities have been adjusted at subsequent revaluations to maintain the relativity between residential compared to commercial and industrial.

Reverting back to a general rate would considerably increase the rate burden falling on residential property owners with a commensurate reduction to commercial and industrial property owners.

This option is not recommended.

Option Two – Apply a Differential Rate but Re-Assess What They Should Be

There needs to be a key driver or basis for setting a differential rate. In 2008-09 the driver was to maintain the proportion of rate revenue derived from each of residential, commercial and industrial property. Applying a higher differential rate for vacant property was introduced to discourage the holding of property in a vacant or undeveloped state.

A change was made to the differential for vacant residential property in 2015-16 to bring it into line with treatment of the differentials for vacant commercial and industrial property. The differential for residential, commercial and industrial vacant property has since been set at a rate that is not more than twice the lowest differential, which is the rate for residential improved property.

Since the differential rates were last considered for the previous year's budget there has been no change in legislative requirements impacting on the application of differential rating in the City of Joondalup and no change in circumstances that would warrant the basic drivers needing to be reconsidered at this time.

This option is not recommended.

Option Three – Apply a Differential Rate Based on the Differentials Set in 2024-25

There has been no change in legislative requirements impacting on the application of differential rating in the City of Joondalup. There are no circumstances suggesting a change to the basic drivers for differential rating. Maintaining the relativity between the differentials, based on those set in 2024-25, would best permit setting appropriate differential rates for 2025-26. This is considered the most appropriate course in the current circumstances.

This option is recommended.

Minimum Payments

The Act provides that a local government may set a minimum payment for rates. That is, regardless of the result of the rate calculation determined by multiplying the cents in the dollar by the valuation, no property should be assessed for rates at an amount below the minimum payment. The cents in the dollar and minimum payment will together determine the minimum property valuation. Properties with a valuation below this will be subject to the minimum payment.

The Act does not provide any guidance as to what an appropriate value for the minimum payment is or how it might be determined. In essence it is whatever the local government may determine. The general philosophy is that every ratepayer should make a reasonable contribution to the services and facilities that a local government provides. There is a statutory limit prohibiting a minimum being set so high that more than 50% of properties in each differential rating category would be on the minimum. The percentage of properties in the City of Joondalup on the minimum is well below this threshold in each differential rating category.

There are three further options.

Option Four – Re-Assess the Setting of Minimum Payments

The minimum payment that the City has been applying each year has not been based on any formula or criteria but simply represents what the City has determined is reasonable as a minimum payment. By way of comparison in the table below for the 2024-25 financial year, the City's current minimum payment for residential improved of $873 is the lowest of eight larger metropolitan local governments by population noting that two of them do not have a separate refuse charge and include refuse in the rates charge.

Local Government	**Residential Improved Minimum Payment 2024-25**
City of Joondalup	899.00
City of Stirling	948.00
City of Swan	970.00
City of Gosnells	1,086.00
City of Rockingham	1,377.00
City of Wanneroo	1,105.00
City of Melville*	1,435.42
City of Cockburn*	1,537.00

**Minimum rate includes refuse charge*

In the absence of any specific guidelines and given that the City of Joondalup's minimum payment is near industry norms, the option of re-assessing the setting of minimum payments is not recommended.

Option Five – No Change to Minimum Payments

Leaving the existing minimum payments at the same level in 2024-25 is expected to result in a decrease in the number of properties on the minimum, as a consequence of not adjusting the minimum payments in line with the proposed differential rates for 2025-26. It is therefore not considered appropriate to retain the current minimum payment levels for 2025-26.

This option is not recommended.

Option Six – Apply Changes in Line with the Changes in Rates

It is considered that applying changes to the minimum payment that is in line with the overall City rate change provides the most consistent and equitable approach. The proposed differential rates for 2025-26 represent an increase from the current rates, and it is therefore considered appropriate to make changes to the minimum payments accordingly.

This option is recommended.

Draft 2025-26 Budget Rate Revenue Requirement

The Draft 2025-26 Budget is in the final stages of preparation. Workshops have been held with Elected Members, and the draft Budget is expected to be presented to Council in June 2025.

The budget is being developed in a challenging economic environment. The City has a responsibility to minimise the impact of rates levied on property owners along with a responsibility to deliver services, infrastructure and facilities that the community expects. Input costs remain under significant pressure and the City must balance these two outcomes in a financially responsible manner.

The proposed differential rates in 2025-26 represent a 3.95% increase in the cents in the dollar compared to 2024-25. A natural increase in rates revenue of 0.43% compared to 2024-25 is also anticipated, as a result of rates growth arising from property developments in the current year. Cumulatively, this is expected to result in a 4.38% increase in rates revenue compared to 2024-25.

It is recommended that the City base its cents in the dollar on Option Three and its minimum payment on Option Six with rates applying to each property category based on the following criteria:

- That differential rates apply to residential, commercial and industrial improved property.
- That the differential rate on residential, commercial and industrial vacant property be set at no more than twice the lowest differential rate.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Financial Management) Regulations 1996.*
Local Government Act 1995.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy Not applicable.

Risk management considerations

Risk management considerations in reports to Council consider the relevant strategic risk(s).

This category of risk requires input from Council and is managed by the Chief Executive Officer and relevant Director(s).

Strategic risks are external or internal risks that affect the achievement of the City's long-term objectives.

Strategic Risk Relationship

Risk	**DECISIONS**	**FINANCIAL**	**REPUTATIONAL**
Risk Event Description	Ineffective / improper decision making	Lack of financial sustainability	Loss of community trust
Risk Responsibility	Director Governance and Strategy	Director Corporate Services	Chief Executive Officer
Residual Risk	High	Medium	High
Control Effectiveness	Strong	Strong	Strong
Risk Appetite	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.	Medium risk is acceptable without variation to existing control activities.	High risk requires close monitoring with assurance of the highest levels of controls – strong – including plans for improving effectiveness levels.
Risk Control	The relevant control, to mitigate risk, is the provision of the report clearly demonstrating compliance with the legislation relating to levying differential rates and recommending a financially responsible differential rate to Council by the responsible Director.		

Financial / budget implications

The application of differential rating is about apportioning rates revenue between different categories of property. No budget implications arise just from applying differential rating. The City would be able to derive the same revenue by applying a single general rate to all categories of property. The intention with differential rating, however, is to maintain the general proportion of rate revenue derived from each category of residential, commercial and industrial property.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The proposed differential rating has been considered at budget workshops by Elected Members. The recommendations of this report reflect the feedback from those discussions.

The proposed differential rates are required to be advertised and public submissions sought. An appropriate consultation process will be undertaken, including requisite advertising for 21 days. When concluded, a report on the outcomes of the consultation will be prepared and submitted to Council at its meeting to be held on June 2025.

COMMENT

The differential rates and minimum payments that have been recommended are in line with deliberations from the Budget Workshops held to date.

The various differential rates and minimum payments maintain the City's historical approach to apportioning the rate burden between the respective categories of residential, commercial and industrial as well as between vacant and developed residential, commercial and industrial property.

The recommendation relates only to undertaking the prescribed advertising for public submissions on the proposed differential rates and minimum payments. Adopting the recommendation does not commit the Council to the differential rates and minimum payments proposed. Council is required to consider any public submissions received, prior to making its final determination. Adopting this recommendation also does not represent any commitment in relation to the adoption of the 2025-26 Budget.

The proposed differential rates reflect a 3.95% increase in the cents per dollar in each differential rate category and the respective minimum rate. Coupled with a natural 0.43% growth in rates revenue, this is expected to yield a 4.38% rise in rates revenue in the 2025-26 financial year.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ137-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council:

1 NOTES the process undertaken for the development of the Draft Budget for the 2025-26 Financial Year;

2 APPLIES differential rates for the Draft Budget for the 2025-26 Financial Year;

3 ADVERTISES in accordance with section 6.36 of the *Local Government Act 1995* for public submission on the proposed differential rates as set out in the table below and makes available to the public, Attachment 1 to this Report setting out the objects and reasons for the differential rates as below:

	Cents in $	Minimum Payment $
General Rate - GRV		
Residential Improved	**5.6945**	**935**
Residential Vacant	**11.0666**	**1,021**
Commercial Improved	**7.4868**	**1,021**
Commercial Vacant	**11.0666**	**1,021**
Industrial Improved	**6.7839**	**1,021**
Industrial Vacant	**11.0666**	**1,021**
General Rate - UV		
Residential	**1.1399**	**999**
Rural	**1.1380**	**999**

4 REQUESTS a further report be presented to Council to consider:

4.1 any public submissions in relation to the proposed differential rates;

4.2 the adoption of the Budget for the 2025-26 Financial year after the close of public submissions

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Objects of and Reasons for Proposed Differential Rates for the 2025-26 Year [**14.1.1** - 2 pages]

The Chief Executive Officer left the Chamber at 10.37pm and returned at 10.39pm.

Cr Kingston entered the Chamber at 10.39pm.

COUNCIL DECISION – ADOPTION BY EXCEPTION RESOLUTION
(Resolution No: CJ138-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that pursuant to the *City of Joondalup Meeting Procedures Local Law 2013* – Clause 4.8 – Adoption by exception resolution, Council ADOPTS the following items:

Items 12.1, 12.3, 12.4, 12.6, 12.7, 12.11, 12.12, 12.13, 12.14, 12.17, 13.1.2, 13.1.4, 13.2.2, 13.2.3, 13.2.4 and 14.1.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

15 URGENT BUSINESS

Nil.

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

PROCEDURAL MOTION - THAT THE MEETING BE CLOSED TO MEMBERS OF THE PUBLIC
(Resolution No: CJ139-05/25)

MOVED Mayor Jacob, SECONDED Cr Hill that Council:

1 in accordance with Section 5.23(2)(b) and (e)(ii) of the *Local Government Act 1995* and clause 5.2(2) of the City's *Meeting Procedures Local Law 2013*, RESOLVES to close the meeting to members of the public to consider the following item:

1.1 Item 12.5 - Confidential – Status of Legal Actions Report (Ward - All);

1.2 Item 13.2.4 – Confidential – Status Update – Project Axiom (Ward – All);

1.3 Item 13.3.1 – Confidential – Review into Project Axiom (Ward – All);

2 PERMITS the following employees to remain in the Chamber during discussion on Item 12.5 - Confidential – Status of Legal Actions Report:

2.1 Chief Executive Officer, Mr James Pearson;
2.2 Director Corporate Services, Mr Mat Humfrey;
2.3 Director Governance and Strategy, Mr Jamie Parry;
2.4 Director Planning and Community Development, Mr Chris Leigh;
2.5 Director Infrastructure Services, Mr Nico Claassen;
2.6 Manager Governance, Mrs Kylie Bergmann;
2.7 Manager Audit, Risk and Executive Services; Ms Christine Robinson;
2.8 Coordinator Governance, Mrs Vivienne Stampalija;
2.9 General Counsel, Ms Samer Al Janabi.

3 PERMITS the following employees to remain in the Chamber during discussion on Item 13.2.4 – Confidential – Status Update – Project Axiom and Item 13.3.1 – Confidential – Review into Project Axiom:

3.1 Chief Executive Officer, Mr James Pearson;
3.2 Manager Governance, Mrs Kylie Bergmann;
3.3 Manager Audit, Risk and Executive Services; Ms Christine Robinson;
3.4 General Counsel, Ms Samer Al Janabi;
3.5 Governance Coordinator, Mrs Vivienne Stampalija.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Members of staff (with the exception of the Chief Executive Officer, Director Corporate Services, Director Governance and Strategy, Director Planning and Community Development, Director Infrastructure Services, Manager Audit, Risk and Executive Services, Manager Governance, Governance Coordinator and General Counsel) and members of the public left the Chamber at this point; the time being 10.40pm.

Disclosure of Financial Interest

Name / Position	**Mayor Hon. Albert Jacob, JP.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 12.5 - Confidential - Status of Legal Actions Report (Ward - All).
Nature of Interest	Financial Interest.
Extent of Interest	Mayor Jacob works for Thomson Geer. Mayor Jacob does not work on City of Joondalup matters.

12.5 CONFIDENTIAL - STATUS OF LEGAL ACTIONS REPORT (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr James Pearson
Chief Executive Officer

FILE NUMBER 72574

AUTHORITY / DISCRETION Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This report is confidential in accordance with the s5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

(f) a matter that if disclosed, could be reasonably expected to:

(i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.

A full report is provided to Elected Members under separate cover. The report is not for publication.

Cr Hamilton-Prime and Cr Pizzey left the chamber at 10.40pm.

Mayor Jacob left the Chamber at 10.40pm and the Deputy Mayor assumed the Chair.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ140-05/25)

MOVED Cr O'Neill, SECONDED Cr Vinciullo that Council NOTES the Status of Legal Action Report for matters that may have a contingent liability and are unresolved for the month of April 2025.

The Motion was Put and CARRIED (9/0)

In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Cr Hamilton-Prime and Cr Pizzey entered the Chamber at 10.43pm.

The Director Corporate Services, Director Governance and Strategy, Director Planning and Community Development and Director Infrastructure Services left the Chamber at 10.44pm.

Cr Fishwick left the Chamber at 10.44pm and returned at 10.45pm.

Mayor Jacob entered the Chamber at 10.47pm.

Disclosures of Interest affecting Impartiality

Name / Position	**Cr Christine Hamilton-Prime, JP**.
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.2.4 – Confidential - Status Update - Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

13.2.4 CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr James Pearson Chief Executive Officer
FILE NUMBER	111990
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This report is confidential in accordance with s5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

(e) a matter that if disclosed, would reveal:
(ii) information that has a commercial value to a person.

(f) a matter that if disclosed, could be reasonably expected to:
(i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.

A full report is provided to Elected Members under separate cover. The report is not for publication.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ141-05/25)

MOVED Cr Jones, SECONDED Cr Vinciullo that Council notes the confidential status update for Project Axiom.

The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 12.2.1.

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Disclosures of Interest affecting Impartiality

Name / Position	**Cr Christine Hamilton-Prime, JP**.
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hamilton-Prime knows employees of HCL Australia Services (HCL) and has attended HCL events in the past.

Name / Position	**Cr Adrian Hill.**
Meeting Type	Ordinary Meeting of Council.
Meeting Date	27 May 2025.
Item No. / Subject	Item 13.3.1 – Confidential – Review into Project Axiom (Ward - All).
Nature of Interest	Interest of Impartiality.
Extent of Interest	Cr Hill has previously attended a Cricket Test Match event as an invite of HCL Australia Services (HCL). Project Axiom was not discussed.

13.3.1 CONFIDENTIAL - REVIEW INTO PROJECT AXIOM (WARD - ALL)

WARD All

RESPONSIBLE DIRECTOR Mr James Pearson
Chief Executive Officer

FILE NUMBER 111375

AUTHORITY / DISCRETION Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This report is confidential in accordance with s5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

(e) a matter that if disclosed, would reveal:

(ii) information that has a commercial value to a person.

(f) a matter that if disclosed, could be reasonably expected to:

(i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.

A full report is provided to Elected Members under separate cover. The report is not for publication.

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION
(Resolution No: CJ142-05/25)

MOVED Cr Raftis, SECONDED Cr O'Neill that Council NOTES the findings of an independent review of the City project to implement an Enterprise Business Platform.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

PROCEDURAL MOTION – THAT THE MEETING BE OPENED TO MEMBERS OF THE PUBLIC
(Resolution No: CJ143-05/25)

MOVED Mayor Jacob, SECONDED Cr Hamilton-Prime that in accordance with clause 5.2(3)(b) of the *City of Joondalup Meeting Procedures Local Law 2013*, the Council meeting now be REOPENED TO THE PUBLIC.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

MOTION TO RESUME ORDER OF BUSINESS
(Resolution No: CJ144-05/25)

MOVED Mayor Jacob, SECONDED Cr Hamilton-Prime that Council RESUMES the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*.

The Motion was Put and CARRIED (12/0)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo.
Against the Motion: Nil.

Doors opened at 10.57pm.

One member of the public and no members of the press entered the Chamber.

The Director Planning and Community Development, the Director Governance and Strategy and the Director Infrastructure Services entered the Chamber at 10.58pm.

In accordance with Clause 5.2(6)(a) of the City's Meeting Procedures Local Law 2013, Mayor Jacob read aloud the motions in relation to:

- *Item 12.5 - Confidential - Status Of Legal Actions Report.*
- *Item 13.2.4 - Confidential - Status Update - Project Axiom.*
- *Item 13.3.1 - Confidential - Review into Project Axiom.*

17 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Mayor Jacob signalled his intention to submit a Notice of Motion in relation to the nomination of Freeman of the City in accordance with the Policy to be presented to the Council Meeting to be held Tuesday 24 June 2025.

Cr Kingston signalled his intention to submit various Notices of Motions to the Council Meeting to be held Tuesday 24 June 2025.

Cr Hutton signalled his intention to submit a Notice of Motion in relation to Community Consultation being conducted via Australia Post to the Council Meeting to be held Tuesday 24 June 2025.

18 CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.00pm the following Elected Members being present at that time:

HON. ALBERT JACOB, JP
CR ADRIAN HILL
CR LEWIS HUTTON
CR DANIEL KINGSTON
CR NIGE JONES
CR REBECCA PIZZEY
CR RUSS FISHWICK, JP
CR JOHN RAFTIS
CR CHRISTINE HAMILTON-PRIME, JP
CR PHILLIP VINCIULLO
CR JOHN CHESTER
CR ROHAN O'NEILL

27 MAY 2025 - ORDINARY MEETING OF COUNCIL ATTACHMENTS

12.1 DEVELOPMENT AND SUBDIVISION APPLICATIONS - MARCH 2025 (WARD - ALL) 6

12.1.1 DEVELOPMENT APPLICATIONS DETERMINED - MARCH 2025 6

12.1.2 SUBDIVISION REFERRALS - MARCH 2025.....9

12.2 PROPOSED REMOVAL OF A MATURE TUART TREE AND REPLACEMENT WITH AN ALTERNATIVE TREE AT 3A MOOLANDA BOULEVARD, KINGSLEY (WARD - SOUTH-EAST) 10

12.2.1 LOCATION PLAN 10

12.2.2 DA15/1196 - DECISION LETTER AND PLANS 11

12.2.3 DEVELOPMENT PLANS.....22

12.2.4 APPLICANTS JUSTIFICATION.....23

12.2.5 ARBORIST REPORT 24

12.2.6 SCHEDULE OF SUBMISSIONS 43

12.3 OBJECTION TO THE CITY'S DECISION TO REFUSE AN APPLICATION TO KEEP A BEEHIVE AT 8 ASHMORE WAY, SORRENTO (WARD - SOUTH-WEST) 49

12.3.1 LOCATION PLAN SHOWING PROPOSED BEEHIVE 49

12.4 EXECUTION OF DOCUMENTS (WARD - ALL).....50

12.4.1 SIGNING AND SEALING REGISTER FOR MARCH AND APRIL 2025 50

12.6 STATUS OF COUNCIL DECISIONS - MAY 2025 (WARD - ALL).....51

12.6.1 ACTION REGISTER AS AT 29 APRIL 2025 51

12.7 MINUTES OF REGIONAL COUNCIL MEETINGS (WARD - ALL) 91

12.7.1 26 MARCH 2025 - SPECIAL MINDARIE REGIONAL COUNCIL MINUTES.....91

12.7.2 17 APRIL 2025 - ORDINARY CATALINA REGIONAL COUNCIL MINUTES...105

12.8 LOCAL GOVERNMENT ELECTIONS - APPOINTMENT OF WA ELECTORAL COMMISSIONER (WARD - ALL) 115

12.8.1 WAEC LONG TERM AGREEMENT - CITY OF JOONDALUP 115

12.8.2 WAEC 2025 COST ESTIMATE JOONDALUP - POSTAL.....116

12.8.3 WRITTEN AGREEMENT LOCAL GOVERNMENT ELECTION 2025 - UPDATED JOONDALUP.....119

12.9 CORPORATE BUSINESS PLAN 2024–2028 QUARTER 3 REPORT (WARD - ALL) 120

12.9.1 CORPORATE BUSINESS PLAN 2024-2028 QUARTER 3 REPORT.....120

12.9.2 QUARTERLY CAPITAL WORKS PROGRESS REPORT QUARTER 3 267

12.9.3 KEY CAPITAL WORKS PROJECTS QUARTERLY STATUS REPORT QUARTER 3 277
12.10 2025 ANNUAL REVIEW OF REGISTER OF DELEGATION OF AUTHORITY (WARD - ALL) 306
12.10.1 2025 SCHEDULE OF REQUESTED CHANGES 306
12.10.2 DELEGATION OF AUTHORITY REGISTER (TRACKED CHANGES) 309
12.10.3 DELEGATION OF AUTHORITY REGISTER (CLEAN) 392
12.11 LIST OF PAYMENTS MADE DURING THE MONTH OF MARCH 2025 (WARD-ALL)473
12.11.1 CHIEF EXECUTIVE OFFICERS DELEGATED MUNICIPAL PAYMENT LIST FOR THE MONTH OF MARCH 2025 473
12.11.2 CHIEF EXECUTIVE OFFICERS DELEGATED MUNICIPAL PAYMENT LIST (BOND REFUNDS) FOR THE MONTH MARCH 2025 553
12.11.3 MUNICIPAL VOUCHERS FOR THE MONTH OF MARCH 2025.....555
12.12 FINANCIAL ACTIVITY STATEMENT FOR MARCH 2025 (WARD - ALL) 556
12.12.1 FINANCIAL ACTIVITY STATEMENT - MARCH 2025.....556
12.12.2 STATEMENT OF FINANCIAL POSITION - MARCH 2025.....557
12.12.3 INVESTMENT REPORT - MARCH 2025 559
12.12.4 SUPPORTING COMMENTARY - MARCH 2025.....560
12.13 CARD TRANSACTIONS FOR THE MONTH OF MARCH 2025 (WARD - ALL) 569
12.13.1 CORPORATE CREDIT CARD TRANSACTIONS - MARCH 2025.....569
12.13.2 FUEL TRANSACTIONS REPORT - MARCH 2025 571
12.14 COMMUNITY FUNDING PROGRAM 2024-25 ROUND TWO (WARD - ALL) 585
12.14.1 COMMUNITY FUNDING PROGRAM - COUNCIL POLICY 585
12.15 BURNS BEACH CAFE RESTAURANT PROJECT MAJOR LAND TRANSACTION (WARD - NORTH).....587
12.15.1 COMMUNITY CONSULTATION OUTCOMES REPORT.....587
12.15.2 BURNS BEACH MAJOR LAND TRANSACTION BUSINESS PLAN 2024 621
12.16 TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE (WARD - SOUTH-EAST) 627
12.16.1 SUMMARY OF TENDER SUBMISSIONS.....627
12.17 TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT (WARD - NORTH-CENTRAL).....630
12.17.1 SUMMARY OF TENDER SUBMISSIONS.....630

13.1.1 PROPOSED LOCAL DEVELOPMENT PLAN - 45 COUNTRY CLUB BOULEVARD, CONNOLLY (WARD - NORTH-CENTRAL).....641
13.1.1.1 LOCATION PLAN.....641
13.1.1.2 JOONDALUP LOCAL DEVELOPMENT PLAN.....642
13.1.1.3 JOONDALUP LOCAL DEVELOPMENT PLAN - APPLICANT REPORT.....646
13.1.1.4 JOONDALUP RESORT LDP TRAFFIC IMPACT STATEMENT.....667
13.1.1.5 JOONDALUP RESORT DRP RESPONSE.....682
13.1.1.6 TREE CANOPY PLAN AND OVERSHADOWING DIAGRAMS.....684
13.1.1.7 SUMMARY OF KEY CONSULTATION THEMES APPLICANT AND CITY RESPONSE.....686
13.1.1.8 SCHEDULE OF SUBMISSIONS VERBATIM WITH REDACTIONS.....690
13.1.1.9 SCHEDULE OF PROPOSED MODIFICATIONS JOONDALUP RESORT LOCAL DEVELOPMENT PLAN.....877
13.1.2 DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY (WARD - ALL).....881
13.1.2.1 FULL PROVISIONS COMPARISON TABLE HOALPP PART B AND PART C881
13.1.2.2 FULL PROVISIONS COMPARISON TABLE RDLPP PART B AND PART C913
13.1.2.3 ADVERTISED DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY.....943
13.1.2.4 POST ADVERTISING MODIFIED DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY.....956
13.1.2.5 DPLH PRELIMINARY COMMENTS ON ADVERTISED DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY.....969
13.1.2.6 SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY.....983
13.1.3 PROPOSED AMENDMENT TO LOCAL PLANNING SCHEME NO. 3 - LOT 55 (15) DELAGE STREET, JOONDALUP (WARD - NORTH).....988
13.1.3.1 LOCATION PLAN.....988
13.1.3.2 JOONDALUP ACTIVITY CENTRE PLAN - PRECINCTS PLAN MAP.....989
13.1.3.3 APPLICANT SCHEME AMENDMENT JUSTIFICATION REPORT.....990
13.1.4 LOCAL PLANNING SCHEME NO. 3 - REPORT OF REVIEW (WARD - ALL).....1019
13.1.4.1 REPORT OF REVIEW.....1019

13.1.5 PROPOSED REVISIONS TO THE ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND DRAFT ALFRESCO SPACES GUIDELINES - CONSIDERATION FOLLOWING ADVERTISING (WARD – ALL) 1051

13.1.5.1 JOONDALUP CITY CENTRE - MAP 1051

13.1.5.2 CURRENT ALFRESCO ACTIVITIES LOCAL PLANNING POLICY 1052

13.1.5.3 ALFRESCO ACTIVITIES LOCAL PLANNING POLICY (TRACKED CHANGES) 1058

13.1.5.4 ALFRESCO ACTIVITIES LOCAL PLANNING POLICY (CLEAN VERSION) 1068

13.1.5.5 DRAFT ALFRESCO SPACES GUIDELINES 1073

13.1.5.6 SUMMARY OF SUBMISSIONS 1089

13.1.6 PROPOSED ANIMALS LOCAL LAW (WARD - ALL) 1092

13.1.6.1 PROPOSED ANIMALS LOCAL LAW 2024 - COMMUNITY CONSULTATION OUTCOMES REPORT 1092

13.1.6.2 SCHEDULE OF SUBMISSIONS 1136

13.1.6.3 PROPOSED CAT PROHIBITED AREAS 1205

13.1.6.4 PROPOSED ANIMALS LOCAL LAW 2025 FINAL 1210

13.1.7 ATTENDANCE AT EVENTS COUNCIL POLICY REVIEW (WARD - ALL) 1244

13.1.7.1 DLG OPERATIONAL GUIDELINE - ATTENDANCE AT EVENTS 1244

13.1.7.2 ATTENDANCE AT EVENTS COUNCIL POLICY (MARKED-UP) 1253

13.1.7.3 ATTENDANCE AT EVENTS COUNCIL POLICY (FINAL) 1260

13.1.8 NEW POLICY - ELECTRONIC ATTENDANCE AT COUNCIL/COMMITTEE MEETINGS (WARD - ALL) 1267

13.1.8.1 DRAFT ELECTRONIC ATTENDANCE AT MEETINGS COUNCIL POLICY 2025 1267

13.1.9 REVIEW OF THE PURCHASING COUNCIL POLICY (WARD - ALL) 1274

13.1.9.1 PURCHASING POLICY 1274

13.2.1 POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS AND PROJECT COSTS (WARD - NORTH) 1279

13.2.1.1 POP UP PIAZZA PROJECT PHILOSOPHY AND PARAMETERS 1279

13.2.1.2 COSTS AND EVALUATION OF OPTIONS TO DEVELOP BUSINESS CASE 1286

13.2.2 MULTI STOREY CAR PARK 2 JOONDALUP CITY CENTRE - PROJECT PHILOSOPHY AND PARAMETERS 2025 (WARD – NORTH) 1290

13.2.2.1 MULTI STOREY CAR PARK 2 PROJECT PHILOSOPHY AND PARAMETERS (1) 1290

13.2.3 NEIL HAWKINS PARK REDEVELOPMENT- PROJECT UPDATE (WARD - NORTH) 1299
13.2.3.1 NEIL HAWKINS PARK REDEVELOPMENT - PROJECT PHILOSOPHY AND PARAMETERS 1299
13.2.3.2 NEIL HAWKINS PARK REDEVELOPMENT - PARK BOUNDARY.....1307
13.2.3.3 NEIL HAWKINS PARK REDEVELOPMENT - LOT BOUNDARIES 1308
13.2.3.4 NEIL HAWKINS PARK REDEVELOPMENT - GANTT CHART 1309
14.1 PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2025-26 FINANCIAL YEAR (WARD - ALL) 1310
14.1.1 OBJECTS OF AND REASONS FOR PROPOSED DIFFERENTIAL RATES FOR THE 2025-26 YEAR.....1310

Monthly Development Applications Determined - March 2025

Ward	DA Number	Receive Date	Application Details	Property Address	Estimated Cost	Stage Decision
Central	DA24/0880.01	24/01/25	SINGLE HOUSE (modification to previous approved DA24/0880)	3 Tellen Street MULLALOO WA 6027	$9,579.00	Approved
Central	DA24/0985	21/11/24	UN-HOSTED SHORT-TERM RENTAL ACCOMMODATION (Change of Use)	49 Trappers Drive WOODVALE WA 6026	$1,000.00	Approved
Central	DA24/0996	02/12/24	SINGLE HOUSE (additions)	52 Seaflower Crescent CRAIGIE WA 6025	$250,000.00	Approved
Central	DA24/1002	04/12/24	GROUPED DWELLING (new dwelling)	157A Eddystone Avenue CRAIGIE WA 6025	$350,000.00	Approved
Central	DA24/1030	13/12/24	SINGLE HOUSE (new two storey dwelling)	25 Mullaloo Drive MULLALOO WA 6027	$550,000.00	Approved
Central	DA24/1036	13/12/24	SINGLE HOUSE (ancillary dwelling)	16 Millimumul Way MULLALOO WA 6027	$235,000.00	Approved
Central	DA24/1075	23/12/24	SINGLE HOUSE (new two storey dweling)	1 Allinga Crescent CRAIGIE WA 6025	$500,000.00	Approved
Central	DA25/0032	20/01/25	SINGLE HOUSE (additions)	35 Lateral Loop BELDON WA 6027	$17,500.00	Approved
Central	DA25/0044	20/01/25	SINGLE HOUSE (additions)	9 Albion Street CRAIGIE WA 6025	$70,000.00	Approved
Central	DA25/0091	05/02/25	SINGLE HOUSE (additions)	7 Nelson Place BELDON WA 6027	$36,831.00	Approved
Central	DA25/0098	10/02/25	SINGLE HOUSE (ancillary dwelling)	74 Adelaide Circle CRAIGIE WA 6025	$216,088.00	Approved
Central	DA25/0190	06/03/25	SINGLE HOUSE (siteworks)	66 Craigie Drive CRAIGIE WA 6025	$6,000.00	Approved
Central	DA25/0204	12/03/25	SINGLE HOUSE (siteworks)	40 Plumdale Way WOODVALE WA 6026	$19,000.00	Approved
North	DA20/0598.02	23/01/25	MEDICAL CENTRE/OFFICE (modification to previous approved DA20/0598)	25 Sundew Rise JOONDALUP WA 6027	$2,700,000.00	Approved
North	DA24/0618	24/07/24	GROUPED DWELLING (new two storey dwelling)	4 Kutcharo Crescent JOONDALUP WA 6027	$250,000.00	Approved
North	DA24/0961	13/11/24	GROUPED DWELLING (new dwelling)	14 Ontario Crescent JOONDALUP WA 6027	$478,950.00	Approved
North	DA25/0003	07/01/25	SINGLE HOUSE (ancillary dwelling)	7 Oriana Place CURRAMBINE WA 6028	$221,770.00	Approved
North	DA25/0034	21/01/25	SINGLE HOUSE (additions)	6 Whithorn Circle KINROSS WA 6028	$44,140.00	Approved
North	DA25/0065	28/01/25	SINGLE HOUSE (new two storey dwelling)	148 Beachside Drive BURNS BEACH WA 6028	$1,199,090.00	Approved
North	DA25/0145	19/02/25	SINGLE HOUSE (siteworks)	29 Quinault Loop JOONDALUP WA 6027	$18,000.00	Approved
North	DA25/0197	12/03/25	EDUCATIONAL ESTABLISHMENT (change of use)	3/148 Winton Road JOONDALUP WA 6027	$380,000.00	Approved
NorthCentr	DA24/0888	23/10/24	UN-HOSTED SHORT-TERM RENTAL ACCOMMODATION (change of use)	8 Alfred Place OCEAN REEF WA 6027	$1,000.00	Approved
NorthCentr	DA24/0928	31/10/24	GROUPED DWELLING (new dwelling)	28A Emerald Way EDGEWATER WA 6027	$348,433.00	Approved
NorthCentr	DA24/0971	15/11/24	SINGLE HOUSE (Balcony - Retrospective)	12 Achilles Loop ILUKA WA 6028	$2,000.00	Approved
NorthCentr	DA24/0999	03/12/24	SINGLE HOUSE (additions)	43 Weldwood Road OCEAN REEF WA 6027	$350,000.00	Approved

Ward	DA Number	Receive Date	Application Details	Property Address	Estimated Cost	Stage Decision
NorthCentr	DA24/1040	18/12/24	GROUPED DWELLING (new dwelling)	28 Cliffside Trail EDGEWATER WA 6027	$800,000.00	Approved
NorthCentr	DA24/1081	24/12/24	UN-HOSTED SHORT TERM ACCOMMODATION (change of use)	11A Caprice Place HEATHRIDGE WA 6027	$0.00	Approved
NorthCentr	DA25/0019	16/01/25	SINGLE HOUSE (additions)	60 Venturi Drive OCEAN REEF WA 6027	$350,000.00	Approved
NorthCentr	DA25/0043	21/01/25	SINGLE HOUSE (cubby house addition - retrospective)	14 Mead Cove OCEAN REEF WA 6027	$1,500.00	Approved
NorthCentr	DA25/0068	29/01/25	UN-HOSTED SHORT-TERM RENTAL ACCOMMODATION (change of use)	1 Squatter Court EDGEWATER WA 6027	$0.00	Approved
NorthCentr	DA25/0108	12/02/25	SINGLE HOUSE (additions)	23 Parkland Close EDGEWATER WA 6027	$250,000.00	Approved
NorthCentr	DA25/0113	13/02/25	SINGLE HOUSE (additions)	11 Faversham Way HEATHRIDGE WA 6027	$48,290.00	Approved
NorthCentr	DA25/0174	06/03/25	SINGLE HOUSE (additions)	44 Naval Parade OCEAN REEF WA 6027	$5,000.00	Approved
South	DA23/0714	19/09/23	SINGLE HOUSE (new two storey dwelling)	12 Marsden Way PADBURY WA 6025	$400,000.00	Approved
South	DA24/0924	30/10/24	GROUPED DWELLING (additions)	3A Leach Street MARMION WA 6020	$30,000.00	Approved
South	DA24/1067	24/12/24	GROUPED DWELLING (four new two-storey dwellings)	73 Doveridge Drive DUNCRAIG WA 6023	$1,800,000.00	Approved
South	DA25/0066	28/01/25	SINGLE HOUSE (outbuilding addition)	3 Glenbar Road DUNCRAIG WA 6023	$14,000.00	Approved
South	DA25/0071	29/01/25	SINGLE HOUSE (patio addition)	6 Young Place PADBURY WA 6025	$23,807.00	Approved
South	DA25/0086	03/02/25	SINGLE HOUSE (additions)	24 Doveridge Drive DUNCRAIG WA 6023	$15,000.00	Approved
South	DA25/0116	13/02/25	SINGLE HOUSE (carport addition)	14 Hubbard Drive PADBURY WA 6025	$18,000.00	Approved
South	DA25/0139	19/02/25	SINGLE HOUSE (new dwelling)	24 Farnley Way DUNCRAIG WA 6023	$630,000.00	Approved
South	DA25/0148	20/02/25	SINGLE HOUSE (siteworks)	6 Duncraig Road DUNCRAIG WA 6023	$20,000.00	Approved
South	DA25/0182	07/03/25	SINGLE HOUSE (siteworks)	16 Cimbrook Way DUNCRAIG WA 6023	$50,000.00	Approved
SouthEast	DA23/0075.02	16/09/24	GROUPED DWELLINGS (two new two storey dwellings and additions - modifications to previously approved DA23/0075.01)	20 Chalcombe Way WARWICK WA 6024	$250,000.00	Approved
SouthEast	DA24/0035	12/01/24	GROUPED DWELLING (four new two storey dwellings)	4 Parkway WARWICK WA 6024	$1,450,000.00	Approved
SouthEast	DA24/1053	13/12/24	SINGLE HOUSE (carport addition)	4 Madrona Crescent GREENWOOD WA 6024	$12,050.00	Approved
SouthEast	DA24/1065	19/12/24	SINGLE HOUSE (additions)	9 Blackall Drive GREENWOOD WA 6024	$46,100.00	Approved
SouthEast	DA25/0014	14/01/25	GROUPED DWELLING (new two-storey dwelling)	70B Talbot Drive KINGSLEY WA 6026	$450,000.00	Approved
SouthEast	DA25/0112	13/02/25	SINGLE HOUSE (siteworks and front fence)	3 Drayton Green Way KINGSLEY WA 6026	$15,000.00	Approved
SouthEast	DA25/0122	14/02/25	GROUPED DWELLING (front fence addition - retrospective)	4 Dalmain Street KINGSLEY WA 6026	$10,000.00	Approved
SouthEast	DA25/0203	12/03/25	SINGLE HOUSE (siteworks)	6 Calgary Place KINGSLEY WA 6026	$9,000.00	Approved
SouthWest	DA22/0847	21/10/22	SINGLE HOUSE (additions)	3 Hawkins Avenue SORRENTO WA 6020	$1,250,000.00	Approved

ATTACHMENT NO: 1 **PAGE NO: 3 of 3**

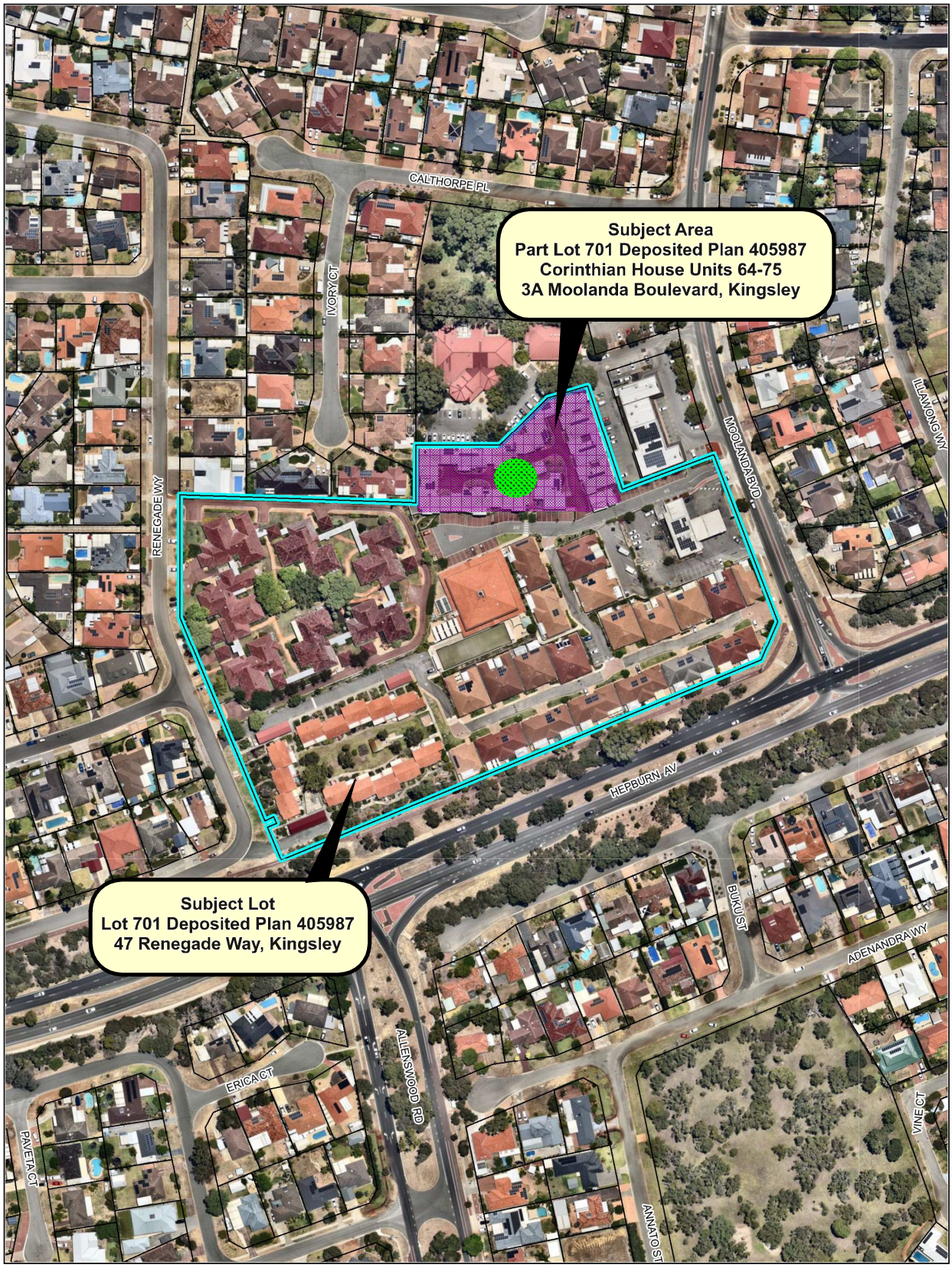
Ward	DA Number	Receive Date	Application Details	Property Address	Estimated Cost	Stage Decision
SouthWest	DA22/0884.01	27/02/25	SINGLE HOUSE (new two storey dwelling - modification to previous approved DA22/0884)	10 Sporing Way HILLARYS WA 6025	$25,000.00	Approved
SouthWest	DA24/0929	30/10/24	SINGLE HOUSE (additions - retrospective)	36 Gleddon Way HILLARYS WA 6025	$40,000.00	Approved
SouthWest	DA24/0954	12/11/24	SINGLE HOUSE (new two storey dwelling)	95 Clontarf Street SORRENTO WA 6020	$600,000.00	Approved
SouthWest	DA24/0957	12/11/24	SINGLE HOUSE (new two storey dwelling)	127A Clontarf Street SORRENTO WA 6020	$550,000.00	Approved
SouthWest	DA24/0972	20/11/24	SINGLE HOUSE (new three storey dwelling with undercroft - modifications to DA22/0098)	113 Castlecrag Drive KALLAROO WA 6025	$1,500,000.00	Approved
SouthWest	DA24/0993	29/11/24	GROUPED DWELLING (new dwelling)	3 Morgan Place HILLARYS WA 6025	$300,000.00	Approved
SouthWest	DA24/1031	13/12/24	GROUPED DWELLING (two new two storey dwellings)	18 Warwick Road SORRENTO WA 6020	$1,050,000.00	Approved
SouthWest	DA24/1035	18/12/24	SINGLE HOUSE (additions)	5 Manakoora Rise SORRENTO WA 6020	$25,000.00	Approved
SouthWest	DA24/1045	10/12/24	SINGLE HOUSE (new dwelling)	4A Alabaster Terrace HILLARYS WA 6025	$689,564.00	Approved
SouthWest	DA25/0012	10/01/25	SINGLE HOUSE (additions)	5 Nimrod Place HILLARYS WA 6025	$120,000.00	Approved
SouthWest	DA25/0057	24/01/25	SINGLE HOUSE (additions)	18 Meruka Retreat HILLARYS WA 6025	$60,000.00	Approved
SouthWest	DA25/0078	31/01/25	SINGLE HOUSE (additions)	30A Angove Drive HILLARYS WA 6025	$100,000.00	Approved
SouthWest	DA25/0084	03/02/25	SINGLE HOUSE (additions)	2 Glomar Rise SORRENTO WA 6020	$200,000.00	Approved
SouthWest	DA25/0115	14/02/25	SINGLE HOUSE (new dwelling)	23 Mustique Crescent HILLARYS WA 6025	$600,000.00	Approved
66					**$22,061,692.00**	

ATTACHMENT NO: 2

PAGE NO: 1 OF 1

Monthly Subdivision Application Recommendations to Western Australian Planning Commission - March 2025

Ward	SU Number	Received Date	Application Details	Property Address	Recommendation
Central	SU109-25	31/01/25	2 strata residential lots	16 Dromana Place CRAIGIE WA 6025	Support
Central	SU128-25	10/02/25	2 strata residential lots	153 Mullaloo Drive MULLALOO WA 6027	NotSupport
Central	SU201304	28/01/25	40 residential lots, 1 balance lot	95 Woodvale Drive WOODVALE WA 6026	NotSupport
NorthCentr	SU178-25	21/02/25	2 strata residential lots	191 Caridean Street HEATHRIDGE WA 6027	Support
NorthCentr	SU62-25	17/01/25	4 strata residential lots	16 Fairlawn Gardens HEATHRIDGE WA 6027	Support
SouthEast	SU134-25	17/02/25	4 strata residential lots	22 Barnsbury Road WARWICK WA 6024	Support
SouthEast	SU154-25	26/02/25	2 strata residential lots	14 Leaside Way GREENWOOD WA 6024	Support
7					



Lot701-3A_moolanda-04032025

City of Joondalup

A Global City: Bold | Creative | Prosperous

Date: 29 February 2016
Enquiries: Lydia Dwyer
9400 4480

Your Ref:
Our Ref: DA15/1196
48208

[redacted]

Dear Sir/Madam,

Reference Number: DA15/1196
Development Description: AGED OR DEPENDENT PERSONS' DWELLING (12 new dwellings)
Location of Development: Corinthian House 1-38/3A Moolanda Boulevard KINGSLEY WA 6026
Owner(s) Details: [redacted]

I refer to your application for development approval, received by the City of Joondalup on 16 October 2015.

You are advised that approval has now been **granted** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Metropolitan Region Scheme*.

Please find attached your notice of determination.

You may be required to obtain a permit from the City in accordance with the requirements of the *Building Act 2011*.

This approval does not remove the need for approvals, licences and/or permits that may be required under other legislation. The subject lot may also be affected by caveats, covenants or other private restrictions. It is recommended that you make your own enquiries in this regard.

Yours sincerely

TIM REED
A/Senior Urban Planner
Planning Services

City of Joondalup | Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919 | T: 9400 4000 | F: 9300 1383
National Relay Service | TTY/voice calls: 13 36 77 | Speak and Listen: 1300 555 727 | Translating and Interpreting Service: 13 14 50
joondalup.wa.gov.au

29 February 2016

Planning and Development Act 2005

City of Joondalup

Notice of determination on application for development approval

Location :	Corinthian House 1-38/3A Moolanda Boulevard KINGSLEY WA 6026		
Legal Description :	Lot 701 DP 405987		
Application Date :	16 October 2015	Received On :	16 October 2015

Description of proposed development:	AGED OR DEPENDENT PERSONS' DWELLING (12 new dwellings)

The application for development approval is:

☒ Approved subject to the following conditions

☐ Refused for the following reasons

Conditions:

1. **A Construction Management Plan being submitted to and approved by the City of Joondalup prior to the commencement of development. The management plan shall detail how it is proposed to manage:**
   - **(a) all forward works for the site;**
   - **(b) the delivery of materials and equipment to the site;**
   - **(c) the storage of materials and equipment on the site;**
   - **(d) the parking arrangements for the contractors and subcontractors;**
   - **(e) the management of sand and dust during the construction process;**
   - **(f) the management of noise during the construction process;**
   - **(g) the protection of trees identified for retention during the construction process;**
   - **(h) other matters likely to impact on the surrounding properties;**

   works shall be undertaken in accordance with the approved plan;

2. **All stormwater shall be collected on-site and disposed of in a manner acceptable to the City. Details shall be provided to the City prior to commencement of development. Works shall be undertaken in accordance with the approval.**

3. **All external walls and retaining walls of the proposed building shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;**

4. **All development shall be contained within the property boundaries;**

5. **Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:**

   - **(a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;**
   - **(b) Provide all details relating to paving, treatment of verges and tree planting;**
   - **(c) Show spot levels and/or contours of the site;**

(d) Indicate natural vegetation to be retained and relocated on-site and the proposed manner in which this will be managed, including the protection and retention of the tree protection zones of trees identified for retention on the approved plans, during and after the construction process;
(e) Demonstrate how the tree protection zones of trees located off-site will be protected and retained during and after the construction process;
(f) Be based on water sensitive urban design principles to the satisfaction of the City;
(g) Be based on Designing out Crime principles to the satisfaction of the City;
(h) Show all irrigation design details;
(i) Allow for clear sightlines at the vehicle access point;

6. Landscaping and reticulation shall be established or retained in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City;

7. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City;

8. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development, to the satisfaction of the City. These bays are to be thereafter maintained to the satisfaction of the City;

9. Lighting shall be installed along all driveways, pedestrian pathways and in all common service areas of the subject development prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of development;

10. Except where permitted by this approval, the dwellings shall be constructed in accordance with the requirements of AS4299 as specified under clause 5.5.2 C2.2ii, C2.3i, C2.3ii, C2.3iii, and C2.3iv of the R-Codes, to the satisfaction of the City.

11. At least one permanent occupant of each dwelling shall be a disabled or physically dependent person or aged person or the surviving spouse of that person.

12. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours;

Advice Notes:

1. Council encourages the relocation of trees where possible and in the event that very large trees need to be cut down that they are offered to a timber merchant so that they can be value-added as high quality furniture.

Date of determination: 29 February 2016

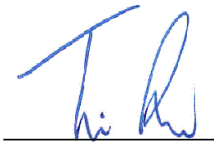
Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the date of determination.

Signed:

Dated:

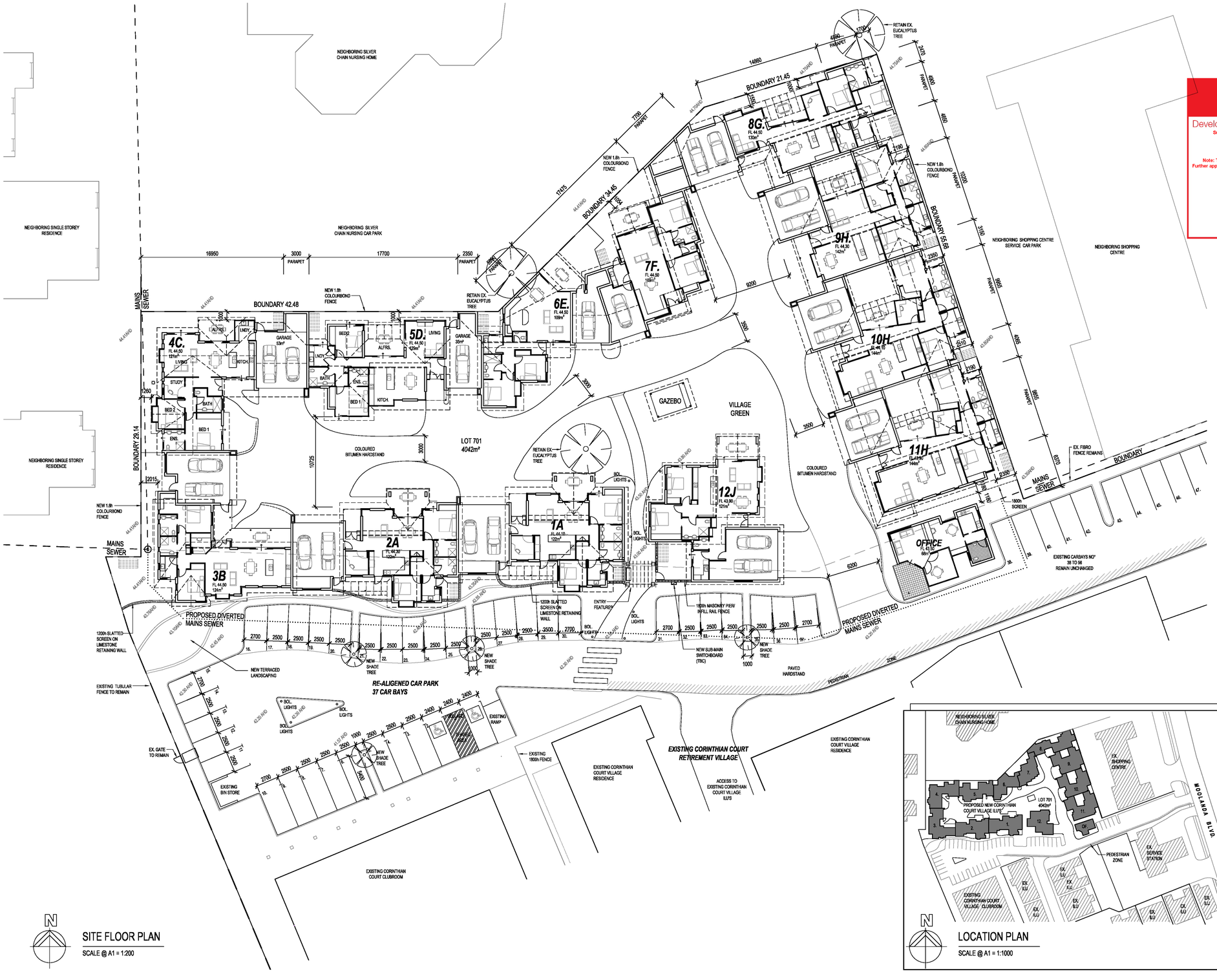


3/03/2016

A/Senior Urban Planner

for and on behalf of the City of Joondalup.

City of Joondalup | Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919 | T: 9400 4000 | F: 9300 1383
National Relay Service | TTY/voice calls: 13 36 77 | Speak and Listen: 1300 555 727 | Translating and Interpreting Service: 13 14 50
joondalup.wa.gov.au



N

SITE FLOOR PLAN

SCALE @ A1 = 1:200

N

LOCATION PLAN

SCALE @ A1 = 1:1000

City of Joondalup

Development Application Approved
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA15/1196
DATE APPROVED: 29 February 2016

Note: This approval constitutes development approval only. Further approvals may be required prior to commencing development

Page 1 of 7

NO.	REVISION	CHK	DATE
B	REVISED DA ISSUE	GH	17/12/15
A	DA ISSUE	GH	18/10/15

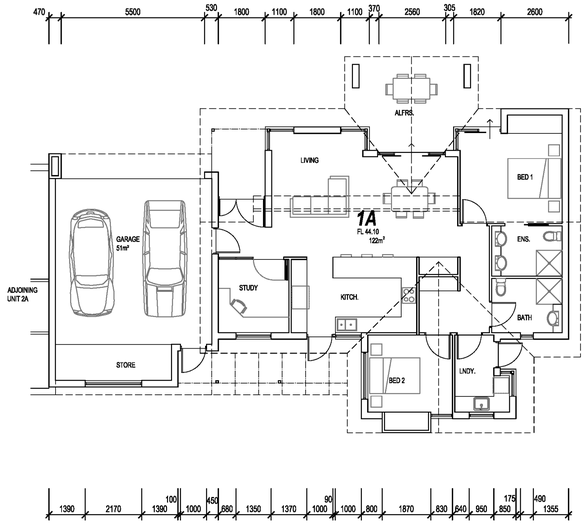
CORINTHIAN COURT ILU'S
MASONIC CARE WA
LOT 701, 3a MOOLANDA BLVD, KINGSLEY, WA 6026

SITE PLAN

SCALE: AS SHOWN
DATE: OCT '15

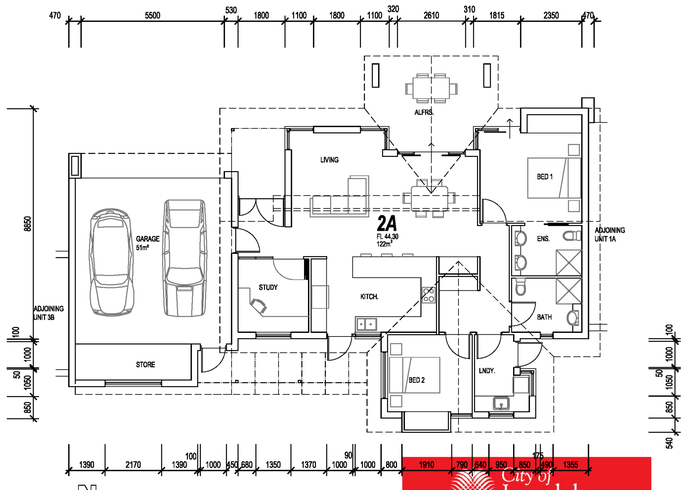
A1.0

REV B



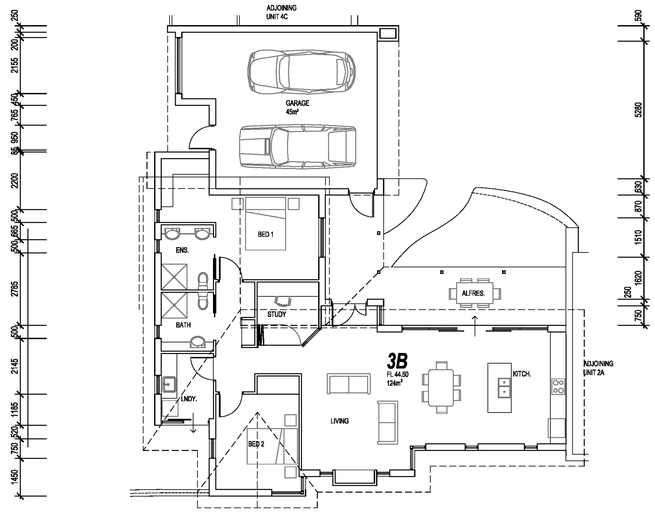
FLOOR PLAN: UNIT 1A

SCALE @ A1 = 1:100



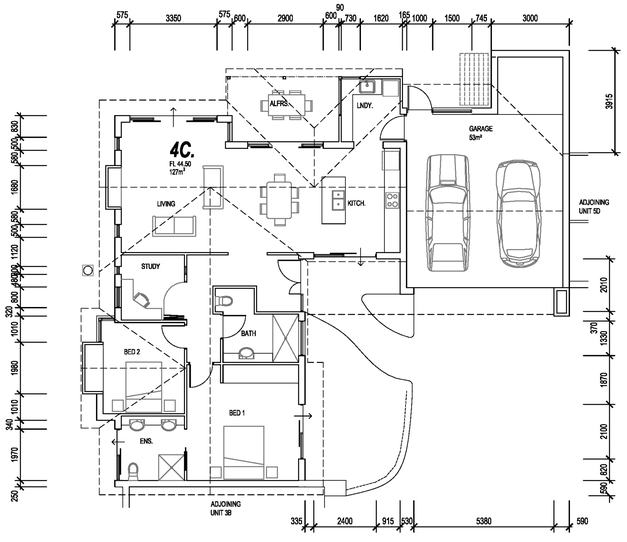
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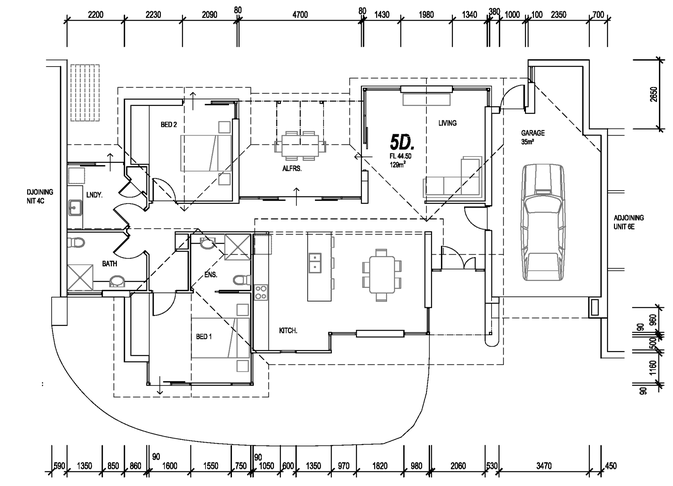
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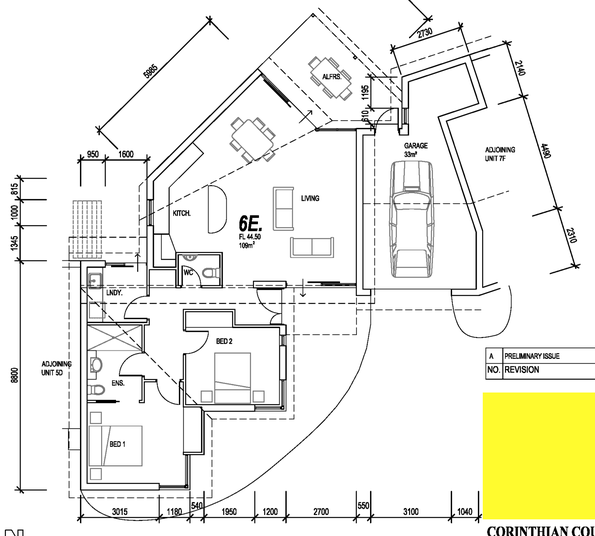
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FLOOR PLAN: UNIT 5D

SCALE @ A1 = 1:100



FLOOR PLAN: UNIT 6E

SCALE @ A1 = 1:100

City of Joondalup

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Page 2 of 7

NO.	REVISION	CHK	DATE
A	PRELIMINARY ISSUE	GH	30/03/15

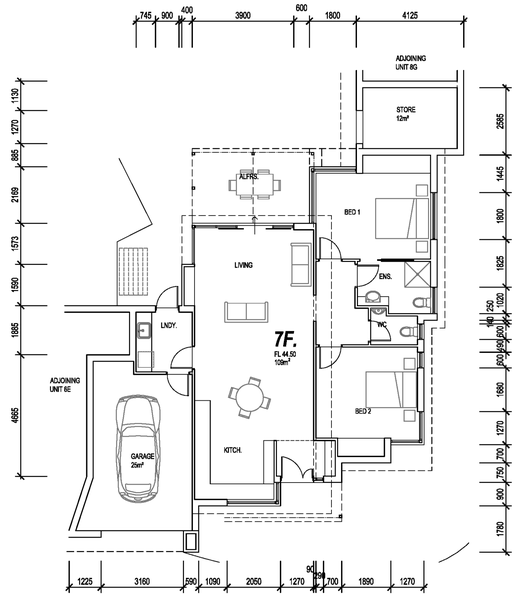
CORINTHIAN COURT ILU'S
MASONIC CARE WA
LOT 701, 3a MOOLANDA BLVD,
KINGSLEY, WA 6026

FLOOR PLANS

SCALE: 1:100
DATE: OCT '15

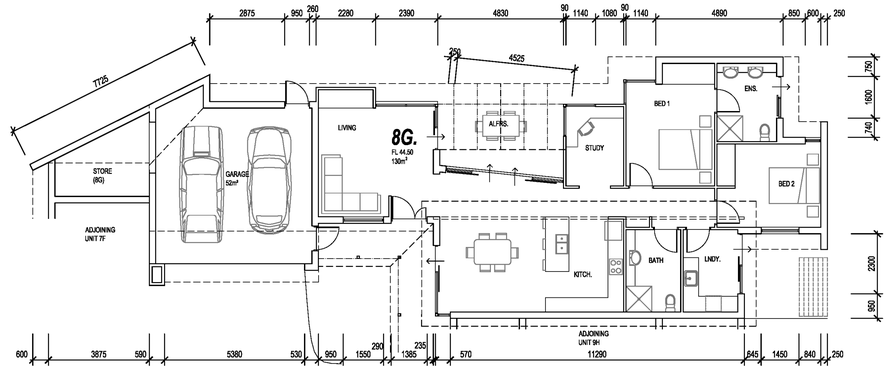
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REV A



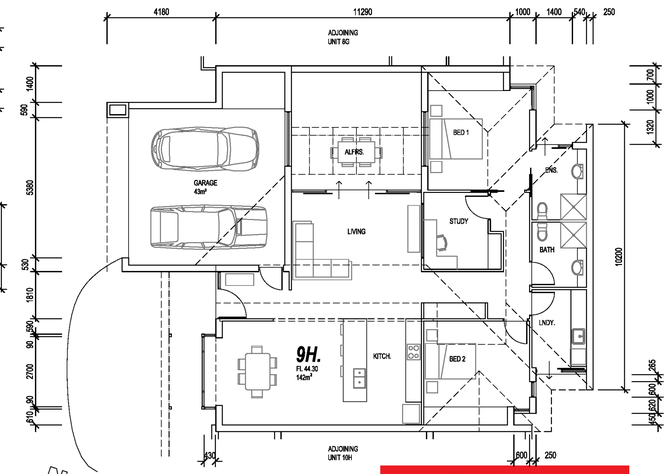
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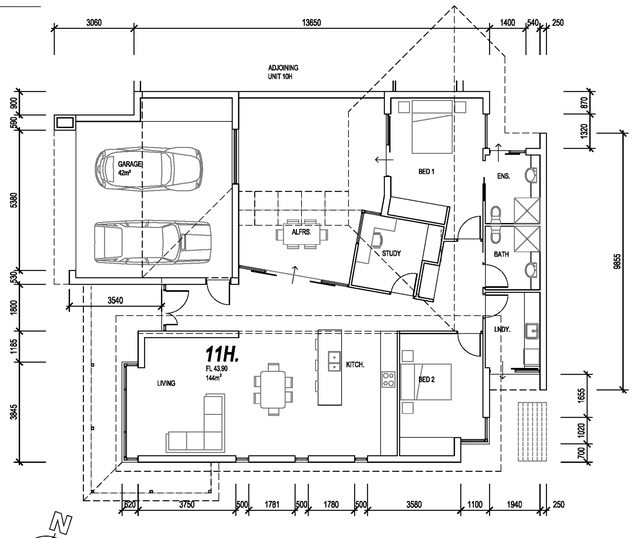
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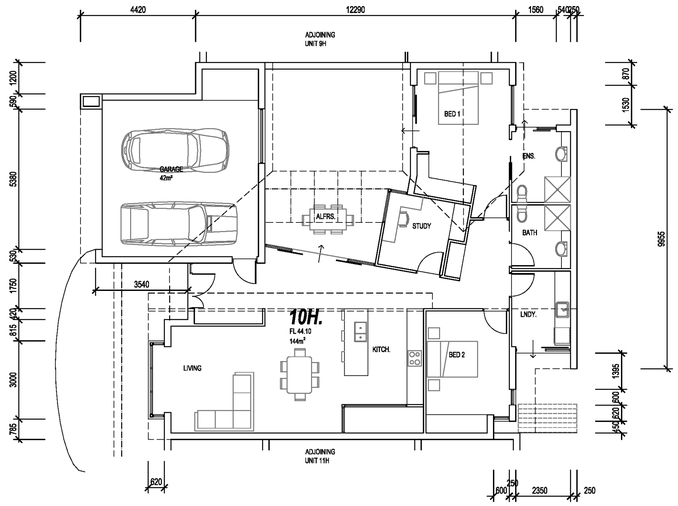
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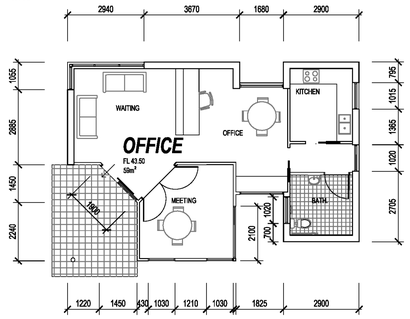
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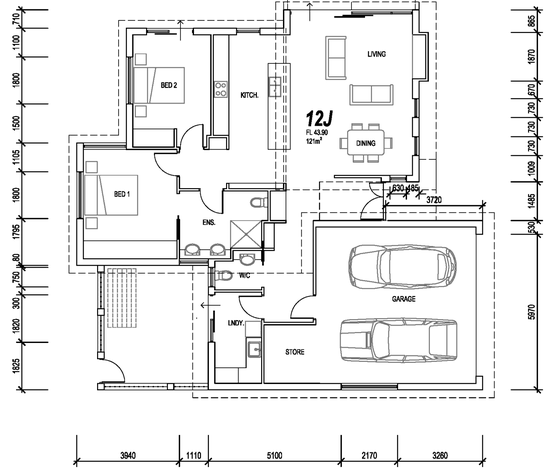
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FLOOR PLAN: OFFICE

SCALE @ A1 = 1:100



FLOOR PLAN: UNIT 12J

SCALE @ A1 = 1:100

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Development Application Approved
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APPLICATION NUMBER: DA15/1196
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Page 3 of 7

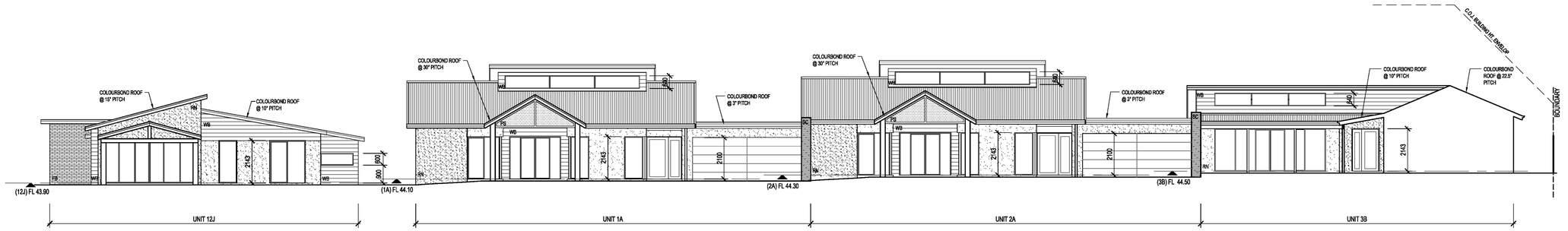
NO.	REVISION	CHK	DATE
A	PRELIMINARY ISSUE	GH	30/03/15

CORINTHIAN COURT ILU'S
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KINGSLEY, WA 6026

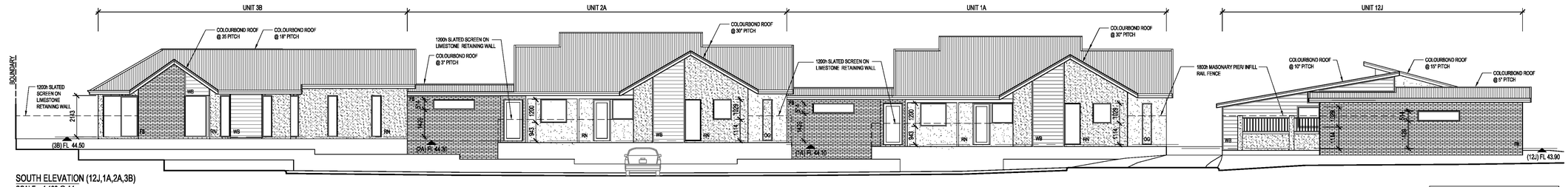
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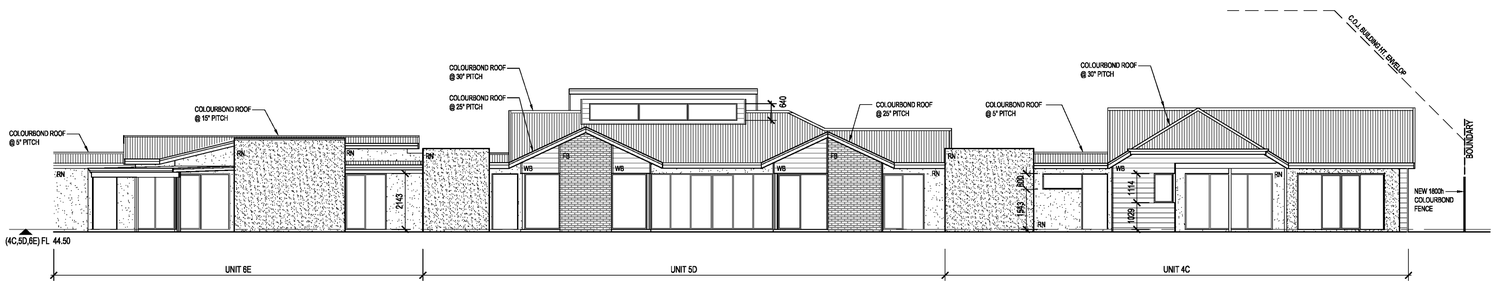
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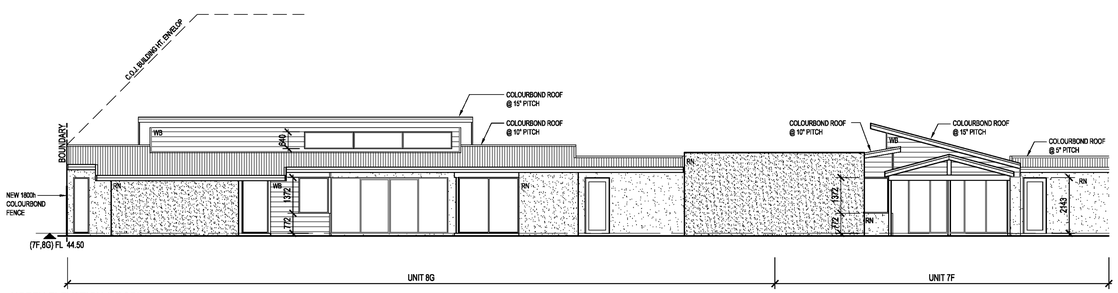
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SOUTH ELEVATION (12J,1A,2A,3B)
SCALE = 1:100 @ A1



NORTH ELEVATION (4C,5D, 6E)
SCALE = 1:100 @ A1



NORTH ELEVATION (7F,8G)
SCALE = 1:100 @ A1

City of Joondalup

Development Application Approved
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Page 4 of 7

NOTES

1. WALLS / FENCES IN FRONT OF UNITS DASHED FOR CLARITY

MATERIAL KEY

FB: FACEBRICK
WB: WEATHERBOARD
RN: RENDERED MASONRY
ST: STONE CLADDING
PS: PERFORATED SCREEN
OG: OBSCURE GLASS

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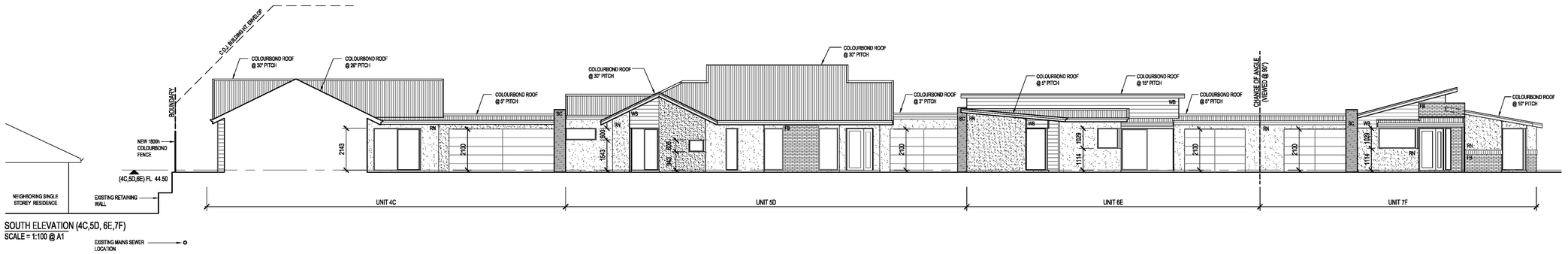
CORINTHIAN COURT ILU'S
MASONIC CARE WA
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KINGSLEY, WA 6026

ELEVATIONS 1

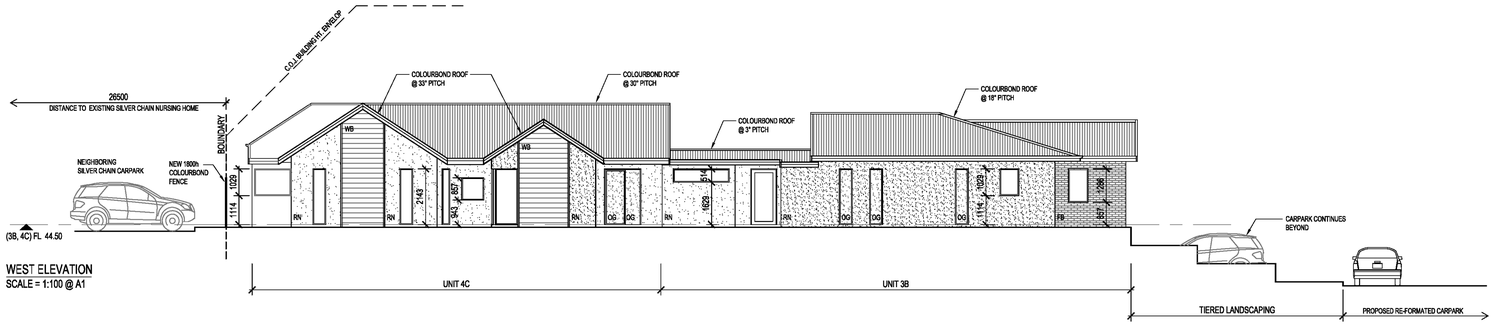
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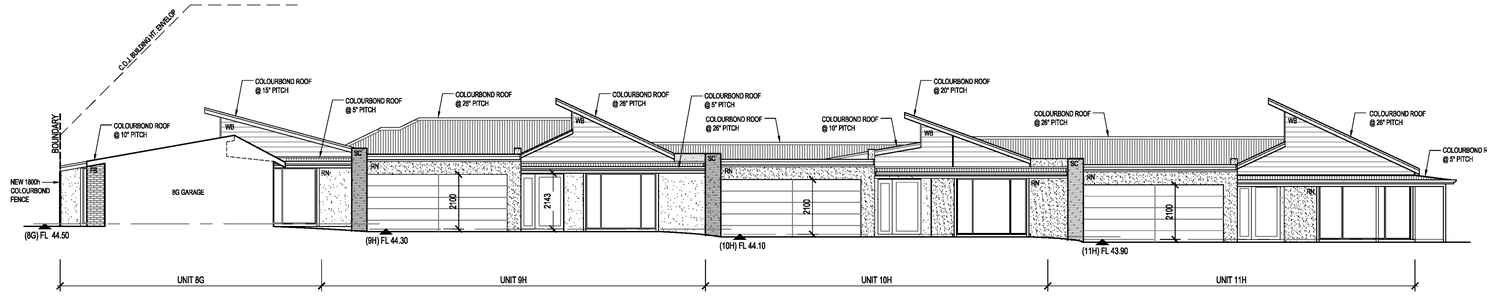
REV A



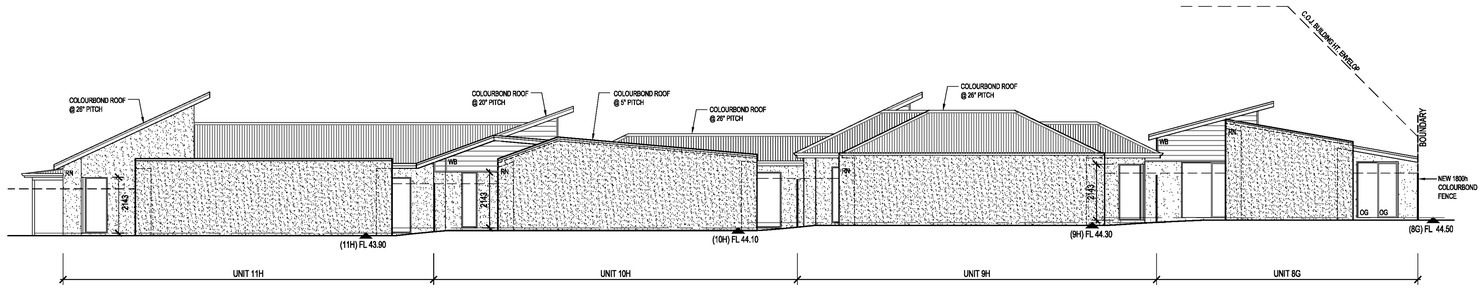
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WEST ELEVATION
SCALE = 1:100 @ A1



WEST ELEVATION (8G,9H,10H,11H)
SCALE = 1:100 @ A1



EAST ELEVATION (8G,9H,10H,11H)
SCALE = 1:100 @ A1

City of Joondalup
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Page 5 of 7

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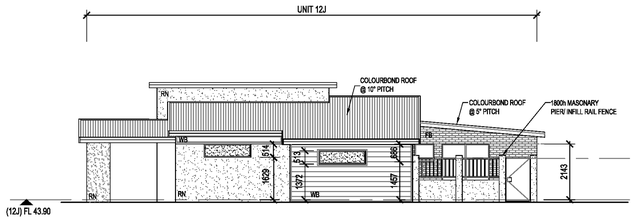
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CORINTHIAN COURT ILU'S
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LOT 701, 3a MOOLANDA BLVD,
KINGSLEY, WA 6026

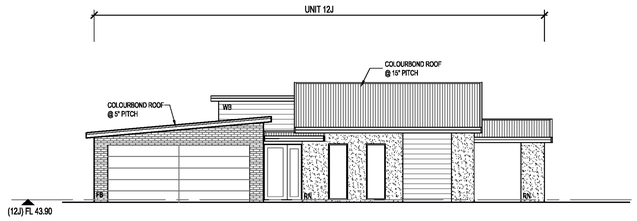
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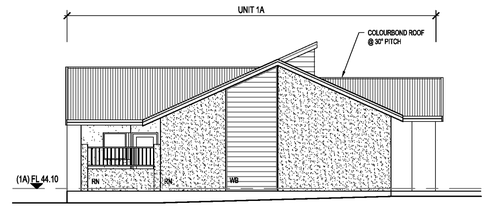
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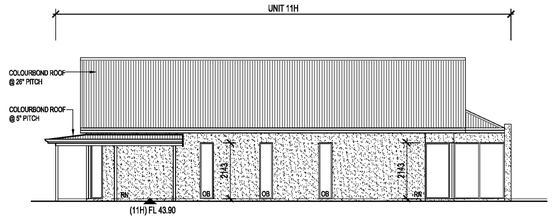
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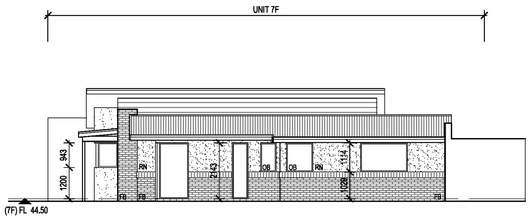
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SOUTH ELEVATION (11H)
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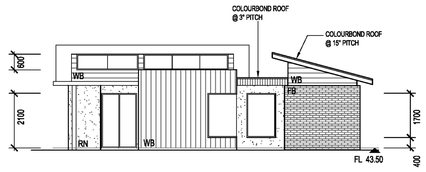
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Page 6 of 7

NOTES

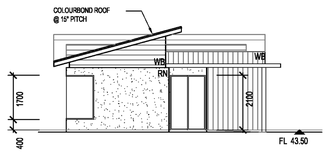
1. WALLS / FENCES IN FRONT OF UNITS DASHED FOR CLARITY

MATERIAL KEY

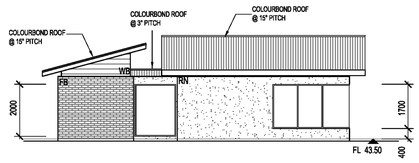
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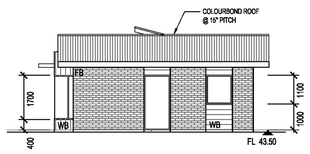
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NORTH ELEVATION (OFFICE)
SCALE = 1:100 @ A1



EAST ELEVATION (OFFICE)
SCALE = 1:100 @ A1

NO.	REVISION	CHK	DATE
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CORINTHIAN COURT ILU'S
MASONIC CARE WA
LOT 701, 3a MOOLANDA BLVD,
KINGSLEY, WA 6026

ELEVATIONS 3

SCALE: 1:200
DATE: OCT '15

A3.2
REV A

City of Joondalup

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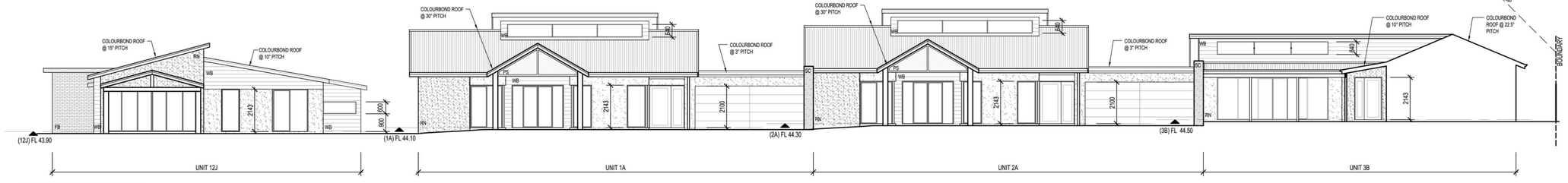
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Page 7 of 7



NORTH ELEVATION (12J,1A,2A,3B)
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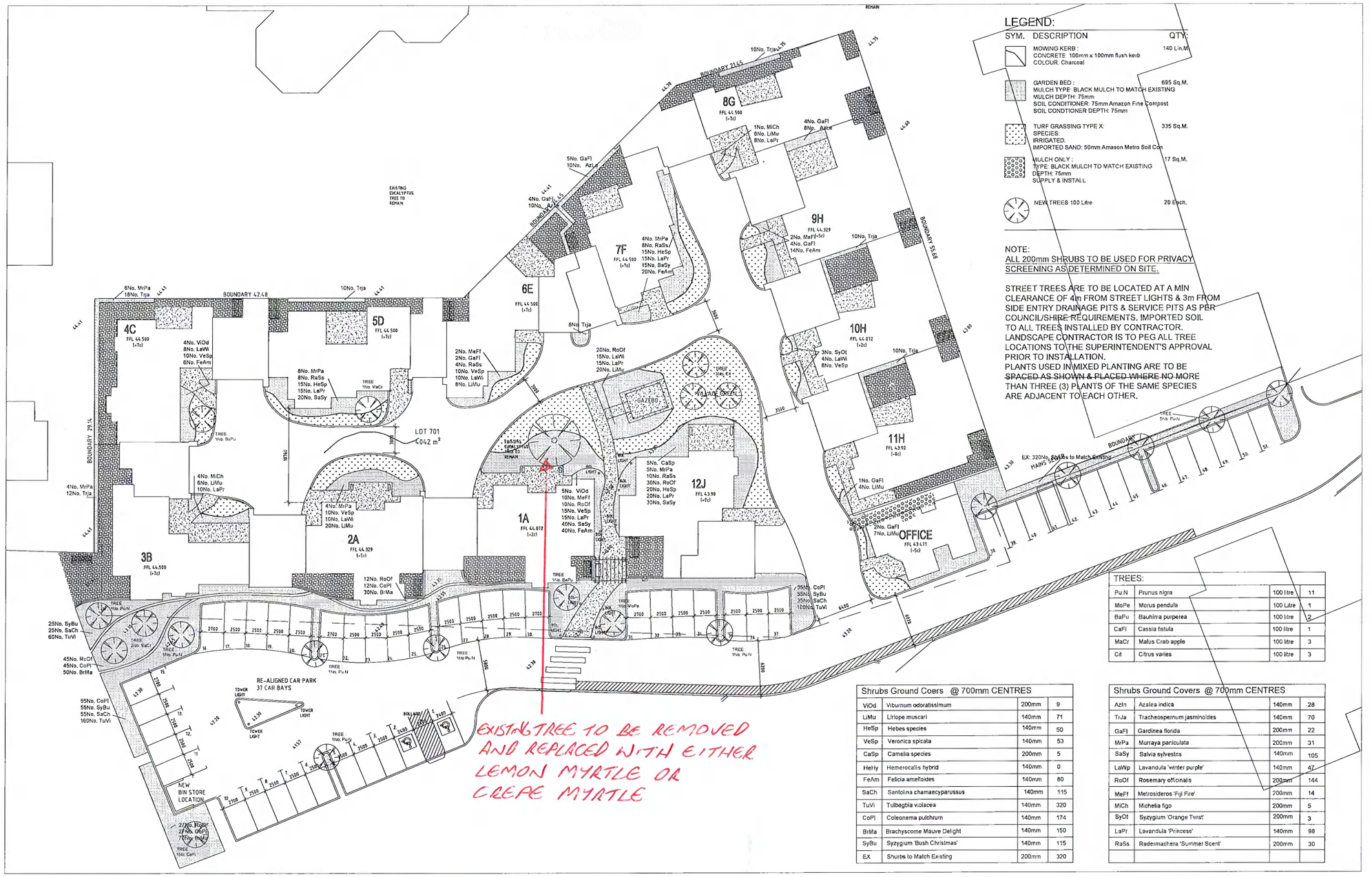


NORTH ELEVATION (12J,1A,2A,3B)
SCALE = 1:100 @ A1

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TYPICAL ILU COLOUR PALETTE



LPM Landscape Project Management

P 0420 216 600
E landpm@inet.net.au

PROJECT NAME
CORINTHIAN COURT
MASONIC CARE WA
LOT 701 3a, MOOLENDA BLVD
KINGSLEY WA 6026

DRAWING TITLE
Surface Treatment Plan

DATE OF ISSUE 11.04.16
DRAWN PG
REV 1
CLIENT MCL Commercial Services
SCALE 1:200 AT A1
CHECKED PG
SHEET 1/1
DWG CCL.101

NO	AMENDMENT	DWN	DATE	CHKD
2	LANDSCAPE DRAWING ISSUED FOR Tender	PG	10.05.16	PG
1	LANDSCAPE DRAWING ISSUED FOR Planning	PG	27.04.16	PG
0	LANDSCAPE DRAWING ISSUED FOR Review	PG	11.04.16	PG

24 September 2024

City of Joondalup

Via application portal

On behalf of Masonic Care WA, this is to formally request the removal of the tuart tree located within the grounds of Corinthian Court Retirement Village, 3A Moolanda Blvd, Kingsley. Whilst we value the tree's contribution to the landscape, we have identified serious safety concerns that warrant its removal.

The tuart tree poses a safety and trip hazard due to the continual falling debris, which may lead to potential injuries for our vulnerable population. At times, we have been obliged to restrict pedestrian access due to fallen plant debris. We believe that the most prudent course of action is to remove the tuart tree and replace it with a more suitable native tree for that location.

We understand that the tuart tree was part of the original development approval for the site. In light of this, we have selected a native replacement tree that would continue to enhance the village environment whilst eliminating the hazard risk to the residents.

Masonic Care WA will cover all costs associated with the removal of the tuart tree and the planting of the replacement tree.

We appreciate your understanding of this matter and hope for your support in approving the safe removal of the tuart tree. Should you require any further information or wish to discuss this request, please do not hesitate to contact me.

Thank you for your attention to this important issue.

Emma Benjamin

Manager Retirement Living

Masonic Care WA

WESTWORKS
—CONSULTANCY—

Aerial Tree Assessment

Location: Corinthian Court

Date: 13 July 2023

Mark Short
Grad Cert Arboriculture

Arboricultural Consultant
Westworks Consultancy
PO Box 173
Mundijong WA 6121
Mobile: 0417 011 426
mark@westworksconsultancy.com.au
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QTRA Licensed user 2290

WESTWORKS
—CONSULTANCY—

VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

1.0 Introduction 2
2.0 Methodology 3
2.1 Methodology – Tree Measurements 3
2.2 Methodology – Tree Health 3
2.3 Methodology - Structure 4
2.4 Methodology – Age Assessment 5
2.5 Useful Life Expectancy 6
2.6 Origin of species 6
2.7 Habitat (Nesting) Value 6
2.8 Quantified Tree Risk Assessment Explained 7
3.0 Location of Subject Tree 8
4.0 Tree Assessment 9
5.0 Discussion 10
6.0 Conclusion 11
7.0 Recommendations 12
8.0 Glossary of Arboricultural Terminology 13
9.0 Appendices – QTRA Risk Thresholds 16
10.0 References 17
11.0 Disclaimer and Limitations 18

1.0 Introduction

An aerial assessment was undertaken on the 13 July 2023 on one specimen of *Eucalyptus gomphocephala, located* within Corinthian Court.

This was a follow up inspection after a Visual Tree Assessment that was undertaken on the 11 May 2023, in which it was observed that there was hollowing present in a lower eastern branch within the canopy of the subject tree.

This inspection utilised an elevated work platform to allow this Consultant in undertaking acoustic sounding of the branch to determine the amount of remaining wall thickness.

2.0 Methodology

This tree assessment consisted of an aerial tree assessment utilising the principals of Visual Tree Assessment (VTA) as outlined by Mattheck and Breloer (1994) and Lonsdale's approach (1999) in conjunction with acoustic sounding techniques utilising a Thor 710 nylon hammer.

The trees were assessed against the following areas: age, health, height (in meters), canopy spread and inspected from ground level for any evidence of defect and pest and diseases, using the following tools.

- Elevated Work Platform
- Acoustic hammer.
- Camera.
- Probing tools

The Quantified Tree Risk assessment was reviewed as part of this assessment, utilising the additional information gained.

2.1 Methodology – Tree Measurements

The height of the tree is an approximate height taken in meters (m)

The canopy spread gives an indication of the general spread of the canopy in meters

The Diameter of the trunk (DBH) is measures at 1.4m above ground level

The diameter of the root flare (DRF) is measures as low to the ground as possible

2.2 Methodology – Tree Health

- **Good:** The tree will show good to excellent vigour throughout the tree for the species. The tree will exhibit a full and healthy canopy of foliage with only minimal pest or diseases evident.
- **Fair:** The tree is growing in a reasonable condition and shape with adequate canopy foliage for the species. Minor dead wood may be present throughout the crown, with reasonable colour and density when compared to a typical healthy specimen of that species.
- **Poor:** The tree appears to not be growing to its full capability with the canopy potentially visibly showing signs of openness and thinning with excessive amounts of dead or dying limbs. Evidence of established pest and disease issues will be evident or symptoms of stress indicating the tree is in decline.
- **Very Poor:** The tree is in decline with a very sparse canopy, and little chance of recovery. There would typically be excessive amounts of dead and dying material throughout its canopy.
- **Dead:** No living tissue was found; the tree is dead and should be removed. Unless it is otherwise noted as holding potential as a habitat tree.

2.3 Methodology - Structure

- **Good:** The tree will have optimum spacings of first order branches, with open angles of attachment and no inclusions, the trunk is applying very visible signs of annualised response growth. There are no observable defects. This is a high-quality specimen for the species.
- **Fair:** The tree is displaying evenly spaced first order branches, with structurally sound unions, the trunk is applying annualised wood to maintain optimum structural integrity. There may be some minor defects, yet the tree is managing these appropriately. This is a “normal” specimen for the species .
- **Poor:** Minor structural defects observed, there may be damage to the cambium, included bark, which reduces the structural integrity of a union, and/or the tree may have been lopped, which has significantly altered its form.
- **Very poor:** The tree is in a state of decline with poor branch spacings and attachment. Major structural defects have been observed.
- **Has Failed:** The tree is of a significantly poor structural integrity to the point where A failure event was observed to have occurred.

2.4 Methodology – Age Assessment

The age of the subject was assessed against the following categories.



2.5 Useful Life Expectancy

Greater than 40 + years
Very high quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of greater than 40 years, thus allowing them to make a substantial contribution for a long period of time.

Greater than 20 to 40 years
High quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of 40 years of greater, thus allowing them to make a substantial contribution.

11 and 20 years
Medium quality and medium value, trees of this category are thought of as making a significant contribution to the area they dwell in and would be considered to hold a ULE of a minimum of 20 years.

6 and 10 years
Low quality and low value. These trees would be regarded as being in an adequate condition that would see them being retained for a period that would allow new plantings to establish. They would be considered as having a ULE of 5 to 10 years.

1 to 5 years
Very Low quality and very low value, these trees would be regarded as having a poor form, displaying a low vitality, and may be exhibiting initial signs of structural decline. They would be considered to have a ULE of less than 5 years and are to be included in a plan for replacement.

No remaining ULE. (Dead or hazardous)
Trees in this category would be considered to hold such a condition that would potentially hold no value or in their current state it would be reasonable to undertake their removal for reasons of sound Arboricultural management, due to a high level of risk.

2.6 Origin of species

Endemic – A species of plant that naturally occurs in the subject location

Native – A species of plant that originates from within Australia, but in not known to naturally occur in the subject location

Exotic – A species of plant that originates from countries other than Australia

2.7 Habitat (Nesting) Value

High value - Trees in this category will have a DBH of 500mm or greater, with hollows of 150mm in diameter or greater.

Medium value. - Trees with a DBH of up to 500mm but not less than 300mm with hollows of up to 140mm in diameter this also relates to the potential for future significant nesting hollows.

Low Value - Trees with no hollows, holding low nesting values.

2.8 Quantified Tree Risk Assessment Explained

About Quantified Tree Risk Assessment (QTRA)

Tree safety management is a matter of limiting the risk of harm from tree failure while maintaining the benefits conferred by trees. Although it may seem counterintuitive, the condition of trees should not be the first consideration. Instead, tree managers should consider first the usage of the land on which the trees stand, and in turn this will inform the process of assessing the trees.

The Quantified Tree Risk Assessment (QTRA) system, developed by Mike Ellison at Cheshire Woodlands, applies established and accepted risk management principles to tree safety management. The system moves the management of tree safety away from labelling trees as either ‘safe’ or ‘unsafe’ and thereby away from requiring definitive judgements from either tree assessors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way that enables tree managers to balance safety with tree values and operate to predetermined limits of tolerable or acceptable risk.

By quantifying the risk from tree failure as a probability, QTRA enables a tree owner or manager to manage the risk in accordance with widely applied and internationally recognised levels of risk tolerance. QTRA further provides a decision-making framework which considers the balance between the benefits provided by trees, levels of risk they pose, and costs of risk management.

Using QTRA, the land-use (Target) upon which trees could fail is assessed first. By valuing the Target first, the tree owner and the risk assessor can determine whether or not, and to what degree of rigour, a survey or inspection of the trees is required. Where necessary, the tree is then evaluated in terms of its size and probability of failure. Ranges of value for Target, Size, and Probability of Failure are entered into a QTRA calculator which generates a traffic light colour-coded risk of harm. The tree owner can then compare the risk to advisory levels for risk tolerance.

By taking a QTRA approach, tree owners commonly find they spend substantially less resources on assessing and managing tree risk than they did previously, whilst maximising the many benefits their trees provide. Moreover, in the event of a 'tolerable' or 'acceptable’ risk being realised, they are in a position to demonstrate the risk has been managed reasonably and proportionately.

3.0 Location of Subject Tree

Subject tree is marked with a red dot



4.0 Tree Assessment

Tuart Tree ID #1

Tree Details	
Latin Name:	Eucalyptus gomphocephala
Common Name:	Tuart
Tree Age:	Mature
Health:	Fair
Structure:	Fair
Tree Height (Estimated) [m]:	18
Canopy Spread [m]:	15
DBH [cm]:	103
DBH Range:	>75cm
Useful Life Expectancy:	40+ years
Observations-Structural Issues:	Cavity
Species origin:	Endemic
Habitat value:	Medium

Tree Location	
Longitude:	115.804851
Latitude:	-31.819524

Photos Street View Map View



Photo 1 – Subject tree, viewed from the west

QTRA	
Target:	Property
Target Range:	4
Multiple Target:	1
Size Range:	1. Greater than 450mm
Reduce Mass:	100%
Probability of Failure (PoF) Range:	4. Low 1/1,000
Capped:	Yes
Tolerable by Agreement:	No
QTRA Risk Numeral:	<1/1 000 000
QTRA Risk Category:	Broadly Acceptable

5.0 Discussion

Inspection of the lower eastern most branch found there to be hollowing within the branch. This starts at approximately 2m from the union on the top side of the branch (Photo 2). This hollowing extends down the branch for approximately 1m, where is joins to another hollow (Photo 3), also on the top side of the branch. The first hollow was observed to be from a branch that had been removed many years previous. The heartwood has progressively decayed. The tree has continued to apply annualised response growth to maintain structural integrity of the branch, however, acoustic sounding of the branch found it to have a thinner wall thickness within 1m of the branch union than what is expected for the species.

The hollow was observed to be occupied by Pink and Grey Cockatoos at the time of the inspection, as such the tree contributes to the habitat value of the area.

Additionally, there was cockatoo grazing activity observed within the union on its northern side.



Photo 2 – Starting point of hollowing



Photo 3 – Lower opening that links upper to the hollow



Photo 4 – Lower eastern most branch

6.0 Conclusion

This aerial assessment found that the eastern most, lower first order branch has a reduced wall thickness. As a matter of maintaining the level of risk from this tree as low as reasonably practicable, it is recommended to undertake minor end weight reduction on the second order branches originating from this branch. This is to be achieved by removing no more than 10% of the foliage from the ends of each extended lateral to growth points, in line with the red circles in the adjacent photo.



Diagram 1 – Areas for pruning

It is important that the end weight reduction does not exceed 10% as this is a balance between reducing end weight, whilst retaining foliage that will assist the tree to continue applying annualised response growth to this specific branch. Over pruning will be detrimental to the long term health of the branch.

Any deadwood over 25mm in diameter should also be removed.

During this assessment, wire was installed around the trunk to prevent cockatoo grazing and allow the tree to occlude the wounding. This wire should be inspected annually to determine if it requires adjustment.



Photo 5 – Wire installed around trunk



Photo 6 – Wire installed around trunk

7.0 Recommendations

1. That minor end weight reduction be undertaken on the second order branches originating from the lower eastern first order branch. This is to be achieved by removing no more than 10% of the foliage from the ends of each extended lateral to growth points, in line with the red circles in Diagram 1.
2. That all deadwood over 25mm in diameter be removed.
3. That the tree be reinspected in 12 months from the date of this inspection.

8.0 Glossary of Arboricultural Terminology

Abscission - The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way.

Abiotic - Pertaining to non-living agents, e.g., environmental factors.

Absorptive roots - non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients.

Adaptive growth - In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress.

Adaptive roots - The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading.

Adventitious shoots - Shoots that develop other than from apical, axillary, or dormant buds; see also 'epicormic'

Anchorage - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree.

Axil - The place where a bud is borne between a leaf and its parent shoot.

Bacteria - Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms.

Bark - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex, and periderm; occasionally applied only to the periderm or the phellem.

Basidiomycotina (Basidiomycetes) - One of the major taxonomic groups of fungi.

Bolling - A term sometimes used to describe pollard heads.

Bottle-butt - A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay.

Bracing - The use of rods or cables to restrain the movement between parts of a tree.

Branch:

- **Primary** - A first order branch arising from a trunk or stem
- **Lateral** - A second order branch, subordinate to a primary branch
- **Sub-lateral** - A third order branch, originating from lateral branch

Branch bark ridge - The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem.

Branch-collar - A visible swelling formed at the base of a branch.

Brown-rot - A type of wood decay in which cellulose is degraded, while lignin is only modified.

Buckling - An irreversible deformation of a structure subjected to a bending load.

Buttress zone - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions.

Cambium - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally.

Canker - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria.

Canopy species - Tree species that mature to form a closed forest canopy.

Cleaning out - The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree.

Compartmentalisation - The chemical confinement of disease, decay, or other dysfunction within a trees tissue, due to passive and/or active defences operating at the boundaries of the affected region.

Compression fork - An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other.

Compression strength - The ability of a material or structure to resist failure when subjected to compressive loading, measurable in trees with special drilling devices.

Compressive loading - Mechanical loading which exerts a positive pressure, the opposite to tensile loading.

Tree Protection Zone - Area from which access is prohibited for the duration of the project to prevent damage to a tree.

Crown/Canopy - The main foliage bearing section of the tree.

Crown lifting - The removal of limbs and small branches to a specified height above ground level.

Crown thinning - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure.

Crown reduction/shaping - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape.

Crown reduction/thinning - Reduction of the canopy volume by thinning to remove selected branches whilst preserving the natural tree shape.

Deadwood - Branch or stem wood bearing no live tissues.

Decurrent - A system of branching in which the crown is borne on a number of major widely spreading limbs of similar size.

Defect - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical

stress, or which makes the tree mechanically unsuited to its environment.

Delamination - The separation of wood layers along their length, visible as longitudinal splitting.

Dieback - The death of parts of a woody plant, starting at shoot-tips or root-tips.

Disease - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused pathogens.

Distal - In the direction away from the main body of a tree or subject organism (cf. proximal)

Dominance - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also, the tendency of a tree to maintain a taller crown than its neighbours.

Dormant bud - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so.

Dysfunction - In woody tissues, the loss of physiological function, especially water conduction, in sapwood.

DBH (Diameter at Breast Height) - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified.

Endophytes - Micro-organisms that live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed.

Epicormic shoot - A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot.

Excrescence - Any abnormal outgrowth on the surface of tree or other organism.

Excurrent - In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter, and secondary branching (cf. decurrent).

Fastigiate - Having upright, often clustered branches.

Flush cut - A pruning cut which removes part of the branch bark ridge and or branch-collar.

Girdling root - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue.

Habit - The overall growth characteristics, shape of the tree and branch structure.

Haloing - Removing or pruning trees from around the crown of another (usually mature or post-mature) tree to prevent it becoming supressed.

Hazard beam - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth, prone to longitudinal splitting.

Heartwood/false-heartwood - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood.

Heave - The lifting of pavements and other structures by root diameter expansion; also, the lifting of one side of a wind-rocked root-plate.

High canopy tree species - Tree species having potential to contribute to the closed canopy of a mature forest.

Incipient failure - In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part.

Included bark (ingrown bark) - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

Infection - The establishment of a parasitic micro-organism in the tissues of a tree or other organism.

Internode - The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches.

Lever arm - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or individual branch.

Lignin - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification.

Lions tailing - When a branch of a tree that has few if any side branches except at its end and is thus liable to snap due to end-loading.

Loading - A mechanical term describing the force acting on a structure from a particular source, e.g., the weight of the structure itself or wind pressure.

Longitudinal - Along the length (of a stem, root, or branch).

Lopping - A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

Minor deadwood - Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target.

Mulch - Material laid down over the rooting area of plants to help conserve moisture; mulch may consist of organic matter, or artificial material.

Mycelium - The body of a fungus, consisting of branched filaments (hyphae).

Occlusion - The process whereby a wound is progressively closed by the formation of new wood and bark around it.

Pathogen - A micro-organism which causes disease in another organism.

Photosynthesis - The process whereby plants use light energy to split hydrogen from water molecules and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products.

Phytotoxic - Toxic to plants.

Pollarding - The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting.

Primary branch - A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

Probability - A statistical measure of the likelihood that a particular event might occur.

Pruning - The removal or cutting back tree parts to growth points.

Rams-horn - In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross section.

Reactive Growth/Reaction Wood - Production of woody tissue in response to altered mechanical or external loading.

Residual wall - The amount of non-decayed wood remaining following decay of internal wood

Rib - A ridge of wood that has usually developed because of locally increased mechanical loading. Often associated with internal cracking in the wood of the stem, branch, or root.

Ringbarking (girdling) - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates above or below the area of damage.

Ripewood - The older central wood of those tree species in which sapwood gradually ages without being converted to heartwood.

Root-collar - The transitional area between the stem/s and roots.

Root zone - Area of soils containing absorptive roots of the tree/s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree.

Sapwood - Living xylem tissues.

Selective delignification - A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose.

Shedding - In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots, and bark scales.

Shrub species - Woody perennial species forming the lowest level of woody plants in a forest or garden and not normally considered to be trees.

Simultaneous white rot - A kind of wood decay in which lignin and cellulose are degraded at about the same rate.

Soft-rot - A kind of wood decay in which a fungus degrades cellulose within the cells,

Spores - Propagules of fungi; most spores are microscopic and dispersed in air or water.

Sporophore - The spore bearing structure of fungi.

Stem/s - Principle above-ground structural component(s) of a tree that supports its branches.

Stress - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition, or extremes of temperature: In mechanics, the application of an external force to an object.

Stringy white-rot - The kind of wood decay produced by selective delignification.

Structural roots - Roots, generally having a diameter greater than 50 millimetres, and contributing significantly to the structural support and stability of the tree.

Structural root zone (ZRZ) - The zone of the root plate most likely to contain roots that are critical for anchorage and the stability of the tree.

Subsidence - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots.

Subsidence - In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight.

Taper - In stems and branches, the degree of change in girth along a given length.

Targets - In tree risk assessment persons or property or other things of value which might be harmed or damaged by falling parts of a tree

Topping/ Lopping - In arboriculture, the removal of the crown of a tree, or of a major proportion of it.

Torsional stress - Mechanical stress applied by a twisting force.

Translocation - In plant physiology, the movement of water and dissolved materials through the body of the plant.

Transpiration - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells.

Tree Protection Zone (TRZ) - This is an area left around a tree to ensure protection of the above and below ground parts of the tree during construction works. It will usually include the SRZ and is usually recommended to be fenced off for the period of the works.

Understorey - A layer of vegetation consisting of younger or smaller trees and shrubs which are adapted to grow under lower light conditions.

Understorey tree species - Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a forest or garden.

Vascular wilt - A type of plant disease in which water-conducting cells become dysfunctional.

Vessels - Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally, not present in coniferous trees.

Vigour - The expression of carbohydrate expenditure to growth (in trees).

Vitality - A measure of physiological condition.

White-rot - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.

Wind exposure - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity.

Windthrow - The blowing over of a tree at its roots.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound.

9.0 Appendices – QTRA Risk Thresholds

QTRA Advisory Risk Thresholds

Threshold	Description	Action
1/1.	UNACCEPTABE Risks will not ordinarily be tolerated	• Control the risk
1/1000	**Unacceptable** (where imposed on others) Risks will not ordinarily be tolerated	•Control the risk •Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Review the risk
1/10,000	**Tolerable** (where imposed on others) Risks are tolerable if ALARP	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at reasonable cost • Review the risk
1/1,000,000	**Broadly Acceptable** Risk is already ALARP	• No action currently required • Review the risk

10.0 References

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11.0 Disclaimer and Limitations

a. References in this report to the "Consultant" means listed on the cover page as an employee of Westworks Consultancy.
b. References in this report to Westworks Consultancy means Westworks Group Pty Ltd as trustee for Ussheridan Trust trading as Westworks Consultancy (ACN 156 131 010 ABN 46 156 131 010).
c. In this report a reference to a group of persons includes a reference to all of them collectively, any two or more collectively and each of them individually.
d. The releases and limitations in this report apply to the Arborist, Westworks Consultancy and any employees, directors, contractors, and agents of the Arborist and/or Westworks Consultancy.
e. This report only covers identifiable defects present at the time of inspection. The Arborist and Westworks Consultancy accept no responsibility and cannot be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.
f. The Arborist and Westworks Consultancy cannot and do not guarantee trees contained within this report will be structurally sound under all circumstances and cannot and do not guarantee that the recommendations made will categorically result in the tree being made "safe." Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level.
g. Trees are living organisms and as such cannot be classified as "safe" under any circumstances.
h. Failure events can occur for any number of reasons at any time and cannot always reasonably be foreseen, as any number of circumstances can come about at any time before or after an inspection that the Arborist and Westworks Consultancy may not be aware of.
i. All recommendations are made based on what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.
j. Care has been taken to obtain all information from reliable sources. All data has been verified or as much as possible; however, the Arborist and Westworks Consultancy can neither guarantee nor be responsible for the accuracy of information provided by others.
k. Booking of re-assessment after the prescribed period is the responsibility of the land manager/owner only. The Arborist and Westworks Consultancy are not responsible for providing reminders or notification that re assessment may be due and will not be held responsible to reinspect the listed trees until requested.
l. The Arborist and Westworks Consultancy make no express warranties under this report.
m. Except as the report specifically states, or as contained in any express warranty provided in relation to any goods or services provided or to be provided, the report does not include by implication any other term, condition, or warranty in respect of the quality, merchantability, acceptability, fitness for purpose, condition, description, assembly, manufacture, design or performance of the goods or services or any contractual remedy for their failure.
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    i. it has not relied upon, any service involving skill and judgement, or on any advice, recommendation, information, or assistance given by the Arborist or Westworks Consultancy, their agents, contractors, or employees in relation to any goods or services or their use or purpose.
    ii. it has not made known, whether expressly or by implication, to the Arborist and Westworks Consultancy any purpose for which it requires the goods or services and it has the sole responsibility of satisfying itself that any goods or services as suitable for the use of the client.
    iii. nothing in this Report is to be interpreted as excluding, restricting, or modifying the application of any non-excludable State or Federal legislation applicable to the sale of goods or supply of service.
    iv. Any reinspection is the responsibility of the tree owner to arrange as required.

SCHEDULE OF SUBMISSIONS

Aged or Dependent Persons' Dwelling (Modification to Previously Approved DA15/1196)

Advertising (14 days) – 18 February 2025 Until 4 March 2025

Support	**41**
Comment/ Neutral	**1**
Object	**1**
TOTAL SUBMISSIONS	**43**

No.	Position	Submission	Administration Comment	Applicant's Response	Recommendation
1	Support	Submitter 1			
	1.1	No comments with submission.	Noted.	N/A	No modifications required.
2	Support	Submitter 2			
	2.1	The tree is dangerous to elderly residents.	Noted.	In agreement.	No modifications required.
3	Support	Submitter 3			
	3.1	This tree needs to come out as it is dangerous for the elderly residents who live here.	Noted.	In agreement.	No modifications required.
4	Support	Submitter 4			
	4.1	This tree makes a big mess and we have to be very careful walking around it as it drops nuts that are very slippery.	Noted.	Several residents have complained of nearly losing their footing due to the fallen nuts.	No modifications required.
5	Support	Submitter 5			
	5.1	I like the shade the tree offers Villa 64 but the mess it makes, the racket the nuts etc make hitting the adjacent gazebo roof, the fear of a limb or worse hitting our villa are all just too much. I think a tree like this needs a far bigger area around it and we support its' removal.	Noted.	The proposed tree will provide shade to the area. The proposed replacement tree will be safer for the villa and adjacent gazebo roof by eliminating the risk of falling limbs.	No modifications required.
6	Support	Submitter 6			
	6.1	It is extremely dangerous, it is adjacent to our residence and we continually have debris, branches and nuts falling on our roof and walkways.	Noted.	The proposed replacement tree will eliminate the risk of falling debris.	No modifications required.
	6.2	Everyone in this area of the village has to walk under the tree and walk on the fallen nuts, there has also been some large branches drop, but luckily no one has been injured , but if they had , it would have been fatal.	Noted.	The proposed replacement tree will eliminate the risk of falling limbs and nuts.	No modifications required.
	6.3	These trees are too big to be located in a residential area. Tuart trees should not be within 40 metres of any house.	Noted.	In agreement – Ludlow Tuart Forest Restoration Group advise - Not suitable as a street or suburban garden tree. Do not plant within 40 meters of buildings.	No modifications required.
7	Object	Submitter 7			
	7.1	I am a 76 year old resident and have a grave fear of slipping on the nuts that drop from the very large Tuart Tree in our village. no matter how many times they are swept up they just keep falling. We have people who are very unsteady on their feet and it would be awful if anyone should fall and suffer a bad injury. Also I fear for the residents villas surrounding the tree as it is very close to a few of them.	Noted.	View and fear frequently expressed by many residents to the village management.	No modifications required.
8	Support	Submitter 8			
	8.1	The Tuart Tree is dangerous where it is because its dropping nuts and residents could very easily fall and hurt themselves.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts.	No modifications required.
9	Support	Submitter 9			

	9.1	The tree drops nuts, stick and leaves on our front patio making it extremely dangerous underfoot. The only access to our and nearby residences is by adjoining pathways which also gets covered with nuts and sticks making it dangerous for elderly residents using walking aids needing to visit village facilities. The noise caused by the nuts and sticks on the rooves day and night is like bullets being fired.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways and on the rooftops.	No modifications required.
10	Support	Submitter 10			
	10.1	I fully support this application.	Noted.	N/A	No modifications required.
11	Support	Submitter 11			
	11.1	There are too many leaves and nuts dropping on the road - it is dangerous.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts.	No modifications required.
12	Support	Submitter 12			
	12.1	This tree is dangerous, should be removed. It is a tripping hazard for all the residents.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts.	No modifications required.
13	Support	Submitter 13			
	13.1	It is very dangerous, I trip over the nuts when I'm walking my dog, and have been hit on the head by a falling nut. I would like it to be removed.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts.	No modifications required.
14	Support	Submitter 14			
	14.1	I am sick of tripping on the nuts when I am out walking the dog, branches falling. The noise of the falling branches on the roof keep me awake at night. Please remove this tree.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts and on the rooftops.	No modifications required.
15	Support	Submitter 15			
	15.1	Have to walk past the tuart tree with my bicycle (having fallen off previously riding over the fallen nuts.) Still have painful knee. The road is very narrow and the only entry & exit for residents. In an emergency. needs to remain clear of twigs and nuts particularly when wet. The banging of falling nuts are like gun shots and sleep is impossible when it is windy	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways and on the rooftops. The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
16	Support	Submitter 16			
	16.1	The tree overhangs the only way into and out from our villa. The number of gumnuts and debris that fall from the tree make it very dangerous walking for some of us. Masonic care would also like the tree removed as they realise the potential questions that would be asked about any injuries or worse. We would like to see the Council putting the health and welfare of the senior citizens living here ahead of this one tree which we will replace with a more appropriate tree or trees.	Noted.	As the villager operator our priority is the residents safety and wellbeing, and following feedback from the Village Manager and residents regarding the hazards presented by the Tuart tree has resulted in this submission.	No modifications required.
17	Support	Submitter 17			
	17.1	As the Village Manager of this retirement village I fully support this application to replace the Tuart tree with something more suitable. This tree has caused so much angst over the years, with many residents having difficulty walking past this tree due to the debris that falls over the road .	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
18	Support	Submitter 18			
	18.1	As per the application the droppings from the tree are a hazard to the elderly residents, a lot of whom use manual & electric appliances to assist in their mobility and the retention of this tree is quite a problem.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
19	Support	Submitter 19			
	19.1	The Tuart Tree poses an extreme safety hazard by the continual dropping of tuart nuts over the only access to this part of the village. Many residents are over 80 years old and have numerous mobility issues that are exacerbated by the continual dropping of tuart nuts on our only access.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways. Social isolation in older people can have many negative effects on their mental health and wellbeing. Studies show that loneliness and social	No modifications required.

				isolation are associated with higher risks for health problems such as heart disease, depression, and cognitive decline.	
20	Support	Submitter 20			
	20.1	As a resident of the village, I understand how much of a safety hazard the existing tree is to the elderly residents, many of whom are at risk of falling and fracture due to the tree dropping nuts and debris. Several people are reluctant to visit friends because of this, which obviously reduces their socialisation.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
21	Support	Submitter 21			
	21.1	This Tuart Tree that was mandated to be retained in the original Development Application continually drops nuts and branches onto the access areas for Senior Citizen Residents and visitors in Langley Circle.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
	21.2	I along with many other residents have serious concerns regarding the health and safety risks posed by the Tuart Tree. Many residents have age related issues, reduced vision, mobility issues, and use mobility equipment. Walking on the nuts is extremely dangerous and could cause significant injury or death to any person accessing residences.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
	21.3	I have chronic arthritis in both ankles, feet and toes, and normal walking is extremely difficult, let alone walking on the tuart nuts that constantly fall on the only pedestrian access to our villa.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
	21.4	The potential for slips and falls is high and given the frailty and reduced vision of many residents, the consequences of such falls could be severe, resulting in significant injuries or even fatalities. Furthermore, the falling branches present an additional danger, threatening the safety of anyone in proximity.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
	21.5	I respectfully request that the Council support the above Planning Application. This action will significantly mitigate the health and safety risks currently faced by our community.	Noted.	In agreement.	No modifications required.
22	Support	Submitter 22			
	22.1	The Tuart tree continually drops nuts and branches onto the only access area to our villa, posing a considerable risk to myself and other residents and visitors, many of whom have mobility and reduced vision issues. I have had back surgery and find it extremely difficult and stressful walking in and out of our villa due to the debris from the tuart tree. I request that the Council support the planning application which then will demonstrate its commitment to the welfare of its residents and ensure a safer environment for all.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
23	Object	Submitter 23			
	23.1	As the first Residents to move into this section of Corinthian Court, one of the factors that we took into account when selecting Villa 68 is that from our bedroom window and front porch we viewed a magnificent 100+ year old Tuart tree which are both an ENDANGERED SPECIES and PROTECTED in Western Australia.	Whilst the significance of the existing Tuart tree is acknowledged, the proposal meets the deemed-to-comply requirements under the R-Codes. It is noted that a large tree is proposed to be planted within the communal open space area to replace the Tuart tree.	The Environment Protection and Biodiversity Conservation Act 1999 (EPBC ACT) (s266B) 3.1 states – In order to be considered a Matter of National Environmental Significance (MNES) under national environment law, areas of the ecological community must meet the diagnostic characteristics and at least the minimum condition thresholds for national protection, if applicable. Section 3.3.1 Condition categories and thresholds. We appreciate that the Tuart Tree is a protected Species in Western Australia however this patch does not meet the key diagnostic characteristics of the	No modifications required.

				nationally protected ecological community as it is smaller than 0.5 ha.	
	23.2	The fact that the tree does what trees do - e.g. drops twigs, leaves and nuts, hardly justifies its removal.	Refer 23.1.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree, and we support its removal to prevent any potential harm.	No modifications required.
	23.3	The Supporting document stating that "pedestrian access had to be restricted" is incorrect, Being an Executive on the Residents Committee, I would have been aware of any "restrictions". If the City is to proceed with the proposed course of action it would be totally contrary to the comments contained in the latest City News Bunuru regarding "contributing to a greener, cooler community".	Refer 23.1.	Signage was put in place to warn residents of the danger when there was excessive fallen debris whilst awaiting removal. The Tuart Tree would be replaced with another more appropriate tree, thus aligning with values of a greener, cooler community.	No modifications required.
	23.4	In closing, I would add that a large amount of bird life frequents this healthy tree. This Tuart tree is probably one of the finest examples of its kind in the State.	Refer 23.1.	There are 2 other Tuart Trees on a neighbouring property, which does provide a similar habitat for birdlife to frequent. The replacement tree will also provide a native habitat attractive to birdlife.	No modifications required.
24	Support	Submitter 24			
	24.1	My parents live at this address and the current tree is very dangerous. Things are constantly falling to the ground which are trip/slip/fall hazard for my elderly parents and other residents. Please approve the application to remove the tree.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
25	Support	Submitter 25			
	25.1	It is very dangerous for people with walking difficulties due to the falling debris.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
26	Support	Submitter 26			
	26.1	I have Parkinsons Disease and Peripheral Neuropathy and am also legally blind, all of which greatly affect my mobility. The continual dropping of tuart nuts and limbs by the tuart tree means that I am often unable to leave my home for fear of slipping and causing personal injury. Replacing the tuart tree with another tree that does not impact on my mobility would be an obvious solution to the considerable safety and health issues the current tree causes.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
27	Support	Submitter 27			
	27.1	My husband suffers from Parkinsons Disease, Peripheral Neuropathy, and is legally blind, and I am his carer. The health and safety issues caused by the continual dropping of nuts and limbs by the tuart tree makes it extremely difficult for my husband to leave our villa as the vegetation dropped by the tree falls on the only access way to our villa. Even with me helping my husband entry and exit to and from our villa is extremely difficult.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
28	Support	Submitter 28			
	28.1	Dropping from tree is very dangerous both from unavoidable walking path and project able from lawnmowers. Branches self prune during high windy times.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
29	Support	Submitter 29			
	29.1	Please remove this tree as it is a hazard for all residents in the village.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
30	Support	Submitter 30			
	30.1	No comments provided with submission.	Noted.	N/A	No modifications required.
31	Support	Submitter 31			

	31.1	I slipped on one of the little nuts dropped by this tree and am now fearful every time I walk past. Please remove this tree.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
32	Support	Submitter 32			
	32.1	This tree is causing problems with the mess and debris, falling branches and nuts.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways.	No modifications required.
33	Support	Submitter 33			
	33.1	The tree is dangerous and a risk to the elderly.	Noted.	The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
34	Support	Submitter 34			
	34.1	I visit this part of the village at least once a week and the danger that the tuart nuts and limbs pose to me and other residents using this part of the village is considerable. The tuart nuts on the ground are difficult to walk on and the risk of a slip or fall is real, and a fall could cause a resident of visitor to have a significant injury given or age group.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
35	Support	Submitter 35			
	35.1	The Tree drops to many nuts and branches all over the road and it is very dangerous for as elderly residents and a tripping hazard.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
36	Neutral	Submitter 36			
	36.1	The verge tree shown on the plans appears to be dead. Suggest replacing it as part of the development.	The proposed application is for the removal and replacement of the Tuart tree within the communal open space area only.	Unsure which tree this is referring to – the Tuart will be replaced as part of the development application if approved.	No modifications required.
37	Support	Submitter 37			
	37.1	I support the planning appplication that the tuart tree in Langley Circle be removed and replaced with a more suitable tree either a lemon Myrtle or Crepe Myrtle which would eliminate the risks and injury for residents. The tuart nuts falling on the ground pose a significant health and safety risk to all residents and guests accessing Langley Circle.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
38	Support	Submitter 38			
	38.1	I am vision impared and require a mobility scooter outside my home. I go the area in Langley Circle at least once a week, where the tuart tree continually drops nuts and limbs, and I find it extremenly difficult to use the roadway becauuse of the risk of my scooter slipping on the nuts and possibly causing me to fall off my scooter and suffer a serious injury. I have viewed the development plan and support the removal of the tuart tree and replacing it with a more suitable tree such as a crepe or lemon myrtle.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
39	Support	Submitter 39			
	39.1	I use either a walking frame or walking stick when I am outside my villa. I visit the area in Langley Circle at least once a week, where the tuart tree continually drops nuts and limbs making it extremely dangerous for me to use the accessway and placing me at risk of a fall and serious injury. I support the development plan to remove the exirting tuart tree and replace it with a more suitable tree.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.
40	Support	Submitter 40			
	40.1	It needs to be done - it is dangerous for the residents.	Noted.	In agreement.	No modifications required.
41	Support	Submitter 41			
	41.1	Very dangerous tree please remove it.	Noted.	In agreement.	No modifications required.

42	Support	Submitter 42			
	42.1	The tree is dangerous and hazardous for the elderly residents in the village. Please remove it.	Noted.	In agreement.	No modifications required.
43	Support	Submitter 43			
	43.1	I have found the Tuart Tree opposite their Unit to be very dangerous due to the tree dropping nuts and debris all over the paving and driveways surrounding the area. This has caused a safety concern, and I am worried about my parents falling. I find the surface in those mentioned areas to be uneven and slippery myself. I would support the application to have the Tuart tree removed for safety reasons for all residents moving/walking in this area of the Retirement Village.	Noted.	The proposed replacement tree will eliminate the risk of debris and nuts falling on the pathways The safety of our residents should take precedence over the preservation of this tree and we support its removal to prevent any potential harm.	No modifications required.


Proposed
Beehive
8
Lot 3
ASHMORE WY

SIGNING AND COMMON SEAL REGISTER

DATE	ITEM #	TYPE OF DOCUMENT	DIRECTORATE	PROPERTY	DESCRIPTION	FILE REFERENCE	SIGNED CM REFERENCE	Submitted to Council
1/04/2025	67	Temporary withdrawal of caveat	Planning and Community Development	Lots 6 and 7 (units 6 and 7 - 265) Eddystone Avenue, Beldon (Belridge Medical Centre)	To enable the transfer of land.	05672	INT25/12827	27/05/2025
3/04/2025	68	Withdrawal of caveats	Corporate Services	Lot 944 Ellersdale Avenue and Lot 946 Dugdale Street, Warwick Lot 965 Ellersdale Avenue, Warwick Lot 956 Ellersdale Avenue, Warwick Lot 961 Dugdale Street, Warwick	Withdrawal of caveats on five properties owned by Silkchime Pty Ltd.	06285	EMO25/26204	27/05/2025
8/04/2025	69	Section 70A Notification	Planning and Community Development	Lot 219 (19) Sycamore Avenue, Duncraig	In accordance with condition 3 of the development approval DA24/1027, a notification on title is required to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.	76101	INT25/13886	27/05/2025
15/04/2025	70	Amendment No. 19 to Local Planning Scheme No. 3	Planning and Community Development	N/A	In accordance with Council's resolution from its meeting held on 25 March 2025 (CJ059-03/25 refers), the documents are required to be signed to progress the amendment. The proposed amendment is to rezone the land within the Kinross Neighbourhood Centre Structure Plan from 'centre' to the 'commercial' and 'residential' zones and the 'civic and community' and 'local road' reserves and applying the R40 residential density codes in accordance with the Kinross Neighbourhood Centre Structure Plan. Approval of the City's Kinross Neighbourhood Centre Structure Plan is to be revoked when this amendment is approved and takes effect.	112059	INT25/14299	27/05/2025
15/04/2025	71	Amendment No. 18 to Local Planning Scheme No. 3	Planning and Community Development	N/A	In accordance with Council's resolution from its meeting held on 25 March 2025 (CJ059-03/25 refers), the documents are required to be signed to progress the amendment. The proposed amendment is to rezone the land within the Currambine Structure Plan from 'Urban Development' to the 'commercial' and 'residential' zones and the 'civic and community', 'drainage/waterway', 'local road' and 'public open space' reserves and applying the 'R20' and 'R40' residential density codes in accordance with the Currambine Structure Plan. Approval of the City's Currambine Structure Plan is to be revoked when this amendment is approved and takes effect.	112058	INT25/14298	27/05/2025

Action Register

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Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
	Audit and Risk Committee	2.2	REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION	Completed	Action from Minutes - Report Request - Audit & Risk Committee - 1 March 2022 Risk Management Process: Cr Fishwick requested a report on the risk management processes undertaken by the City, particularly when upgrading parks or the installation of basketball pads.	**17/10/2023** Report currently on hold awaiting outcome of the proposed guidelines for community basketball facilities from DWER. **08/10/2024** At its meeting held on 17 September 2024 (CJ237-09/24 refers) Council resolved as follows: "2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities; 3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare a report on the development of a policy or guidelines for the management of community basketball facilities." Progress of Parts 2 and 3 above will be reported on under resolution CJ237-09/24.		
	Major Projects and Finance Committee	1.11	ITEM 2 - STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND POTENTIAL CROWN LAND ACQUISITIONS	Not yet started	That the Major Projects and Finance Committee: 3 SUPPORTS investigations with the Department of Planning Lands and Heritage into the City's concessional acquisition of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currambine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig;	**24/03/2025** Due to current project priorities, investigations regarding the potential acquisition and optimisation of Lot 2277 (15) Selkirk Drive, Kinross and Lot 14564 (5) Ascot Way, Currambine have been deferred to July 2026 however, these investigations can be initiated anytime bore this date if resources and circumstances allow. During the MPFC of 21 July 2021, EMs noted the investigations into the potential acquisition of part of Lot 14077 (40) Warwick Road, Duncraig were discontinued - this part of the action is now closed **24/03/2025** Due to current project priorities, investigations regarding the potential acquisition and optimisation of Lot 2277 (15) Selkirk Drive, Kinross and Lot 14564 (5) Ascot Way, Currambine have been deferred to July 2026 however, these investigations can be initiated anytime bore this date if resources and circumstances allow. During the MPFC of 21 July 2021, EMs noted the investigations into the potential acquisition of part of Lot 14077 (40) Warwick Road, Duncraig were discontinued - this part of the action is now closed	14-07-2026	
	Ordinary Meeting of Council	1.3	C125-11/21 - NOTICE OF MOTION NO. 1 – CR MAY – PROVISION OF BASKETBALL FACILITIES	Completed	Action from Minutes - Report Request - Council Meeting - 16 November 2021 That Council: 1 REQUESTS the Chief Executive Officer to investigate and prepare a report on the best location for the provision of a basketball pad at one of the following parks in Craigie: a Otago Park, Craigie; b Camberwarra Park, Craigie; or c Albion Park, Craigie; 2 REQUESTS the Chief Executive Officer to investigate and prepare a report on the provision of a basketball pad at one of the following parks in Kallaroo: a Whitfords-West Park, Kallaroo; or b Bridgewater Park, Kallaroo;	**15/09/2023** Report due TBA **23/10/2023** Following Council's decision regarding the provision of a basketball facility at Braden Park, Marmion (CJ133-08/22 refers), this report is on hold enabling the consideration of the DWER Guidelines on basketball facilities in public open spaces. **08/10/2024** At its meeting held on 17 September 2024 (CJ237-09/24 refers) Council resolved as follows: "2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities;		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					4 Considers the provision of a basketball pad at either Bridgewater Park, Kallaroo or Whitfords-West Park, Kallaroo in the context of the Youth Outdoor Recreation Strategy and Business Case for Interconnected Mountain Bike Trails.	3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare a report on the development of a policy or guidelines for the management of community basketball facilities." Progress of Parts 2 and 3 above will be reported on under resolution CJ237-09/24. The policy or guidelines will guide the provision of basketball facilities within the City.		
	Ordinary Meeting of Council	1.4	CJ185-12/21 - INSTALLATION OF UNDERGROUND POWER AND LED UPGRADES	In Progress	Action from Minutes - Report Request - Council Meeting - 14 December 2021 8 REQUESTS the Chief Executive Officer to prepare a business case detailing: 8.1 Converting an area to smart-metered, LED City owned streetlights; 8.2 Converting an area from overhead power lines to underground power including the installation of smartmetered, LED City owned streetlights.	**15/09/2023** Report due TBA **16/04/2024** The City has commenced the development of a business case as requested by Council. To inform the options identified, the City included two projects, being STL2140 Relighting Dampier Avenue, Mullaloo and STL2142 Relighting of Venturi Drive, in the 2023-24 Capital Works Program and the draft 2024-25 Capital Works Program to convert two small areas to smart-metered, LED City owned streetlights. The purpose of these projects is to develop a handover process between Western Power (current owner) and the City of Joondalup. Western Power has now indicated that they are no longer supportive of handing over these assets to the City. The City is currently reviewing the assumptions underpinning the business case. **26/02/2025** Following the approval of the WALGA Power Purchase Agreement by Council at its meeting held on 25 February 2025, the business case will be updated using these new tariffs to determine the most viable option to be progressed.		
	Ordinary Meeting of Council	1.5	C56-05/22 - NOTICE OF MOTION NO. 2 - CR CHRISTOPHER MAY - MITCHELL FREEWAY WIDENING WORKS	In Progress	Action from Minutes - Report Request - Council Meeting - 17 May 2022 5 REQUESTS the CEO to prepare a report regarding adopting the position of supporting the retention of all existing land between the Mitchell Freeway and residential areas, acting as a buffer, and encourage Main Roads WA to adopt the efficient use of land minimising the footprint of future infrastructure such as cycle paths and noise walls to preserve vegetation;	**15/09/2023** Report due 26/03/2024 **06/11/2023** The City is progressing the investigation into the matter raised in the Notice of Motion and compiling information to inform a report to Council in 2024. **05/06/2024** The City is continuing to work with Main Roads WA (MRWA) during the Mitchell Freeway widening works in an attempt to retain as much as possible of the existing vegetation and to agree on a revegetation plan post the completion of the civil works.		
	Ordinary Meeting of Council	1.6	CJ133-08/22 - BRADEN PARK BASKETBALL FACILITY	Completed	Action from Minutes - Report Request - Council Meeting - 6 August 2022 4 REQUESTS the Chief Executive Officer to investigate alternate age appropriate infrastructure for Braden park and report back to Council for its consideration if noise compliance as per Part 2 above cannot be achieved.	**15/09/2023** Report due TBA **18/10/2023** Report currently on hold pending the outcome of the proposed guidelines for community basketball facilities from DWER. **08/10/2024** At its meeting held on 17 September 2024 (CJ237-09/24 refers) Council resolved as follows: "2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities; 3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
						a report on the development of a policy or guidelines for the management of community basketball facilities." Progress of Parts 2 and 3 above will be reported on under resolution CJ237-09/24. The policy or guidelines will guide the provision of basketball facilities within the City.		
	Ordinary Meeting of Council	1.7	C150-12/22 - NOTICE OF MOTION NO.2 – CR CHRISTOPHER MAY – PEDESTRIAN ACCESSIBILITY	Completed	Action from Minutes - Report Request - Council – 13 December 2022 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN C150-12/22 NOTICE OF MOTION NO.2 – CR CHRISTOPHER MAY – PEDESTRIAN ACCESSIBILITY That Council: That Council REQUESTS the Chief Executive Officer to prepare a report on options to consider a Pedestrian Accessibility and Amenity Improvement Program within higher density areas, particularly infill (HOA) areas, considering the following: 1 Missing footpath connections and pedestrian refuges on distributor roads leading to neighbourhood centres, parks, high frequency bus routes and other amenities; 2 Footpath width in areas considered to have higher pedestrian usage – such as outside of major parks/sporting ovals, schools and neighbourhood centres; 3 Analysis of what additional budgetary impact to prioritise additional footpath and pedestrian infrastructure within high density areas would have.	**15/09/2023** Report due 28/11/2023 **27/10/2023** Report currently being prepared for Quarter 3 of 2023-24. **30/04/2024** Report rescheduled to Quarter 1 of 2024-25 due to resourcing requirements. **05/09/2024** Report prepared for consideration by Council at its meeting to be held on 17 September 2024. **08/10/2024** Council, at its meeting held on 17 September 2024 (CJ248-09/24 refers) considered a report in response to the Notice of Motion.		
	Ordinary Meeting of Council	1.16	CJ149-09/22 Petition in relation to Extension of Animal Exercise Areas in Hillarys	In Progress	Action from Minutes - Actions - Council - 20 September 2022 That Council: 3 REQUESTS the City to undertake a holistic review of its animal exercise areas and develop a framework to guide the planning, identification and delivery of animal exercise areas to be presented to Council by June 2023;	**06/11/2023** A presentation was made and workshop held with Elected Members at the Strategy Session on 6 June 2023 to seek their feedback on community expectations, dog exercise parks and the proposed way forward. The first step in developing a Dogs in Public Open Space Strategy is to seek the views of the residents via a City-wide consultation. The City is currently preparing a consultation package which will be circulated to Elected Members and then residents. The results will then help inform the strategy which the City is aiming to provide to Elected Members during the third quarter of 2023-24. **05/12/2023** The City proposed the inclusion of a Dog Management Plan in the Corporate Business Plan 2023 – 2027 to provide transparency regarding the development of this Plan which will provide clear direction to the City and confirm the position of the City on dogs in public open spaces. At the Council meeting held on 28 November 2023, Council under item 12.9 was requested to consider the inclusion of a project and milestones for the development of a Dog Management Plan within the City's Corporate Business Plan 2023 – 2027 which Council subsequently endorsed. In line with the adopted milestones by Council, the City is currently preparing a specification and request for quotation for the engagement of a specialist consultant to assist the City in the preparation of the Plan.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
						16/04/2024 In line with the adopted milestones by Council in the City's Corporate Business Plan 2023 - 2027, the City has appointed an external consultant to assist the City in developing a draft Dog Management Plan. **05/06/2024** In line with the Strategic Community Reference Group (SCRG) adopted work plan, the development of a draft Dog Management Plan is scheduled to be considered by the SCRG at its meeting on 27 May 2024. **19/06/2024** SCRG Meeting held on 27 May 2024. Meeting 1 Report — Dog Management Plan available on the City's website - SCRG-2024-Meeting-1-Outcomes-Report.pdf (joondalup.wa.gov.au) **08/10/2024** The City has prepared the consultation material to undertake community consultation as per the endorsed milestones for the development of a new Dog Management Plan within the Corporate Business Plan. **27/11/2024** Two stage community consultation to inform development of the Dog Management Plan commenced: • A random telephone survey of 600 City residents from 4 November to 13 November 2024. • A standard consultation open to all City residents and the wider community from 14 November to 11 December 2024. **18/03/2025** The City received in excess of 3,000 responses for the online community survey, the outcomes of which will be presented to Elected Members at the Strategy Session scheduled for 6 May 2025. **29/04/2025** The City will present the consultation outcomes and proposed way forward to the Elected Members in quarter 1 of 2025-26.		
	Policy Committee	1.6	REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION	In Progress	Action from Minutes - Report Request - Policy Committee - 3 August 2020 An elected member called for a report on the review of the City's Naming of Public Facilities Policy. Refer to RPC03944	**15/09/2023** Report due 20/11/2023 **24/11/2023** A review is being undertaken for presentation to a Policy Committee meeting at the beginning of 2024. **22/01/2024** The City has recently engaged a consultant to assist in progressing the renaming of Rev John Smithies Park and Blackboy Park, and the naming of Sorrento Laneways. It is planned to defer presentation of amendments to the Naming of Public of Public Facilities Policy to ensure any revisions can have regard to the principles considered in these projects. It is anticipated a revised Policy will be presented to Council in the second half of 2024. **19/03/2024** It is still intended to present a revised Policy to Council in the second half of 2024.	25-03-2025	**36**

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
						30/08/2024 A report on the proposed renaming of Rev John Smithies Park and Blackboy Park is expected to be presented in late 2024. A report on the Naming of Public Facilities Policy is now expected to be presented to Council in the first half of 2025. **28/01/2025** A report was tabled at the December 2024 council meeting on the consideration of renaming of Blackboy Park, Mullaloo (CJ326-12/24 refers). The proposal will be advertised for 30 days in early February 2025. **25/04/2025** A report on the renaming of Blackboy Park, following public consultation, will be considered at the May Council meeting		
19-09-2023	19 September 2023 - Ordinary Meeting of Council - MINUTES	16.9.1	13.1.1 - CONFIDENTIAL - BURNS BEACH FOOD AND BEVERAGE FACILITY OPERATOR - EXPRESSION OF INTEREST (WARD - NORTH)	In Progress	The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ191-09/23) MOVED Cr Hill, SECONDED Cr McLean that Council: 1 NOTES the information provided by respondents to the Expression of Interest for the operation of the proposed food and beverage facility at Burns Beach and the assessment by the Evaluation Panel contained within this report; 2 DETERMINES that Australian Venue Co. Ltd, General Public Investments Pty Ltd, Gastevski Group Pty Ltd and Laika Group Pty Ltd (Young Folk Co) are the Stage One preferred respondents for the operation of the proposed food and beverage facility at Burns Beach; 3 REQUESTS the Chief Executive Officer to invite Stage Two detailed proposals from Australian Venue Co. Ltd, General Public Investments Pty Ltd, Gastevski Group Pty Ltd and Laika Group Pty Ltd (Young Folk Co); 4 REQUESTS the Chief Executive Officer to provide a further report to Council at the conclusion of the evaluation of Stage Two detailed proposals. The Motion was Put and CARRIED (12/1) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Jones, Cr Logan, Cr May, Cr McLean, Cr Poliwka, Cr Raftis and Cr Thompson. Against the Motion: Cr Kingston.	**02/10/2023** The resolution was noted and a report on the progress is intended for March 2024 Council. **10/04/2024** The second stage request for detailed proposals is scheduled to commence in quarter two of 2024. A report will be presented to Council following evaluation of the proposals. **28/10/2024** The stage 2 process will be initiated after the responses to the Public Advertising of the Burns Beach Restaurant Business Plan have been considered. It is expected that a status report be provided to the EMs in the 3rd or 4th quarter of 2024-25.	30-06-2025	
20-11-2023	20 November 2023 - Policy Committee - MINUTES	8.6	PROPOSED LOCAL GOVERNMENT AND PUBLIC PROPERTY LOCAL LAW 2023 - CONSENT TO ADVERTISE (WARD – ALL)	In Progress	PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK TO THE CHIEF EXECUTIVE OFFICER MOVED Cr Kingston, SECONDED Cr Raftis that Item 8.6 – Proposed Local Government and Public Property Local Law 2023 – Consent to Advertise, be REFERRED BACK to the Chief Executive Officer to consider the following matters: 1 Amending clause 10.6(2) from 3 to 24 hours; 2 Redrafting Part 9 – Advertising Signs – to: 2.1 Impose conditions under a policy in accordance with Clause 12.6 rather than under conditions that are in the text of the local law;	**29/11/2023** The report will be reviewed and presented to the Committee for further consideration at a date to be determined in 2024. **28/08/2024** A meeting was held with Cr Kingston on 14 August 2024 to clarify some aspects of the request made at the Policy Committee meeting held on 20 November 2023. **27/11/2024** Work is continuing on amendments required to the draft Local Government and Public Property Local Law. It is anticipated that the revised local law will be presented to the Policy Committee for further consideration in the first half of 2025.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					2.2 Remove clauses 9.3, 9.4, 9.5, 9.6, 9.7, 9.8 and 9.9; 2.3 Provide an additional clause to empower the local government to issue permits for signage with conditions imposed under a policy; 2.4 Create a new policy 'Local Government and Public Property Signage Policy'; 2.5 Review the definitions for types of signage; 2.6 Provide additional clauses for permit conditions for different types of signage reflecting clauses 9.3, 9.4, 9.5, 9.6, 9.7, 9.8 and 9.9; 2.7 Review signage definitions at 9.1 and appropriate conditions to be imposed under a policy to take into account the Implied freedom of political communication which may operate outside of elections. Signage that is political communication can only be regulated but not prohibited by the local law; 3 Consolidating determinations from the register of determinations into Schedule 2 (see Register-of-Determinations-City-of-Joondalup.pdf); 4 Removing footnotes regarding 2019 amendments from the consolidated law on pages 9, 16, and 17; 5 Reviewing current authorised persons and whether current authorisations are valid. The Motion was Put and CARRIED (6/0) In favour of the Motion: Cr Kingston, Cr Chester, Cr Hutton, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**24/03/2025** The City is currently awaiting for WALGA to release revised guidelines with regard to election signage. **22/04/2025** Updated WALGA Guidelines on Implied Freedom of Political Communication were released on 17 April 2025. The updated guidelines will be considered in light of the changes requested to Part 9 of the proposed local law around advertising signs.		
28-11-2023	28 November 2023 - Ordinary Meeting of Council - MINUTES ONLY	12.4	DEVELOPMENT OF ANNUAL EFFECTIVENESS AND EFFICIENCY MEASURES (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ226-11/23) MOVED Cr Jones, SECONDED Cr Hill that the Council NOTES that the City will investigate, as a program in the Corporate Business Plan 2024/25, the establishment of an initial set of effectiveness and efficiency measures aimed at measuring and reporting on the City's performance. The Motion was Put and CARRIED (13/0) by Exception Resolution after consideration of Item 13.2.2, page 199 refers. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**15/01/2024** Project to be included in the 2024/25 Corporate Business Plan. **31/07/2024** Update included in the CBP for 24/25. RFQ is currently being prepared. **04/09/2024** RFQ was advertised and is currently being assessed. **20/09/2024** Consultants appointed to undertake project. **25/02/2025** Workshops held with EMT and ELT. Elected Member Workshop scheduled for 18 March 2025. Report proposed to be provided to Council June 2025. **17/04/2025** Elected Member Workshop held on 18 March 2025. Report proposed for June 2025 Council.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
12-12-2023	12 December 2023 - Ordinary Meeting of Council - MINUTES ONLY	12.2	CONSIDERATION OF THE CITY'S RECONCILIATION ACTION PLAN (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ258-12/23) MOVED Cr Raftis, SECONDED Cr Vinciullo that Council: 1 ENDORSES the draft Innovate Reconciliation Action Plan provided as Attachment 1 to this Report; 2 RESUBMITS the Innovate Reconciliation Action Plan to Reconciliation Australia for final endorsement. The Motion was Put and CARRIED (11/0) In favour of the Motion: Cr Chester, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**05/01/2024** The City is progressing artwork for the Reconciliation Action Plan. Once completed, the document will be resubmitted to Reconciliation Australia. **19/03/2024** A Noongar artist has been selected and will be working with the City's RAPCRG to scope and inform the artistic/design elements. **28/05/2024** A Noongar artist has been working with the City's RAPCRG to finalise the RAP artwork. This is expected to be completed by end of June. **24/09/2024** The final version of the RAP has now been completed and the City is working with Reconciliation Australia to complete the final review and endorsement. **01/11/2024** The City revised the dates of the RAP to align with the 2025 and 2026 calendar years, and re-submitted for final endorsement by Reconciliation Australia. **05/03/2025** The City met with Reconciliation Australia in February 2025 to discuss feedback received on the City's Reconciliation Action Plan.	12-12-2023	504
12-12-2023	12 December 2023 - Ordinary Meeting of Council - MINUTES ONLY	12.7	DRAFT COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN — COMMUNITY CONSULTATION OUTCOMES (WARD - ALL)	In Progress	COUNCIL RESOLUTION (Resolution No: CJ264-12/23) MOVED Cr Kingston, SECONDED Cr Jones that Council: 1 NOTES the outcomes of the community consultation on the draft Coastal Hazard Risk Management and Adaptation Plan provided as Attachments 1 to 4; 2 PREPARES a new draft Coastal Hazard Risk Management and Adaptation Plan in alignment with State Planning Policy 2.6, and relevant guidelines, developed by a multi-disciplinary team of suitably qualified persons. 3 DEVELOP a Community and Stakeholder Engagement Strategy whereby the community is regularly updated and consulted in the development of the draft Coastal Hazard Risk Management and Adaptation Plan. 4 PREPARE the new draft Coastal Hazard Risk Management and Adaptation Plan having regard to internationally recognised scientific evidence, further research and coastal monitoring, identification of alternative adaptation options, and the review of State Planning Policy 2.6. 5 ESTABLISH a Community Reference Group to provide advice, guidance, and oversight in the development of the draft Coastal Hazard Risk Management and Adaptation Plan. 6 NOTES that actions to manage erosion will continue to occur while the draft Coastal Hazard Risk Management and Adaptation Plan is being developed, including but not limited to, beach nourishment and dune stabilisation.	**12/01/2024** Development of draft CHRMAP will be included in 2024/25 Corporate Business Plan. **06/03/2024** At the Council meeting held on 27 February 2024, Council endorsed amendments to the Corporate Business Plan 2023-2027 including changes to milestones for the Coastal Hazard Risk Management and Adaptation Plan project. As per the updated milestones a project plan is proposed to be presented to Elected Members in quarter 4. **31/07/2024** Presented to Elected Members in April and August 2024. Proposed to be presented to Council in Q1 of 2024/25. **04/09/2024** A report is scheduled to be presented to Council on 17 September 2024. **20/09/2024** At the September Council meeting the project plan for development of draft CHRMAP and Terms of Reference for CHRMAP Community Reference Group were endorsed. **29/01/2025** Nominations for CHRMAP Community Reference Group currently open. Report to be provided to Council in April. **25/02/2025** Nominations for CHRMAP Community Reference Group Members were sought and closed February 2025. Report		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
						seeking endorsement of nominations will be presented to April 2025 Council. **17/04/2025** Report seeking endorsement of CHRMAP Community Reference Group nominations will be presented to April 2025 Council.		
19-02-2024	19 February 2024 - Policy Committee - MINUTES	11.1	Request for Reports	Completed	Cr Kingston requested the following reports: 2 Charity and Donations Policy.	**20/03/2024** The City is currently reviewing this request. **15/11/2024** A report has been drafted and will be presented to the Policy Committee in Quarter 3 of 2024-25. **24/02/2025** A report was presented to the Policy Committee meeting held on 17 February 2025. **07/04/2025** New Policy related to Emergency Donations adopted by Council at its meeting held on 25 March 2025 (CJ066-03/25 refers).		
27-02-2024	27 February 2024 - Ordinary Meeting of Council - MINUTES ONLY	16.9.12.04	CONFIDENTIAL - APPOINTMENT OF EXTERNAL MEMBER TO THE AUDIT AND RISK COMMITTEE (WARD - ALL)	In Progress	CONFIDENTIAL ITEM 12.4 ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ031-02-24) MOVED Cr Raftis, SECONDED Cr Kingston that Council: 1 BY AN ABSOLUTE MAJORITY APPOINTS Mr Mark Hall to the position of external member of the Audit and Risk Committee; 2 REQUESTS the Chief Executive Officer to prepare a report on the impacts of recognising payments for members of Committees and any other panels or reference groups undertaken by the City.	**19/03/2024** With regard to resolution 1, letter dated 5 March 2024 sent to Mr Mark Hall confirming appointment as external member to the Audit and Risk Committee. **18/09/2024** To be reported to Council second half of 2024/25. **28/04/2025** Action in progress and will be completed by 30 June 2025.	30-05-2025	
11-03-2024	11 March 2024 - Audit and Risk Committee - MINUTES	11.1	Request for Report	On Hold	Cr O'Neill requested a report on the review of employees use of fleet vehicles, including the comparison of odometer readings and fuel consumption.	**02/05/2024** The City is currently compiling information to inform a report to the Audit and Risk Committee. **28/10/2024** Information to inform the report has been collated and will be presented to a future Audit and Risk Committee meeting. **20/01/2025** This report was put on hold to enable the officer's involved to roll out the new Teletrack GPS for City vehicles. It is anticipated this report will be presented to the May Audit and Risk Committee Meeting.		
26-03-2024	26 March 2024 - Ordinary Meeting of Council - MINUTES ONLY	13 1.4	PROPOSED ANIMALS LOCAL LAW 2024 - CONSENT TO ADVERTISE (WARD - ALL)	In Progress	MOVED Cr May SECONDED Cr Kingston, that Council: 1 NOTES the review undertaken by the City in relation to the City of Joondalup Animals Local Law 1999; 2 BY AN ABSOLUTE MAJORITY MAKES the proposed City of Joondalup Animals Local Law 2024, as detailed in Attachment 6 to this Report, for the purposes of public advertising, subject to the following amendment: 2.1 The modified penalties listed in Schedule 1 of the proposed City of Joondalup Animals Local Law 2024 be increased to $250 for all offences;	**12/04/2024** The City will arrange advertising of the Animals Local Law in accordance with Council's resolution. **09/05/2024** Public consultation on the proposed Animals Local Law 2024 will commence on 22 May 2024 and close 11 July 2024. **17/07/2024** Public consultation on the proposed Animals Local Law 2024 closed on 11 July 2024 with nearly 200 responses received. The responses will be reviewed and presented to a future Policy Committee meeting.		

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					3 in accordance with section 3.12(3)(a) of the Local Government Act 1995, gives local public notice stating that: 3.1 the City of Joondalup proposes to make the City of Joondalup Animals Local Law 2024, and a summary of its purpose and effect is as follows: Purpose: to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. Effect: to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law. 3.2 copies of the proposed local law may be inspected at or obtained from the City's Administration office, public libraries of the City's website; 3.3 submissions about the proposed local law may be made to the City within a period of not less than six weeks after the notice is given; 4 in accordance with s3.12(3)(b) of the Act, as soon as the notice is given a copy of the proposed local law be sent to the Minister for Local Government; 5 in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; 6 the results of the public consultation be presented to Council for consideration of any submissions received. The Motion was Put and CARRIED (11/1) In favour of the Motion: Cr Hill, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Raftis and Cr Vinciullo. Against the Motion: Cr Pizzey.	**18/09/2024** The City is awaiting a response from the Department of Local Government (DLG) with regard to the proposed Animals Local Law 2024. The feedback from the DLG is crucial as the legislation team will review for any drafting errors, which provides the City with an opportunity to correct any errors prior to adoption. **29/10/2024** The City has received feedback from the DLG and highlighted three areas of concern with the proposed local law, in particular with the proposed cat prohibited areas and control of cats. The City is currently reviewing the advice received from the DLG and considering next steps. It is unlikely a report will be ready for the Policy Committee meeting in November, and will therefore be presented in February next year. **02/01/2025** Green Paper sent to Elected Members on Friday 20 December 2024, seeking feedback with regard to the proposed cat prohibited areas. Feedback requested by 17 January 2025, to inform a future report to the Policy Committee. **17/03/2025** The proposed Animals Local Law has been re-drafted based on feedback received through the Community Consultation process, and feedback received from the DLGSC. A further report is expected to be presented to the Policy Committee in Q4. **22/04/2025** A report was presented to the Policy Committee on 14 April 2025, with a revised version of the proposed Animals Local Law. This report will be presented to Council in May 2025 seeking approval for public advertising of the revised draft. **25/04/2025** A report on the proposed Animals Local Law, following public consultation, will be considered at the May Council meeting.		
23-04-2024	23 April 2024 - Ordinary Meeting of Council - MINUTES ONLY	13 1.4	EXPANSION AND REDEVELOPMENT OF THE WHITFORD LIBRARY AND WHITFORD SENIOR CITIZENS CENTRE (WARD - SOUTH-WEST)	In Progress	COUNCIL RESOLUTION (Resolution No: CJ094-04/24) MOVED Cr Hill, SECONDED Cr Hamilton-Prime that: 1 Council AGREES not to progress with a redevelopment of the Whitford Library or Whitford Senior Citizens' Centre located on Banks Avenue, Hillarys at this time; 2 The Major Projects and Finance Committee to review the proposal in 2025-26.	**17/05/2024** Item 1 - No action required at this time Item 2 - To be listed for Major Projects & Finance Committee meeting in 2025/26 once meeting dates are confirmed	30-07-2025	
20-05-2024	20 May 2024 - Audit and Risk Committee - Agenda - MINUTES ONLY	11.2	Requests - Minutes	Not yet started	Cr Kingston requested the following report: 11.1 That the Chief Executive Officer prepare a report on how internal conflicts of interest are managed in relation to reports presented to Council, and consider the recommendations from the Inquiry into the City of Belmont.	**25/02/2025** With regard to resolution 1, report will be prepared for reporting to the Audit and Risk Committee at the August 2025 meeting.	29-08-2025	

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
20-05-2024	20 May 2024 - Audit and Risk Committee - Agenda - MINUTES ONLY	11.2	Requests - Minutes	In Progress	Cr Kingston requested the following reports: 11.2 That the Chief Executive Officer prepare a report on the internal audit function reporting to the Audit and Risk Committee (the Committee) in addition to the Chief Executive Officer, and a mechanism or procedure where the Internal Auditor can confidentially report to the Committee.	**09/08/2024** With regard to resolution 2, report being prepared for the first Audit and Risk Committee meeting in 2025. **11/02/2025** With regard to resolution 2, draft report prepared for reporting to the Audit and Risk Committee meeting in May 2025.	30-05-2025	
28-05-2024	28 May 2024 - Ordinary Meeting of Council - MINUTES ONLY	12.9	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 5 MARCH 2024 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ117-05/24) MOVED Cr Raftis, SECONDED Cr O'Neill that Council: 15 in relation to Motion No. 15 carried at the Annual General Meeting of Electors: 15.1 NOTES that weed management activities across the City will continue to be undertaken in alignment with the adopted Weed Management Plan 2023-2033; 15.2 REQUESTS the Chief Executive Officer to prepare a report on reducing the amount of glyphosate and other pesticides over a three to five year period with options for targets of 50%, 70% and 90% reductions; The Alternate Motion was Put and CARRIED (7/5) In favour of the Alternate Motion: Cr Chester, Cr Fishwick, Cr Jones, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Mayor Jacob, Cr Hamilton-Prime, Cr Hill, Cr Hutton and Cr May.	**28/10/2024** The City has commenced the development of a Request for Quotation to engage a consultant to assist in development of options as requested by Council. **20/01/2025** The Request for Quotation was finalised and advertised early January 2025 with a closure date of early February 2025. **26/02/2025** The Request for Quotation closed on the 7 February 2025 with no responses received. The City is currently liaising with WALGA to identify potential consultants that will be included in a new RFQ to be advertised. **18/03/2025** New Request for Quotation targeting 64 companies was advertised and closed on the 12 March 2025. The City received one submission which is currently being assessed. **16/04/2025** A consultant has been engaged to prepare a report in line with Council's request. The outcomes are proposed to be considered by Elected Members in the first instance at a Strategy Session and the timing of the report to Council will be determined following that discussion		
28-05-2024	28 May 2024 - Ordinary Meeting of Council - MINUTES ONLY	12.9	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 5 MARCH 2024 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ117-05/24) MOVED Cr Raftis, SECONDED Cr O'Neill that Council: 29 in relation to Motion No. 29 carried at the Annual General Meeting of Electors: 29.1 SUPPORTS the expansion of the Waterwise Verge Rebate Program and the Native Plant Giveaway, and requests the Chief Executive Officer to prepare a report within six months on ways to provide additional funding for the programs due to the increased resources required; 29.2 NOTES that the City is implementing a Native Plant Giveaway initiative in 2023/24; 29.3 NOTES that the City is aiming to implement a Native Plant Giveaway initiative in 2024/25. 29.4 NOTES that the City will consider implementing the Waterwise Verge Rebate Program in 2025/26, subject to resourcing and budget approval; The Alternate Motion was Put and TIED (6/6) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr O'Neill, Cr Pizzey and Cr Raftis.	**04/09/2024** A report is scheduled to be presented to Council on 19 November 2024. **29/01/2025** Groundwater Policy adopted by Council at November 2024 meeting. **25/02/2025** Following Council Decision November 2024 meeting, additional budget provision has been included in the draft 2025/26 budget to implement an expanded Waterwise Verge Program. **17/04/2025** Following Council decision November 2024 meeting, additional budget provision has been included in the 2025/26 budget to implement an extended Native Plant Giveaway.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					Against the Alternate Motion: Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr May and Cr Vinciullo. There being an equal number of votes, the Presiding Member exercised his casting vote and declared the Amendment CARRIED (7/6)			
28-05-2024	28 May 2024 - Ordinary Meeting of Council - MINUTES ONLY	16.1	NOTICE OF MOTION NO. 1 – CR CHRISTOPHER MAY, JP – ELECTRIC VEHICLE (EV) CHARGING STATIONS	In Progress	COUNCIL RESOLUTION (Resolution No: CJ137-05/24) MOVED Cr May, SECONDED Cr Pizzey that Council: 1 REQUESTS the Chief Executive Officer investigate options to permit the provision of a small number of electric vehicle charging stations at key City-managed off-street parking destinations to provide convenience and encourage visitation and activations; 2 REQUESTS the Chief Executive Officer investigate options to permit electric vehicle charging to be either cost neutral or revenue positive, with users to pay their electricity usage; 3 NOTES the City supports the State Government's Electric Vehicle Strategy for Western Australia and aims to install infrastructure to transition the City owned fleet to electric vehicles; 4 NOTES the City is not responsible for providing electric vehicle charging infrastructure or power for public use however, is able to permit charging infrastructure at carparks in key locations. The Motion was Put and CARRIED (9/4) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hutton, Cr Kingston, Cr May, Cr Raftis and Cr Vinciullo. Against the Motion: Cr Hill, Cr Jones, Cr O'Neill and Cr Pizzey.	**13/01/2025** The City is progressing the relevant actions in accordance with Council's decision.		
27-08-2024	27 August 2024 - Ordinary Meeting of Council - MINUTES	12.20	TENDER 012/24 PROCESSING OF COMMINGLED RECYCLABLES SERVICES (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ221-08/24) MOVED Cr Hamilton-Prime, SECONDED Cr Vinciullo that Council ACCEPTS the tender submitted by Veolia Recycling & Recovery (Perth) Pty Ltd for the Processing of Commingled Recyclables as specified in Tender 012/24 for a period of five years with the option of two further terms of one year each, at the submitted rate, with any price variations subject to changes due to commodity price adjustment and the percentage change in the Perth CPI (All Groups), subject to negotiation of final contract terms before entering into a contract. The Motion was Put and CARRIED (9/0) In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**12/09/2024** Conditional Letter of Acceptance issued 9 September 2024 accepting the tender submitted by Veolia Recycling & Recovery (Perth) Pty Ltd for the Processing of Commingled Recyclables as specified in Tender 012/24 for a period of five years with the option of two further terms of one year each, at the submitted rate, with any price variations subject to changes due to commodity price adjustment and the percentage change in the Perth CPI (All Groups), subject to negotiation of final contract terms before entering into a contract.		
27-08-2024	27 August 2024 - Ordinary Meeting of Council - MINUTES	16.1	NOTICE OF MOTION NO. 1 - CR ROHAN O'NEILL - PRIVACY AND	In Progress	COUNCIL RESOLUTION (Resolution No: CJ229-08/24)		30-04-2025	

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
			RESPONSIBLE INFORMATION SHARING		MOVED Cr O'Neill, SECONDED Cr Kingston that Council REQUESTS the Chief Executive Officer to prepare a report on the City's approach to Privacy and Responsible Information Sharing. The Motion was Put and CARRIED (10/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
2-09-2024	2 September 2024 - Policy Committee - MINUTES	11.2	Cr Kingston - Minutes	In Progress	Cr Kingston requested that the Chief Executive Officer prepare a report in relation to State Planning Policy 4.2 - Activity Centres and the requirements for Precinct Structure Plans for Strategic, Secondary, District and Specialised activity centres within the City. What timelines are expected for the remaining activity centres without a structure plan to have one created, and whether any major development of an activity centre is likely.	**18/03/2025** The City is progressing the relevant actions in accordance with Council's decision.		
17-09-2024	17 September 2024 - Ordinary Meeting of Council - MINUTES	12.3	EXECUTION OF DOCUMENTS (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ236-09/24) MOVED Cr Vinciullo, SECONDED Cr O'Neill that Council NOTES the Signing and Common Seal Register for 3 August 2024 to 27 August 2024 as detailed in Attachment 1 to this Report. The Motion was Put and CARRIED (12/0) by Exception Resolution after consideration of Item 13.1.6. In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**30/10/2024** Noting resolution. No further action required.		
17-09-2024	17 September 2024 - Ordinary Meeting of Council - MINUTES	12.4	STATUS OF COUNCIL DECISIONS - JULY 2024 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ237-09/24) MOVED Cr Fishwick, SECONDED Cr Hamilton-Prime that Council: 1 NOTES the Status of Council Decision Report for the month of July 2024, as provided in Attachment 1 to this Report; 2 REQUESTS the Chief Executive Officer to prepare a report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities; 3 Subject to Part 2, should the DWER guidelines not be released or publicised, REQUESTS the Chief Executive Officer to prepare a report on the development of a policy or guidelines for the management of community basketball facilities. The Alternate Motion was Put and CARRIED (12/0) In favour of the Alternate Motion: Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**08/10/2024** A report to Council on the progress of the Department of Water and Environmental Regulation (DWER) guidelines for community basketball facilities and a proposed policy will be prepared for quarter 4 of 2024-25.		
22-10-2024	22 October 2024 - Ordinary Meeting of Council	12.6	WORKERS COMPENSATION INSURANCE (WARD - ALL)	Not yet started	The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ272-10/24)			

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					MOVED Mayor Jacob, SECONDED Cr Pizzey that Council: 1 NOTES the report on the City's Workers Compensation (WorkCare) Policy with Local Government Insurance Services; 2 NOTES an independent consultant is to be engaged to undertake a market analysis on whether the City's Workers Compensation Policy provides best value and report to the Council on the outcomes: 3 REQUESTS the Chief Executive Officer provide a report to the Council on the proposed appointment of the independent consultant to undertake the market analysis in Part 2 above. The Motion was Put and CARRIED (12/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
22-10-2024	22 October 2024 - Ordinary Meeting of Council	12.12	BURNS BEACH CAFE / RESTAURANT PROJECT BUSINESS PLAN (WARD – NORTH)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ279-10/24) MOVED Cr Jones, SECONDED Cr Hamilton-Prime that Council APPROVES the Burns Beach Café / Restaurant Business Plan provided as Attachment 1 to this Report for public advertising in accordance with section 3.59 of the Local Government Act 1995. The Motion was Put and CARRIED (13/0) by Exception Resolution after consideration of Item 14.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**06/11/2024** The Business Plan will be advertised for community consultation from 7 November to 18 December 2024. A consultation outcomes report will be presented to Council early in the first quarter of 2025 - SPO SC **25/03/2025** A report will be provided in the second quarter of 2025	29-05-2025	
28-10-2024	28 October 2024 - Audit and Risk Committee - MINUTES	11.2	Cr O'Neill - Minutes	In Progress	Cr O'Neill requested a report in relation to the City's On the Spot Reward Protocol, how the Protocol operates and how the rewards are distributed to officers.	**25/02/2025** On 22 November 2024 copies of the City of Joondalup's Protocols related to Service Recognition and On the Spot Rewards were forwarded to all Elected Members. A report will be prepared on how the Protocols operate.		
19-11-2024	19 November 2024 - Ordinary Meeting of Council	12.8	EXPANSION OF WATERWISE VERGE REBATE PROGRAM AND NATIVE PLANT GIVEAWAY (WARD – ALL)	In Progress	The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ300-11/24) MOVED Cr O'Neill, SECONDED Cr Chester that Council: 1 NOTES that the City will not be delivering the Waterwise Verge Rebate Program in 2025-26; 2 ENDORSES the continuation and expansion of the Native Plant Giveaway in 2025-26; 3 NOTES that a total budget will be considered in the budget process allocating increased funding to deliver the Native Plant Giveaway in 2025-26; 4 NOTES that the City will apply for funding through the Water Corporation to offset costs of implementing the initiative.	**20/03/2025** Provision has been made in the draft 25/26 budget to expand the Native Plant Giveaway Project. **17/04/2025** Provision has been made in the draft 2025/26 budget to expand the Native Plant Giveaway.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					The Motion was Put and CARRIED (11/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
19-11-2024	19 November 2024 - Ordinary Meeting of Council	13 2.2	R-CODES REVIEW OF RESIDENTIAL LOCAL PLANNING POLICIES (WARD - ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ310-11/24) MOVED Cr Jones, SECONDED Cr Hill that Council, in accordance with Clauses 3 and 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, PREPARES and ADVERTISES the draft Residential Development Local Planning Policy, provided as Attachment 3 to this Report, for a period of 21 days. The Motion was Put and CARRIED (11/0) by Exception Resolution after Item 13.2.8. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**10/01/2025** The City is progressing the relevant actions in accordance with Council's decision. **25/04/2025** A report on the draft Residential Development Local Planning Policy, following public consultation, will be considered at the May 2025 Council meeting.		
19-11-2024	19 November 2024 - Ordinary Meeting of Council	13 2.8	GAMBLING ACTIVITIES IN CITY-OWNED AND MANAGED PROPERTIES (WARD – ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ316-11/24) MOVED Cr Kingston, SECONDED Cr O'Neill that Council: 1 SUPPORTS the development of a formal position to limit gambling activities in all City-owned or managed properties; 2 PROVIDES clear guidance on the specific gambling activities it wishes to limit in City-owned and managed properties, namely: 2.1 Prohibit only wagering activities; 3 REQUESTS the Chief Executive Officer develops a Council Policy to limit gambling activities in City-owned and managed properties, taking into consideration the guidance provided by Council in Part 2 above. The Motion was Put and CARRIED (11/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**16/12/2024** A Council Policy to limit gambling activities in City-owned and managed properties, taking into consideration the guidance provided by Council in Part 2 being, prohibit only wagering activities, is being developed and is scheduled for consideration by Council at its meeting to be held on 22 July 2025.		
19-11-2024	19 November 2024 - Ordinary Meeting of Council	16.1	NOTICE OF MOTION NO. 1 - CR REBECCA PIZZEY - VIRTUAL FENCING	In Progress	COUNCIL RESOLUTION (Resolution No: CJ318-11/24) MOVED Cr Pizzey, SECONDED Cr O'Neill that Council REQUESTS the Chief Executive Officer to prepare a report examining the costs and benefits of installing 'virtual fencing', a land bridge or any other alternate method the City believes would aid in the movement of native wildlife at Pinnaroo Valley Memorial Park, at Whitfords Avenue in Padbury, and Yellagonga Regional Park, at Duffy Terrace and Woodvale Drive in Woodvale. The Motion was Put and CARRIED (11/0)	**20/03/2025** A report will be presented to Council later in the year. **17/04/2025** A report will be presented to Council later in the year.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
10-12-2024	10 December 2024 - Ordinary Meeting of Council	12.3	CONSIDERATION OF RENAMING OF BLACKBOY PARK, MULLALOO (WARD – CENTRAL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ326-12/24) MOVED Cr Hutton, SECONDED Cr Kingston that Council ADVERTISES the proposal to rename Blackboy Park, Mullaloo, to Koorlangka Park for 30 days. The Motion was Put and CARRIED (11/1) In favour of the Motion: Cr Hill, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Cr Jones.	**06/01/2025** The City will arrange advertising of the naming proposal in accordance with Council's resolution. **05/03/2025** Public consultation on the renaming of Blackboy Park to Koorlangka Park commenced in February 2025 and will close on 13 March 2025. After the close of the consultation period, the City will consider all submissions received and prepare a report for consideration at a future Council meeting. **25/04/2025** A report on the renaming of Blackboy Park, following public consultation, will be considered at the May 2025 Council meeting.		
10-12-2024	10 December 2024 - Ordinary Meeting of Council	12.17	REQUEST FOR THE CREATION OF A FRIENDS OF PAW GROUP PROGRAM (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ338-12/24) MOVED Cr Hill, SECONDED Cr Hamilton-Prime that Council: 1 SUPPORTS simplifying the City's processes to enable residents to undertake planting and maintenance of Public Accessways by expanding the City's Your Street Verge Guidelines to include the landscaped areas of Public Accessways; 2 NOTES that the City's Pedestrian Accessway (PAW) Planting and Maintenance Process will be obsolete once Part 1 above is implemented. The Motion was Put and CARRIED (9/0) In favour of the Motion: Cr Hill, Cr Fishwick, Cr Hamilton-Prime, Cr Hutton, Cr Jones, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Motion: Nil.	**20/01/2025** The Your Street Verge Guidelines have been reviewed in line with Council's decision and are currently being branded prior to publication. Once published, the City's Pedestrian Accessway (PAW) Planting and Maintenance Process will be obsolete. **22/04/2025** The updated, branded Your Street Verge Guidelines have been published on the City's Website. In alignment with part 2 of Council's decision, the City's Pedestrian Accessway (PAW) Planting and Maintenance Process is now obsolete. The City's website has been updated to reflect.		
10-12-2024	10 December 2024 - Ordinary Meeting of Council	16.2	NOTICE OF MOTION NO. 2 - CR JOHN RAFTIS - PROJECT AXIOM	In Progress	The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ348-12/24) MOVED Cr Raftis, SECONDED Cr O'Neill that Council REQUESTS the Chief Executive Officer to prepare a report, to be presented to the Council Meeting to be held on 29 April 2025, on Project Axiom covering the progress of the project to date, including but not limited to: 1 Full detail of original project costings, scope and timeline, including breakdown into external costs for example contractor, consultants and internal costs including staff time and additional staff resources; 2 Details of identified benefits, both strategic and operational, proposed to be delivered by Project Axiom; 3 Details of contracts entered into to deliver this project;	**13/01/2025** Report is currently in progress for presenting to April 2025 OCM.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					4 Details of engagement with other Local Governments on matters involved within Project Axiom; 5 Full detail on changes in costings, scope and timelines since the commencement of the project; 6 Details of the contract with HCL Australia Services Pty Ltd and advice received by the City associated with the contract; 7 Details of progress against plan of works on the project; 8 Updated plan of proposed costings, scope and timeline for the completion of Project Axiom; 9 Risk analysis of the project against strategic and operational risk registers for the City; 10 Details of the undertakings made with the Office of the Auditor General regarding Project Axiom timelines and the impacts on commitments to resolve issues identified in the Office of the Auditor General reviews of the City's Information Systems. The Motion was Put and CARRIED (10/0) In favour of the Motion: Cr Hill, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
24-02-2025	24 February 2025 - Audit and Risk Committee	8.2	CONFIDENTIAL - OPERATIONAL RISK REGISTERS (WARD – ALL)	In Progress	PROCEDURAL MOTION - THAT THE ITEM BE DEFERRED MOVED Cr O'Neill, SECONDED Cr Pizzey that Item 8.2 - Confidential - Operational Risk Registers, BE DEFERRED to a future meeting of the Audit and Risk Committee to provide a status update on the review of the Risk Management Framework including potential improvements and the benefits and improvements of the introduction of quantitative measures, as per clause 10.1(a) of the City of Joondalup Meeting Procedures Local Law 2013. The Motion was Put and CARRIED (3/2) In favour of the Motion: Cr Raftis, Cr O'Neill and Cr Pizzey. Against the Motion: Cr Hutton and Cr Vinciullo.	**28/04/2025** Action in progress, for presentation to Audit and Risk on 19 May 2025.		
24-02-2025	24 February 2025 - Audit and Risk Committee	11.2	REQUEST FOR REPORTS FOR FUTURE CONSIDERATION - Cr O'Neill and Cr Raftis	Not yet started	Cr Raftis requested a report which outlines a summary of the sum spent with WALGA preferred suppliers over the past two financial years, including the rebate paid to WALGA.			
24-02-2025	24 February 2025 - Audit and Risk Committee	11.2	REQUEST FOR REPORTS FOR FUTURE CONSIDERATION - Cr O'Neill and Cr Raftis	Completed	Cr Raftis requested a report which outlines the agreements between the City and clubs and associations for the provision of facilities or services.	**08/04/2025** A report will be drafted and is proposed to be tabled at the 4 August 2025 Audit and Risk Committee meeting.		
24-02-2025	24 February 2025 - Audit and Risk Committee	11.2	REQUEST FOR REPORTS FOR FUTURE CONSIDERATION - Cr O'Neill and Cr Raftis	In Progress	Cr O'Neill requested a report on the costs of having the robot, including security and transport.	**25/04/2025** The City is progressing the relevant actions in accordance with Council's decision.	14-02-2025	74
25-02-2025	25 February 2025 - Ordinary Meeting of Council	12.11	CORPORATE SPONSORSHIP APPLICATION - PETER COWAN WRITERS CENTRE INC. (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ018-02/25) MOVED Cr Jones, SECONDED Cr Vinciullo that Council APPROVES a sponsorship amount of $35,000 (excluding GST) for the City to sponsor Peter Cowan Writers Centre Inc. 2025 Festival of Fiction subject to the organisation entering into a formal sponsorship agreement with the City of Joondalup.	**18/03/2025** Draft contract is with Legal for checking prior to providing to the applicant. **17/04/2025** Contract has been executed by PCWC, is now with the City to execute.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					The Motion was Put and CARRIED (10/0) by Exception Resolution after consideration of Item 12.22. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill and Cr Vinciullo. Against the Motion: Nil.			
25-02-2025	25 February 2025 - Ordinary Meeting of Council	12.12	CORPORATE SPONSORSHIP APPLICATION: WANNEROO BASKETBALL ASSOCIATION (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ019-02/25) MOVED Cr Jones, SECONDED Cr Vinciullo that Council APPROVES a sponsorship amount of $30,000 (excluding GST) for the NBL1 Naming Rights 'Co-Major" partner of the Men's and Women's team for the 2025 season, subject to the Wanneroo Basketball Association entering into a formal sponsorship agreement with the City of Joondalup. The Motion was Put and CARRIED (10/0) by Exception Resolution after consideration of Item 12.22. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill and Cr Vinciullo. Against the Motion: Nil.	**18/03/2025** Draft contract is with Legal for checking prior to providing to the applicant. **17/04/2025** Contract is with Wanneroo BA for execution.		
25-02-2025	25 February 2025 - Ordinary Meeting of Council	12.20	COMMUNITY SPORTING AND RECREATION FACILITIES FUND AND CLUB NIGHT LIGHTS PROGRAM 2025-26 SMALL GRANTS (WARD - CENTRAL, SOUTH-EAST)	Not yet started	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ027-02/25) MOVED Cr Jones, SECONDED Cr Vinciullo that Council: 1 ENDORSES an application to the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund program for $98,500 (excluding GST) to part fund the upgrade of the existing two cricket practice nets and construct an additional two cricket practice nets at Chichester Park (north), Woodvale; 2 ENDORSES an application to the Department of Local Government, Sport and Cultural Industries Club Night Lights Program for $106,818 (excluding GST) to part fund the upgrade of floodlight fittings on pitch one at the Troy Pickard Hockey Centre, Warwick; 3 NOTES that the announcement of the Community Sporting and Recreation Facilities Fund and the Club Night Lights Program application results are expected in June 2025; 4 NOTES that there are no funds currently listed for the projects in the Five Year Capital Works Program; 5 REQUESTS that $205,000 be listed for consideration in the 2025-26 Capital Works Program for an upgrade of the existing two cricket practice nets and construct an additional two cricket practice nets at Chichester Park (north), Woodvale subject to a successful Community Sporting and Recreation Facilities Fund application and Kingsley Woodvale Junior Cricket Club contribution as follows: 5.1 $98,500 Community Sporting and Recreation Facilities Fund; 5.2 $53,250 City contribution;			

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					5.3 $53,250 Kingsley Woodvale Junior Cricket Club contribution; 6 REQUESTS that $223,635 be listed for consideration in the 2025-26 Capital Works Program for the upgrade of floodlight fittings on pitch one at the Troy Pickard Hockey Centre, Warwick subject to a successful Club Night Lights Program grant application and Whitford Hockey Club contribution as follows: 6.1 $106,818 Club Night Lights Program contribution; 6.2 $58,409 City contribution; 6.3 $58,408 Whitford Hockey Club contribution. The Motion was Put and CARRIED (10/0) by Exception Resolution after consideration of Item 12.22. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill and Cr Vinciullo. Against the Motion: Nil.			
25-02-2025	25 February 2025 - Ordinary Meeting of Council	16.1	NOTICE OF MOTION NO. 1 – RESIDENTIAL PARKING PERMITS	Completed	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ031-02/25) MOVED Cr O'Neill, SECONDED Cr Hutton that Council REQUESTS the Chief Executive Officer to prepare a report to consider the continuation of the paper residential permit system for a further two years, to be used in conjunction with the recently introduced residential ePermit system. Paper residential permits will remain in effect until Council has considered and made a resolution in relation to the report. The Alternate Motion was Put and CARRIED (9/2) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill and Cr Pizzey. Against the Alternate Motion: Cr Hill and Cr Vinciullo.	**17/03/2025** A report will be tabled at the March Council meeting. **25/04/2025** A report on Residential Parking Permits was considered at the 25 March 2025 Council meeting (CJ072-03/25 refers).		
25-02-2025	25 February 2025 - Ordinary Meeting of Council	16.2	NOTICE OF MOTION NO. 2 - CR RUSS FISHWICK, JP - REVIEW OF PETITION PROTOCOL	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ032-02/25) MOVED Cr Fishwick, SECONDED Cr O'Neill that Council REQUESTS the Chief Executive Officer to prepare a report reviewing the protocol for petitions with particular reference for the administration deferring works on infrastructure (the works) that will impact on affected residents where a petition has been submitted to the City of Joondalup about the works until such time as the Council has made a determination. The Motion was Put and CARRIED (11/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Jones, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Motion: Nil.	**17/03/2025** A report examining the Notice of Motion is being prepared.		
10-03-2025	10 March 2025 - CEO Recruitment and Performance Review Committee	8.2	CONFIDENTIAL - CHIEF EXECUTIVE OFFICER ANNUAL PERFORMANCE REVIEW PROGRAM 2025 (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION MOVED Cr Hamilton-Prime, SECONDED Cr May that the Chief Executive Officer Recruitment and Performance Review Committee:	**17/03/2025** An RFQ for Consultancy Services has been progressed to Procurement Services.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					1 APPROVES the timetable for the performance review of the Chief Executive Officer as detailed in Attachment 2 of this Report, and sets the date for the formal performance review interview as 19 August 2025; 2 NOTES the draft Request for Consultation for Consultancy Services to Support the Chief Executive Officer Recruitment and Performance Review as detailed in Attachment 4 to this Report, to meet the requirements of Clause 11.6 (a) of the Chief Executive Officer Employment Contract; 3 ENDORSES the process of seeking input into the Chief Executive Officer's Key Performance Indicators from Elected Members at the same time as feedback is provided in relation to the CEO's performance review and that the review of the Chief Executive Officer's Key Performance Indicators be undertaken at the interview with the Chief Executive Officer in relation to his annual performance; 4 ENDORSES the process of undertaking the annual salary review at the same meeting as its consideration of the Concluded Annual Performance Review Report, noting that the salary review recommendation will be presented to the November 2025 Council meeting given the provisions of the City of Joondalup Elections Caretaker Council Policy. The Motion was Put and CARRIED (6/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hamilton-Prime, Cr Hill and Cr May. Against the Motion: Nil.	**22/04/2025** Submissions closed on 10 April, of which the City received two responses. The responses are currently being evaluated and will be presented to the CEO R&PR meeting June 2025.		
17-03-2025	17 March 2025 - Major Projects and Finance Committee	8.1	POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS (WARD – NORTH)	Completed	PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK TO THE CHIEF EXECUTIVE OFFICER MOVED Cr Fishwick, SECONDED Cr Chester that Item 8.1 - Pop-Up Piazza - Project Philosophy and Parameters (Ward - North), BE REFERRED BACK to the Chief Executive Officer to provide further information regarding the fiscal implications of the Business Cas, as per clause 10.1(c) of the City of Joondalup Meeting Procedures Local Law 2013. The Motion was Put and CARRIED (5/1) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo. Against the Motion: Cr Hill.	**25/04/2025** The report on the Pop-up Piazza will be referred back to the Major Projects and Finance Committee, to be held 5 May 2025.		
17-03-2025	17 March 2025 - Major Projects and Finance Committee	8.5	QUARTERLY BUSINESS UNIT FINANCIAL REPORT AS AT 31 DECEMBER 2024 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION MOVED Cr Hill, SECONDED Cr Vinciullo that the Major Projects and Finance Committee NOTES the Business Unit Financial Reports for the period ended 31 December 2024. The Motion was Put and CARRIED (6/0) In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo. Against the Motion: Nil.	**03/04/2025** For noting only, no further action required		
17-03-2025	17 March 2025 - Major Projects and Finance Committee	8.8	CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)	Completed	ALTERNATE RECOMMENDATION MOVED Cr Fishwick, SECONDED Cr Chester that the Major Projects and Finance Committee 1 NOTES the confidential status update for Project Axiom;	**28/04/2025** Action completed, provided with the minutes from MPFC on 17 March 2025.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					2 REQUESTS that the Chief Executive Officer's presentation on the Project Axiom screened at the Major Projects and Finance Committee meeting held on 17 March 2025, be attached to and form part of the Minutes of the Meeting. The Alternate Motion was Put and CARRIED (5/0) In favour of the Alternate Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.1	DEVELOPMENT AND SUBDIVISION APPLICATIONS - JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ044-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the determination and recommendations made under delegated authority in relation to the: 1 development applications described in Attachment 1 to this Report during January 2025; 2 subdivision applications described in Attachment 2 to this Report during January 2025. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**23/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.2	CITY CENTRE PARKING FEES STRATEGY (WARD - NORTH)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ045-03/25) MOVED Cr Kingston, SECONDED Cr Hill that Council: 1 NOTES the outcomes of the 2024 Business Case (Attachment 1 refers) and 2025 Further Evaluation Report (Attachment 2 refers); 2 SUPPORTS a revised approach to parking management in the Joondalup City Centre as per Option 3 of the 2025 Further Evaluation Report and summarised as: 2.1 An overall reduction in parking fees across the City Centre; 2.2 30 minutes free parking for on-street parking in the City Centre core; 2.3 Generally rounded numbers for parking fees; 2.4 Standardisation of parking time limits (two hours where applicable) and hours of applicability (8.00am – 5.30pm, Monday to Friday); 2.5 Simplification of delineation of parking areas. The delineation of core / outer for on-street parking to align with the boundary of Joondalup City Centre Place Activation Plan;	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					3 LISTS FOR CONSIDERATION as part of the 2025-26 Budget process the proposed changes to City Centre parking fees as per Option 3 of the 2025 Further Evaluation Report; 4 REQUESTS that a review of City Centre parking be provided to Elected Members as part of the 2026-27 and 2027-28 budget processes.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.3	EXECUTION OF DOCUMENTS (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ046-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the Signing and Common Seal Register for February 2025 as detailed in Attachment 1 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**29/04/2025** Completed; noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.4	CONFIDENTIAL - STATUS OF LEGAL ACTIONS REPORT (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ076-03/25) MOVED Cr Kingston, SECONDED Cr Vinciullo that Council NOTES the Status of Legal Action Report for matters that may have a contingent liability and are unresolved for the month of February 2025. The Motion was Put and CARRIED (8/0) In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hill, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	29/04/2025 Completed; noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.5	STATUS OF COUNCIL DECISIONS - MARCH 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ047-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the Status of Council Decisions Report for the month of March 2025, as provided in Attachment 1 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**07/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.6	STATUS OF PETITIONS (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ048-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council: 1 NOTES the status of outstanding petitions submitted to Council during the period 16 August 2016 to 25 February 2025, forming Attachment 1 to this Report; 2 in relation to the request for a footpath for Superior Rise, Edgewater:	**16/04/2025** In relation to part 2.3, the Lead Petitioner has been notified of Council's decision. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					2.1 NOTES that the request for a footpath on Superior Rise has been evaluated by the City and currently ranks 132 of a total of 138 projects; 2.2 NOTES that the construction of a footpath on Superior Rise is low priority when compared with other similar potential projects and as such, is not likely to be supported for construction in the foreseeable future; 2.3 ADVISES the lead petitioner of Council's decision; 3 in relation to the Megiddo Way, Duncraig footpath upgrade, requesting the City of Joondalup do not remove the existing crossover apron as part of the works: 3.1 NOTES the City's standard is to construct a continuous footpath to reinforce the priority that pedestrians have over vehicles entering or leaving the carriageway; 3.2 NOTES construction of the footpath on Megiddo Way commenced on Tuesday 28 January 2025 and works were completed by Friday 21 February 2025; 3.3 NOTES that the lead petitioner has been advised of the City's action following receipt of the petition. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.7	LOCAL GOVERNMENT ELECTIONS - APPOINTMENT OF WA ELECTORAL COMMISSIONER (WARD - ALL)	In Progress	PROCEDURAL MOTION – THAT THE ITEM BE DEFERRED (Resolution No: CJ049-03/25) MOVED Cr Raftis, SECONDED Cr Kingston that Item 12.7 – Local Government Elections - Appointment of WA Electoral Commissioner – BE DEFERRED to the Ordinary Council meeting to be held on 27 May 2025 to allow further time for any issues arising from the WA Electoral Commission's management of the recent WA State Election to come to light. The Motion was Put and CARRIED (8/4) In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Mayor Jacob, Cr Hill, Cr Jones and Cr May.	**07/04/2025** Advice sought from the WAEC as to issues encountered with the recent State Election. 22/04/2025 Manager Governance Further report to be presented to Council in May 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 5 in relation to Motion No. 5 carried at the Annual General Meeting of Electors: 5.1 NOTES that the City does not have the legislative ability, specialist qualifications, knowledge and facilities required to handle or care for sick or injured native wildlife;	**23/04/2025** Noting resolution. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					5.2 NOTES that WA Wildlife advises that sick, injured or orphaned wildlife should be transferred to a licensed wildlife rehabilitator; 5.3 NOTES that the Department of Biodiversity, Conservation and Attractions advises that the Wildcare Helpline should be the contact for advice and guidance if a sick, injured or abandoned animal is found; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 13 in relation to Motion No. 13 carried at the Annual General Meeting of Electors: 13.1 NOTES that the City has already included funds for elevated watering stations in future years of the Five-Year Capital Works Program, and that Lakeview Park will be assessed and considered against other possible locations; 13.2 NOTES that Lakeview Park does not have a current water supply which may reduce its suitability to be provided with an elevated watering station; 13.3 NOTES that there is an existing Memorandum of Understanding entered into between the City and the Lakeview Contemplation Garden group and that this provides the best mechanism for additions, amendments or upgrades to the garden to be sought; 13.4 NOTES that under the Memorandum of Understanding the removal of all refuse associated with the Lakeview Contemplation Garden is the responsibility of the Lakeview Contemplation Garden group. The provision and maintenance of a refuse bin at Lakeview Park can be requested, however costs associated would be the responsibility of the Lakeview Contemplation Garden group; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 14 in relation to Motion No 14. carried at the Annual General Meeting of Electors:	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					14.1 NOTES that the City's Planning Consultation Local Planning Policy supports the process of community consultation for telecommunication infrastructure that is subject to a planning approval; 14.2 NOTES that the City has recently written to the Western Australian Planning Commission to request more guidance on consultation in its State Planning Policy for Telecommunication Infrastructure that is subject to a planning approval; 14.3 NOTES the Western Australian Planning Commission's recent statement that there are no plans to review State Planning Policy 5.2 Telecommunications Infrastructure to insert additional guidance about consultation, however the City's comments have been noted for any future review of the framework for telecommunications infrastructure; 14.4 NOTES that the Mobile Phone Base Station Deployment Industry Code sets out consultation and notification requirements for small scale infrastructure, installation at a new site without a development application, installation at an existing site without a development application and for temporary mobile phone radiocommunications infrastructure; 14.5 REQUESTS that the Chief Executive Officer advocates to the State Government for enhanced public consultation on the installation of telecommunications infrastructure, including 5G towers and small cell towers, to ensure community concerns are adequately addressed; The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Cr Chester.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 15 in relation to Motion No. 15 carried at the Annual General Meeting of Electors: 15.1 NOTES that the development and approval of vaccines is managed by Federal Government legislation; 15.2 NOTES that the Therapeutic Goods Administration (TGA) is the responsible authority in Australia for assessing the safe use of vaccines and has indicated that all COVID- 19 vaccines approved in Australia have been rigorously assessed and meet its high standards for safety, quality, and efficacy; 15.3 NOTES that the Therapeutic Goods Administration, as the agent responsible for the assessment and approval of COVID-19 vaccinations, has previously released a statement in response to concerns in relation to the safety of some COVID-19 vaccinations; 15.4 REQUESTS that the Chief Executive Officer provides a copy of the minutes and audio recording of the City of Joondalup Annual General Meeting of Electors held on 23 January 2025 to local members of the State and Federal Governments;	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					The Alternate Motion was Put and CARRIED (7/4) In favour of the Alternate Motion: Mayor Jacob, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill and Cr Vinciullo. Against the Alternate Motion: Cr Chester, Cr Fishwick, Cr Pizzey and Cr Raftis.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 16 in relation to Motion No. 16 carried at the Annual General Meeting of Electors NOTES that the City already has a Voluntary Workers Personal Accident Protection cover in place for all City of Joondalup volunteers with no age restrictions, however, certain benefits under the cover are limited dependent on the age; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**07/04/2025** The appropriate cover for volunteers is in place, no further changes required at this stage		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 17 in relation to Motion No. 17 carried at the Annual General Meeting of Electors REQUESTS a report to be prepared that considers the need for the preparation of precinct structure plans over the City's activity centres, the prioritisation of preparation of those plans, and the allocation of necessary funds and resources to progress preparation of the plans; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 18 in relation to Motion No. 18 carried at the Annual General Meeting of Electors NOTES the provisions of the City's Parking Local Law 2023 and the Local Government and Public Property Local Law 2014 that set out the requirements in relation to the parking of boats, caravans and other large items on verges and the City's approach to enforcing these requirements; The Alternate Motion was Put and CARRIED (10/1)	**25/04/2025** Noting resolution. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Raftis.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 19 in relation to Motion No. 19 carried at the Annual General Meeting of Electors DOES NOT SUPPORT the request to include the supporting statements of the mover and seconder of each motion presented at the Annual General Meeting in the minutes of the meeting; The Alternate Motion was Put and CARRIED (9/2) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr O'Neill and Cr Raftis.	**07/04/2025** Noted. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 20 In relation to Motion No. 20 carried at the Annual General Meeting of Electors: 20.1 NOTES that the formal review of the Joondalup Activity Centre Plan will commence with project scoping in 2025-26; 20.2 NOTES that the formal review of the Joondalup Activity Centre Plan is a more appropriate time to consider whether the Joondalup Edge Precinct should remain in the Joondalup Activity Centre Plan; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**25/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 21 in relation to Motion No. 21 carried at the Annual General Meeting of Electors: 21.1 DOES NOT SUPPORT the request to publish the guest lists and expenditure for all Elected Member Dinners and all Formal City Dinners on the City's website, given the provisions of the Local Government Act 1995 and Freedom of Information Act 1992 and availability of expenditure information on request; 21.2 REQUESTS that the Policy Committee give consideration to the Elected Members' Entitlements Council Policy as it relates	**22/04/2025** Noting resolution. Elected Members' Entitlements Policy will be considered by the Policy Committee following the 2025 Local Government elections.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					to Elected Member Dinners in its proposed 2025-26 review of the Policy; 24 NOTES the Minutes of the Annual General Meeting of Electors held on 23 February 2025 forming Attachment 1 to this Report. The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Raftis.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 22 in relation to Motion No. 22 carried at the Annual General Meeting of Electors: 22.1 NOTES that there are over 40 activity centres in the City of Joondalup; 22.2 REQUESTS a report to be prepared that considers the need for the preparation of precinct structure plans over the City's activity centres, the prioritisation of preparation of those plans, and the allocation of necessary funds and resources to progress preparation of the plans; 24 NOTES the Minutes of the Annual General Meeting of Electors held on 23 February 2025 forming Attachment 1 to this Report. The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Raftis.	**25/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 23 in relation to Motion No. 23 carried at the Annual General Meeting of Electors: 23.1 NOTES that weed management activities across the City will continue to be undertaken in alignment with the adopted Weed Management Plan 2023-2033; 23.2 NOTES that City and contractors use products that are approved by the Australian Pesticides and Veterinary Medicines Authority (APVMA), according to label instructions, and abides by safety requirements listed on Safety Data Sheets (SDS); 23.3 NOTES that when using marker dye, the City and its contractors use the maximum concentration, in alignment with label instructions;	**04/04/2025** Council's decision is noted.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					24 NOTES the Minutes of the Annual General Meeting of Electors held on 23 February 2025 forming Attachment 1 to this Report. The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Raftis.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 3 in relation to Motion No. 3 carried at the Annual General Meeting of Electors: 3.1 NOTES the status of the negotiations for the City of Joondalup Inside Workforce Agreement as detailed in the report; 3.2 NOTES that the Council is not the employer or a party to the City of Joondalup Inside Workforce Agreement under the Industrial Relations Act 1979 and does not have a role in the Agreement process; 3.3 NOTES that the estimated backpay to employees covered by the City of Joondalup Inside Workforce Agreement is dependent on the outcome of the arbitration and decision and Order of the Industrial Relations Commissioner, and at this time the approximate back pay total for current employees is $5 million; The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Raftis.	**07/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 2 in relation to Motion No. 2 carried at the Annual General Meeting of Electors: 2.1 NOTES that the City has an existing agreement with the Lakeview Contemplation Garden group in regard to the provision of water for the garden that reflects Lakeview Park's status as a dry park, and that the installation of a new water supply is not supported; 2.2 REQUESTS that the Chief Executive Officer provides information on the City's Community Funding Program to the Lakeview Contemplation Garden group; The Alternate Motion was Put and CARRIED (11/0)	**25/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 4 in relation to Motion No. 4 carried at the Annual General Meeting of Electors NOTES that a member of the public can submit a booking request for consideration by the City for Forest of the Fallen display to be held in one of the City's parks; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**11/04/2025** Recommendation noted, no action required		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 6 in relation to Motion No. 6 carried at the Annual General Meeting of Electors : 6.1 DOES NOT SUPPORT the request to publish submissions received during community consultations verbatim in an unaltered format, including all references and hyperlink addresses as plain text; 6.2 NOTES that when the City undertakes an open community consultation that includes written feedback, the full verbatim comments are published in the relevant Community Consultation Outcomes Report with the following words and phrases removed: 6.2.1 Potentially defamatory comments; 6.2.2 Potentially identifying comments; 6.2.3 Offensive words; 6.2.4 Hyperlinks; 6.3 NOTES that Community Consultation Outcomes Reports for open community consultations are published via the Community section of the City's website; The Alternate Motion was Put and CARRIED (8/3) In favour of the Alternate Motion: Mayor Jacob, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr Pizzey and Cr Vinciullo. Against the Alternate Motion: Cr Chester, Cr O'Neill and Cr Raftis.	**07/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25)	**07/04/2025** Noting resolution. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
			ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)		MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 7 in relation to Motion No. 7 carried at the Annual General Meeting of Electors that Council NOTES that Motion No. 7 was not carried by the Electors of the City of Joondalup present at the meeting and no further action is required by the City; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 8 in relation to Motion No. 8 carried at the Annual General Meeting of Electors: 8.1 NOTES that prohibition advisory signage will be installed at the Duffy Terrace pedestrian gate; 8.2 NOTES that the City is investigating the installation of bollard/s at pedestrian gate on Duffy Terrace to restrict access of quad bikes and similar vehicles; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**23/04/2025** In line with Council's decision, prohibition advisory signage has been installed at the Duffy Terrace pedestrian gate along with the pedestrian gate relocation on Duffy Terrace with removal bollard installed on 23 April 2025 on the pedestrian path to restrict access of quad bikes and similar vehicles.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 9 in relation to Motion No. 9 carried at the Annual General Meeting of Electors: 9.1 NOTES that the formal review of the Joondalup Activity Centre Plan will commence with project scoping in 2025-26; 9.2 NOTES that the formal review of the Joondalup Activity Centre Plan is a more appropriate time to consider the development provisions of the Joondalup Edge Precinct; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	23/04/2025 The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25)	**07/04/2025** Noting resolution. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
			ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)		MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 10 in relation to Motion No. 10 carried at the Annual General Meeting of Electors that Council NOTES that Motion No. 10 was not carried by the Electors of the City of Joondalup present at the meeting and no further action is required by the City; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 11 in relation to Motion No. 11 carried at the Annual General Meeting of Electors that Council NOTES that Motion No. 11 was not carried by the Electors of the City of Joondalup present at the meeting and no further action is required by the City; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.	**07/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 12 in relation to Motion No. 12 carried at the Annual General Meeting of Electors REAFFIRMS its decision of 28 November 2023 (CJ224-11/23 refers), noting that the City is already investigating opportunities for the protection of trees on private property as part of the review of the Local Planning Strategy; The Alternate Motion was Put and CARRIED (10/1) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Cr O'Neill.	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.8	MINUTES OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 23 JANUARY 2025 (WARD - ALL)	In Progress	ALTERNATE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ053-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 1 in relation to Motion No. 1 carried at the Annual General Meeting of Electors: 1.1 NOTES that the City will continue to manage fox populations within Yellagonga Regional Park in accordance with the Yellagonga Integrated Catchment Management Plan	**17/04/2025** A report will be presented to Council in 2026.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					2021- 2026, and in collaboration with the City of Wanneroo and Department of Biodiversity, Conservation and Attractions; 1.2 NOTES that the City will investigate and report to Council whether it is possible to increase the amount of fox control conducted in Yellagonga Regional Park on an ongoing basis, in collaboration with the City of Wanneroo and Department of Biodiversity, Conservation and Attractions; 1.3 NOTES that the City will continue to advocate to external agencies that manage land within or adjoining the catchment regarding fox control; 1.4 NOTES that the City will continue to implement the Environmental Education Program through various communication methods and encourage community members to contribute to citizen science biodiversity conservation initiatives including FoxScan; 1.5 The City REQUESTS the Department of Biodiversity, Conservation and Attractions to facilitate the development of a Kangaroo Management Plan in collaboration with key stakeholders; The Alternate Motion was Put and CARRIED (11/0) In favour of the Alternate Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Alternate Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.9	LIST OF PAYMENTS MADE DURING THE MONTH OF JANUARY 2025 (WARD-ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ054-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the Chief Executive Officer's list of accounts for January 2025 paid under Delegated Authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 forming Attachments 1, 2 and 3 to this Report, totaling $17,458,640.00. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**04/04/2025** Noting resolution. No further action required		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.10	FINANCIAL ACTIVITY STATEMENT FOR JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ055-03/25) MOVED Mayor Jacob, SECONDED Cr Hill hat Council NOTES the Financial Activity Statement for the period ended 31 January 2025 forming Attachment 1 to this Report and the Financial Position Statement at 31 January 2025 forming Attachment 2 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2.	**04/04/2025** Noting resolution. No further action required.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	12.11	CARD TRANSACTIONS FOR THE MONTH OF JANUARY 2025 (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ056-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the reported card transactions for the month ended 31 January 2025 in accordance with Regulation 13A(1) of the Local Government (Financial Management) Regulations 1996 as shown in Attachments 1 and 2 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**04/04/2025** Noting resolution. No further action required.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.1	LOCAL PLANNING STRATEGY REVIEW - PHASE 3 COMMUNITY CONSULTATION PLAN (WARD - ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ057-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council ENDORSES the Phase 3 Stakeholder Engagement Plan as provided in Attachment 1 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**25/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.2	PROPOSED PERCENT FOR ART LOCAL PLANNING POLICY (WARD – ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ058-03/25) MOVED Cr Kingston, SECONDED Cr Vinciullo that Council, in accordance with Clauses 3 and 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, PREPARES and ADVERTISES the draft Percent for Art Scheme Local Planning Policy, provided as Attachment 1 to this Report, for a period of 21 days. The Motion was Put and CARRIED (7/4) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Kingston, Cr May and Cr Vinciullo. Against the Motion: Cr Hutton, Cr O'Neill, Cr Pizzey and Cr Raftis.	**28/04/2025** The proposal is to be advertised for public comment for 21 days, from 1 May 2025 to 22 May 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.3	PROPOSED REVOCATION OF THE CURRAMBINE STRUCTURE PLAN AND KINROSS NEIGHBOURHOOD CENTRE STRUCTURE PLAN (WARD - NORTH)	Completed	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ059-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council: 1 In accordance with Section 75 of the Planning and Development Act 2005, resolves to PREPARE an amendment to the City of Joondalup Local Planning Scheme No. 3 to: 1.1 rezone the land within the Currambine Structure Plan from 'Urban Development' to the 'Commercial' and	25/04/2025 The City is progressing the relevant actions in accordance with Council's decision.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					'Residential' zones and the 'Civic and Community', 'Drainage/Waterway', 'Local Road' and 'Public Open Space' reserves; 1.2 apply the 'R20' and 'R40' residential density codes in accordance with the Currambine Structure Plan; 2 In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, DETERMINES that the scheme amendment is a basic amendment as the proposal is consistent with the zones, reserves and residential density codes within the Currambine Structure Plan; 3 Pursuant to Regulation 35A(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that the amendment to the City of Joondalup Local Planning Scheme No. 3 include the following statement: "Approval of the City's Currambine Structure Plan is to be revoked when this amendment is approved and takes effect."; 4 AUTHORISES the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the Local Government Act 1995, to execute under Common Seal the above amendment to the City of Joondalup Local Planning Scheme No. 3; 5 In accordance with Section 75 of the Planning and Development Act 2005, resolves to PREPARE an amendment to the City of Joondalup Local Planning Scheme No. 3 to: 5.1 rezone the land within the Kinross Neighbourhood Centre Structure Plan from 'Centre' to the 'Commercial' and 'Residential' zones and the 'Civic and Community' and 'Local Road' reserves; 5.2 apply the 'R40' residential density code in accordance with the Kinross Neighbourhood Centre Structure Plan; 6 In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, DETERMINES that the scheme amendment is a basic amendment as the proposal is consistent with the zones, reserves and residential density codes within the Kinross Neighbourhood Centre Structure Plan; 7 Pursuant to Regulation 35A(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that the amendment to the City of Joondalup Local Planning Scheme No. 3 include the following statement: "Approval of the City's Kinross Neighbourhood Centre Structure Plan is to be revoked when this amendment is approved and takes effect."; 8 AUTHORISES the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the Local Government Act 1995, to execute under Common Seal the above amendment to the City of Joondalup Local Planning Scheme No. 3. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2.			

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.4	PROPOSED AMENDMENTS TO THE PRIVATE COMMUNITY PURPOSES ZONE LOCAL PLANNING POLICY (WARD - ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ060-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council, in accordance with Clauses 3 and 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, ADVERTISES the draft revised Private Community Purposes Zone Local Planning Policy, provided as Attachment 3 to this Report, for a period of 21 days. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**28/04/2025** The proposal is to be advertised for public comment for 21 days, from 1 May 2025 to 22 May 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.5	PROPOSED REVOCATION OF THE SHEPPARD WAY STRUCTURE PLAN (WARD - SOUTH)	Completed	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ061-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council, in accordance with Schedule 2 Regulation 28(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, REQUESTS that the Western Australian Planning Commission revoke its approval of the Sheppard Way Structure Plan. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.6	PROPOSED SHORT-TERM RENTAL ACCOMMODATION AMENDMENT TO LOCAL PLANNING SCHEME NO. 3 AND AMENDMENTS TO THE SHORT-TERM ACCOMMODATION LOCAL PLANNING POLICY (WARD - ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ062-03/25) MOVED Cr Kingston, SECONDED Cr Chester that Council: 1 Pursuant to section 75 of the Planning and Development Act 2005 and Regulation 35(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, ADOPT an amendment to the City of Joondalup Local Planning Scheme No. 3 as shown in Attachment 2 for the purpose of public advertising for a period of 42 days; 2 In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 DETERMINES that the scheme amendment is a standard amendment as the proposal does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; 3 In accordance with Clauses 4 and 5 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, PREPARES and ADVERTISES the draft revised Short-term Accommodation Local Planning Policy, provided as Attachment 5 to this Report, for a period 42 days.	**23/04/2025** The City will arrange advertising of the proposed Short-term Accommodation Local Planning Policy in accordance with Council's resolution.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					The Motion was Put and CARRIED (10/1) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Cr O'Neill.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.7	ELECTIONS CARETAKER COUNCIL POLICY REVIEW (WARD - ALL)	Completed	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ063-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council ADOPTS the revised Elections Caretaker Council Policy, provided as Attachment 2 to this Report. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**08/04/2025** Policy updated and uploaded to the City's website on 8 April 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.8	PROPOSED COUNCIL POLICY - EMERGENCY DONATIONS (WARD - ALL)	Completed	The Original Motion as Amended being / COUNCIL RESOLUTION (Resolution No: CJ066-03/25) MOVED Cr Kingston, SECONDED Cr Hutton that Council: 1 ADOPTS the proposed Emergency Donations Council Policy, as provided in Attachment 1 to this Report, subject to the following amendment: 1.1 That an additional Part 4.3 BE ADDED to the Policy to provide advice to Elected Members following the exercise of the delegation by the Chief Executive Officer to approve a donation of up to $10,000; 1.2 That Part 4.2 of the Policy BE AMENDED to remove the words 'excluding GST" as follows: 'The Chief Executive Officer (CEO) may approve donations for emergency relief up to an including $10,000, within any 12 month period, while donations greater than $10,000 will require approval of Council.'; The Motion was Put and CARRIED (11/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**08/04/2025** New Policy uploaded to the City's website on 8 April 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 1.9	VENUE HIRE FEES AND CHARGES POLICY REVIEW (WARD - ALL)	Not yet started	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ065-03/25) MOVED Cr Kingston, SECONDED Cr Pizzey that Council: 1 ADOPTS the revised Venue Hire Fees and Charges Council Policy provided as Attachment 2 to this Report subject to the following amendment:	**11/04/2025** 1. Recommendation noted. Category C hirers notified - EMO25/22653 & EMO25/22651 refers. No further action 2. Recommendation noted. Joondalup Athletics Centre (EMO25/22876 refers), Joondalup Netball Association (EMO25/22875 refers), Joondalup Brothers Rugby Union Football Club (EMO25/22874 refers) and ACSRA notified (EMO25/22877 refers. No further action	30-12-2025	

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					1.1 Category C rate - 25% of average hourly operating costs; 2 AGREES to provide a reimbursement of the ground hire fees incurred by Arena Community Sport and Recreation Association (ACSRA) member clubs (Joondalup Athletics Centre, Joondalup Netball Association and Joondalup Brothers Rugby Union Football Club) at Arena Joondalup. This will be reimbursed at 70% in 2025-26, 65% in 2026-27, 60% in 2027-28 and 55% in 2028-29 until the expiration of the deed of agreement between WA Sport Centre Trust and the City of Joondalup on 30 April 2029; 3 REQUESTS the Chief Executive Officer undertake a further review of the Venue Hire Fees and Charges Council Policy to be presented back to the Policy Committee in 2026; 4 REQUESTS the Chief Executive Officer to undertake a review of the Commercial Operator Permit fees for businesses using City's public open space. The Motion was Put and CARRIED (10/1) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Raftis and Cr Vinciullo. Against the Motion: Cr Pizzey.	3. Recommendation noted. Draft report will be prepared and tabled at a Policy Committee meeting in 2026 (date to be confirmed). 4. Recommendation noted. Will be undertaken as part of 26/27 budget cycle.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 2.1	2024 COMPLIANCE AUDIT RETURN (WARD - ALL)	In Progress	COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ067-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council: 1 ADOPTS the completed 2024 Local Government Compliance Audit Return for the period 1 January 2024 to 31 December 2024 forming Attachment 1 to this Report; 2 REQUESTS the Chief Executive Officer, in accordance with Regulation 15 of the Local Government (Audit) Regulations 1996, to SUBMIT the completed Compliance Audit Return as detailed in Part 1 above, to the Department of Local Government, Sport and Cultural Industries; 3 REQUESTS the Chief Executive Officer to undertake an internal audit of the Compliance Audit Return for the period 1 January 2024 to 31 December 2024, to be presented to a future Audit and Risk Committee meeting. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.	**29/04/2025** In progress; With regard to resolution 1, no further action required. With regard to resolution 2, submitted to the Department of Local Government on 28 March 2025.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	13 2.2	PUBLIC SECTOR COMMISSION INTEGRITY EDUCATION THEMATIC REVIEW (WARD - ALL)	In Progress	Please action as per resolution. COMMITTEE RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ068-03/25) MOVED Mayor Jacob, SECONDED Cr Hill that Council NOTES the Public Sector Commission's Integrity Education Thematic Review, forming Attachment 1 to this Report and that a report on	**29/04/2025** In progress; to be reported to Committee meeting scheduled for 4 August 2025.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					the opportunities will be provided to a future meeting of the Audit and Risk Committee. The Motion was Put and CARRIED (11/0) by Exception Resolution after consideration of Item 13.2.2. In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr May, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	14.1	RESIDENTIAL PARKING PERMITS (WARD - NORTH, CENTRAL, SOUTH-EAST, SOUTH)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ072-03/25) MOVED Cr O'Neill, SECONDED Cr Hill that Council: 1 NOTES the information contained within the report in relation to the City's management of residential parking permits and the approach taken in relation to the transition to the ePermits system; 2 SUPPORTS the continued use of the paper-based permit system until 30 June 2025 to be used in conjunction with the ePermit system; 3 SUPPORTS the incentive of waiving the fee for the cost of a third residential permit, valid until 30 June 2026, for eligible residential accounts that transition to ePermits between 1 April 2025 and 31 May 2025; 4 SUPPORTS the incentive of waiving the fee for the cost of a 'service provider permit', valid until 30 June 2026, for eligible service agency accounts that transition to ePermits between 1 April 2025 and 31 May 2025; 5 NOTES that the incentives outlined in 3 and 4 above will also be offered retrospectively to eligible account holders that have already transitioned to the ePermit system. The Motion was Put and TIED (5/5) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill and Cr Vinciullo. Against the Motion: Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey and Cr Raftis. There being an equal number of votes, the Mayor exercised his casting vote and declared the Motion CARRIED (6/5)	**23/04/2025** The City is progressing the relevant actions in accordance with Council's decision.		
25-03-2025	25 March 2025 - Ordinary Meeting of Council	14.2	CONFIDENTIAL - SORRENTO BEACH ENCLOSURE (WARD - ALL)	Completed	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ075-03/25) MOVED Cr Kingston, SECONDED Cr Vinciullo that Council: 1 in relation to Authorisation of relevant City officers, ENDORSES Option 1 as detailed in this Report; 2 in relation to settlement conditions, ENDORSES Option 1 as detailed in this Report. The Motion was Put and CARRIED (8/0)	**04/04/2025** Council's decision is noted.		

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken	Due Date	Completed (Overdue)
					In favour of the Motion: Cr Chester, Cr Fishwick, Cr Hill, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.			
25-03-2025	25 March 2025 - Ordinary Meeting of Council	16.1	NOTICE OF MOTION NO. 1 - CR RUSS FISHWICK, JP - REVIEW OF REPORTS TO INCLUDE AN "ADDITIONAL - INFORMATION" HEADING	Not yet started	OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION (Resolution No: CJ073-03/25) MOVED Cr Fishwick, SECONDED Cr Vinciullo that Council REQUESTS the Chief Executive Officer to prepare a report reviewing the template for reports presented to the Council to include a new sectional heading titled "Additional Information." This section would capture any new information or details that emerge and are relevant to the decision-making process, particularly those that arise at Briefing Sessions. The Motion was Put and CARRIED (10/0) In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr Hill, Cr Hutton, Cr Kingston, Cr O'Neill, Cr Pizzey, Cr Raftis and Cr Vinciullo. Against the Motion: Nil.		12-03-2025	48

DATE: WEDNESDAY, 26 MARCH 2025
TIME: 5:30 PM
LOCATION: ELECTRONIC MEETING

MINDARIE REGIONAL COUNCIL

Special Meeting

Minutes

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MINDARIE REGIONAL COUNCIL

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NOTICE OF MEETING

Councillors of the Mindarie Regional Council are advised that an Special Council Meeting will be held on Wednesday, 26 March 2025 commencing at 5:30 PM at Electronic Meeting.

The agenda pertaining to the meeting follows.
Your attendance is respectfully requested.

Yours faithfully

SCOTT CAIRNS
Chief Executive Officer

MINDARIE REGIONAL COUNCIL – MEMBERSHIP

Cr S Proud, JP (Stephanie) - Chair	City of Stirling
Cr K Vernon (Karen) Deputy Chair	Town of Victoria Park
Cr G Mack (Gary)	Town of Cambridge
Cr C May, JP (Christopher)	City of Joondalup
Cr R Fishwick, JP (Russ)	City of Joondalup
Cr L Gobbert, JP (Liam)	City of Perth
Cr A Creado (Andrea)	City of Stirling
Cr J Ferrante (Joe)	City of Stirling
Cr C Hatton (Chris)	City of Stirling
Cr A Xamon (Alison)	City of Vincent
Cr P Miles (Paul)	City of Wanneroo
Cr J Wright (Jordan)	City of Wanneroo

NB: Although some Councils have nominated alternate members, it is a requirement that a Council carries a specific resolution for each occasion that the alternate member is to act.

Mindarie Regional Council (MRC) constituent members: Town of Cambridge; City of Joondalup; City of Perth; City of Stirling; Town of Victoria Park; City of Vincent; City of Wanneroo

MINDARIE REGIONAL COUNCIL

mrc.wa.gov.au

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 5.39 pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Member Council	Councillor Present
Town of Cambridge	Cr Jane Cutler
City of Joondalup	Cr Christopher May, JP Cr Russ Fishwick, JP
City of Perth	Cr Liam Gobbert, JP
City of Stirling	Cr Andrea Creado Cr Joe Ferrante Cr Chris Hatton Cr Stephanie Proud, JP, (Chair)
Town of Victoria Park	Cr Karen Vernon (Deputy Chair)
City of Vincent	Cr Alison Xamon
City of Wanneroo	Cr Paul Miles Cr Jordan Wright

Apologies
Cr Gary Mack, Town of Cambridge

MRC OFFICERS PRESENT
Chief Executive Officer Scott Cairns
Executive Manager Corporate Services Adnana Arapovic
Manager Projects & Procurement Darren Turner
Executive Manager Operations Matthew Allen
Executive Assistant Deborah Toward
Human Resources Manager Sonia Cherico
Communication Officer Robert Davies

MRC Observers
Nil

Visitors
Nil

The following Member Council Observers were also present.

Member Council	Observers
City of Stirling	Mr Andrew Murphy Ms Yvette Plimbley
City of Wanneroo	Mr Harminder Singh

3. DECLARATION OF INTERESTS

Declaration of Financial/Conflict of Interest to be recorded prior to dealing with each item.

Disclosure of Financial and Proximity Interests

a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.65 of the Local Government Act 1995).
b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the Local Government Act 1995).

Disclosure of Interest Affecting Impartiality

a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee has given or will give advice.

DECLARATION OF INTEREST	
Nil	

4. PUBLIC QUESTION TIME

Nil

5. ANNOUNCEMENT BY THE PRESIDING PERSON

Councillors are invited to remain on line after the Special Council meeting, for a CEO briefing.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

MINDARIE REGIONAL COUNCIL

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7. CHIEF EXECUTIVE OFFICERS REPORTS

7.1 Budget Review 2024/25 - REVISED

Moved: Cr Creado|Seconded: Cr Hatton
RESPONSIBLE OFFICERS RECOMMENDATION
That Council:

1. Adopt by absolute majority the 2024/25 budget review as detailed in Attachment 1.
2. Approve the adjustments to the 2024/25 MRC Budget as detailed in this report and attachment 2, in accordance with section 6.8(1) of the *Local Government Act 1995*

Moved: Cr Vernon|Seconded: Cr Cutler
Procedural Motion
In accordance with the clause 10.1(d) of the Mindarie Regional Council Meetings Procedures 2020, that the Motion is now put

CARRIED - 8/4
For: *Cr Proud, Cr Vernon, Cr May, Cr Creado, Cr Ferrante, Cr Hatton, Cr Xamon, Cr Cutler*
Against: *Cr Fishwick, Cr Gobbert, Cr Miles, Cr Wright*

MOTION
That Council:

1. Adopt by absolute majority the 2024/25 budget review as detailed in Attachment 1.
2. Approve the adjustments to the 2024/25 MRC Budget as detailed in this report and attachment 2, in accordance with section 6.8(1) of the *Local Government Act 1995*

Moved:Cr Creado |Seconded: Cr Hatton
RESOLVED
That the Recommendation be adopted.

Carried - 7/5
For: *Cr Proud, Cr Vernon, Cr Creado, Cr Ferrante, Cr Hatton, Cr Xamon, Cr Cutler*
Against: *Cr May, Cr Fishwick, Cr Gobbert, Cr Miles, Cr Wright*

MINDARIE REGIONAL COUNCIL

mrc.wa.gov.au

File No.	GF-21-0000172
Voting Requirement:	Absolute Majority
Responsible Officer:	Executive Manager Corporate Services
Attachment (s)	1. Attachment 1 - OCM Financial Statements MYB2425 2. Attachment 2 - Adjustments MYB2526

Report Purpose

To consider the financial position of Mindarie Regional Council (MRC) as of 31 December 2024 and to evaluate its performance for the period from 1 July 2024 to 31 December 2024, in relation to the adopted budget and projections estimated for the remainder of the financial year.

Background

The budget review has been prepared to include information required by the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

Financial Management Regulations (FMR) r.33A (1) requires that between 1 January and the last day of February in each financial year, a Local Government is to carry out a review of its annual budget for the year.

FMR r.33 (2A) requires the review of an annual budget for a financial year to:

- consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
- consider the local government's position as at the date of the review; and
- review the outcomes for the end of the financial year to be part of the review.

FMR r.33A (2) and (3) require the results of the budget review to be presented to the Council within 30 days of the review being completed. The Council is then to consider the review submitted to it and resolve (by absolute majority) to adopt the review or not and any recommendations associated with the review.

The budget review tabled at the Ordinary Council Meeting held on 27 February 2025 was not adopted as an absolute majority required by FMR r.33A (3) was not attained.

Once determined, FRM r.33A (4) requires that after the Council has dealt with the review, a copy of the review and determination (Council minutes) is to be provided to the Department within 14 days.

Detail

Council operations have been conducted in line with the Adopted Budget for 2024/25.

The budget review statements included in this report are based on the Statements of Financial Activity and the actual expenditure variations from the adopted budget. No budget adjustments have been presented during the six months period thus the revised budget reflects the same position as original adopted budget.

This report provides information based on the six-month period from 1 July to 31 December 2024.

The budget review reflects a view on the full year financial position of the MRC and highlights those items that reflect significant predicted variances to budgeted allocations and the anticipated revised financial projections to 30 June 2025. The MRC's net surplus is estimated to increase by $1.6m.

The Statement of Financial Activity reflecting the Adopted Budget, Actual Income and Expenditure to 31 December 2024, Projected Income and Expenditure to 30 June 2025, variances to the Adopted Budget, as well as the projected capital expenditure are enclosed in the attachments to this report.

The materiality threshold for mid-year budget review in 2024/25 is consistent with the Council's adopted reporting variances. This report addresses only those items with projected variances exceeding $50k. In certain cases, even if a variance falls outside this threshold, comments may still be provided due to the significance of the item. Additionally, this report outlines any budget adjustments identified during the review.

MINDARIE REGIONAL COUNCIL

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TONNAGE

The tonnage projections changed from the adopted budget, a significant 21,634 tonnes will not be received, details are explained in the revenue section.

Member Councils	Original Budget 2024/2025	Projections Budget 30-Jun-25	Tonnage Variance
City of Perth	14,758	13,100	(1,658)
City of Stirling	57,165	49,447	(7,718)
City of Wanneroo	55,000	58,632	3,632
Town of Cambridge	4,300	3,900	(400)
City of Vincent	5,500	5,500	0
Town of Victoria Park	10,620	11,045	425
City of Joondalup	33,600	33,600	0
Total Members Charges	**180,943**	**175,224**	**(5,719)**

All Customers	Original Budget 2024/2025	Projections Budget 30-Jun-25	Tonnage Variance
Casuals	31,400	15,485	(15,915)
Member Councils	180,943	175,224	(5,719)
Total	**212,343**	**190,709**	**(21,634)**

Destinations	Original Budget 2024/2025	Projections Budget 30-Jun-25	Tonnage Variance
Tamala Park	144,309	176,853	32,545
Waste to Energy	68,034	13,855	(54,179)
Total	**212,343**	**190,709**	**(21,634)**

OPERATING REVENUE

Overall revenue for the year end is estimated to reduce by $2.7m from $48.9m to $46.2m. This has been driven by several key factors as detailed in the report.

FEES AND CHARGES

Fees and Charges Revenue is projected to be $2.8m lower than the adopted budget. The cessation of the Water Corporation contract and cancellation of trade discount contracts will reduce non-member tonnage by 16,915 tonnes. This reduction is partially offset by an additional 1,000 tonnes expected in

casual revenue, bringing the net impact on non-member fees to a decrease of 15,915 tonnes and a loss of $2m in fees and charges.

Member council tonnage projections are 5,719 tonnes less than the adopted budget, predominantly driven by the City of Stirling's 7,718 tonnes variance from its original estimates. The overall impact of this on the year-end position is approximately a $1m loss of revenue.

Revenue will improve for mattress collection by $225k, as an additional member council is joining in, to utilise this service using MRC's contract.

Budget adjustment is proposed to recognise variances expected at year end.

INTEREST EARNINGS

The Bank of Australia (RBA) maintained its official cash rate at 4.35%, holding steady since November 2023. This stability, combined with additional investments is expected to increase interest earnings by a potential $583k compared to the adopted budget. An adjustment to increase interest earnings is proposed as part of the budget review.

OPERATING EXPENDITURE

Operating expenditure is projected to reduce by $4.3m from $47.1m to $42.8m for the reasons outlined below.

EMPLOYEE COSTS

Employee cost projections due to operational restructuring and staff recruitment delays have resulted in projections of $600k in expected savings from the adopted budget.

Of these savings, $280k will be allocated to materials and contracts, specifically $200k to critical landfill cover and $80k to information technology. Part of the mid-year budget review will also address governance support required for ordinary council meetings. $30k will be utilised from labour costs savings.

MATERIAL AND CONTRACTS

As part of the MRC's waste strategy and in collaboration with its members, plans to start diverting some tonnage from landfill to waste-to-energy were

expected from October 2024. Delays in the commencement have resulted in more tonnage being sent to landfill, leading to higher projected waste levy costs. The expected savings from waste to energy of $7.3m and the increased cost for DWER waste levy of $2.9m will see a projected net reduction of $4.4m versus the adopted budget.

Additionally, critical expenditures related to landfill cover ($260k), odour management ($70k) and the start of the City of Wanneroo's mattress collection ($215k) are expected to increase costs within materials and contracts.

DEPRECIATION & AMORTISATION

Revaluation adjustments of land, buildings and infrastructure from the 2024 year have led to an increase in opening balances and year-to-date depreciation values of $250k more than originally planned. A budget adjustment is proposed to recognise the expected position at 30 June 2025.

PROFIT AND LOSS ON SALE

Planned asset sales have been deferred, including the sale of a BOMAG compactor with a budgeted profit on the sale of $349k, resulting in an overall projected profit on sale reduction of $469k. Additionally, the unplanned disposal of two assets is estimated to slightly increase the loss on the sale of assets by $62k.

As a result, a net adjustment to the profit/loss on the sale of assets of $530k is proposed.

CAPITAL EXPENDITURE

A combination of increased acquisition costs driven by market prices and transfers between operating and capital will result in a $668k of additional capital expenditure.

A power generator for the RRF facility will be funded by a $150k transfer from operational budgets making no overall impact on MRC net position, while $204k required for a second Skid steer load, inadvertently missed from carry forwards, will be funded from Capital Expenditure Reserve. One of MRC's operational vehicles requires early replacement, value expected for consideration and the budget required for replacement will see $10k as additional funding. Information technology upgrades and acquisitions will

require additional funding of $12k for CCTV, $62k for weighbridge DC hardware and $75k for council meetings audio equipment.

Overall $527k is to be funded from surplus.

TRANSFER TO/FROM RESERVES (RESTRICTED ASSETS)

The **Capital Expenditure Reserve** is in place to provide for necessary capital expenditure which **ensures MRC's current services are delivered effectively**. This reserve is not used to facilitate any landfill post closure capital requirements.

The Capital Expenditure Reserve was originally budgeted at $3.6m. Due to MRC's presently identified pre-closure capital requirements (as discussed in previous budget sessions/council meetings), the level of this reserve has been considered as part of the budget review.

It is currently estimated that deferred asset sales, refined costings on already planned projects and additional capital expenditure will see the estimated year end Capital Reserve balance closing at an estimated $4.2m.

To bring this specific reserve more in line with MRC's capital program obligations it is proposed to transfer $6m (inclusive of the $1.6m additional surplus estimated for 24/25 year end) into this reserve, which will bring its balance to $10.2m by the end of this financial year.

Note: The above proposed budget adjustment to transfer $6m into the Capital Reserve will support the services currently delivered at Tamala Park and help to provide the necessary increased funding required to deliver MRC's critical capital program prior to landfill closure. This transfer does not involve any post closure requirements which are provided for through the Site Rehabilitation Reserve. This course of action is designed to improve MRC's financial capacity and sustainability. In return this will reduce any future potential impact on each member council for funding that may be required before landfill closure.

FUNDING SURPLUS (DEFICIT)

The MRC's projected net surplus will improve by an additional $1.6m. The increase in surplus largely comes from blended fees and waste-to-energy that was expected from October 2024, however delayed to a later stage (currently estimated to begin in May 2025).

The MRC requires significant investment into capital **pre-closure** activities and thus it is proposed that surplus is retained in order to strengthen the MRC's financial capacity and sustainability.

After considering the variances and projections in the attached budget review, the net closing funding position is estimated to be $41.3m at 30 June 2025.

Following the completion of the budget review and to consider the impact of estimated projections at 30 June 2025, some items have been identified as requiring a budget amendment. The budget adjustments have been included in the officer recommendation.

Consultation
Member Councils in relation to tonnage forecast for the remainder of the 2024/25 financial year.

Legal and Policy Compliance
This review is required to comply with regulation 33A of Local Government (Financial Management) Regulations 1996. The Budget Review is to be lodged with the Department of Local Government, Sport and Cultural Industries within 14 days of adoption.

Section 6.8(1) (b) of the Local Government Act 1995 sets out a local government is not to incur expenditure for an additional purpose (where no estimate has been included in the annual budget) prior to being authorised in advance by an absolute majority of Council. For compliance with LGA S6.8, a separate resolution to the budget review should be passed for amendments to the budget.

Financial Implications The significant financial implications have been detailed in the body of this report. Authorisation of expenditure through budget amendments recommended.

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	STRAT-15	Local Government Act 1995, Council is required to formally adopt the Annual Budget	Low	Adoption of Budget review Prudent financial management
Natural Environment		N/A		
Health and Safety	STRAT-10	Fail to provide for WHS Training and PPE.	Low	Adoption of Budget review
Compliance	COR-08	*Local Government (Financial Management) Regulations 1996*	Low	Adoption of Budget review
Reputation				
Operational Efficiency	COR-03 COR-04	Organisation is not financially viable or sustainable into the future.	Low	Adoption of Budget review

Strategic Alignment

The 2024/25 mid-year budget review has been developed having regard for the objectives and actions outlined in the MRC's integrated planning and reporting documents adopted by Council.

Comment

Nil

8. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

9. URGENT BUSINESS

Nil

10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

11. MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

Nil

12. NEXT MEETING

The next Ordinary Council meeting will be held on 24 April 2025, at 6.30pm, at the City of Wanneroo.

13. CLOSURE

The Chair closed the meeting at 6.01 pm and thanked Councillors, MRC Staff and Member Council Officers for attending.

CATALINA Regional Council

Ordinary Meeting of Council

Thursday 17 April 2025

MINUTES

City of Stirling, 25 Cedric Street, Stirling

Constituent Members:
Cities of Perth, Joondalup, Stirling, Vincent, and Wanneroo
Towns of Cambridge and Victoria Park

TABLE OF CONTENTS

MEMBERSHIP 3
PRELIMINARIES 5
1. OFFICIAL OPENING 5
2. APOLOGIES AND LEAVE OF ABSENCE 5
3. DISCLOSURE OF INTERESTS 5
4. PUBLIC STATEMENT/QUESTION TIME 5
5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION) 5
6. PETITIONS 5
7. CONFIRMATION OF MINUTES 5
8. BUSINESS ARISING FROM MINUTES 6
9. ADMINISTRATION REPORTS AS PRESENTED 6
9.1 BUSINESS REPORT – PERIOD ENDING 31 MARCH 2025 6
9.2 STATEMENT OF FINANCIAL ACTIVITY FOR FEBRUARY 2025 6
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR FEBRUARY 2025 6
9.4 PROJECT FINANCIAL REPORT – JANUARY 2025 7
9.5 PROJECT FINANCIAL REPORT – FEBRUARY 2025 7
9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 MARCH 2025 7
9.7 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR MARCH 2025 8
9.8 LATE ITEM: STATEMENT OF FINANCIAL ACTIVITY FOR MARCH 2025 8
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN 8
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 8
12. URGENT BUSINESS APPROVED BY THE CHAIR 8
13. GENERAL BUSINESS 9
14. DECISION TO MOVE TO CONFIDENTIAL SESSION 9
14.1 CONFIDENTIAL: FENCING SERVICES TENDER 01/2025 9
15. FORMAL CLOSURE OF MEETING 10

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Jane Cutler	Cr Michael Le Page
City of Joondalup	Cr John Chester Cr Lewis Hutton	Cr Adrian Hill Cr Phillip Vinciullo
City of Perth	Cr Raj Doshi	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkov	Cr Teresa Olow Cr Rob Paparde
Town of Victoria Park	Cr Claire Anderson	Cr Bronwyn Ife
City of Vincent	Cr Ashley Wallace	Cr Suzanne Worner
City of Wanneroo	Cr Helen Berry Cr Sonet Coetzee	Cr Eman Seif

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr John Chester Cr Jane Cutler Cr Raj Doshi Cr Suzanne Migdale Cr Karlo Perkov Cr Ashley Wallace (arrived 6:09pm)
Alternate Members	Cr Adrian Hill – alternate for Cr Hutton Cr Eman Seif - alternate for Cr Berry
Staff	Mr Simon O'Sullivan (Project Manager) Ms Vickie Wesolowski (EA/Office Manager)
Apologies Councillors	Cr Helen Berry Cr Sonet Coetzee Cr Lewis Hutton Cr David Lagan
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Diego Campagna (Redfish Technologies)
Apologies Participant Councils' Advisers	Mr David MacLennan (City of Vincent) Mr Bill Parker (City of Wanneroo) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Kelton Hincks (Town of Cambridge) Mr Carl Askew (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Stevan Rodic (City of Stirling)
Members of the Public	Nil
Press	Nil

PRELIMINARIES

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:03pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Helen Berry
Cr Sonet Coetzee
Cr Lewis Hutton
Cr David Lagan

3. DISCLOSURE OF INTERESTS

Cr Hill declared an impartial interest in all Items as Mr Nigel Satterley and other Satterley employees are known to him.

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

6. PETITIONS

Nil

7. CONFIRMATION OF MINUTES

Moved Cr Perkov, Seconded Cr Cutler.

Recommendation in the Agenda:

That the minutes of the Ordinary Meeting of Council of 20 February 2025 be CONFIRMED as a true and accurate record of proceedings with the following amendment:

Item 9.6 Sales and Settlement Report was Seconded by Cr Cutler, not Cr Migdale as was written in the Draft Minutes.

The Motion was put and declared CARRIED (9/0).

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov and Seif.
Against: Nil.

8. BUSINESS ARISING FROM MINUTES

Nil

9. ADMINISTRATION REPORTS AS PRESENTED

Cr Wallace joined the meeting at 6:09pm.

9.1 BUSINESS REPORT – PERIOD ENDING 31 MARCH 2025

Moved Cr Perkov, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council RECEIVES the Business Report for the period ending 31 March 2025.

The Motion was put and declared CARRIED (10/0).

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.2 STATEMENT OF FINANCIAL ACTIVITY FOR FEBRUARY 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 28 February 2025.

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR FEBRUARY 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for February 2025 - $3,907,534.54.**

2. **APPROVES the Credit Card Statement for February 2025.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.4 PROJECT FINANCIAL REPORT – JANUARY 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (January 2025) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.5 PROJECT FINANCIAL REPORT – FEBRUARY 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (February 2025) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 MARCH 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES the Sales and Settlement Report for the period ending 31 March 2025.

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

9.7 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR MARCH 2025

Moved Cr Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for March 2025 - $9,398,888.15.**

2. **APPROVES the Credit Card Statement for March 2025.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.
Against: Nil.

9.8 LATE ITEM: STATEMENT OF FINANCIAL ACTIVITY FOR MARCH 2025

Moved Cutler, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 March 2025.

The Motion was put and declared CARRIED (10/0) by exception resolution.

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

13. GENERAL BUSINESS

The Chair advised that Ms Carmelina Fiorentino has been appointed Chair of the Audit, Risk and Improvement Committee following interviews with himself and Cr Cutler.

14. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Migdale, Seconded Cr Doshi.

That the Council:

Moves into Closed Session and excludes members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as item 14.1 Fencing Services Tender 01/2025 deals with:

c) A contract entered into, or which may be entered into, by the CRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and

e) A matter that if disclosed, would reveal -
i) information that has a commercial value to a person; or
ii) information about the business, professional, commercial, or financial affairs of a person;
where the information is held by, or is about, a person other than the CRC (section 5.32(2)(e)).

The Motion was put and declared CARRIED (10/0).

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

At 6:12pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 14.1.

14.1 CONFIDENTIAL: FENCING SERVICES TENDER 01/2025

Moved Cr Migdale, Seconded Cr Chester.

That the Council:

1. **PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**

2. **RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (10/0).

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

Moved Cr Cutler, Seconded Cr Migdale.

That the meeting be REOPENED to the public.

The Motion was put and declared CARRIED (10/0).

For: Councillors Anderson, Chester, Cutler, Doshi, Krsticevic, Hill, Migdale, Perkov, Seif and Wallace.
Against: Nil.

15. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:12pm.

WESTERN AUSTRALIAN
Electoral Commission

James Pearson
Chief Executive Officer
City of Joondalup
PO Box 21
Joondalup WA 6919

Dear Mr Pearson,

Long Term Agreement to conduct Elections with the Western Australian Electoral Commission

I am writing to advise that changes to the *Local Government Act 1995* (the Act) that were enacted in July 2023 have necessitated a review of Long-Term Agreements that the Western Australian Electoral Commission (the Commission) has with Local Governments.

We have been advised that provision of a Long-Term Agreement poses a risk to local governments without the Commission providing a cost estimate first as costs change.

As a result, the Commission will need to discontinue any Long-Term Agreements we have with the City of Joondalup. In future your organisation will need to contact the Commission each time it is necessary to conduct an election and the Commission staff will guide you through the appropriate processes set out in the Act for the Council to request the WA Electoral Commission conduct the election.

I regret any inconvenience this may cause but you will appreciate when it comes to elections it is important that the appropriate legislative provisions are observed.

Yours sincerely

Robert Kennedy
ELECTORAL COMMISSIONER

04 July 2024

Level 2, 66 St Georges Terrace PERTH WA 6000
GPO Box F316 PERTH WA 6841

T | (08) 9214 0400

E | waec@waec.wa.gov.au
W | www.elections.wa.gov.au

WESTERN AUSTRALIAN
Electoral Commission

Mr James Pearson
Chief Executive Officer
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Mr Pearson,

Cost Estimate Letter: 2025 Local Government Ordinary Election

As you are aware, the next local government ordinary election will be held on 18 October 2025. This letter is your Cost Estimate for the Western Australian Electoral Commission to conduct your election, should you proceed with making a declaration under the *Local Government Act 1995* for us to do so.

Cost Estimate
The Commission has estimated the cost to conduct your Council's election in 2025 as a postal election at approximately $608,670 (ex GST).

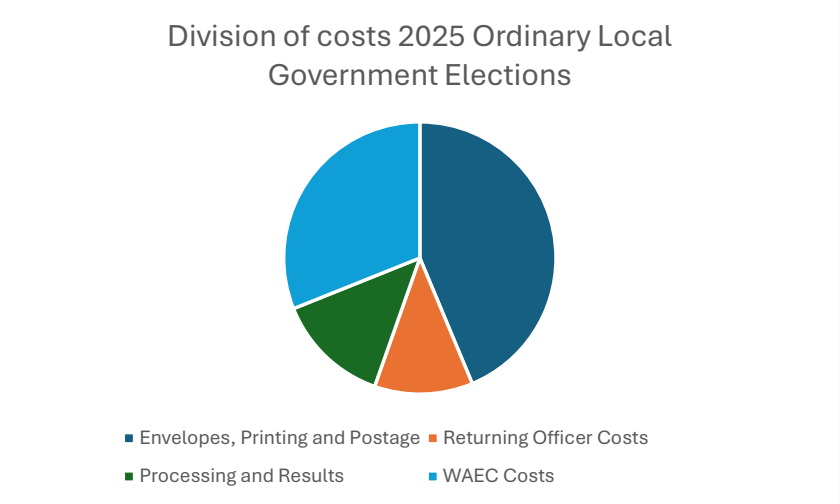
This cost has been based on the following assumptions:

- The method of election will be postal;
- 6 Councillor(s) and 1 Mayor vacancies;
- 120300 electors;
- response rate of approximately 30%
- appointment of a local Returning Officer; and
- count to be conducted at your office using CountWA.

If any of these assumptions are not correct, please contact us and we can provide a new cost estimate.

Cost Methodology
To provide your estimate, the Commission has estimated the costs of all aspects of the election, from supply of materials to staffing costs. For the 2025 Local Government elections, we have applied the following apportionment across the State:

Level 2, 66 St Georges Terrace PERTH WA 6000
GPO Box F316 PERTH WA 6841
T | (08) 9214 0400
E | waec@waec.wa.gov.au
W | www.elections.wa.gov.au



For individual local Governments the exact apportionment of costs may differ slightly from the above, as the cost categories are determined by applying the following variables:

- Envelopes, Printing and Postage, and WAEC Costs are determined by the number of electors in your Local Government;
- Processing and Results is determined by the expected response rate for your election; and
- Returning Officer Costs are determined by the complexity of the election for the Returning Officer; we classify Local Governments into bands depending on a number of factors including number of Wards, number of vacancies and the number of candidates, and then we pay our Returning Officers a rate which reflects this band.

Estimated Cost of 2025 Local Government Elections

The Commission estimates that the total cost of conducting the Local Government Elections across Western Australia in 2025 will increase by $1.3 million, compared to 2023. The key drivers for this cost increase are as follows:

- a 45% cost increase from Australia Post, comprising of a 25% increase which came into effect in March 2024, and an additional 20% proposed increase currently being considered by the Australian Competition and Consumer Commission, which if approved will take effect in July 2025; and
- a 9% increase in the salaries paid to Returning Officers as required by the Public Sector CSA Agreement 2024.

Variations to the final costs for your Council

In accordance with the *Local Government (Elections) Regulations 1997*, the Commission conducts elections on the basis of full accrual cost recovery. This means that should the actual costs incurred to conduct the election be less or greater than what we have estimated, the final cost may differ from the cost estimate you have been provided.

Whilst we aim to keep additional costs at a minimum wherever possible, the following are examples of where cost increases may arise:

- If a Returning Officer is selected that is not local to your area;
- If you elect for Australia Post Priority Service for the lodgement of your election package;
- If casual staff are required for the issuing of Replacement Election Packages;
- If casual staff are required to assist the Returning Officer on election day or night; or
- Unanticipated cost increases from our suppliers.

We will endeavour to keep you informed of any unanticipated cost increases as they are incurred during the election.

Service Commitment

The Commission is committed to conducting elections impartially, effectively, efficiently and professionally. Following each election event, we review our performance and identify ways to improve our service delivery.

The Commission acknowledges that during the 2023 Local Government Ordinary Elections, the results for many Local Governments were delayed. Since this time we have improved our Count Processes, and as demonstrated through extraordinary elections conducted in 2024, we are now able to finalise our results more quickly whilst still retaining accuracy and integrity.

If you have any suggestions for improvements we can make to deliver your election, your feedback is welcome at all times.

Next Steps

Should you wish to accept this cost estimate and proceed with the Electoral Commission undertaking this election, there are specific steps that must be taken under the *Local Government Act 1995*. These steps are summarised in the attached flow chart (Attachment A).

As outlined in the flow chart, if you accept this Cost Estimate then please advise of us this in writing, so that we can issue a Written Agreement letter. Both the Cost Estimate letter, and the Written Agreement letter then need to be taken to Council for a decision.

If you have any queries, please contact lgelections@waec.wa.gov.au .

Yours sincerely,



Robert Kennedy
ELECTORAL COMMISSIONER

12 December 2024

WESTERN AUSTRALIAN
Electoral Commission

Mr James Pearson
Chief Executive Officer
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Mr Pearson,

Written Agreement: 2025 Local Government Ordinary Election

I refer to your correspondence dated 4 February 2025 in which you accept the Western Australian Electoral Commission's Cost Estimate for the 2025 Local Government Ordinary Election, as outlined in my letter to you dated 12 December 2024 (the Cost Estimates Letter).

This letter is my written agreement to be responsible for the conduct of the local government ordinary election for the City of Joondalup. In order to finalise this agreement, you are required under *the Local Government Act 1995* to submit the following motions to Council for a postal election:

1. declare, in accordance with section 4.20(4) of the Local Government Act1995, the Electoral Commissioner to be responsible for the conduct of the 2025 ordinary election, together with any other elections or polls which may be required;

2. decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a Postal election.

Please note that:

- the above motion/s must be presented to Council as drafted and cannot be amended in any way;
- both the Cost Estimates Letter, and this Written Agreement Letter should be attached to the item for Council consideration; and
- the above motion/s must be passed by an absolute majority.

Once the Council passes the above mentioned motion/s, please forward confirmation to the Commission to the email address below. The Commission can then proceed with arrangements for your ordinary election.

If you have any queries, please contact lgelections@waec.wa.gov.au.

Yours sincerely,

Robert Kennedy
ELECTORAL COMMISSIONER

4 February 2025

Level 2, 66 St Georges Terrace PERTH WA 6000
GPO Box F316 PERTH WA 6841

T | (08) 9214 0400

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W | www.elections.wa.gov.au

City of Joondalup

Corporate Business Plan 2024–2028

Quarter 3 Report

CONTENTS

The purpose of this report **3**

Key priorities for 2024/25 ..... **4**

Quarter highlights **6**

1. Community **9**
Outcome 1-1 Healthy and safe 10
Outcome 1-2 Inclusive and connected 16
Outcome 1-3 Active and social 24
Outcome 1-4 Artistic and creative 28
Outcome 1-5 Cultural and diverse 36

2. Environment **42**
Outcome 2-1 Managed and protected 43
Outcome 2-2 Clean and sustainable 46
Outcome 2-3 Responsible and efficient 52
Outcome 2-4 Resilient and prepared 56

3. Place **61**
Outcome 3-1 Connected and convenient 62
Outcome 3-2 Well-planned and adaptable 67
Outcome 3-3 Attractive and leafy 73
Outcome 3-4 Functional and accessible 74

4. Economy **83**
Outcome 4-1 Prosperous and local 84
Outcome 4-2 Innovative and confident 86
Outcome 4-3 Appealing and welcoming 92

5. Leadership **100**
Outcome 5-1 Capable and effective 101
Outcome 5-2 Proactive and represented 111
Outcome 5-3 Engaged and informed 115
Outcome 5-4 Accountable and financially-sustainable 139

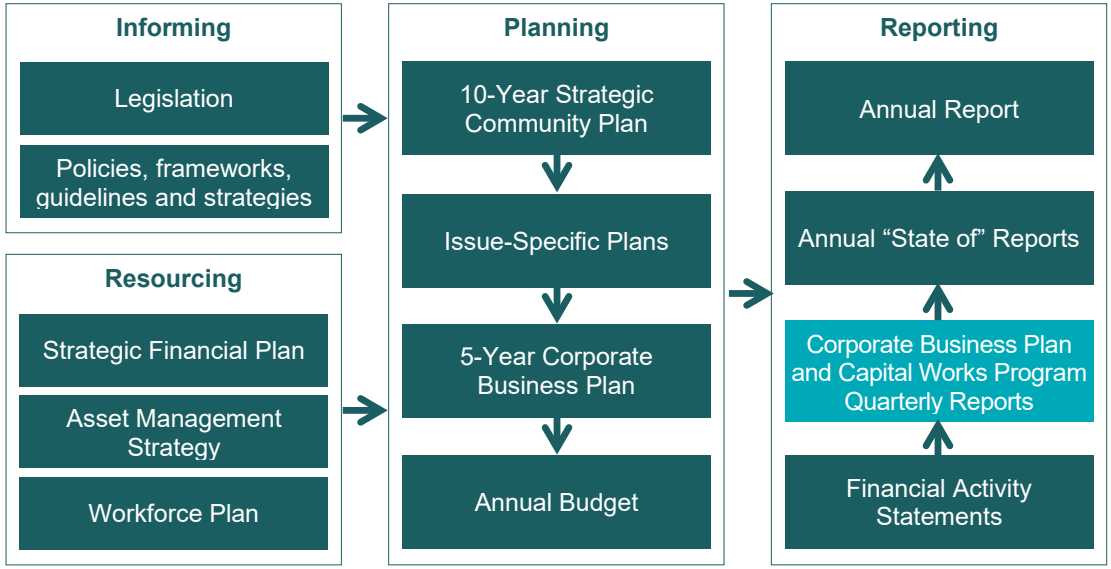
THE PURPOSE OF THIS REPORT

Corporate Business Plan Quarterly Reports are presented to the Council each quarter and are published on our website. The reports provide information on achievements and performance against the quarterly milestones outlined in our 5-Year Corporate Business Plan. This plan is our medium-term planning document which contains the services, projects and activities which have been developed in response to the vision, goals and outcomes of our 10-Year Strategic Community Plan: *Joondalup 2032*.

This report shows all of the listed ongoing programs and activities and provides data against the quarterly actions. The report also lists all of the non-capital projects and initiatives and indicates whether the project/activity is on time and on budget at the end of each quarter. A commentary is also provided on exactly what has been achieved. Note that reporting on our 5-Year Capital Works Program is undertaken through the Capital Works Program Quarterly Reports.

Integrated Planning and Reporting Framework

Corporate Business Plan Quarterly Reports and Capital Works Program Quarterly Reports sit within an Integrated Planning and Reporting Framework which builds in Informing, Resourcing, Planning and Reporting requirements to ensure transparency and evidence of planned achievements.



KEY PRIORITIES FOR 2024/25

The following projects and initiatives have been identified by the Council as key priorities for 2024/25.

Key capital works projects

Capital works projects are those detailed in our 5-Year Capital Works Program. The following lists the key capital works projects for 2024/25. Note only those capital works projects with reportable actions for 2024/25 have been considered as key capital works projects for this year. These are aligned to the key themes of *Joondalup 2032*. Detailed reporting against these key projects is provided in the separate Key Capital Works Projects Quarterly Status Reports.

Community	• Duncraig Adventure Hub • Gibson Park pump track	• Santiago Park sports lighting installation • Sorrento Surf Life Saving Club redevelopment
Environment	• Coastal and estuarine mitigation program	
Place	• Eddystone Avenue — Joondalup Drive to Honeybush Drive • Greenwood Scout Hall refurbishment • Hepburn Avenue — Lilburne Avenue to Walter Padbury Boulevard • Hepburn Avenue/Amalfi Drive roundabout improvement • Hepburn Avenue/Moolanda Boulevard roundabout construction • Hillarys cycle network expansion • Joondalup Drive/Hodges Drive intersection upgrade	• Joondalup Drive/Lakeside Drive (north) roundabout • Moolanda Boulevard pedestrian footbridge • Percy Doyle Football/Tee Ball Clubrooms • Prince Regent Park facility upgrade • Tom Simpson Park north/south car parks improvements • Warwick north cluster parks revitalisation • Whitfords West Park — amenity improvements and construction of recreation infrastructure
Economy	• Burns Beach — café/kiosk/restaurant	• Burns Beach Coastal Node redevelopment

Key non-capital projects and initiatives

Non-capital projects and initiatives are listed in this plan. The following lists the key non-capital projects and initiatives for 2024/25. These are aligned to the key themes of *Joondalup 2032*. Detailed commentary against the quarterly milestones for these projects and initiatives are provided under each key theme section of this report.

Community	• Dog Management Plan	• Joondalup performing arts centre
Environment	• Climate Change Plan	• Coastal Hazard Risk Management and Adaptation Plan
Place	• Heathridge Park Masterplan • Integrated parking compliance system • Joondalup City Centre development	• Local Planning Strategy review • Ocean Reef Marina
Economy	• Investment Attraction Framework • Joondalup Innovation Precinct	• Place activation
Leadership	• Core system replacement project (Project Axiom) • City of Joondalup website redevelopment project • Customer service centralisation	• Performance measures • Privacy and Responsible Information Sharing reforms

QUARTER HIGHLIGHTS

COMMUNITY
Better Beginnings 20th Anniversary Joondalup Libraries celebrated the 20th anniversary of the Better Beginnings program in February 2025, with party-themed children's programs, cupcakes and stickers at all branches. Better Beginnings is a Western Australian-based family literacy program that aims to improve literacy and learning outcomes for all children. Since 2005, City of Joondalup Libraries have distributed over 56,000 reading packs to Joondalup families, as well as conducting visits to Child Health Clinics and kindergarten classrooms to spread the word about the importance of early literacy. **Joondalup Festival song** As part of the Joondalup Festival, the City worked with West Australian Opera, three Noongar music artists and local residents to create a song about our local area, titled "Lake Joondalup — The Lake That Glistens". This song speaks to the significance of Lake Joondalup in Noongar culture and will be played at the Neil Hawkins Park jetty every day throughout Joondalup Festival. **Youth Events** The City held four BMX, Skate and Scooter competition events during the quarter, with over 350 attendees. Competitions were held at Kinross Skate Park (Kinross) on 15 February 2025, at Shepherds Bush Park (Kingsley) on 22 February 2025, at Mirror Skate Park (Ocean Reef) on 1 March 2025, and at Carine Skate Park (Carine) on 8 March 2025. Leading up to the competitions, the City delivered six BMX, skate and scooter clinics, with 280 young people participating. The clinics were held at Mirror Park Skate Park (Ocean Reef) on 14, 21 and 28 January 2025, and Kinross Skate Park (Kinross) on 16, 23 and 30 January 2025. Open to all young people aged 6–25 years, the clinics focussed on skill development, skate park etiquette, and increasing confidence in young riders.

ENVIRONMENT

Banksia Foundation Biodiversity Award National Finalist

The City of Joondalup was announced as a national finalist for the Banksia Foundation Biodiversity Award. The City's award application focussed on the Climate Change Strategy which adopted a multi-faceted and science-backed approach that aims to adapt and mitigate against climate change impacts, rapid urban growth and increasing urban heat-island effect. Winners will be announced at the Awards Presentation on 3 April 2025 at the Melbourne Convention and Exhibition Centre.

State of the Environment Report FY2023–24

The City's State of the Environment Report FY2023–24 has been finalised. The detailed report describes the key environmental sustainability initiatives undertaken in FY2023–24, in collaboration with the community, to protect and enhance the City's natural environment and green urban spaces, address climate change and deliver waste management. The report provides a snapshot of the progress made in implementing key actions and initiatives from within the City's current Environment Strategy 2024–2034, as well as the issue-specific environmental plans.

Native Plant Giveaway 2025

The City's Native Plant Giveaway commenced in March 2025 and the City received approximately 3,000 expressions of interest for free native waterwise plants. The Native Plant Giveaway is a program open to residents in the City of Joondalup who have a garden, verge, courtyard or suitable balcony. The program is designed to encourage residents to replace their lawn, artificial lawn or exotic garden with sustainable and waterwise gardens and verges that improve biodiversity within the City and reduce water use. A total of 1,300 successful applicants will receive their plant packs, including 5 native plants and 1 habitat tree, at Native Plant Giveaway events in April and May 2025.

PLACE

Gibson Park Pump Track

The Gibson Park Pump Track (Padbury) opened on 6 March 2025. The project included a junior pump track and an intermediate pump track, incorporating a loop circuit and asphalt track with rolling humps. To encourage visitors and longer stays, other works undertaken by the City included construction of a picnic shelter, bench seating, barbecue, universal access toilet, extension of the footpath network, and new landscaping, including centralised mulched garden areas.

New boardwalk for Mullaloo

A new beach access boardwalk north of the Key West Car Park in Mullaloo opened for public use on 28 January 2025. The boardwalk provides a clear, stable and accessible route to the beach while maintaining respect for the natural environment. This project benefits both the environment and local community, protecting the dunes and native flora and fauna by directing foot traffic along a designated path to minimise erosion and vegetation damage.

ECONOMY
Uptown website launch In March 2025, the City launched the new Uptown Joondalup website. Developed through a collaboration between the City and the Joondalup Visitor Economy Network, the website will support hospitality and leisure businesses to attract visitors and strengthen the City's identity as a vibrant destination. Uptown Joondalup includes a local business directory and interactive map to showcase the best locations across the City to eat, drink, shop and explore. This guide helps locals and visitors to locate top attractions and discover hidden gems when planning their perfect day in the City of Joondalup.

LEADERSHIP
City of Joondalup website redevelopment 2025 Australian Web Awards National Finalist The new City of Joondalup corporate website (launched last quarter in October 2024) has been selected as a finalist in the Tech: Web App category at the 2025 Australian Web Awards. Celebrating its 20th anniversary in 2025, the Australian Web Awards honour the best digital work produced in Australia over the past year. The City's website redevelopment had a customer-centric focus and was driven by extensive community and stakeholder feedback. The new website was designed and implemented to ensure essential services and information were easily accessible, and to enhance the overall user experience for residents, businesses and visitors.

1. COMMUNITY

OUR GOAL

We have a vibrant cultural scene, and our community is friendly, welcoming, caring and supportive. We are prepared for emergencies and feel strong and resilient. We encourage and support local organisations and community-led activities, and feel connected and safe in our neighbourhoods.

YOUR OUTCOMES

1-1 Healthy and safe

You feel healthy and safe in your local community.

1-2 Inclusive and connected

You enjoy local services and programs that cater for different ages, abilities and backgrounds.

1-3 Active and social

You enjoy quality local activities and programs for sport, learning and recreation.

1-4 Artistic and creative

You celebrate, support and participate in art and events in your local area.

1-5 Cultural and diverse

You understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Outcome 1-1 Healthy and safe

You feel healthy and safe in your local community.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Animal management Promotion of and support for responsible pet ownership and compliance with the Dog Act 1976 and the Cat Act 2011, and subsidiary legislation			
Register dogs and cats in accordance with legislative requirements.	Number of dogs registered with the City.	Q1	24,996 dogs registered.
		Q2	24,431 dogs registered.
		Q3	24,279 dogs registered.
		Q4	
	Number of new dog registrations completed.	Q1	504 new dog registrations.
		Q2	534 new dog registrations.
		Q3	552 new dog registrations.
		Q4	
	Number of cats registered with the City.	Q1	7,800 cats registered.
		Q2	7,663 cats registered.
		Q3	7,621 cats registered.
		Q4	
	Number of new cat registrations completed.	Q1	139 new cat registrations.
		Q2	119 new cat registrations.
		Q3	119 new cat registrations.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Investigate and take appropriate action in relation to reported dog incidents.	Number of dog attacks reported.	Q1	96 dog attacks reported.
		Q2	79 dog attacks reported.
		Q3	77 dog attacks reported.
		Q4	
	Number of wandering dogs reported.	Q1	154 wandering dogs reported.
		Q2	130 wandering dogs reported.
		Q3	79 wandering dogs reported.
		Q4	
	Number of property inspections undertaken in relation to dog incidents.	Q1	28 property inspections undertaken.
		Q2	19 property inspections undertaken.
		Q3	26 property inspections undertaken.
		Q4	
	Number of infringements and cautions issued in relation to dog incidents.	Q1	84 infringements and 93 cautions issued.
		Q2	96 infringements and 59 cautions issued.
		Q3	163 infringements and 59 cautions issued.
		Q4	
Environmental health Environmental health initiatives and programs in the community, including inspections and assessments relating to immunisation, food, noise, disease, pest control and safety in accordance with the Public Health Act 2016 and subsidiary legislation, and relevant local laws.			
Deliver immunisations through clinics and a school-based immunisation program.	Number of children immunised.	Q1	1,671 children immunised.
		Q2	1,556 children immunised.
		Q3	0 children immunised.
		Q4	
	Number of vaccinations administered.	Q1	2,753 vaccinations administered.
		Q2	2,412 vaccinations administered.
		Q3	0 vaccines administered.
		Q4	
Determine environmental health applications received in accordance with legislative requirements.	Number of environmental health approvals determined.	Q1	87 approvals determined.
		Q2	81 approvals determined.
		Q3	85 approvals determined.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Respond to requests and complaints on a range of environmental health matters	Number of environmental health investigations completed.	Q1	159 investigations completed.
		Q2	227 investigations completed.
		Q3	248 investigations completed.
		Q4	
Undertake premises inspections for the purposes of managing public health risks.	Number of premises inspections conducted.	Q1	392 inspections conducted.
		Q2	383 inspections conducted.
		Q3	400 inspections conducted.
		Q4	
Graffiti removal Removal of graffiti from public spaces to minimise the impact of criminal damage and promote safe and welcoming neighbourhoods.			
Remove graffiti from public spaces within 2 working days.	Number of graffiti removals completed.	Q1	1,015 removals completed.
		Q2	654 removals completed.
		Q3	384 removals completed.
		Q4	
	Percentage of graffiti removals completed within 2 working days of reporting.	Q1	100% of removals completed.
		Q2	99% of removals completed.
		Q3	98% of removals completed.
		Q4	
Public areas CCTV Operation and management of the City's CCTV network to deter criminal, anti-social and suspicious activity.			
Provide CCTV footage to Western Australia Police, as requested, in accordance with legislative requirements	Number of requests for CCTV images by Western Australia Police.	Q1	13 requests received.
		Q2	13 requests received.
		Q3	28 requests received.
		Q4	
Swimming pool inspections Inspections of all private swimming pools across the City at least once every 4 years in accordance with Building Act 2011 and subsidiary legislation.			
Deliver the swimming pool barrier inspection program in accordance with legislative requirements.	Number of regulatory (4-yearly) swimming pool inspections.	Q1	1,543 regulatory inspections.
		Q2	1,547 regulatory inspections.
		Q3	1,733 regulatory inspections.
		Q4	
	Number of additional (follow-up) swimming pool inspections.	Q1	1,041 additional inspections.
		Q2	1,054 additional inspections.
		Q3	822 additional inspections.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

	MILESTONE	COMMENT	STATUS
Community Safety Plan A plan that addresses community safety issues across the City, including parking management, animal management, CCTV, graffiti removal and community amenity. The plan ensures the community feels connected and safe through direct service provision, as well as supporting and encouraging local organisations and community-led activities.			
Q1	Present the draft Community Safety Plan 2025–2029 to Council seeking endorsement to undertake community consultation.	The development of the draft Community Safety Plan continued in the quarter. However, the draft Plan was not submitted to Council seeking endorsement for community consultation, as additional reviews were required.	✓
	Undertake community consultation on the draft Community Safety Plan 2025–2029.	It is anticipated that stakeholder consultation will be undertaken in quarter 3 2024/25, following Council endorsement of the draft Plan.	✓
Q2	**[milestone removed CJ301-11/24 refers]**		
Q3	**[milestone removed CJ301-11/24 refers]**		
	[milestone from quarter 1] Present the draft Community Safety Plan 2025–2029 to Council seeking endorsement to undertake community consultation.	Continued to refine the draft Community Safety Plan in the quarter. However, the plan was not finalised and presented to Council seeking endorsement to undertake community consultation. It is anticipated that the draft Community Safety Plan will be presented to Council in quarter 4 2024/25.	✓
	[milestone from quarter 1] Undertake community consultation on the draft Community Safety Plan 2025–2029.	It is anticipated that stakeholder consultation will be undertaken in quarter 1 2025/26, subject to Council's endorsement of the draft Plan for the purpose of community consultation.	✓
Q4	**[milestone removed CJ301-11/24 refers]**		
	[milestone from quarter 2] Present the outcomes from the community consultation on the draft Community Safety Plan 2025–2029 and any proposed changes to Council seeking endorsement.		

MILESTONE		COMMENT	STATUS
Dog Management Plan* A new plan to guide the City's approach to managing dogs within the district, including legislative and regulatory instruments, behavioural management, and community education and awareness.			
Q1	Present the proposed approach to developing the Dog Management Plan to Elected Members seeking feedback.	Circulated the community consultation plan and materials for the upcoming consultation to inform the development of the draft Dog Management Plan to Elected Members on 25 September 2024 for feedback.	✓
Q2	Undertake community consultation to inform development of the draft Dog Management Plan 2025–2035.	Undertook community consultation to inform development of the draft Dog Management Plan 2025–2035 from 14 November 2024 to 11 December 2024. The Community Consultation Outcomes Report will be available in quarter 3.	✓
Q3	Progress development of the draft Dog Management Plan 2025–2035.	Progressed the development of a Community Consultation Outcomes Report to inform the draft Dog Management Plan 2025–2035. The Community Consultation Outcomes Report is still in progress due to the large volume of responses and comments. The City will present the consultation outcomes and proposed path forward to Elected Members in quarter 1 FY2025–26.	✓
Q4	Finalise development of the draft Dog Management Plan 2025–2035.		
Local laws Local laws made under the Local Government Act 1995 and subsidiary legislation to cover matters considered necessary for the good government of the City. Local laws are reviewed every 8 years in accordance with the Act. The next 8-yearly review is set to take place in 2029/30.			
Q1	Progress amendments to local laws as required.	• Community Consultation on the proposed Animals Local Law 2024 closed on 11 July 2024, with a total of 120 submissions received. • The Parking Amendment Local Law 2024 was presented to the Policy Committee at the 2 September 2024 meeting, and to the Council at the 17 September 2024 meeting, after which, the proposed local law was publicly advertised.	✓
Q2	Progress amendments to local laws as required.	• Prepared a Green Paper for Elected Members' consideration regarding the proposed *Animals Local Law 2024*. • Awaiting feedback from the Department of Local Government, Sport and Cultural Industries regarding the *Parking Amendment Local Law 2024*.	✓
Q3	Progress amendments to local laws as required.	• Drafted a report on the *Parking Amendment Local Law 2024* to be presented to Council at the 29 April 2025 Council meeting. • Revised the draft *Animals Local Law 2024* and prepared a draft report to Policy Committee.	✓
Q4	Progress amendments to local laws as required.		

MILESTONE		COMMENT	STATUS
Public Heath Plan A new plan to respond to local health risks and establish objectives and policy priorities for the promotion and protection of public health in the City. Development of a new public health plan is a requirement under Stage 5, Phase 5A implementation of the WA Public Health Act 2016 and subsidiary legislation.			
Q1	Prepare a project plan for the development of a draft Public Health Plan 2026–2031.	A project plan for the development of a draft Public Health Plan 2026–2031 was drafted but not finalised in the quarter due to scheduling constraints. It is expected to be finalised in quarter 2 of 2024/25.	✓
Q2	**[milestone from previous quarter]** Prepare a project plan for the development of a draft Public Health Plan 2026–2031.	Prepared a project plan for the development of a draft Public Health Plan 2026–2031.	✓
	Commence the collection and review of public health data.	Engaged the North Metropolitan Health Service to provide the public health data for review. The required public health data is not yet available, and it is anticipated that the North Metropolitan Health Service will provide an update on the availability of the data in quarter 3.	✓
Q3	**[milestone from previous quarter]** Commence the collection and review of public health data.	• Continued to engage with the North Metropolitan Health Service to commence the collection and review of public health data. • Received and reviewed the City of Joondalup Health and Wellbeing Profile and extracted key data points.	✓
	Progress the collection and review of public health data.	Presented a health and wellbeing snapshot to the Strategic Community Reference Group at their meeting on 19 March 2025. Reference Group members reviewed and provided comment on the data and identified priority focus areas.	✓
Q4	Progress the collection and review of public health data.		
	Undertake community consultation to inform development of the draft Public Health Plan 2026–2031.		
Responsible pet ownership — schools' education program A new education program to encourage and educate school children on responsible pet ownership.			
Q1			
Q2			
Q3			
Q4	Deliver scheduled activities and events as part of the schools' education program for the quarter.		

Outcome 1-2 Inclusive and connected

You enjoy local services and programs that cater for different ages, abilities and backgrounds.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Communities in-Focus program A capacity building program for community groups to identify and build on the existing skills, experience and knowledge already present.			
Deliver scheduled programs, activities and events as part of the Communities in-Focus program.	• List of programs, activities and events delivered as part of the Communities in-Focus program. • Number of attendees per program, activity and event delivered as part of the Communities in-Focus program.	Q1	2 Community Funding Program grant information sessions with 33 attendees.
		Q2	No scheduled programs, activities or events.
		Q3	No scheduled programs, activities or events.
		Q4	
Community Transport program A service for eligible community members that provides affordable transport from the home to local shopping centres and libraries.			
Deliver the Community Transport program to eligible community members.	Number of unique and total passengers serviced by the Community Transport program.	Q1	119 unique passengers and 735 total passengers.
		Q2	670 unique passengers and 1,405 total passengers.
		Q3	654 unique passengers and 2,059 total passengers.
		Q4	
	Number of trips made as part of the Community Transport program	Q1	128 trips made, including 95 core program trips, 22 internal city program trips, and 11 community group hires.
		Q2	115 trips made, including 90 core program trips, 14 internal city program trips, and 11 community group hires.
		Q3	101 trips made, including 82 core program trips, 12 internal city program trips and 7 community group hires.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Volunteer Joondalup program A range of programs, activities and events that promote volunteering opportunities, and encourage greater volunteerism within the community.			
Deliver scheduled programs, activities and events as part of the Volunteer Joondalup program.	• List of programs, activities and events delivered as part of the Volunteer Joondalup program. • Number of attendees per program, activity and event delivered as part of the Volunteer Joondalup program.	Q1	Step into Volunteering session held with 57 attendees.
		Q2	2 Step into Volunteering sessions held with 70 attendees.
		Q3	2 Step into Volunteering sessions held with 44 attendees.
		Q4	
	Number of volunteer engagements made through the Joondalup Volunteer Resource Centre.	Q1	180 volunteer engagements made.
		Q2	157 volunteer engagements made.
		Q3	238 volunteer engagements made.
		Q4	
Youth Development initiatives A range of programs, activities and events that foster healthy, resilient, informed and engaged young people, and promote and celebrate the role of young people in the community.			
Deliver scheduled programs, activities and events through the City's youth centres.	• List of programs, activities and events delivered through the City's youth centres. • Number of participants per program, activity and event delivered through the City's youth centres.	Q1	• 12 Drop-in Programs with 314 participants. • 7 Term Programs with 30 participants. • 7 Write Up with Centre for Stories Sessions with 30 participants.
		Q2	• 10 Drop-in Programs with 348 participants. • 5 Term Programs with 57 participants.
		Q3	• 12 Drop-in Programs with 412 participants. • 3 Term Programs with 10 participants.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Deliver scheduled programs, activities and events through the Youth Truck.	• List of programs, activities and events delivered through the Youth Truck. • Number of participants per program, activity and event delivered through the Youth Truck.	Q1	• 15 regular shifts with 140 participants.
		Q2	• 42 regular shifts with 541 participants. • Bike Launch Month with 40 participants. • 2 Music in the Park concerts with 123 participants. • Belridge Secondary College with 72 participants.
		Q3	• 51 regular shifts with 655 participants. • 6 BMX, skate and scooter clinics with 95 participants. • 4 BMX, skate and scooter competitions: · Kinross Skate Park with 35 participants · Shepherds Bush Park with 35 participants · Mirror Park Skate Park with 30 participants · Carine Skate Park with 10 participants
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Deliver scheduled programs, activities and events as part of the Youth Events program.	• List of programs, activities and events delivered as part of the Youth Events program. • Number of participants per program, activity and event delivered as part of the Youth Events program.	Q1	• 8 Youth Event Series — Winter School Holiday Program with 153 participants. • Youth Forum with 90 participants. • 4 Youth Event Series — Spring School Holiday Program with 78 participants.
		Q2	• 3 Youth Event Series — Spring School Holiday Program with 56 participants. • Youth Awards FY2024–25 (School) — 6 successful recipients. • Youth Awards FY2024–25 (Tertiary) — 1 successful recipient received and completed the 12 weeks work experience placement.
		Q3	• 6 BMX, skate and scooter clinics 2025 facilitated by Freestyle Now, with 95 participants. • 4 BMX, skate and scooter competitions: · Kinross Skate Park with 35 participants · Shepherds Bush Park with 35 participants · Mirror Park Skate Park with 30 participants · Carine Skate Park with 10 participants. • 1 Joondalup Festival event, Spray it Forward, with 219 participants.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Access and Inclusion Plan A plan which contributes towards the creation of accessible and inclusive communities through the provision and improvement of services, events, processes, and spaces for the community.			
Q1	Deliver scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 for the quarter.	The following scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 were delivered in the quarter: • Held discussions with APM Disability Employment Services regarding City sponsorship of a film event for International Day of People with a Disability, to be held in December 2024. • Held discussions with Hillarys Marina and Mullaloo Surf Life Saving Club regarding wheelchair access and beach matting.	✓
	Present the Access and Inclusion 2021/22–2023/24 Annual Progress Report to the Department of Communities.	Submitted the approved Access and Inclusion 2021/22–2023/24 Annual Progress Report to the Department of Communities on 30 July 2024.	✓
Q2	Deliver scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 for the quarter.	Hosted seven inclusive story time sessions at Joondalup Libraries in recognition of International Day of People with a Disability with 206 attendees.	✓
	Present the Access and Inclusion 2021/22–2023/24 Annual Progress Report to Council for noting.	Presented the Access and Inclusion 2021/22–2023/24 Annual Progress Report to Council for noting at the 10 December 2024 Council meeting.	✓
Q3	Deliver scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 for the quarter.	The following scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 were delivered in the quarter: • Promoted beach and pool access facilities to networks of disability services agencies and community groups. • Delivered internal Access and Inclusion Plan induction on 31 January 2025. • Progressed the development of online access and inclusion training modules.	✓
Q4	Deliver scheduled actions from the Access and Inclusion Plan 2021/22–2023/24 for the quarter.		

MILESTONE		COMMENT	STATUS
Age Friendly Plan A plan which articulates the City's commitment to fostering active ageing environments, where opportunities for health, wellbeing, security, and participation are maximised to achieve optimal quality of life.			
Q1	Deliver scheduled actions from the Age-Friendly Plan 2018/19–2022/23 for the quarter.	The following scheduled actions from the Age-Friendly Plan 2018/19–2022/23 were delivered in the quarter: • Conducted a review of actions undertaken in 2023/24.	✓
Q2	Deliver scheduled actions from the Age-Friendly Plan 2018/19–2022/23 for the quarter.	The following scheduled actions from the Age-Friendly Plan 2018/19–2022/23 were delivered in the quarter: • Commenced planning for Seniors Lifestyle Roadshow. • Promoted Seniors Week via social media.	✓
	Present the Age-Friendly Plan 2018/19–2022/23 Annual Progress Report to Council for noting.	Presented the Age-Friendly Plan 2018/19–2022/23 Annual Progress Report to Council for noting at the 10 December 2024 Council meeting.	✓
Q3	Deliver scheduled actions from the Age-Friendly Plan 2018/19–2022/23 for the quarter.	The following scheduled actions from the Age-Friendly Plan 2018/19–2022/23 were delivered in the quarter: • Continued planning for the Seniors Lifestyle Roadshow. • Commenced planning for the broad distribution of the Western Australian Department of Communities Senior Information Resource.	✓
Q4	Deliver scheduled actions from the Age-Friendly Plan 2018/19–2022/23 for the quarter.		

MILESTONE		COMMENT	STATUS
Community Funding Program A funding program consisting of two rounds intended for the delivery of community-initiated projects, programs and events that benefit the City of Joondalup community.			
Q1	Advertise round 1 of the Community Funding Program and deliver information workshops.	• Advertised round 1 of the Community Funding Program in July and August 2024 via the City's eNewsletters and social media. • Provided workshops for prospective applicants on 2 July 2024 and 9 July 2024.	✓
	Evaluate the submissions received and provide recommendations for round 1 of the Community Funding Program.	• Evaluated the 28 submissions received during round 1 in September 2024. • Recommendations for grants under $10,000 within a 12-month period will be provided to the Chief Executive Officer for consideration in quarter 2 2024/25, with grants over $10,000 to be considered by Council at the 19 November 2024 Council meeting.	✓
Q2	**[milestone from previous quarter]** Evaluate the submissions received and provide recommendations for round 1 of the Community Funding Program.	• Evaluated the 28 submissions received in the previous quarter. • Provided recommendations for grants under $10,000 within a 12-month period to the Chief Executive Officer. 11 grant applications were approved.	✓
	Present the applicants for funding greater than $10,000 to Council for consideration.	Presented Council with the applicants for funding greater than $10,000 for consideration at the 19 November 2024 Council meeting. 7 grants were approved.	✓
	Issue the funding agreements and payments for successful applicants of round 1 of the Community Funding Program.	Issued the funding agreements to all successful applicants of round 1 of the program, and all executed funding agreements have been paid.	✓
Q3	Advertise round 2 of the Community Funding Program and deliver information workshops.	• Advertised round 2 of the Community Funding Program in January and February 2025 via the City's eNewsletters and social media. • Provided workshops for prospective applicants on 28 January 2025 and 6 February 2025.	✓
	Evaluate the submissions received and provide recommendations for round 2 of the Community Funding Program.	• Evaluated the 9 submissions received during round 2 of the Community Funding Program. • Recommendations for grants under $10,000 within a 12-month period were provided to the Chief Executive Officer, with 5 out of 7 grants approved. • Grants over $10,000 will be considered by Council at the May 2025 Council meeting.	✓
Q4	Present the applicants for funding greater than $10,000 to Council for consideration.		
	Issue the funding agreements and payments for successful applicants of round 2 of the Community Funding Program.		

MILESTONE		COMMENT	STATUS
Regional Homelessness Plan A joint plan with the City of Wanneroo which includes a series of actions that demonstrate the Cities' commitment to ensuring people at-risk of experiencing homelessness have the optimum opportunity to improve their circumstances.			
Q1	Deliver scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 for the quarter.	The following scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 were delivered in the quarter: • Conducted a review of the annual priorities of the Joondalup and Wanneroo Ending Homelessness Group, including advocacy, early intervention and data collection linking with the District Leadership Group. • Ran a social media campaign for community education during National Homelessness Week, 5–11 August 2024. • Facilitated the introduction of a new shared referral spreadsheet between the Department of Communities, Uniting WA (HEART), and the City. This shared referral spreadsheet will increase efficiency across the organisations and enable real-time updates on reports of people experiencing homelessness.	✓
Q2	Deliver scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 for the quarter.	The following scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 were delivered in the quarter: • Attended the November 2024 Joondalup and Wanneroo Ending Homelessness Group meeting. • Referred 20 rough sleepers to Uniting WA (HEART).	✓
	Present the Regional Homelessness Plan 2023/24 Annual Progress Report to Council for noting.	Presented the Regional Homelessness Plan 2022/23–2025/26 Annual Progress Report to Council for noting at the 10 December 2024 Council meeting.	✓
Q3	Deliver scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 for the quarter.	The following scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 were delivered in the quarter: • Hosted the Joondalup and Wanneroo Ending Homelessness Group meeting on 26 February 2025. • Attended the Joondalup and Wanneroo Ending Homelessness Group sub-group meeting, where discussions were held on Anti-Poverty Week, potential collaborative events, and a program of support services promotions. • Facilitated a meeting with Edith Cowan University, to discuss community and event engagement, community wellbeing and welfare supports.	✓
Q4	Deliver scheduled actions from the Regional Homelessness Plan 2022/23–2025/26 for the quarter.		

Outcome 1-3 Active and social

You enjoy quality local activities and programs for sport, learning and recreation.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Sport and recreation development A range of programs, activities, events and one-one-one assistance provided to local club volunteers to assist them in performing their roles and ensuring ongoing club sustainability and success.			
Deliver programs, activities, events and one-on-one assistance to sports and recreation clubs, as required.	Number of programs, activities, events and one-on-one assistance provided.	Q1	64 interactions through programs, activities, events and one-on-one assistance provided.
		Q2	46 interactions through programs, activities, events and one-on-one assistance provided.
		Q3	30 interactions through programs, activities, events and one-on-one assistance provided.
		Q4	
	Number of clubs engaged.	Q1	37 clubs engaged.
		Q2	51 clubs engaged.
		Q3	64 clubs engaged.
		Q4	
Craigie Leisure Centre health and fitness programs A range of programs delivered at Craigie Leisure Centre to promote health and fitness, including gym memberships, group fitness, leisure and aquatics programs.			
Deliver health and fitness programs at the Craigie Leisure Centre in accordance with service level objectives.	Number of visitors to Craigie Leisure Centre.	Q1	376,558 visitors.
		Q2	403,521 visitors. (revised)
		Q3	424,248 visitors.
		Q4	
	Number of Craigie Leisure Centre members (at end of quarter).	Q1	7,983 members.
		Q2	8,047 members.
		Q3	8,348 members.
		Q4	
	Number of swim school enrolments (at end of quarter).	Q1	3,164 enrolments.
		Q2	3,349 enrolments.
		Q3	3,519 enrolments.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Library programs, activities and events A range of programs, events and activities that provide opportunities for the community to learn, recreate and connect, with a focus on life-long learning and literacy.			
Deliver scheduled programs, activities and events at the City of Joondalup libraries.	Number of programs, activities and events delivered at the City of Joondalup libraries.	Q1	729 programs, activities and events delivered.
		Q2	661 programs, activities and events delivered.
		Q3	601 programs, activities and events delivered.
		Q4	
	Number of participants across all programs, activities and events delivered at the City of Joondalup libraries.	Q1	14,957 participants across all programs, activities and events delivered.
		Q2	12,270 participants across all programs, activities and events delivered.
		Q3	12,239 participants across all programs, activities and events delivered.
		Q4	
Library services Provision of library resources and services at City of Joondalup libraries and online, as well the provision of safe, flexible, and accessible spaces for the community.			
Deliver library services at the City of Joondalup libraries.	Number of visitors to City of Joondalup libraries.	Q1	132,206 visitors.
		Q2	114,280 visitors.
		Q3	127,274 visitors.
		Q4	
	Number of loans issued at City of Joondalup libraries.	Q1	315,100 loans issued.
		Q2	288,197 loans issued.
		Q3	306,425 loans issued.
		Q4	
	Number of WiFi logins and PC bookings at City of Joondalup libraries.	Q1	8,592 WiFi logins and 6,109 PC bookings.
		Q2	8,071 WiFi logins and 5,109 PC bookings.
		Q3	8,721 WiFi logins and 5,810 PC bookings.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Deliver the Books on Wheels service to eligible community members.	Number of individual customers of the Books on Wheels service.	Q1	162 individual customers.
		Q2	476 individual customers.
		Q3	416 individual customers.
		Q4	
	Number of items issued through the Books on Wheels service.	Q1	3,623 items issued.
		Q2	3,765 items issued.
		Q3	3,852 items issued.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Artificial surf reef — feasibility study Investigations into a potential artificial surf reef between Mullaloo Point and Ocean Reef Marina.			
Q1	Progress the pre-feasibility assessment for an artificial surf reef.	Engaged the services of a consulting coastal engineer to undertake a pre-feasibility assessment for an artificial surf reef.	✓
Q2	Progress the pre-feasibility assessment for an artificial surf reef.	Progressed the pre-feasibility assessment for an artificial surf reef by initiating and facilitating stakeholder engagement activities between the external consultant and key stakeholders.	✓
Q3	Finalise the pre-feasibility assessment for an artificial surf reef.	Received and reviewed a draft pre-feasibility assessment for an artificial surf reef from the external consultant in March 2025. It is anticipated that the pre-feasibility assessment will be finalised in quarter 4 FY2024–25.	✓
Q4	Present the pre-feasibility assessment for an artificial surf reef to Elected Members seeking feedback.		
Community, Youth Development and Libraries Plan A new plan for the integrated delivery of City programs and infrastructure that support community development, youth development, library services, access and inclusion, and age-friendly communities.			
Q1	Progress the development of the draft Community, Youth Development and Libraries Plan.	Commenced development of a draft strategic framework to inform the first round of Elected Member and community consultation.	✓
Q2	Progress the development of the draft Community, Youth Development and Libraries Plan.	Progressed the development of a draft strategic framework to inform the first round of Elected Member and community consultation.	✓
Q3	Progress the development of the draft Community, Youth Development and Libraries Plan.	Progressed drafting the Libraries component of the Community, Youth Development and Libraries Plan.	✓
Q4	Present the draft Community, Youth Development and Libraries Plan to Elected Members seeking feedback.		

Outcome 1-4 Artistic and creative

You celebrate, support and participate in art and events in your local area.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Art collection maintenance and acquisitions Activities related to the City's Art Collection, including acquisition, maintenance and management.			
Manage the City's art collection, including maintenance and acquisitions.	• List of new artwork acquired for the City's art collection. • Value of each new artwork acquired for the City's art collection.	Q1	No new artwork was purchased in the quarter.
		Q2	No new artwork was purchased in the quarter.
		Q3	Musical twittering squeaky chattering, 2024 — Artist: Abdul-Rahman Abdullah, at a cost of $9,820.
		Q4	
Corporate Sponsorship program A program that supports external organisations to deliver events which benefit the local community, provide positive exposure for the City's brand, and stimulate local economic activity.			
Provide sponsorship and donations for external events in accordance with the City's Corporate Sponsorship Program Guidelines.	Number of sponsorship requests received.	Q1	12 sponsorship requests received.
		Q2	7 sponsorship requests received.
		Q3	4 sponsorship requests received.
		Q4	
	[measure amended CJ301-11/24 refers] • List of events sponsored by the City (delivery of event commencing in the quarter). • Value of each sponsorship provided by the City (delivery of event commencing in the quarter).	Q1	• $20,000 sponsorship provided to Joondalup Wolves NBL1 2024 Season. • $9,000 sponsorship provided to Warwick Senators NBL1 2024 Season. • $3,000 value sponsorship provided to RSPCA WA: Community Action Day 2024.
		Q2	• $8,000 sponsorship provided to Peter Cowan Writers Centre for Festival of Fiction 2024 • $7,000 sponsorship provided to Sweet Melodies for Navrang 2024. • $5,037 sponsorship provided to Cancer Council of WA for Relay for Life 2024.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA
		• $1,000 sponsorship provided to Country Women's Association WA for Charity Gala Concert 2024. • $5,000 sponsorship provide to APM Communities for Empower Real Storytellers Festival 2024. • $13,000 sponsorship provided to Movies By Burswood for Telethon Community Cinemas (Edith Cowan University November 2024 — April 2025 season). • $5,000 sponsorship provided to Perth Integrated Events team for Perth Coastal Bike Ride 2024. • $9,950 sponsorship provided to Ocean Paddler for WA Race Week 2024. • $3,000 sponsorship provided to North Shore Country Club for 2024 Carols. • $20,000 sponsorship provided to True North Church for Heathridge Carols 2024. • $3,000 sponsorship provided to Joondalup Christmas Lunch 2024. • $9,750 sponsorship provided to Team XTR triathlon club for the Coastal Quest triathlon, the first round of the 2024-2025 Triathlon series (3 other events still to occur as part of this sponsorship). • $10,000 sponsorship provided to Swimming WA for the Mullaloo round of the Open Water Swim Series 2024-2025 (Sorrento round still to occur as part of this sponsorship).

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q3	• $13,000 sponsorship provided to Movies By Burswood for Telethon Community Cinemas (Edith Cowan University November 2024–April 2025 season). • $3,220 sponsorship provided to Duncraig Lions Club for Australia Day Breakfast 2025. • $10,000 sponsorship provided to Swimming WA for the Sorrento round of the Open Water Swim Series 2024–2025 (Mullaloo round occurs in December as part of this sponsorship). • $3,000 sponsorship provided to Sorrento Tennis Club for their 2025 Junior and Adult Tennis Tournament. • $1,000 sponsorship provided to the International Soccer Academy for their School Holiday Clinic 2025. • $9,750 sponsorship provided to Team XTR Triathlon Club for the Joondalup Autumn Classic Triathlon, the second round of the FY2024–25 Triathlon series (2 other events still to occur as part of this sponsorship). • $5,000 sponsorship provided to Masters Swimming WA for Mullaloo Mile 2025. • $3,500 sponsorship provided to Table Tennis WA for the 2025 Elite International Open Championships.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Cultural Events program An annual program of cultural events that build community spirit and cultural identity. Programs offer access to the arts for the local community via attendance and participation. Program also offers destination events to bring visitors to the region.			
Deliver scheduled events as part of the Cultural Events program.	• List of events delivered as part of the Cultural Events program. • Number of attendees per event delivered as part of the Cultural Events program. • Percentage attendee satisfaction per event delivered as part of the Cultural Events program.	Q1	• NAIDOC Celebrations with 1,226 attendees and 96% attendee satisfaction. • Sunday Serenades August Concert with 227 attendees. (Percentage attendee satisfaction calculated at the end of the series). • Sunday Serenades September Concert with 197 attendees. (Percentage attendee satisfaction calculated at the end of the series).
		Q2	• Music in the Park Concert — Warrandyte Park (Craigie) with 1,000 attendees and 70% attendee satisfaction. • Music in the Park Concert — Bramston Park (Burns Beach) with 3,500 attendees and 70% attendee satisfaction.
		Q3	• Valentines Concert with 7,000 tickets sold and 79% overall satisfaction. • Joondalup Festival. Attendee data not yet available.
		Q4	
Visual Arts Exhibition program An annual program of visual arts that provides the community with access to contemporary, quality artworks, supports local arts development, and promotes Joondalup as a vibrant cultural destination.			
Deliver scheduled events as part of the Visual Arts Exhibition program.	• List of events delivered as part of the Visual Arts Exhibition program. • Number of attendees per event delivered as part of the Visual Arts Exhibition program. • Percentage attendee satisfaction per event delivered as part of the Visual Arts Exhibition program.	Q1	Community Art Exhibition with 16,488 attendees and 95% attendee satisfaction.
		Q2	No scheduled events in the quarter.
		Q3	Artist in Focus exhibition (Rosemary Helmis) delivered in the Joondalup Library. Attendee data not yet available.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Arts development program An annual program of community arts development activities, including the Arts in Focus program, Community Funding, Arts Development Scheme and Connecting Creatives database.			
Q1	Advertise the Arts Development Scheme funding program.	Advertised the Arts Development Scheme funding program in July 2024. Submissions to the program were open from 5 August to 8 September 2024.	✓
	Evaluate the submissions received and provide recommendations for the Arts Development Scheme funding program.	Completed the evaluations of submissions received on 20 September 2024. No recommendations were made for funding under $10,000.	✓
Q2	Present the applicants for funding greater than $10,000 to Council for consideration.	Submitted a report to Council at the 19 November 2024 Council meeting with a recommendation not to support any applications for 2024/25 and defer the program while a strategic review is undertaken. This recommendation was endorsed by Council.	✓
	Issue the funding agreements and payments for successful applicants of the Arts Development Scheme funding program.	No funding agreements or payments were required to be issued, due to Council endorsing the deferral of the program at the 19 November 2024 Council meeting.	✓
Q3			
Q4			

MILESTONE		COMMENT	STATUS
Joondalup performing arts centre* Investigations into an arts facility proposed for the hosting of performing arts and cultural events and other activities within the Joondalup City Centre.			
Q1	Progress actions towards the development of a business case for a Joondalup performing arts centre.	Progressed actions towards the development of a business case for a Joondalup performing arts centre by conducting investigations into location options.	✓
	Present reports to Elected Members on the progress and status of the project as required.	Presented a project status report to Elected Members on 6 August 2024. This report provided Elected Members with an update on the Joondalup City Centre Projects Cluster, including the Joondalup Performing Arts Centre project.	✓
Q2	Progress actions towards the development of a business case for a Joondalup performing arts centre.	Progressed actions towards the development of a business case for a Joondalup performing arts centre by conducting the following activities: • Completed the preliminary multi-criteria location analysis. • Delivered a presentation to the City Centre Projects Cluster Working Group on the status of the project and an overview of the location analysis methodology and preliminary outcomes.	✓
	Present reports to Elected Members on the progress and status of the project as required.	No progress reports were required in the quarter.	✓
Q3	Progress actions towards the development of a business case for a Joondalup performing arts centre.	Progressed actions towards the development of a business case for a Joondalup performing arts centre by completing the site options analysis.	✓
	Present reports to Elected Members on the progress and status of the project as required.	Presented a report to the Major Projects and Finance Committee on 17 March 2025 regarding the site option analysis.	✓
Q4	Progress actions towards the development of a business case for a Joondalup performing arts centre.		
	Present reports to Elected Members on the progress and status of the project as required.		

MILESTONE		COMMENT	STATUS
Public Art Masterplan and Strategy A masterplan and strategy that defines the principles and priorities for public art in the City and guides resources and funding towards relevant public art projects that enhance the City's built environment, distinctive natural assets, significant Noongar sites, historic locations and key destinations.			
Q1	Present the Public Art Masterplan and Strategy to Council seeking endorsement.	Presented the draft Public Art Masterplan and Strategy to Council at their 23 July 2024 meeting where it was endorsed.	✓
	Present the revised draft Public Art Council Policy to the Policy Committee and Council seeking adoption.	Presented the revised draft Public Art Council Policy to the Policy Committee at their 2 September 2024 meeting, where the draft Council policy was deferred to a future Policy Committee meeting.	✓
	Present the draft Percent for Art Local Planning Policy to the Policy Committee and Council seeking approval to undertake community consultation.	Presented the draft Percent for Art Local Planning Policy to the Policy Committee at their 2 September 2024 meeting where the draft local planning policy was deferred to a future Policy Committee meeting.	✓
Q2	**[milestone from previous quarter]** Present the revised draft Public Art Council Policy to the Policy Committee and Council seeking adoption.	Presented the revised draft Public Art Council Policy to the Policy Committee in quarter 1 where it was deferred to a future Policy Committee meeting. The draft Council policy remained deferred in quarter 2.	✓
	[milestone from previous quarter] Present the draft Percent for Art Local Planning Policy to the Policy Committee and Council seeking approval to undertake community consultation.	Presented the draft Percent for Art Local Planning Policy to Elected Members in December 2024. The draft Local Planning Policy will be presented to the Policy Committee again in quarter 3.	✓
	Undertake community consultation on the draft Percent for Art Local Planning Policy.	Did not undertake community consultation on the draft Percent for Art Local Planning Policy as the draft policy was deferred at the 2 September 2024 Policy Committee meeting. Community consultation will be undertaken following Council approval.	✓

MILESTONE		COMMENT	STATUS
Q3	**[milestone from quarter 1]** Present the revised draft Public Art Council Policy to the Policy Committee and Council seeking adoption.	The draft Public Art Council Policy is deferred until there is an outcome on the draft Percent for Art Local Planning Policy, which was presented to Council at their 25 March 2025 meeting and approved for community consultation.	✓
	[milestone from quarter 1] Present the draft Percent for Art Local Planning Policy to the Policy Committee and Council seeking approval to undertake community consultation.	Presented the Public Art Local Planning Policy to Policy Committee in September 2024 and February 2025. Presented to Council at their 25 March 2025 meeting, receiving approval to undertake community consultation.	✓
	[milestone from previous quarter] Undertake community consultation on the draft Percent for Art Local Planning Policy.	Commenced community consultation on the draft Percent for Art Local Planning Policy. Consultation activities will continue in quarter 4.	✓
	Present the outcomes of the community consultation on the draft Percent for Art Local Planning Policy and any proposed changes to the Policy Committee and Council seeking adoption.	Community consultation activities are not yet completed. It is anticipated that the outcomes of the community consultation on the draft Percent for Art Local Planning Policy will be presented in quarter 4.	✓
Q4			

Outcome 1-5 Cultural and diverse

You understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Civic functions Delivery of high-quality civic functions that recognise the valuable contributions of key City stakeholders.			
Deliver scheduled civic functions.	• List of civic functions delivered. • Number of attendees per civic function.	Q1	• NAIDOC Week Launch event with 38 attendees. • July Elected Member Dinner with 29 attendees. • August Elected Member Dinner with 20 attendees. • Surf Club Appreciation function with 78 attendees.
		Q2	• Conservation and Community Garden Group Appreciation Function with 80 attendees. • Elected Member Dinner with 40 attendees. • Joondalup Dinner with 100 attendees • Remembrance Day with 120 attendees (estimated) • Community End of Year Function with 105 attendees • Business Forum with 200 attendees • Staff End of Year Celebrations with 496 attendees
		Q3	• Valentines Day Concert VIP Function with 200 attendees. • Joondalup Festival VIP Function with 240 attendees.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Citizenship ceremonies Delivery of citizenship ceremonies in accordance with the Department of Home Affairs' guidelines.			
Deliver scheduled citizenship ceremonies.	Number of citizenship ceremonies conducted.	Q1	3 ceremonies conducted.
		Q2	1 ceremony conducted.
		Q3	3 ceremonies conducted.
		Q4	
	Number of new citizens taking the pledge of commitment.	Q1	209 new citizens taking the pledge.
		Q2	70 new citizens taking the pledge.
		Q3	430 new citizens taking the pledge.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Local history service A curated library collection that preserves, shares and celebrates the City's local and regional history			
Deliver scheduled local history programs, activities and events at the City of Joondalup libraries.	• List of local history programs, activities and events delivered at the City of Joondalup libraries. • Number of attendees per local history program, activity and event delivered at the City of Joondalup libraries.	Q1	• 20 Family History Help programs with 59 attendees. • Butler College Special Incursion with 12 attendees. • Introduction to Family History with 10 attendees.
		Q2	• 24 Family History Help programs with 87 attendees.
		Q3	• 23 Family History Help programs with 89 attendees. • 1 Writing Your Family History Workshop with 20 attendees. • St Simon Peters School incursion with 83 attendees.
		Q4	
	Number of new items added to the City's local history collection.	Q1	223 new items added.
		Q2	294 new items added.
		Q3	116 new items added.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Heritage List A statutory list of the most significant heritage places which forms part of the City's Local Planning Scheme. Heritage Lists are prepared under the Planning and Development Act 2005 and subsidiary legislation.			
Q1			
Q2			
Q3	Present a report to the Policy Committee and Council seeking endorsement to initiate an amendment to the City's Heritage List.	The project to amend the City's Heritage List has been deferred due to resourcing constraints. It is anticipated that this project will recommence in quarter 3 of FY2025–26.	✓
Q4	Undertake community consultation activities on the amendment to the City's Heritage List.		
NAIDOC Week Events and programs to mark national NAIDOC Week which celebrates and recognises the history, culture and achievements of Aboriginal and Torres Strait Islander peoples.			
Q1	Deliver the NAIDOC Week Launch event as part of the civic functions program.	Delivered the NAIDOC Week Launch event as part of the civic functions program, including a flag raising ceremony and film screening with 38 attendees.	✓
	Deliver NAIDOC Week events as part of the cultural events program	Delivered the NAIDOC Week Celebrations program throughout July 2024, with 1,226 registered attendees across multiple programs.	✓
Q2			
Q3			
Q4			

MILESTONE		COMMENT	STATUS
Noongar renaming project Engagement with external Aboriginal-led consultants to explore options for renaming select City places using Noongar names.			
Q1	Liaise with external consultants to progress investigations into options for Aboriginal names.	Liaised with the external consultant to conduct and facilitate a second Elders' meeting to further discuss possible naming conventions and options. Following this meeting, the external consultant provided a draft report for the City's review. Landgate also provided feedback which was forwarded to the external consultants.	✓
Q2	Liaise with external consultants to progress investigations into options for Aboriginal names.	• Liaised with the external consultants to develop a proposal to rename Blackboy Park (Mullaloo) to Koorlangka Park. • Presented a report at the 10 December 2024 Council meeting where Council resolved to undertake community consultation to rename Blackboy Park (Mullaloo) to Koorlangka Park.	✓
Q3	Liaise with external consultants to progress investigations into options for Aboriginal names.	• Undertook community consultation seeking feedback on the proposed renaming of Blackboy Park (Mullaloo) to "Koorlangka Park". • Liaised with the external consultants to review the feedback received.	✓
Q4	Present the findings and recommendations from the external consultants to Elected Members.		

MILESTONE		COMMENT	STATUS
Reconciliation Action Plan A plan which sets out the City's commitment to reconciliation and engagement with Aboriginal and Torres Strait Islander peoples. The plan gives the City an opportunity to think deeply about what reconciliation means to the organisation and community, and implement a Reconciliation Action Plan that is localised, unique and leaves an effect of lasting change.			
Q1	Present the final Reconciliation Action Plan 2024–2026 to Reconciliation Australia seeking endorsement.	The final Reconciliation Action Plan 2024–2026 has been revised with commissioned art and design elements and was provided to the Reconciliation Action Plan Community Reference Group for final proofing. Scheduling constraints caused delays in this final proofing stage, and it is anticipated that the final plan will be presented to Reconciliation Australia in quarter 2.	✓
	Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.	Scheduled actions from the Reconciliation Action Plan 2024–2026 were not delivered in the quarter as the final plan has not yet been endorsed by Reconciliation Australia. Scheduled actions will commence following endorsement.	✓
Q2	**[milestone from previous quarter]** Present the final Reconciliation Action Plan 2024–2026 to Reconciliation Australia seeking endorsement.	Presented the final Reconciliation Action Plan 2024–2026 to Reconciliation Australia seeking endorsement. It is anticipated that Reconciliation Australia will provide endorsement in quarter 3.	✓
	Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.	Scheduled actions from the Reconciliation Action Plan 2024–2026 could not be delivered in the quarter, as the final plan is not yet endorsed by Reconciliation Australia. Scheduled actions will commence following endorsement.	✓
Q3	**[milestone from previous quarter]** Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.	• Scheduled actions from the Reconciliation Action Plan 2024–2026 could not be delivered in the quarter due to external delays, as the final plan is not yet endorsed by Reconciliation Australia. • Reconciliation Australia provided feedback on the draft plan, which is currently being considered by the City before the draft plan is revised and re-submitted to Reconciliation Australia for approval.	✓
Q4	Deliver scheduled actions from the Reconciliation Action Plan 2024–2026 for the quarter.		

2. ENVIRONMENT

OUR GOAL

We have a beautiful natural environment which we care for and protect. We demonstrate best-practice in sustainability and environmental management. Our community is actively involved in conservation and sustainability initiatives and we share responsibility for preserving our natural assets for future generations.

YOUR OUTCOMES

2-1 Managed and protected

You value and enjoy the biodiversity in local bushland, wetland and coastal areas.

2-2 Clean and sustainable

You are supported to minimise waste and live sustainably in a clean environment.

2-3 Responsible and efficient

You benefit from a responsible and efficient use of natural resources.

2-4 Resilient and prepared

You understand and are prepared for the impacts of climate change and natural disasters.

Outcome 2-1 Managed and protected

You value and enjoy the biodiversity in local bushland, wetland and coastal areas.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Midge management Monitoring of midge larvae populations and the provision of treatments, as required, to mitigate nuisance adult midge at Lake Goollelal and Lake Joondalup.			
Monitor seasonal midge larvae and undertake treatments, as required.	Number of sampling events performed.	Q1	1 sampling event performed.
		Q2	3 sampling events performed.
		Q3	1 sampling event performed.
		Q4	
	Number of midge treatments applied.	Q1	No midge treatments applied.
		Q2	No midge treatments applied.
		Q3	No midge treatments applied.
		Q4	
Natural areas maintenance Coordination and implementation of maintenance programs which protect and enhance biodiversity values, whilst maintaining appropriate community access and awareness of natural areas.			
Undertake maintenance activities in natural areas.	Number of maintenance work orders completed for natural areas.	Q1	109 maintenance work orders completed.
		Q2	148 maintenance work orders completed.
		Q3	104 maintenance work orders completed.
		Q4	
Provide support and technical advice to friends' groups to assist them in undertaking voluntary conservation activities.	Number of hours of friends' groups activities recorded.	Q1	126 activity hours recorded.
		Q2	137 activity hours recorded.
		Q3	238 activity hours recorded.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Environment Strategy A new strategy that will provide a framework for the City to be environmentally sustainable by protecting and enhancing the environment and minimising the use of natural resources			
Q1	Present the outcomes from the community consultation on the draft Environment Strategy 2024–2034 and any proposed changes to Council seeking adoption.	Presented the outcomes of community consultation on the draft Environment Strategy 2024–2034 at the 27 August 2024 Council meeting. Council endorsed the Environment Strategy at this meeting.	✓
Q2			
Q3			
Q4			
Natural area management (major conservation) Natural area management initiatives for protecting and enhancing biodiversity values across the City's major conservation natural areas.			
Q1	Engage a consultant to undertake flora surveys in Hepburn Heights Conservation Area and Marmion Foreshore Reserve.	Engaged a consultant to undertake flora surveys in Hepburn Heights Conservation Area and Marmion Foreshore Reserve. The flora surveys were undertaken in September 2024.	✓
	Engage a consultant to deliver Quenda genetic analysis and twice-yearly monitoring in Craigie Bushland.	Engaged a consultant to deliver Quenda genetic analysis and twice-yearly monitoring in Craigie Bushland.	✓
Q2			
Q3			
Q4			

MILESTONE		COMMENT	STATUS
Yellagonga Integrated Catchment Management Plan A joint plan with the City of Wanneroo which provides an holistic and long-term strategic framework to improve catchment health and protect the diverse values of Yellagonga Regional Park.			
Q1	Deliver scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 in the quarter: • Edith Cowan University continued water quality monitoring in Yellagonga Regional Park. • Collaborated with the City of Wanneroo and the WA Department of Biodiversity, Conservation and Attractions to commence the 2024 Saving our Snake-necked Turtle project. • Liaised with the Department of Water and Environmental Regulation regarding the elevated water levels in Lake Joondalup.	✓
Q2	Deliver scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 in the quarter: • Edith Cowan University continued water quality monitoring in Yellagonga Regional Park. • Collaborated with the City of Wanneroo and the Department of Biodiversity, Conservation and Attractions to continue the 2024 Saving our Snake-necked Turtle project.	✓
Q3	Deliver scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 in the quarter: • Edith Cowan University continued water quality monitoring in Yellagonga Regional Park. • Delivered a results information session for the Saving our Snake-necked Turtle project in collaboration with the City of Wanneroo and Murdoch University.	✓
Q4	Deliver scheduled actions from the Yellagonga Integrated Catchment Management Plan 2021–2026 for the quarter.		

Outcome 2-2 Clean and sustainable

You are supported to minimise waste and live sustainably in a clean environment.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Bulk waste collection and processing Bulk hard waste and greens waste collection and processing for residential properties.			
Liaise with the external contractor to deliver hard bulk collection and processing.	Tonnage of bulk hard waste collected.	Q1	1,421 tonnes collected.
		Q2	1,468 tonnes collected.
		Q3	1,287 tonnes collected.
		Q4	
	Percentage of bulk hard waste collected that is recycled.	Q1	34% of waste collected recycled.
		Q2	31% of waste collected recycled.
		Q3	30% of waste collected recycled.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Environmental education program A range of environmental education activities and events for residents, schools, businesses and the broader community. The program encourages sustainability related to biodiversity, waste, water, transport and climate change.			
Deliver scheduled activities and events as part of the environmental education program.	• List of activities and events delivered as part of the environmental education program. • Number of participants per activity and event delivered as part of the environmental education program.	Q1	• NAIDOC Community Planting Day at Lake Goollelal with 80 participants. • Black Cockatoo Crisis Discovery Session with 42 participants. • Saving our Snake-necked Turtles information night with 75 participants. • Sustainable Pest Management workshop with 34 participants. • Morning Birdwalk at Neil Hawkins Park with 14 participants.
		Q2	• Birds and Backyard Biodiversity workshop with 58 participants. • Polyphagous Shot-hole Borer information session with 64 participants.
		Q3	• Saving our Snake-necked Turtle project results information session, in collaboration with the City of Wanneroo and Murdoch University, with 30 participants. • Happy Cats and Wildlife Discovery Session with 25 attendees. • Frogology workshop with 46 attendees.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Litter collection Scheduled collection and disposal of public area litter by hand.			
Undertake litter collection and disposal across the City.	Tonnage of litter collected by the City.	Q1	138 tonnes collected.
		Q2	151 tonnes collected.
		Q3	148 tonnes collected.
		Q4	
Illegal dumping Identification and retrieval of illegally dumped waste from public areas.			
Respond to reports from the community about illegal dumping.	Tonnage of illegally dumped waste collected by the City.	Q1	29 tonnes collected.
		Q2	33 tonnes collected.
		Q3	36 tonnes collected.
		Q4	
Waste collection and processing Weekly collection and disposal of kerbside domestic waste, and fortnightly collection and processing of domestic recycling and greens for residential properties.			
Liaise with the external contractor to deliver weekly general waste collection and disposal.	Tonnage of residential general waste collected.	Q1	8,131 tonnes collected.
		Q2	8,511 tonnes collected.
		Q3	8,106 tonnes collected.
		Q4	
Liaise with the external contractor to deliver fortnightly recycling waste collection and processing.	Tonnage of residential recycling waste collected.	Q1	3,101 tonnes collected.
		Q2	3,374 tonnes collected.
		Q3	3,272 tonnes collected.
		Q4	
	Percentage of recycling waste collected that is recycled.	Q1	76% of waste collected was recycled.
		Q2	76% of waste collected was recycled.
		Q3	74% of waste collected was recycled.
		Q4	
Liaise with the external contractor to deliver fortnightly greens waste collection and processing.	Tonnage of residential garden organic waste collected.	Q1	5,279 tonnes collected.
		Q2	6,165 tonnes collected.
		Q3	5,193 tonnes collected.
		Q4	
	Percentage of garden organic waste collected that is recycled.	Q1	100% of waste collected was recycled.
		Q2	100% of waste collected was recycled.
		Q3	100% of waste collected was recycled.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Waste education program A range of waste education activities and events for schools and the community. The program encourages students and community members to reduce their consumption and waste.			
Deliver scheduled activities and events to schools and the community as part of the waste education program.	• List of activities and events delivered as part of the waste education program. • Number of participants per activity and event delivered as part of the waste education program.	Q1	No activities and events delivered.
		Q2	• 2 Furoshiki Gift Wrapping workshops with 35 participants. • 37 school education sessions delivered (number of participants not collected).
		Q3	• 14 social media posts. • 17 articles in various publications. • 4 events for Clean Up Australia Day. (number of participants not collected) • 12 school education sessions delivered (number of participants not collected).
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Food organics, garden organics (FOGO) bin service A new food organics, garden organics (FOGO) bin service for residential waste service delivery.			
Q1			
Q2			
Q3	Develop and advertise a request for tender to deliver a FOGO bin service.	Awaiting the result of the negotiations around the Mindarie Regional Council FOGO bin service tender. A preferred tenderer has been identified, and negotiations are ongoing.	✓
	Review and assess the responses to the request for tender and appoint the preferred contractor.	Awaiting the result of the negotiations around the Mindarie Regional Council FOGO bin service tender. A preferred tenderer has been identified, and negotiations are ongoing.	✓
Q4	Deliver a communications campaign to educate the community about the new FOGO bin service.		

MILESTONE		COMMENT	STATUS
Waste to energy solution A new regional facility that will primarily convert waste products into electricity and produce by-products that will be used for the construction industry.			
Q1	Present a report to Council on tender options for a waste to energy solution seeking endorsement of the preferred tenderer.	A report on tender options for a waste to energy solution was presented to Elected Members in September 2024. It is anticipated that the report will be presented to Council at the 22 October 2024 Council meeting, in quarter 2 of 2024/25.	✓
Q2	**[milestone from previous quarter]** Present a report to Council on tender options for a waste to energy solution seeking endorsement of the preferred tenderer	A report was prepared for the 22 October 2024 Council meeting. Council endorsed a recommendation to defer consideration of the Mindarie Regional Council Waste to Energy Tender to a Special Council Meeting, to be convened on a date to be determined by the Mayor.	✓
	Liaise with the Mindarie Regional Council to commence delivery of a waste to energy solution.	Continued to liaise with the Mindarie Regional Council regarding the waste to energy solution and the deferral of the tender consideration.	✓
Q3	**[milestone from quarter 1]** Present a report to Council on tender options for a waste to energy solution seeking endorsement of the preferred tenderer	The Mindarie Regional Council contract to establish a waste to energy solution is facing external delays due to ongoing setbacks with the Mindarie Regional Council's waste to energy tender process. The Mindarie Regional Council is continuing to explore their options under the waste to energy tender.	✓
	[milestone from previous quarter] Liaise with the Mindarie Regional Council to commence delivery of a waste to energy solution.	Continued to liaise with the Mindarie Regional Council regarding the waste to energy solution.	✓
	Continue to liaise with the Mindarie Regional Council to progress delivery of a waste to energy solution.	Continued to liaise with the Mindarie Regional Council regarding the waste to energy solution.	✓
Q4	Continue to liaise with the Mindarie Regional Council to progress delivery of a waste to energy solution.		

Outcome 2-3 Responsible and efficient

You benefit from a responsible and efficient use of natural resources.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Energy management Management of the City's energy consumption to minimise environmental impact and realise economic savings.			
Manage corporate energy use to ensure responsible and efficient consumption.	*Reliable quarterly data not yet available due to delayed data provision from utility providers.*	Q1	
		Q2	
		Q3	
		Q4	
Groundwater management Management of groundwater on City-owned and -managed land to ensure responsible and efficient use in accordance with Department of Water and Environmental Regulation licencing requirements.			
Manage corporate groundwater use to ensure responsible and efficient consumption.	Volume of groundwater used by the City.	Q1	110,613 kilolitres used.
		Q2	1,411,276 kilolitres used.
		Q3	1,845,405 kilolitres used.
		Q4	
Scheme water management Management of scheme water on City-owned and -managed land to reduce consumption and waste.			
Manage corporate scheme water use to ensure responsible and efficient consumption.	*Reliable quarterly data not yet available due to delayed data provision from utility providers.*	Q1	
		Q2	
		Q3	
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Joondalup Lighting Initiative Investigation and proposal to upgrade existing streetlights to LED across the City for the purposes of reducing energy consumption.			
Q1	Investigate streetlight ownership options with Western Power for their streetlight assets located with the City.	Liaised with Western Power's Operational, Asset Strategy, Design and Customer Liaison management to arrange a meeting regarding the City's options for transferring ownership of streetlight assets located in the City of Joondalup.	✓
	Investigate LED streetlight conversion options with Western Power.	• Investigated the economic and environmental benefits of converting streetlights located in the City of Joondalup to LED lights. • Liaised with Western Power's Operational, Asset Strategy, Design and Customer Liaison management to arrange a meeting regarding LED conversion options for streetlights within the City of Joondalup.	✓
Q2	Continue to investigate streetlight ownership options with Western Power for their streetlight assets located with the City.	• Met with Western Power's Operational and Customer Liaison management to discuss streetlight ownership options and work towards streamlining current and future streetlight works within the City of Joondalup. • Presented the benefits of local government ownership of streetlighting at the Growth Areas Perth and Peel (GAPP) meeting on 12 December 2025 to attendees including Hon Reece Whitby MLA, Minister for Energy; Environment; Climate Action.	✓
	Continue to investigate LED streetlight conversion options with Western Power.	Continued to investigate converting streetlights within the City of Joondalup to LED lights, including exploring the economic and environmental benefits.	✓
Q3	Continue to investigate streetlight ownership options with Western Power for their streetlight assets located with the City.	Liaised with Western Power to discuss opportunities for improving stakeholder and community engagement in the City of Joondalup, particularly regarding the City's streetlight ownership options.	✓
	Continue to investigate LED streetlight conversion options with Western Power.	Continued exploring the economic and environmental benefits of converting streetlights within the City of Joondalup to LED lights.	✓
Q4	Continue to investigate streetlight ownership options with Western Power for their streetlight assets located with the City.		
	Continue to investigate LED streetlight conversion options with Western Power.		

MILESTONE		COMMENT	STATUS
Underground power Investigation into the potential to convert existing overhead powerlines to underground power in suitable locations across the City.			
Q1	Develop an advocacy plan to align with Western Power's timing for the undergrounding of power in the City.	• Conducted preliminary investigations to develop an advocacy plan for the undergrounding of power in the City. During these investigations, Western Power indicated that the City of Joondalup will not be included in the Targeted Underground Power Program for approximately 10–15 years. • Commenced the development of an advocacy statement, in alignment with Western Power's official timeframes.	✓
Q2	Progress development of an advocacy plan to align with Western Power's timing for the undergrounding of power in the City.	The development of an advocacy plan for underground power in the City has been put on hold, as Western Power confirmed the City of Joondalup cannot be included in the Targeted Underground Power program for approximately 10–15 years. It is anticipated that an advocacy plan will continue to be developed at a more appropriate stage of Western Power's underground power program.	✓
Q3	**[milestone removed CJ017-02/25 refers]**		
Q4	**[milestone removed CJ017-02/25 refers]**		

MILESTONE		COMMENT	STATUS
Waterwise Council Program A program run jointly by the Department of Water and Environmental Regulation and Water Corporation to support local governments to improve water efficiency and help create waterwise communities.			
Q1	Deliver scheduled actions from the Waterwise Council Action Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Waterwise Council Action Plan 2021–2026 in the quarter: • Planned the Native Plant Giveaway initiative • Submitted a funding application to the Water Corporation's Waterwise Greening Scheme.	✓
Q2	Deliver scheduled actions from the Waterwise Council Action Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Waterwise Council Action Plan 2021–2026 in the quarter: • Continued to plan the Native Plant Giveaway initiative. • Craigie Leisure Centre was re-endorsed as Gold Waterwise Aquatic Centre for 2023/24.	✓
	Submit application to the WA Department of Water and Environmental Regulation and Water Corporation seeking re-accreditation under the Waterwise Council Program.	Submitted Waterwise Council annual re-endorsement report for 2023/24 to the Western Australian Department of Water and Environmental Regulation and Water Corporation seeking re-accreditation under the Waterwise Council Program.	✓
Q3	Deliver scheduled actions from the Waterwise Council Action Plan 2021–2026 for the quarter.	Delivered the following scheduled actions from the Waterwise Council Action Plan 2021–2026 in the quarter: • Commenced implementation of the Native Plant Giveaway initiative in March 2025.	✓
Q4	Deliver scheduled actions from the Waterwise Council Action Plan 2021–2026 for the quarter.		

Outcome 2-4 Resilient and prepared

You understand and are prepared for the impacts of climate change and natural disasters.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Emergency management Participation in the Joint Local Emergency Management Committee, District Emergency Management Committee and WALGA Emergency Management Advisory Committee meetings for the purposes of ensuring effective preparedness in the event of an emergency incident.			
Participate in local and regional emergency management exercises with key agency partners to test the City's Local Emergency Management Arrangements.	List of emergency management exercises undertaken.	Q1	• Amended the Local Emergency Management Arrangements and updated the development process. • Submitted an application for the All West Australians Reducing Emergencies (AWARE) funding program for the Local Recovery Coordination Group. • Facilitated an Exercise for Spontaneous Volunteers for City Staff by Volunteers WA
		Q2	• All West Australians Reducing Emergencies (AWARE) approved the funding application for the Local Recovery Coordination Group. • Participated in the Western Australian Police emergency management exercise at Chichester Park (Woodvale). • Commenced planning for an incident call-centre, and an incident recovery webpage for the City of Joondalup website.
		Q3	• Prepared for local evacuation drill exercise scheduled for quarter 4. • Prepared for Local Recovery Coordination Group recovery exercise scheduled for quarter 4.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Attend the Joint Local Emergency Management Committee and District Emergency management Committee meetings on a quarterly and biannual basis.	Dates of Joint Local Emergency Management Committee and District Emergency Management Committee meetings attended.	Q1	Quarterly Joint Local Emergency Management Committee meeting held 13 August 2024.
		Q2	• Biannual District Emergency Management meeting held 7 November 2024. • Quarterly Joint Local Emergency Management Committee meeting held 12 November 2024.
		Q3	Quarterly Joint Local Emergency Management Committee meeting held 11 February 2025.
		Q4	
Firebreak inspections Inspection of firebreaks throughout the City in accordance with the Bush Fires Act 1954 and subsidiary legislation for the purpose of mitigating the risk of bushfire hazards.			
Undertake firebreak inspections and enforcement activities in accordance with legislative requirements.	Number of firebreak inspections completed.	Q1	No inspections completed.
		Q2	1,145 inspections completed.
		Q3	1,043 inspections completed.
		Q4	
	Number of firebreak infringements and cautions issued.	Q1	No infringements or cautions issued.
		Q2	132 infringements and 0 cautions issued.
		Q3	21 infringements and 0 cautions issued.
		Q4	
	Number of firebreaks on private land maintained and/or blocks cleared by the City.	Q1	No firebreaks maintained or blocks cleared.
		Q2	21 blocks cleared.
		Q3	40 blocks cleared.
		Q4	
	Number of firebreaks on City-owned and -managed land maintained by the City.	Q1	No firebreaks maintained.
		Q2	56 firebreaks maintained.
		Q3	2 firebreaks maintained.
		Q4	
	Number of firebreak prosecutions completed.	Q1	No prosecutions completed.
		Q2	No prosecutions completed.
		Q3	No prosecutions completed.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Bushfire education program A new community education program to raise awareness of bushfire risks and ways to mitigate the risks.			
Q1	Liaise with the appointed consultant to develop a new bushfire education program.	Liaised with the appointed consultant regarding the development of a new bushfire education program, including reviewing the draft implementation plan.	✓
Q2	Continue to liaise with the appointed consultant to develop a new bushfire education program.	Continued to liaise with the appointed consultant regarding the development of a new bushfire education program.	✓
Q3	Continue to liaise with the appointed consultant to develop a new bushfire education program.	Continued to liaise with the appointed consultant regarding the development of a new bushfire education program.	✓
Q4	Finalise the bushfire education program and launch to the community.		
Bushfire Risk Management Plan A plan which guides the City in providing a coordinated and efficient approach to the identification, assessment and treatment of assets exposed to bushfire-related risk within the City of Joondalup.			
Q1	Continue to liaise with the appointed consultant to review the Bushfire Risk Management Plan 2018–2023.	Liaised with the consultant regarding the review of the Bushfire Risk Management Plan 2018–2023, including a review of the draft plan.	✓
Q2	Continue to liaise with the appointed consultant to review the Bushfire Risk Management Plan 2018–2023.	Continued to liaise with the consultant regarding the review of the Bushfire Risk Management Plan 2018–2023.	✓
Q3	Continue to liaise with the appointed consultant to review the Bushfire Risk Management Plan 2018–2023.	Continued to liaise with the consultant regarding the review of the Bushfire Risk Management Plan 2018–2023.	✓
Q4	Present the draft Bushfire Risk Management Plan 2025–2030 to the Office of Bushfire Risk Management seeking endorsement.		

MILESTONE		COMMENT	STATUS
Climate Change Plan* A plan which guides the City's planning for the future impacts of climate change across a range of areas relevant to local government, including infrastructure, health services, water management, emergency management, and the natural environment.			
Q1	Present the draft Climate Change Plan 2024–2034 to Council seeking endorsement to undertake community consultation.	• Presented the draft Climate Change Plan 2024–2034 to Council at their 25 June 2024 meeting where they endorsed undertaking of community consultation on the draft plan. • Community consultation on the draft plan was conducted from 15 August to 4 September 2024.	✓
Q2	Undertake community consultation activities on the draft Climate Change Plan 2024–2034.	• Undertook community consultation on the draft Climate Change Plan 2024–2034 in quarter 1. • Presented Climate Change Plan 2024-2034 to Council at their 19 November 2024 meeting seeking endorsement. Council referred the draft plan back to the Chief Executive Officer.	✓
Q3	**[milestone removed CJ017-02/25 refers]**		
	[milestone removed CJ017-02/25 refers]		
	[additional milestone CJ017-02/25 refers] Seek input from Elected Members to inform the progression of the draft Climate Change Plan 2024–2034.	Due to scheduling constraints, input will be sought from the Elected Members regarding the progression of the draft Climate Change Plan 2024–2034 in quarter 4.	✓
Q4	**[milestone removed CJ017-02/25 refers]**		

MILESTONE		COMMENT	STATUS
Coastal Hazard Risk Management and Adaptation Plan* A new plan to be developed under State Planning Policy 2.6 which will identify areas and assets that could potentially be impacted by coastal erosion and inundation hazards due to storm events and projected sea level rise. The plan will provide recommendations and actions for how the City can respond and adapt to these coastal hazards.			
Q1	Present draft Coastal Hazard Risk Management and Adaptation Plan project plan and draft Terms of Reference for Coastal Hazard Risk Management and Adaptation Plan Community Reference Group to Council seeking feedback and direction.	Presented the draft Coastal Hazard Risk Management and Adaptation Plan project plan and draft terms of reference for Coastal Hazard Risk Management and Adaptation Plan Community Reference Group to Council at the 17 September 2024 meeting where they endorsed the draft project plan and draft terms of reference.	✓
Q2	**[additional milestone CJ301-11/24 refers]** Advertise a request for quotation for the appointment of a facilitator for the Coastal Hazard Risk Management and Adaptation Plan Community Reference Group.	Advertised a request for quotation for the appointment of a facilitator for the Coastal Hazard Risk Management and Adaptation Plan Community Reference Group from 4–22 November 2024.	✓
Q3	**[additional milestone CJ301-11/24 refers]** Seek expressions of interest from the community for membership on the Coastal Hazard Risk Management and Adaptation Plan Community Reference Group.	Expressions of interest were sought from the community for membership on the Coastal Hazard Risk Management and Adaptation Plan Community Reference Group from 6 January to 14 February 2025.	✓
	[additional milestone CJ301-11/24 refers] Establish the Coastal Hazard Risk Management and Adaptation Plan Technical Steering Group.	Established the Coastal Hazard Risk Management and Adaptation Plan Technical Steering Group.	✓
Q4	**[additional milestone CJ301-11/24 refers]** Seek Council endorsement of the membership for the Coastal Hazard Risk Management and Adaptation Plan Community Reference Group.		
	[additional milestone CJ301-11/24 refers] Commence development of the draft Coastal Hazard Risk Management and Adaptation Plan Community and Stakeholder Engagement Strategy.		
	[additional milestone CJ301-11/24 refers] Engage consultants or a research institution to undertake research on alternative adaptation options.		

3. PLACE

OUR GOAL

We have well-planned and attractive suburbs and streetscapes, supported by a range of integrated transport options. Our urban landscapes are connected, useable and accessible. A high standard of liveability is enjoyed by our community who can access quality facilities and public open spaces.

YOUR OUTCOMES

3-1 Connected and convenient

You have access to a range of interconnected transport options.

3-2 Well-planned and adaptable

You enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

3-3 Attractive and leafy

You have access to quality public open spaces and enjoy appealing streetscapes.

3-4 Functional and accessible

You have access to quality community facilities that are functional and adaptable.

Outcome 3-1 Connected and convenient

You have access to a range of interconnected transport options.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Drainage maintenance Monitoring and maintenance of the stormwater drainage assets across the City to ensure usability of City assets.			
Undertake maintenance of stormwater drainage assets.	Number of draining maintenance work orders completed.	Q1	180 drainage maintenance work orders completed.
		Q2	85 drainage maintenance work orders completed.
		Q3	79 drainage maintenance work orders completed.
		Q4	
Parking management Management of parking and parking infrastructure across the City to ensure parking demands are met for residents, visitors and businesses.			
Coordinate the school parking program.	Number of scheduled school parking patrols undertaken.	Q1	57 scheduled patrols undertaken.
		Q2	48 scheduled patrols undertaken.
		Q3	48 scheduled patrols undertaken.
		Q4	
Manage the City's on-street and off-street parking facilities in accordance with the City's local laws.	• Number of parking cautions issued. • Number of parking infringements issued.	Q1	• 1,939 cautions issued. • 809 infringements issued.
		Q2	• 1,949 cautions issued. • 1,310 infringements issued.
		Q3	• 634 cautions issued. • 2,156 infringements issued.
		Q4	
Manage the Reid Promenade Multi-Storey Car Park.	Average monthly percentage occupancy of Reid Promenade Multi-Storey Car Park.	Q1	50% occupancy on average per month.
		Q2	70% occupancy on average per month.
		Q3	No quarterly data available.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Pathway maintenance Monitoring and maintenance of pathways across the City's pathway network to ensure ongoing safety and usability of City assets.			
Undertake maintenance of pathway assets.	Number of pathway maintenance work orders completed.	Q1	122 maintenance work orders completed.
		Q2	131 maintenance work orders completed.
		Q3	104 maintenance work orders completed.
		Q4	
Road maintenance Monitoring and maintenance of roads across the City's road network to ensure ongoing safety and usability of City assets.			
Undertake maintenance of road assets.	Number of road maintenance work orders completed.	Q1	171 maintenance work orders completed.
		Q2	109 maintenance work orders completed.
		Q3	68 maintenance work orders completed.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Bike Plan A plan which provides the long-term vision, strategic framework and projects that will be implemented to make bike riding a part of everyday life and help the City of Joondalup become a bike-friendly city.			
Q1	Deliver scheduled actions from the Bike Plan 2016–2021 for the quarter.	No scheduled actions in this quarter. All scheduled actions from the Bike Plan 2016–2021 have been completed.	✓
	Progress development of the draft Bike Plan 2025–2035.	Progressed the development of the draft Bike Plan 2025–2035 by commencing drafting the project plan and planning for the Strategic Community Reference Group meeting, to be held in quarter 2.	✓
Q2	**[milestone removed CJ301-11/24 refers]**		
	Progress development of the draft Bike Plan 2025–2035.	Progressed the development of the Bike Plan 2025–2035 by completing the project plan and undertaking community consultation via a telephone survey.	✓
	Present the proposed objectives and themes for the draft Bike Plan 2025–2035 to the Strategic Community Reference Group for discussion and feedback.	Presented the proposed objectives and themes for the draft Bike Plan 2025–2035 to the Strategic Community Reference Group for discussion and feedback. The Meeting Outcomes Report was provided to Elected Members and is available on the City of Joondalup website.	✓
Q3	**[milestone removed CJ017-02/25 refers]**		
	[additional milestone CJ017-02/25 refers] Progress development of the draft Bike Plan 2025–2035.	Progressed the development of the draft Bike Plan 2025–2035 including undertaking external stakeholder consultation.	✓
Q4	**[milestone removed CJ017-02/25 refers]**		
	[additional milestone CJ017-02/25 refers] Present the draft Bike Plan 2025–2035 to Elected Members seeking feedback.		

MILESTONE		COMMENT	STATUS
Integrated parking compliance system* A new integrated parking solution to manage all parking-related activities, including the implementation of pay-by-plate parking meters, a parking application, e-permit solution, infringement and enforcement management systems, and upgrading of car park and mobile parking infrastructure.			
Q1	Launch a new parking application throughout paid parking areas in the Joondalup City Centre.	Launched the new parking application throughout paid parking areas in the Joondalup City Centre, including deploying the new enforcement management system.	✓
Q2	Replace the existing parking ticket machines with pay-by-plate parking meters.	Replaced existing parking ticket machines with new pay-by-plate parking meters in October 2024.	✓
Q3	Replace and upgrade the existing system and infrastructure for the Reid Promenade Multi-Storey Car Park.	The replacement and upgrade of the existing system and infrastructure for the Reid Promenade Multi-Storey Car Park is behind schedule due to external delays. It is anticipated that the upgrade will be complete in quarter 4.	✓
	Launch the new e-permits parking portal.	Launched the new e-permits parking portal on 31 January 2025.	✓
Q4	Replace and upgrade the existing infrastructure and system for mobile licence plate recognition.		
	[additional milestone CJ017-02/25 refers] Deploy the parking infringement management system.		
Integrated Transport Plan A plan to guide multi-modal transport planning and inform strategic policy, advocacy and infrastructure decisions in the City over a 10-year period.			
Q1	Deliver scheduled actions from the Integrated Transport Plan 2024–2034 for the quarter.	Delivered the following scheduled actions from the Integrated Transport Plan 2024–2034 in the quarter: • Initiated and progressed the development of the Bike Plan 2025–2035 and Road Safety Action Plan 2025–2035.	✓
Q2	Deliver scheduled actions from the Integrated Transport Plan 2024–2034 for the quarter.	Delivered the following scheduled actions from the Integrated Transport Plan 2024–2034 in the quarter: • Progressed the development of the Bike Plan 2025–2035 and the Road Safety Action Plan 2025–2035.	✓
Q3	Deliver scheduled actions from the Integrated Transport Plan 2024–2034 for the quarter.	Delivered the following scheduled actions from the Integrated Transport Plan 2024–2034 in the quarter: • Progressed the development of the Bike Plan 2025–2035 and the Road Safety Action Plan 2025–2035.	✓
Q4	Deliver scheduled actions from the Integrated Transport Plan 2024–2034 for the quarter.		

MILESTONE		COMMENT	STATUS
Road Safety Action Plan A new Road Safety Action Plan to be developed in accordance with the State Government's Local Government Road Safety Management Planning Process Guide that identifies specific actions, responsibilities and measures to promote safer roads across the City.			
Q1	Progress development of the draft Road Safety Action Plan 2025–2035.	Progressed the development of the draft Road Safety Action Plan 2025–2035 by conducting initial scoping and research.	✓
Q2	Progress development of the draft Road Safety Action Plan 2025–2035.	Progressed the development of the draft Road Safety Action Plan 2025–2035 by finalising the scope of the draft plan and completing research.	✓
Q3	Present the draft Road Safety Action Plan 2025–2035 to Elected Members seeking feedback.	Due to resourcing constraints, the draft Road Safety Management Plan (formerly draft Road Safety Action Plan) was not presented in the quarter. Development of the draft plan continues to be progressed and is scheduled for presentation to Elected Members seeking feedback in quarter 4.	✓
Q4	Present the draft Road Safety Action Plan 2025–2035 to Council seeking endorsement.		

Outcome 3-2 Well-planned and adaptable

You enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Building applications Assessment and determination of building applications in accordance with the *Building Act 2011* and subsidiary legislation.			
Determine certified and uncertified building permit applications received in accordance with legislative requirements.	• Number of building permits issued. • Value of building permits issued.	Q1	655 permits issued valued at $100,952,791.
		Q2	677 permits issued valued at $196,837,216.
		Q3	579 permits issued valued at $178,292,240.
		Q4	
	Percentage of building applications determined within statutory timeframes.	Q1	100% of applications determined within the statutory timeframe.
		Q2	99% of applications determined within the statutory timeframe.
		Q3	99% of applications determined within the statutory timeframe.
		Q4	
Development applications Assessment and determination of development applications in accordance with the City's Local Planning Framework.			
Determine development applications in accordance with legislative requirements.	• Number of planning approvals determined. • Value of planning approvals determined.	Q1	279 approvals determined valued at $96,023,079.
		Q2	314 approvals determined valued at $90,494,525.
		Q3	226 approvals determined valued at $61,683,383.
		Q4	
	Percentage of planning approvals determined within statutory timeframes.	Q1	70% of approvals determined.
		Q2	77% of approvals determined.
		Q3	83% of approvals determined.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Land purchase inquiries Management of land purchase inquiries, which are made at the discretion of property purchasers or their settlement agent, for the purpose of obtaining relevant local government held information on a property. This can include planning/building approvals, zoning, rates and other information.			
Process land purchase inquiries received in accordance with the City's target timeframes.	Number of land purchase inquiries received.	Q1	786 inquiries received.
		Q2	788 inquiries received.
		Q3	753 inquiries received.
		Q4	
	Percentage of land purchase inquiries issued within 14 days.	Q1	65% of inquiries issued.
		Q2	46% of inquiries issued.
		Q3	88% of inquiries issued.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Local planning policies — review and development Policies that relate to planning and development within the Local Planning Scheme area. Local planning policies are developed under the *Planning and Development (Local Planning Schemes) Regulations 2015*.			
Q1	Develop new local planning policies and review existing local planning policies as scheduled by the Policy Committee, or due to changes to the State planning framework.	The following policies were presented to the Policy Committee at their 2 September 2024 meeting and to Council at their 17 September 2024 meeting: • A review of the City's Alfresco Activities Local Planning Policy, for the purpose of public consultation. • A review of the City's Joondalup Design Review Panel Local Planning Policy and associated Terms of Reference. A report on a new draft Percent for Art Scheme Local Planning Policy was presented to the Policy Committee at the 2 September 2024 meeting.	✓
Q2	Develop new local planning policies and review existing local planning policies as scheduled by the Policy Committee, or due to changes to the State planning framework.	• A report on the review of the City's Residential Development Local Planning Policy and Development in Housing Opportunity Areas Local Planning Policy was presented to the Policy Committee on 4 November 2024 and to Council on 19 November 2024. • A report on the review of the City's Private Community Purposes Local Planning Policy was presented to the Policy Committee on 4 November 2024.	✓
Q3	Develop new local planning policies and review existing local planning policies as scheduled by the Policy Committee, or due to changes to the State planning framework.	The following policies were presented to the Policy Committee at their 17 February 2025 meeting and to Council at their 25 March 2025 meeting: • Proposed Percent for Art Local Planning Policy, for the purpose of public consultation. • A review of the City's Short-Term Accommodation Local Planning Policy, for the purpose of public consultation. • A review of the City's Private Community Purposes Local Planning Policy, for the purpose of public consultation.	✓

MILESTONE		COMMENT	STATUS
Q4	Develop new local planning policies and review existing local planning policies as scheduled by the Policy Committee, or due to changes to the State planning framework.		
Local Planning Scheme No 3 review A review of the City's Local Planning Scheme No 3 in accordance with the *Planning and Development (Local Planning Schemes) Regulations* which includes a review of existing local planning policies and the development of new policies as recommended.			
Q1			
Q2	Commence an operational review of the Local Planning Scheme No 3.	Commenced an operational review of the Local Planning Scheme No 3 by undertaking preliminary research.	✓
Q3	Progress the operational review of the Local Planning Scheme No 3.	Progressed the operational review of the Local Planning Scheme No 3 to enable preparation of a report to the Policy Committee and Council in quarter 4.	✓
Q4	Present a report to the Policy Committee and the Council on the outcomes of the operational review.		

MILESTONE		COMMENT	STATUS
Local Planning Strategy review* A review of the City's Local Planning Strategy, including the Local Housing Strategy and Local Commercial Strategy, to ensure the ongoing applicability of the stated strategic direction for land use planning and development.			
Q1	Engage an external consultant to undertake Phase 3 community consultation and a spatial option analysis.	A request for quotation has been prepared and advertised to engage an external consultant to undertake community consultation and spatial options development for Phase 3 of the Local Planning Strategy review. It is anticipated that the successful consultant will be appointed in quarter 2.	✓
Q2	**[milestone from previous quarter]** Engage an external consultant to undertake Phase 3 community consultation and a spatial option analysis.	Engaged with the external consultant to undertake community consultation and develop spatial options for Phase 3 of the Local Planning Strategy review, following Council's appointment of the external consultant at the 19 November 2024 Council meeting.	✓
	Present a report on the community consultation plan to the Policy Committee and Council seeking endorsement.	Due to delays in the appointment of the external consultant, it is anticipated that a report on a proposed community consultation plan will be presented to the Policy Committee and Council in quarter 3.	✓
Q3	**[milestone from previous quarter]** Present a report on the community consultation plan to the Policy Committee and Council seeking endorsement.	A report on the Stakeholder Engagement Plan was presented to the Policy Committee at their 17 February 2025 meeting and to Council at their 25 March 2025 meeting to endorse the plan.	✓
	Undertake round 1 community consultation activities.	Round 1 community consultation activities are behind schedule due to delays in appointing the external consultants and will now commence in quarter 4.	✓
	Develop strategic options for the spatial allocation of density and development control.	Development of strategic options is behind schedule due to delays in appointing the external consultants and will now commence in quarter 4.	✓
Q4	Refine the strategic options for the spatial allocation of density and development control and undertake engagement with the Department of Planning, Lands and Heritage.		
	Undertake round 3 community consultation activities.		

MILESTONE		COMMENT	STATUS
Review of structure plans A review of the City's existing structure plans to assess if each structure plan is required, can be revoked, or can be incorporated into the Local Planning Scheme.			
Q1	Undertake reviews of structure plans, as required.	A report was presented to the September Council meeting regarding the proposed revocation of the Greenwood Local Structure Plan and consequential amendment to Local Planning Scheme No 3.	✓
Q2	Undertake reviews of structure plans, as required.	A report was presented to the 19 November 2024 Council meeting regarding the proposed extension to the period of approval for 5 structure plans and the proposed revocation of 3 structure plans.	✓
Q3	Undertake reviews of structure plans, as required.	A report was presented to the Policy Committee at their 17 February 2025 meeting and to Council at their 25 March 2025 regarding the proposed revocation of the Currambine Structure Plan, the Kinross Neighbourhood Structure Plan and the Sheppard Way Structure Plan.	✓
Q4	Undertake reviews of structure plans, as required.		
State planning reform A program of major legislative, regulatory and policy changes to Western Australia's planning system.			
Q1	Implement actions resulting from the State planning reform process, as required.	A submission was provided in response to the advertised Draft Operation Policy 1.13 Significant Development Pathway — Public Interest Considerations.	✓
Q2	Implement actions resulting from the State planning reform process, as required.	Submissions were provided on the following consultations: • Draft Local Government Design Review Panel Manual • Metropolitan Region Scheme Clause 28 Draft Notice of Resolution • Draft Environmental Protection Amendment Regulations (minor updates)	✓
Q3	Implement actions resulting from the State planning reform process, as required.	A report was presented to Policy Committee at their 17 February 2025 meeting and to Council at their 25 March 2025 meeting to initiate an amendment to Local Planning Scheme No 3 in response to planning reform initiatives relating to short-term rental accommodation.	✓
Q4	Implement actions resulting from the State planning reform process, as required.		

Outcome 3-3 Attractive and leafy

You have access to quality public open spaces and enjoy appealing streetscapes.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Public open space maintenance Coordination and implementation of maintenance programs which enhance aesthetic appeal, whilst maintaining functionality for recreation and sporting activities.			
Undertake maintenance of park and public open space assets.	Number of park and public open space maintenance work orders completed.	Q1	2,143 maintenance work orders completed.
		Q2	2,254 maintenance work orders completed.
		Q3	3,074 maintenance work orders completed.
		Q4	

Non-capital projects and initiatives

Nil

Outcome 3-4 Functional and accessible

You have access to quality community facilities that are functional and adaptable.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Building maintenance program Reactive, planned and scheduled maintained works of City-owned and -managed buildings, as required, and in accordance with agreed service levels to ensure cleanliness and usability.			
Undertake maintenance of building assets.	Number of building maintenance work orders completed.	Q1	5,800 maintenance work orders completed.
		Q2	5,600 maintenance work orders completed.
		Q3	5,600 maintenance work orders completed.
		Q4	
Community venue bookings Bookings management of the City's hireable venues, including community buildings and public open spaces, in accordance with the City's Schedule of Fees and Charges and the Venue Hire Fees and Charges Policy.			
Process bookings of community venues for hirers, as required.	Number of venue hire bookings approved.	Q1	759 bookings approved.
		Q2	808 bookings approved.
		Q3	883 bookings approved.
		Q4	
	Average percentage utilisation of community buildings.	Q1	48% utilisation on average.
		Q2	43% utilisation on average.
		Q3	41% utilisation on average.
		Q4	
	Average percentage utilisation of sports parks.	Q1	28% utilisation on average.
		Q2	25% utilisation on average.
		Q3	24% utilisation on average.
		Q4	
	Average percentage utilisation of recreation parks.	Q1	0.4% utilisation on average.
		Q2	2% utilisation on average.
		Q3	1% utilisation on average.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Leases and licences Management of leases and licences for City-owned and -managed buildings in accordance with the City's Property Management Framework.			
Manage leases and licences and undertake inspections of leased and licenced facilities in accordance with agreed schedules.	Number of annual inspections of leased and licensed buildings completed.	Q1	7 annual inspections completed.
		Q2	18 annual inspections completed.
		Q3	7 annual inspections completed.
		Q4	
	Number of tenancy applications evaluated.	Q1	No applications evaluated.
		Q2	4 applications evaluated.
		Q3	No applications evaluated.
		Q4	
	Number of negotiated tenancy agreements finalised.	Q1	No agreements finalised.
		Q2	No agreements finalised.
		Q3	No agreements finalised.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
City land portfolio management A periodic review of City freehold and managed Crown land to identify optimisation, potential rationalisation, disposal, and acquisition opportunities.			
Q1	Investigate opportunities for optimisation of City freehold and managed Crown land.	Presented a project status report to Elected Members on 6 August 2024 with an update on the Joondalup City Centre Projects Cluster and associated proposed Land Acquisition Strategy.	✓
	Implement actions for the disposal and acquisition of properties as endorsed by Council.	No actions for disposal and acquisition of properties were endorsed by Council.	✓
Q2	Investigate opportunities for optimisation of City freehold and managed Crown land.	Continued to review opportunities for optimisation of City freehold and managed Crown land; no opportunities were identified in the quarter.	✓
	Implement actions for the disposal and acquisition of properties as endorsed by Council.	No actions for disposal and acquisition of properties were endorsed by Council.	✓
Q3	Investigate opportunities for optimisation of City freehold and managed Crown land.	• Presented a project status report to Major Projects and Finance Committee on 17 March 2025 with an update on the Joondalup City Centre Projects Cluster and associated proposed Land Acquisition Strategy. • Advertised a request for submissions from suppliers to assist in preparing the proposed Land Acquisition Strategy.	✓
	Implement actions for the disposal and acquisition of properties as endorsed by Council.	No actions for disposal and acquisition of properties were endorsed by Council.	✓
Q4	Investigate opportunities for optimisation of City freehold and managed Crown land.		
	Implement actions for the disposal and acquisition of properties as endorsed by Council.		

MILESTONE		COMMENT	STATUS
Club Night Lights Program and Community Sporting and Recreation Facilities Fund Programs that seek State Government funding contributions to upgrade sports infrastructure in sports parks for improved usability and access for sports training and games.			
Q1	Progress expressions of interest and applications in accordance with the grant funding program schedules.	• Progressed the expressions of interest process for the FY2025–26 small winter grant funding round. • Grant applications received were submitted for the FY2024–25 small summer grant funding round (Warwick Bowling Club and Penistone Park cricket net floodlighting). • A report was presented to Council at the 27 August 2024 Council meeting, and grant application submitted for the FY2025–26 forward planning Club Night Lights Program (Caledonia Park floodlighting project).	✓
Q2	Progress expressions of interest and applications in accordance with the grant funding program schedules.	Progressed the expressions of interest process for the FY2025–26 small winter grant funding round.	✓
Q3	Progress expressions of interest and applications in accordance with the grant funding program schedules.	• Progressed the expressions of interest process for the FY2026–27 large grant funding round. • Presented a report to Council at the 25 February 2025 Council meeting, and grant applications submitted for the FY2025–26 small grant Club Night Lights Program (Warwick Open Space pitch one floodlighting project) and Community Sporting and Recreation Facilities Fund program (Chichester Park north cricket infrastructure project).	✓
Q4	Progress expressions of interest and applications in accordance with the grant funding program schedules.		
Heathridge Park Masterplan* A masterplan for Heathridge Park that includes the investigation of two options: replacing/refurbishing the existing facilities; or the rationalisation of the existing community facilities into a single new multi-purpose facility.			
Q1			
Q2	Present the results of the community consultation on the Heathridge Park Masterplan to Elected Members seeking feedback.	Presented the results of the community consultation on the Heathridge Park Masterplan at the 10 December 2024 Council meeting where Council approved the project progressing to the detailed design stage.	✓
Q3	Implement actions in relation to the Heathridge Park Masterplan as endorsed by Council.	Commenced implementing actions in relation to the Heathridge Park Masterplan, including investigations into incorporating additional items in the concept designs.	✓
Q4	Implement actions in relation to the Heathridge Park Masterplan as endorsed by Council.		

MILESTONE		COMMENT	STATUS
Joondalup City Centre development* Investigations into future land development opportunities in the Joondalup City Centre.			
Q1	Progress actions towards the development of a business case for development opportunities in the Joondalup City Centre.	Progressed the following actions towards the development of a business case for development opportunities in the Joondalup City Centre: • Appointed an external consultant to be the probity advisor for the Joondalup City Centre Projects Cluster. • Held an initial meeting with the probity advisor on 16 August 2024 to discuss the scope of the engagement of their probity services. • Liaised with the probity advisor to commence a draft Probity and Governance Framework to ensure appropriate governance, probity and procurement activities are undertaken as part of the Joondalup City Centre Projects Cluster. • Managed several inquiries from external parties regarding the potential development and land transaction proposals for the Joondalup City Centre.	✓
	Present reports to Elected Members on the progress and status of the project as required.	A Project Status Report was presented to Elected Members on 6 August 2024 which provided an update on the Joondalup City Centre Projects Cluster.	✓
Q2	Progress actions towards the development of a business case for development opportunities in the Joondalup City Centre.	Progressed the following actions towards the development of a business case for development opportunities in the Joondalup City Centre: • Liaised with the external probity advisor to prepare the draft Probity and Governance Framework, including internal consultation on the draft framework.	✓
	Present reports to Elected Members on the progress and status of the project as required.	No progress or status updates were required in the quarter.	✓
Q3	Progress actions towards the development of a business case for development opportunities in the Joondalup City Centre.	Progressed the following actions towards the development of a business case for development opportunities in the Joondalup City Centre: • Finalised development of the draft Probity Framework for the Joondalup City Centre Projects Cluster. • Presented the finalised draft Probity Framework for the Joondalup City Centre Projects Cluster to the Major Projects and Finance Committee on 17 March 2025, where the Committee resolved to support the Framework.	✓
	Present reports to Elected Members on the progress and status of the project as required.	Presented a project status report to the Major Projects and Finance Committee on 17 March 2025 with an update on the Joondalup City Centre Projects Cluster, including the Joondalup City Centre Development project.	✓
Q4	Progress actions towards the development of a business case for development opportunities in the Joondalup City Centre.		
	Present reports to Elected Members on the progress and status of the project as required.		

MILESTONE		COMMENT	STATUS
Ocean Reef Marina* Construction of a world-class waterfront precinct providing recreational, tourism, residential and boating facilities. This project is being managed by DevelopmentWA with support and contributions provided by the City.			
Q1	Provide support to DevelopmentWA and undertake agreed activities to progress the development of the Marina as per the Development Agreement.	Provided support to DevelopmentWA and other stakeholders in the quarter to ensure construction continued at Ocean Reef Marina in accordance with the Development Agreement.	✓
	Coordinate feedback and technical guidance to progress the necessary approvals for the development of the Marina.	• Provided technical guidance to support DevelopmentWA, approving the Building Permit for the forward works of the Ocean Reef Sea Sports Club and Marine Rescue Whitfords under delegated authority. • Provided recommendations to the Department of Planning, Lands and Heritage (WA) for the provision of a Development Application conditional clearance for the forward works of the Ocean Reef Sea Sports Club and Marine Rescue Whitfords buildings. • Provided DevelopmentWA with conditional approval for civil works south of Hodges Drive, under the approved Stage 1 subdivision.	✓
	Explore development opportunities for land within the Marina that is owned or managed by the City.	Following consultation with DevelopmentWA, the opportunity to develop the City's Freehold Lot within the Marina has been placed on hold, while they progress the Exclusive Working Period with the Town Centre Master Developer.	✓
	Present reports to Elected Members on the progress and status of the Marina as required.	No reports were required in this quarter.	✓

MILESTONE		COMMENT	STATUS
Q2	Provide support to DevelopmentWA and undertake agreed activities to progress the development of the Marina as per the Development Agreement.	Provided support to DevelopmentWA and other stakeholders in the quarter to ensure construction continued at Ocean Reef Marina in accordance with the Development Agreement.	✓
	Coordinate feedback and technical guidance to progress the necessary approvals for the development of the Marina.	• Provided technical guidance to support DevelopmentWA, approving the Building Permit for the building envelope and fit-out of the Ocean Reef Sea Sports Club and Marine Rescue Whitfords under delegated authority. • Provided ongoing technical feedback to DevelopmentWA to progress the design of the Ocean Pool. • Provided approval of Stage 1 Drainage and Urban Water Management Plan to DevelopmentWA for south of Hodges Drive, under the approved Stage 1 subdivision.	✓
	Explore development opportunities for land within the Marina that is owned or managed by the City.	Following consultation with DevelopmentWA, the opportunity to develop the City's Freehold Lot within the Marina has been placed on hold, while they progress the Exclusive Working Period with the Town Centre Master Developer.	✓
	Present reports to Elected Members on the progress and status of the Marina as required.	No progress or status updates were required during this quarter.	✓

MILESTONE		COMMENT	STATUS
Q3	Provide support to DevelopmentWA and undertake agreed activities to progress the development of the Marina as per the Development Agreement.	Provided support to DevelopmentWA and other stakeholders in the quarter to ensure construction continued at Ocean Reef Marina in accordance with the Development Agreement.	✓
	Coordinate feedback and technical guidance to progress the necessary approvals for the development of the Marina.	• Provided technical guidance to support DevelopmentWA, approving the building permit for the radio mast on the Marine Rescue Whitfords building under delegated authority. • Provided landowner consent to DevelopmentWA for a new development application to be submitted to Department of Planning, Lands and Heritage. • Maintained ongoing communication with the Ocean Reef Sea Sports Club to provide guidance and support, ensuring progress on the development and addressing any requirements related to the building. • Provided engineering approval for Stage 1 to DevelopmentWA for north of Hodges Drive, under the approved Stage 1 subdivision.	✓
	Explore development opportunities for land within the Marina that is owned or managed by the City.	Following consultation with DevelopmentWA, the opportunity to develop the City's Freehold Lot within the Marina has been placed on hold, while they progress the Exclusive Working Period with the Town Centre Master Developer.	✓
	Present reports to Elected Members on the progress and status of the Marina as required.	No progress or status updates were required during in the quarter.	✓
Q4	Provide support to DevelopmentWA and undertake agreed activities to progress the development of the Marina as per the Development Agreement.		
	Coordinate feedback and technical guidance to progress the necessary approvals for the development of the Marina.		
	Explore development opportunities for land within the Marina that is owned or managed by the City.		
	Present reports to Elected Members on the progress and status of the Marina as required.		

MILESTONE		COMMENT	STATUS
Ocean Reef Sea Sports Club building redevelopment Assistance provided to DevelopmentWA in the construction of the Ocean Reef Sea Sports Club building as part of the Ocean Reef Marina development.			
Q1	Provide ongoing support and assistance through the construction process in conjunction with DevelopmentWA, to Ocean Reef Sea Sports Club and associated consultants.	Provided ongoing support, including undertaking a review and providing feedback on the submitted building architectural design and delivery of the building project by Development WA.	✓
Q2	Provide ongoing support and assistance through the construction process in conjunction with DevelopmentWA, Ocean Reef Sea Sports Club and associated consultants.	Provided ongoing support, including providing additional feedback on the building architectural design and delivery of the building project by Development WA.	✓
Q3	Provide ongoing support and assistance through the construction process in conjunction with DevelopmentWA, Ocean Reef Sea Sports Club and associated consultants.	Provided ongoing support, including providing additional feedback on the building architectural design and delivery of the building project by DevelopmentWA.	✓
Q4	Provide ongoing support and assistance through the construction process in conjunction with DevelopmentWA, Ocean Reef Sea Sports Club and associated consultants.		
Strategic Asset Management Framework review A review of the Strategic Asset Management Framework, including processes and practices, to provide improved management of City infrastructure assets.			
Q1	Liaise with external consultants to progress the review of the Strategic Asset Management Framework.	• Liaised with the external consultants to finalise the review of the Strategic Asset Management Framework, including finalising the Asset Management Strategy 2024–2034. • Presented the Asset Management Strategy 2024–2034 to Elected Members on 2 July 2024.	✓
Q2	Finalise the Strategic Asset Management Framework review.	Completed the Strategic Asset Management Framework review in the quarter, including the finalisation of the Asset Management Strategy 2024–2034.	✓
Q3			
Q4			

4. ECONOMY

OUR GOAL

We are a global facing city with a prosperous and resilient economy. Our City is home to diverse industries that generate a wide-range of local job opportunities. We encourage creativity and innovation, and we support opportunities to build the City's brand as a popular business and tourism destination.

YOUR OUTCOMES

4-1 Prosperous and local

You feel supported to grow your business in the City.

4-2 Innovative and confident

You are attracted to the City's unique characteristics and potential and feel confident in investing.

4-3 Appealing and welcoming

You welcome residents, and local and international visitors to the City.

Outcome 4-1 Prosperous and local

You feel supported to grow your business in the City.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Business engagement Direct support for and communication with local businesses to help strengthen and enhance the local economy.			
Respond to inquiries and proactively communicate with local businesses to support economic development.	Number of business engagement programs provided to local businesses.	Q1	1 Cyber Workshop provided.
		Q2	No business engagement programs held.
		Q3	3 workshops provided.
		Q4	
	Number of businesses participating in business engagement programs	Q1	4 businesses participating.
		Q2	No business engagement programs held.
		Q3	26 businesses participating.
		Q4	
Business events An annual program of events, such as forums, sundowners and workshops, that provide networking opportunities, information on key economic opportunities and training, as well as support and advice to local businesses.			
Deliver scheduled business events.	• List of business events delivered. • Number of attendees per business event delivered.	Q1	• Innovate Joondalup Workshop — Uptown Women Connection and Profile Building Breakfast event with 60 attendees. • Joondalup Innovation Challenge with 80 attendees. • Smart City Connect business event with 50 attendees.
		Q2	• End of Year Sundowner with 70 attendees. • Joondalup 2050: Realising the Vision with 200 attendees.
		Q3	Uptown Women event held in partnership with Joondalup Business Association with 70 attendees.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

MILESTONE		COMMENT	STATUS
Small Business Friendly Approvals Program A program of improvements to the way the City provides approvals to and interacts with small businesses across the City.			
Q1	Deliver scheduled initiatives in accordance with the Small Business Friendly Approvals Program Implementation Plan.	The following initiatives were delivered in accordance with the Small Business Friendly Approvals Program Implementation Plan: • Reviewed all online business support content, and developed and updated the content, including a Starting a New Business customer journey map. • Reviewed checklists and customised them to be more user-friendly for local small businesses. • Updated the pre-lodgement meetings advice recommending small businesses contact the City prior to lodging their applications. • Transitioned to a new online application process to be more user-friendly for small businesses. New online forms will be developed as required. • Transitioned from hardcopy to electronic forms and communications for providing and receiving advice on small business building applications • Distributed an information flyer with the City's business support services to all food and beverage businesses in the City. • Completed the Small Business Friendly Approvals program report.	✓
Q2	**[milestone removed CJ301-11/24 refers]**		
Q3	**[milestone removed CJ301-11/24 refers]**		
Q4	**[milestone removed CJ301-11/24 refers]**		

Outcome 4-2 Innovative and confident

You are attracted to the City's unique characteristics and potential and feel confident in investing.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Joint Economic Development Initiative A joint initiative with key economic stakeholders based in Joondalup that aligns visioning and strategic directions with the aim of supporting complementary economic development activities.			
Host and attend Joint Economic Development Initiative roundtable meetings.	• Number of Joint Economic Development Initiative roundtable meetings hosted. • Number of attendees per roundtable meeting held.	Q1	1 meeting hosted with 20 attendees.
		Q2	1 meeting hosted with 16 attendees.
		Q3	1 meeting hosted with 18 attendees.
		Q4	
Sector cluster groups Collaborative groups with Joondalup businesses, economic stakeholders, neighbouring local governments and State Government agencies to facilitate the development of business clusters for industries, such as education, medical, destination and digital.			
Host cluster group meetings and facilitate agreed actions.	• Number of cluster group meetings hosted. • Number of attendees per cluster group meeting held.	Q1	• Joondalup Visitor Economy Network Meeting hosted with 22 attendees. • Joondalup Medical Precinct Taskforce Meeting hosted with 23 attendees.
		Q2	• Digital Cyber Network Meeting hosted with 12 attendees. • Joondalup Visitor Economy Network Meeting hosted with 11 attendees. • Joondalup Medical Precinct Taskforce Meeting hosted with 13 attendees. • Knowledge Industry Joondalup Learning Precinct meeting hosted with 9 attendees.
		Q3	• Joondalup Visitor Economy Network Meeting hosted with 18 attendees. • Digital Cyber Network Meeting hosted with 16 attendees • Joondalup Medical Precinct Taskforce Meeting hosted with 20 attendees.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Digital City Plan 2024–2029 A new plan that outlines the digital future the City could achieve through a set of strategies and actions. The plan addresses key priority actions, including delivering capacity-building programs for local businesses and potential for establishing virtual and physical spaces that create opportunities for start-ups.			
Q1	Progress the development of the draft Digital City Plan.	Progressed the development of the draft Digital City Plan by undertaking the following activities: • Appointed an external consultant to assist in the development of the draft plan. • Liaised with the appointed consultant to undertake background research to inform the draft plan. • Liaised with the appointed consultant to develop the community consultation plan • Liaised with the appointed consultant to commence planned community consultation activities.	✓
Q2	Progress the development of the draft Digital City Plan.	Progressed the development of the draft Digital City Plan by undertaking community consultation.	✓
Q3	Present the draft Digital City Plan to Elected Members seeking feedback.	• Presented the Digital Economy Plan Research and Engagement Report to Elected Members via a green paper in January 2025. • Finalised the development of the draft Digital Economy Plan (formerly Digital City Plan). • The draft Digital Economy Plan (formerly Digital City Plan) will be presented to Elected Members seeking feedback in quarter 4.	✓
Q4	Finalise the development of the Digital City Plan.		

MILESTONE		COMMENT	STATUS
International Economic Development Activities Plan A plan that provides guidance on facilitating international relationships that will lead to the establishment of Joondalup as a "global city" based around the development of mutually-beneficial relationships and outcomes. The plan identifies opportunities to generate economic outcomes for the City that are aligned with industry strengths and growth potential.			
Q1			
Q2			
Q3			
Q4	Commence a review of the International Economic Development Activities Plan (2017).		
Investment Attraction Framework A framework that supports the City to develop targeted investment strategies to encourage private and public investment in the City of Joondalup.			
Q1	Progress the development of the draft Investment Attraction Framework.	Progressed the development of the draft Investment Attraction Framework by undertaking the following activities: • Completed background research to inform the draft framework. • Continued internal and external stakeholder engagement. • Developed a draft framework and multi-criteria assessment models.	✓
Q2	Progress the development of the draft Investment Attraction Framework.	Continued the development of the draft Investment Attraction Framework and multi-criteria assessment models.	✓
Q3	**[milestone removed CJ017-02/25 refers]**		
	[additional milestone CJ017-02/25 refers] Progress the development of the draft Investment Attraction Framework.	Continued to progress the development of the draft Investment Attraction Framework and multi-criteria assessment models.	✓
Q4	**[milestone removed CJ017-02/25 refers]**		
	[additional milestone CJ017-02/25 refers] Present the draft Investment Attraction Framework to Elected Members seeking feedback.		

MILESTONE		COMMENT	STATUS
Joondalup Innovation Precinct The development of a Joondalup Innovation Precinct for new and emerging technology and industries to support urban robotics, a digital innovation centre and the education and health precincts.			
Q1	Progress the development of a Joondalup Innovation Precinct.	Progressed the development of a Joondalup Innovation Precinct by undertaking the following activities: • Conducted stakeholder site visits to the Australian Automation and Robotic Precinct, in line with the memorandum of understanding between the City and the CORE Innovation Hub (operator of the Australian Automation and Robotic Precinct). • Held a workshop as part of the Innovate Joondalup business support program, to review and improve how the City supports local start-ups. • Co-hosted the Joondalup Innovation Challenge, an employability and entrepreneurship challenge where students participate in simulated start up projects. • Hosted and participated in the Smart City Connect industry forum on Data and Privacy for a Connected Mobility Future on 17 September 2024. This event was co-delivered with the National Transport Research Organisation, a key partner in the development of the Joondalup Innovation Precinct. • Liaised with North Metropolitan TAFE, a key partner in the development of the Joondalup Innovation Precinct, regarding the integration of the robotics sector into the Joondalup Innovation Precinct.	✓

MILESTONE		COMMENT	STATUS
Q2	Progress the development of a Joondalup Innovation Precinct.	Progressed the development of a Joondalup Innovation Precinct by undertaking the following activities: • Appointed external partners to deliver of the Innovate Joondalup 2025 Business Support Program. • Held meetings with the Innovation Incubator management consultant to progress the establishment of the Innovation Incubator. • Held cybersecurity support discussion with the Chief Executive Officer and the Philippines Ambassador to Australia, H E Antonio A Morales. • Processed the render work for the Joondalup Vision 2050 and presented the vision at the Business Forum, held on 4 December 2024. • Engaged with North Metropolitan TAFE to welcome the Humanoid Robot. • Supported the delivery and programming for the Smart City Connect Event — Jobs and Skills for Mobility Enabled Communities on 28 November 2024, with the National Transport Research Organisation and Edith Cowan University. • Confirmed the sponsorship of the Just Start It program for students to develop entrepreneurial skills and innovative ideas across the City of Joondalup. • Sponsored and participated in the West Tech Fest Women, West Tech Fest Coast with CyberWest West Tech Main, held 2–6 December 2024. • Attended the launch of the Australian Automation and Robotics Precinct — Robotics and Automation on 15 November 2024, opened by Hon Roger Cook MLA, Premier of Western Australia.	✓

MILESTONE		COMMENT	STATUS
Q3	Progress the development of a Joondalup Innovation Precinct.	Progressed the development of a Joondalup Innovation Precinct by undertaking the following activities: • Launched the Just Start It program at Woodvale Senior High School and Sacred Heart College. • Supported and participated in West Tech Assemblage 2025, hosted by the City of Stirling on 20 February 2025. • Engaged with Innovate Joondalup program providers to finalise the program selection process. • Progressed a promotional calendar with North Metropolitan TAFE for the Humanoid Robot at City of Joondalup events. • Commenced planning for the Joondalup Innovation Challenge. • Engaged with West Tech Fest to initiate collaboration for West Tech Fest 2025. • Progressed the development of a memorandum of understanding with CyberWest and discussed implementation with the Australian Automation and Robotics Precinct. • Finalised collaboration with Perth Biodesign to include the Joondalup region in 2025 healthcare innovation courses. • Progressed the development of the Joondalup Innovation Incubator with Spacecubed. • Featured in a Business News advertorial, "Realising the Vision," shared on the WA Chamber of Commerce and Industry Business Pulse and the Business News website.	✓
Q4	Progress the development of a Joondalup Innovation Precinct.		

Outcome 4-3 Appealing and welcoming

You welcome residents, and local and international visitors to the City.

Ongoing programs and activities

Nil

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Burns Beach food and beverage facility expression of interest The progression of an expression of interest for a future commercial operator at the Burns Beach food and beverage facility site.			
Q1	Progress the expression of interest to identify a commercial operator for the facility.	Progressed the expression of interest to identify a commercial operator for the Burns Beach food and beverage facility by preparing a Business Plan in accordance with section 3.59 of the *Local Government Act 1995*.	✓
Q2	Progress the expression of interest to identify a commercial operator for the facility.	Advertised the Burns Beach Major Land Transaction Business Plan from 7 November 2024 to 18 December 2024.	✓
Q3	Identify the preferred commercial operator and commence tenure negotiations.	Tenure negotiations did not commence in the quarter due to delays in the expression of interest process. Commenced preparation of a report on the outcome of the Burns Beach Major Land Transaction Business Plan advertising for a preferred commercial operator. It is anticipated this report will be presented to Council in quarter 4.	✓
Q4	Continue tenure negotiations with the preferred commercial operator.		

MILESTONE		COMMENT	STATUS
Destination City Plan A plan to attract more visitors to the region, increase the City's share of Perth's and Western Australia's key markets, and grow the visitor economy.			
Q1	Deliver scheduled actions from Destination Joondalup 2021–2026 for the quarter.	The following activities were undertaken for the delivery of the Destination Joondalup 2021–2026 in the quarter: • Continued to manage the Uptown social media channels. • Launched Uptown Perth Is OK competition campaign, gaining 2,049 new followers for Uptown during the campaign. • Supported the launch of the So Perth Day Trip Winter self-care edition featuring local City Centre businesses and coastal locations. • Engaged with Westfield Whitford City new Centre Management and provided Uptown collateral and how to engage with destination brand. • Agreed to the Destination Perth and Sunset Coast Alliance for Destination Perth 2024/25 partnership prospectus. • Supported the launch of the So Perth Day Trip Itinerary 3 — How To Spend A Day Trip In Joondalup which explores the murals throughout the Joondalup City Centre and features local businesses. • Attended Tourism WA Industry Update with Hon Rita Saffioti MLA, Deputy Premier; Treasurer; Minister for Transport and Tourism, where the Deputy Premier spoke about Tourism in the City of Joondalup. • Added 9 new local businesses to the Uptown directory.	✓
Q2	Deliver scheduled actions from the Destination Joondalup 2021–2026 for the quarter.	The following activities were undertaken for the delivery of the Destination Joondalup 2021–2026 in the quarter: • Participated in the Destination Perth Annual General Meeting on 24 October 2024. • Launched the So Perth Day Trip Itinerary 4 — A Guide to the Ultimate Coastal Joondalup Day Trip and Itinerary 5 — Joondalup Day Trip Guide: Discover Suburban Charm • Engaged with the key tenants at Hillarys Boat Harbour to progress significant events at Hillarys Boat Harbour. • Sponsored and attended the Business News Sector Briefing — Future of Tourism on 4 December 2024, with Mayor Jacob speaking presenting. • Launched the Coastal Explorer Bus, which was featured in PerthNow, Perth is OK! and Destination WA. • Added 4 new businesses to the Uptown directory.	✓

MILESTONE		COMMENT	STATUS
Q3	Deliver scheduled actions from the Destination Joondalup 2021–2026 for the quarter.	The following activities were undertaken for the delivery of the Destination Joondalup 2021–2026 in the quarter: • Launched the Coastal Explorer, attracting 131 visitors along the Sunset Coast to Hillarys Boat Harbour. • Hosted the Destination Perth Sunset Coast Media familiarisation, showcasing Hillarys with guided tours and vessel experiences. • Launched the Uptown Joondalup Website and added 16 new businesses to the Uptown Directory. • Delivered the Uptown Brand Ambassadors activation and integrated Uptown branding at the Joondalup Festival. • Ran a successful social media campaign, gaining 250 new followers and over 800 interactions. • Provided the Uptown Express bus shuttle service for the Joondalup Festival. • Listed the Joondalup Festival and WA Tree Festival events on Destination Perth's What's On. • Planned the Sunset Coast April School Holidays Campaign with Destination Perth.	✓
Q4	Deliver scheduled actions from the Destination Joondalup 2021–2026 for the quarter.		

MILESTONE		COMMENT	STATUS
Duffy House commercial expression of interest The progression of an expression of interest for a future commercial operator at the Duffy House site.			
Q1	Progress the request for an expression of interest to identify a commercial operator for the facility	Advertised the request for expressions of interest for a commercial operator at Duffy House on 16 September 2024.	✓
Q2	Identify the preferred commercial operator and commence tenure negotiations.	The request for expressions of interest to identify a commercial operator closed on 14 October 2024. With support from an external probity auditor, the evaluation panel has reviewed the submissions and finalised a recommendation.	✓
Q3	**[milestone from previous quarter]** Identify the preferred commercial operator and commence tenure negotiations.	Tenure negotiations did not commence in the quarter due to delays in the expression of interest process. Commenced preparation of a report on the outcome of the expression of interest to identify a commercial operator at the Duffy House site. It is anticipated this report will be presented to Council in quarter 4.	✓
	Progress tenure negotiations with the preferred commercial operator.	Tenure negotiations did not progress in the quarter due to delays in the expression of interest process. Commenced preparation of report on the outcome of the expression of interest to identify a commercial operator at the Duffy House site. It is anticipated this report will be presented to Council in quarter 4.	✓
Q4	Progress tenure negotiations with the preferred commercial operator.		

MILESTONE		COMMENT	STATUS
Event attraction Attract and support significant events that are unique to Joondalup to enhance its image as an attractive destination for visitors, tourists and business.			
Q1	Work with external stakeholders and event promoters to attract and support significant events to the City as opportunities arise.	• Council endorsed City of Joondalup sponsorship of the 2025 Joondalup Festival of Motoring at their meeting on 28 August 2024. Following the endorsement, the City drafted a contract to be executed by both parties. • Engaged with a large-scale events company to discuss opportunities for hosting major events in the Joondalup City Centre	✓
Q2	Work with external stakeholders and event promoters to attract and support significant events to the City as opportunities arise.	• Executed the contract for the 2025 Joondalup Festival of Motoring and commenced planning for the event, which launched in December 2024. • Engaged with a major event company regarding the requirements for major events to be held in Joondalup, including sponsorships, purchasing and potential event locations. • Engaged with local business owners seeking to deliver cultural events in the Joondalup City Centre.	✓
Q3	Work with external stakeholders and event promoters to attract and support significant events to the City as opportunities arise.	• Progressed event planning for the proposed Laservision event, including booking space and developing a marketing plan. • Presented the proposed Laservision event plan to Elected Members seeking feedback. • Met with property managers at Hillarys Boardwalk to discuss the proposed Hillarys Launch of Summer event.	✓
Q4	Work with external stakeholders and event promoters to attract and support significant events to the City as opportunities arise.		

MILESTONE		COMMENT	STATUS
Place activation City and community-led activities and projects that support the activation of spaces and places that are important to the wellbeing of the community and economy.			
Q1	Deliver scheduled actions from the Joondalup City Centre Place Activation Plan 2022 for the quarter.	The following scheduled actions from the Joondalup City Centre Place Activation Plan 2022 were delivered in the quarter: • Commenced the Edith Cowan University Industry Project, where students will develop the “Uptown Joondalup — Joondalup City Centre hidden gems” advertising campaign. • Installed the Heartbeat Joondalup bench seat in Central Walk. • Relocated Animals Uptown sculptures to Joondalup Library. • Held the Strategic Community Reference Group meeting regarding Place Activation on Monday 12 August 2024. • Completed stage one of the Davidson Terrace Alive grant. • Promoted Uptown Joondalup and City Centre Activities to Hoopfest Basketball Australia competition participants, through social media and City Centre map and pamphlets. • Delivered two City Centre tour events for the Mini Murals Art Trail. • Supported the delivery of Heartbeat Joondalup Block Party, held on 27 September 2024. • Presented an update on Place Activation to Elected Members, with the following highlights: · Activated the Joondalup Library Lawn area with bean bags. · Progressed Christmas Lights Planning. · Commenced Davidson Terrace Streets Alive internal workshops.	✓
	Deliver place activation programs, activities and events in other parts of the City, as opportunities arise.	Progressed discussions for Place Activation at Hillarys Boat Harbour and Ocean Reef Marina	✓

MILESTONE		COMMENT	STATUS
Q2	Deliver scheduled actions from the Joondalup City Centre Place Activation Plan 2022 for the quarter.	The following scheduled actions from the Joondalup City Centre Place Activation Plan 2022 were delivered in the quarter: • Met with Town Team Movement regarding progress with place activation activities and the local Town Team, Heartbeat Joondalup. • Engaged with local businesses regarding place activation activities during the Christmas period, the F&B (food and beverage) network, and community consultation on the proposed amendments to the Alfresco Activities Local Planning Policy. • Coordinated with local businesses and Harley-Heaven for the Toy Run WA event, held on 14 December 2024. • Coordinated 3 Central Walk Christmas Markets events, held on 29 November 2024, 6 December 2024 and 13 December 2024, with over 40 stallholders. • Coordinated the Christmas Lights program, including largescale installations in the Joondalup City Centre and City of Joondalup libraries. • Facilitated support and related place activation activities for the Wildlands Festival (to be held 4 January 2025). • Completed Edith Cowan University Student Industry Project with creative collateral for City Centre Uptown Joondalup destination marketing to support City Centre place activation activities.	✓
	Deliver place activation programs, activities and events in other parts of the City, as opportunities arise.	No opportunities to deliver place activation programs, activities and events outside of the Joondalup City Centre.	✓

MILESTONE		COMMENT	STATUS
Q3	Deliver scheduled actions from the Joondalup City Centre Place Activation Plan 2022 for the quarter.	The following scheduled actions from the Joondalup City Centre Place Activation Plan 2022 were delivered in the quarter: • Engaged with Creative Communities International for the Dress Up Your Street project, as part of the Streets Alive community-led funding program. • Supported and assisted the local Town Team, Heartbeat Joondalup, with the delivery of a Saint Patrick's Day event on 16 March 2025. • Commenced preparations to conduct community consultation regarding the Davidson Terrace Streets Alive project. • Engaged with various groups and local residents to discuss place activation in the Joondalup City Centre. • Collaborated with Ayani Car Collective Perth to facilitate and promote a free community car-meet street party, to be held on 13 April 2025 at the City of Joondalup Administration Building car park. • Continued Uptown brand promotion for Joondalup City Centre businesses. • Engaged with the City of Stirling for regional collaboration in placemaking.	✓
	Deliver place activation programs, activities and events in other parts of the City, as opportunities arise.	Delivered the Uptown Brand Ambassadors activation at Hillarys Boat Harbour as part of the Joondalup Festival.	✓
Q4	Deliver scheduled actions from the Joondalup City Centre Place Activation Plan 2022 for the quarter.		
	Deliver place activation programs, activities and events in other parts of the City, as opportunities arise.		

5. LEADERSHIP

OUR GOAL

We have a diverse elected body that represents, promotes and reflects the composition of our community. Our Council and workforce are accountable and transparent and make balanced decisions based on sound, professional advice. Quality services are delivered by our highly-skilled and effective workforce.

YOUR OUTCOMES

5-1 Capable and effective

You have an informed and capable Council backed by a highly-skilled workforce.

5-2 Proactive and represented

You are confident that the City is advocating on your behalf for initiatives that benefit the community.

5-3 Engaged and informed

You are able to actively engage with the City and have input into decision-making.

5-4 Responsible and financially-sustainable

You are provided with a range of City services which are delivered in a financially responsible manner.

Outcome 5-1 Capable and effective

You have an informed and capable Council backed by a highly-skilled workforce.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Elected Member training Training opportunities for Elected Members to assist and support them in performing their roles and responsibilities.			
Identify and promote training opportunities to Elected Members.	List of conferences and training events attended by Elected Members.	Q1	• Australian Local Government Association National General Assembly, Canberra, attended by Cr Hamilton-Prime and Cr Vinciullo from 1–5 July 2024. • Local Government Professionals, Local Government Conference, Sydney, attended by Cr Jones from 31 July–1 August 2024. • Canberra advocacy visit, attended by Mayor Jacob from 11–14 August 2024. • Local Government Managers Australia, Annual Local Government Conference, attended by Cr Jones from 27–29 August 2024.
		Q2	Western Australian Local Government Association Convention, attended by Mayor Jacob and Cr Jones from 8–10 October 2024.
		Q3	• Canberra Advocacy Visit, attended by Mayor Jacob and Cr Vinciullo, 2–5 February 2025. • Planning Institute of Australia Elected Member Workshop, attended by Mayor Jacob, 12–13 March 2025. • Western Australian Local Government Association Diploma of Local Government, Cr Raftis enrolled 10 March 2025.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Employee training Training opportunities for City employees to ensure their skills remain up-to-date to meet the service needs of the community.			
Identify and facilitate training opportunities for City employees.	Number of employees undertaking mandatory licencing/training.	Q1	253 employees undertook mandatory licencing/training.
		Q2	322 employees undertook mandatory licencing/training.
		Q3	25 employees undertook mandatory licencing/training.
		Q4	
	Average amount spent on employee training per full-time equivalent employee.	Q1	$272 spend on average.
		Q2	$135 spend on average.
		Q3	$152 spend on average.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Employee recruitment and retention Recruitment of new employees to the City of Joondalup and retention of existing employees.			
Undertake recruitment activities for vacant roles, as required.	Number of full-time and part-time employees recruited.	Q1	20 full-time and 5 part-time employees recruited.
		Q2	28 full-time and 10 part-time employees recruited.
		Q3	16 full-time and 3 part-time employees recruited.
		Q4	
	Number of full-time and part-time employees exited.	Q1	23 full-time and 5 part-time employees exited.
		Q2	22 full-time and 14 part-time employees exited.
		Q3	17 full-time and 11 part-time employees exited
		Q4	
	Percentage employee vacancy rate.	Q1	11% vacancy rate.
		Q2	10% vacancy rate.
		Q3	11% vacancy rate.
		Q4	
	Percentage voluntary separation rate.	Q1	4% separation rate.
		Q2	4% separation rate.
		Q3	3% separation rate.
		Q4	
	Percentage turnover rate.	Q1	4% turnover rate.
		Q2	5% turnover rate.
		Q3	4% turnover rate.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Workplace health and safety Management of risks to the health and safety of City employees and contractors.			
Ensure a healthy and safe workplace for City employees and contractors.	Number of occurrences of lost time due to injury for each one million hours worked (lost time injury frequency rate).	Q1	6.4 lost time injury frequency rate.
		Q2	8.1 lost time injury frequency rate.
		Q3	4.5 lost time injury frequency rate.
		Q4	
	Number of work health and safety incidents.	Q1	42 incidents.
		Q2	34 incidents.
		Q3	30 incidents.
		Q4	
	Number of work health and safety incidents linked to a hazard.	Q1	5 incidents linked to a hazard.
		Q2	18 incidents linked to a hazard.
		Q3	17 incidents linked to a hazard.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Core system replacement project (Project Axiom) A core information technology solution for the City which will include a customer relationship management system, online customer portal, finance, and asset management system.			
Q1	Progress implementation of the finance and supply chain management system as part of Project Value Stream 2B.	Progressed the development of stage 2 of the finance system (Project Value Stream 2B) focussing on core financial process around general ledger, accounts receivable, procurement, taxation, and budgeting. This project is progressing in accordance with approved project plan and schedule.	✓
	Progress implementation of the customer engagement system as part of Project Value Streams 3.	Progressed the development of the customer engagement system (Project Value Stream 3) including the public release of the following new systems: • Health applications; Complaints, Compliments, Feedback lodgements; Mediation module on 1 July 2024. • ePetitions system on 14 August 2024. • Waste Management Portal on 16 September 2024.	✓
Q2	Progress implementation of the finance and supply chain management system as part of Project Value Stream 2B.	The project, including the implementation of the finance supply chain management system (as part of Project Value Stream 2B), was paused in November 2024 and Elected Members were provided with a briefing.	✓
	Progress implementation of the customer engagement system as part of Project Value Streams 3.	The project, including the implementation of the customer engagement system (as part of Project Value Streams 3), was paused in November 2024 and Elected Members were provided with a briefing.	✓

MILESTONE		COMMENT	STATUS
Q3	**[milestone removed CJ017-02/25 refers]**		
	[milestone removed CJ017-02/25 refers]		
	[additional milestone CJ017-02/25 refers] Appoint interim support for implementation of the finance and supply chain management system and customer engagement system.	Commenced scoping extent of interim support required for the project which will be finalised in quarter 4. The level of interim support will be finalised following the appointment of project management resources in quarter 1 FY2025–26.	✓
	[additional milestone CJ017-02/25 refers] Appoint project management resources.	Developed and advertised request for tender documents for project management resources in March 2025. The tender process will continue in quarter 4 and it is anticipated a report on the tender process will be presented to Council in quarter 1 FY2025–26.	✓
Q4	Progress implementation of the finance and supply chain management system as part of Project Value Stream 2B.		
	Progress implementation of the customer engagement system as part of Project Value Streams 3.		
Delegated Authority Manual review An annual review of the City's Delegated Authority Manual in accordance with the Local Government Act 1995 to ensure the listed delegations continue to be appropriate.			
Q1			
Q2			
Q3	Undertake a review of the Delegated Authority Manual.	Undertook a review of the Delegated Authority Manual in the quarter, including engagement with internal stakeholders.	✓
Q4	Present the outcomes of the review of the Delegated Authority Manual to Council seeking adoption.		

MILESTONE		COMMENT	STATUS
Local government reform A program of major legislative, regulatory and policy changes to the Western Australian Local Government Act 1995 and subsidiary legislation.			
Q1	Implement actions resulting from the State local government reform process, as required.	The Local Government Amendment Bill 2024 was introduced to the Western Australian Parliament on 15 August 2024. A review of the Bill and associated materials was commenced in the quarter.	✓
Q2	Implement actions resulting from the State local government reform process, as required.	Attended Local Government Reform webinars held on 18 and 19 December 2024, following the assent of the *Local Government Amendment Act 2024* on 6 December 2024, and tranche 2 of the local government reforms becoming law.	✓
Q3	Implement actions resulting from the State local government reform process, as required.	• Presented a report to Council in February 2025 regarding the Local Government Reform Consultation on Chief Executive Officer Key Performance Indicators and Online Registers. • Presented a report to Elected Members in March 2025 regarding Elected Member Superannuation payments.	✓
Q4	Implement actions resulting from the State local government reform process, as required.		

MILESTONE		COMMENT	STATUS
Privacy and Responsible Information Sharing reforms Implementation of new Western Australian legislation that will form the basis of privacy and responsible information sharing reforms. The reforms build on an extensive consultation process that commenced in 2019 to develop a model that is right for Western Australia.			
Q1	Progress development and/or updating of internal processes and documentation in accordance with the privacy and responsible information sharing reforms.	Documentation drafted/updated during the quarter includes: • Personal information collection and use notice • Procedures and templates for undertaking privacy impact assessments • Procedures and management response plan for information breaches • Procedure for access to, and correction of, personal information • Procedures for the handling and tracking of privacy and information sharing complaints The development of a personal information asset register was also progressed in the quarter.	✓
	Progress development of relevant council policies in accordance with the privacy and responsible information sharing reforms.	Progressed development of the draft Privacy Policy and draft Information Breach Policy in the quarter.	✓
Q2	Finalise development and/or updating of internal processes and documentation in accordance with the privacy and responsible information sharing reforms.	Progressed the development and updating of internal processes and documentation in accordance with the privacy and responsible information sharing reforms, including the following: • Drafted the additional documentation required for the Personal Information Collection and Use Notice. • Continued the ongoing development of a Personal Information Asset Register. • Commenced discussions on the requirements to align the privacy impact assessments within the City's Project Management Framework.	✓
	Finalise development of relevant council policies in accordance with the privacy and responsible information sharing reforms.	Continued to progress the development of the draft Privacy Policy in the quarter.	✓
	Develop training and awareness programs for privacy and responsible information sharing, as required.	Progressed the development of training and awareness programs for privacy and responsible information sharing, including the following: • Developed a draft internal webpage, including factsheets, on the new legislation and the City's Privacy Values. • Commenced planning for the development of an external webpage for the community.	✓

MILESTONE		COMMENT	STATUS
Q3	**[additional milestone CJ017-02/25 refers]** Continue to develop and/or update internal processes and documentation in accordance with the privacy and responsible information sharing reforms.	Progressed the development and updating of internal processes and documentation in accordance with the privacy and responsible information sharing reforms, including the following: • The City's Information Asset Register to identify information assets, stakeholders who use or manage information assets, and to consider the strategic value and operational risks associated with information assets. • Awareness programs for the use of Collection Notices.	✓
	[additional milestone CJ017-02/25 refers] Continue to develop relevant Council policies in accordance with the privacy and responsible information sharing reforms.	Progressed the development of the following relevant Council policies in accordance with the privacy and responsible information sharing reforms: • Privacy Council Policy • Data Breach Council Policy	✓
Q4	**[additional milestone CJ017-02/25 refers]** Continue to develop and/or update internal processes and documentation in accordance with the privacy and responsible information sharing reforms.		
	[additional milestone CJ017-02/25 refers] Continue to develop relevant Council policies in accordance with the privacy and responsible information sharing reforms.		

MILESTONE		COMMENT	STATUS
Strategic Workforce Plan A new plan that identifies the workforce requirements necessary to resource and deliver City services, projects and activities that contribute to the vision of the 10-Year Strategic Community Plan. The Strategic Workforce Plan is a key resourcing plan of the City's Integrated Planning and Reporting Framework.			
Q1	Prepare a project plan for the development of a Strategic Workforce Plan 2025–2030.	A project plan for the development of a Strategic Workforce Plan 2025–2030 was prepared, reviewed and endorsed in the quarter.	✓
Q2	Develop and advertise a request for tender for a consultant to develop the Strategic Workforce Plan 2025–2030.	Developed and advertised a request for quotation for an external consultant to develop the Strategic Workforce Plan 2025–2030.	✓
	Review and assess the responses to the request for tender and appoint the preferred consultant.	Reviewed and assessed the responses to the request for quotation. It is anticipated that the preferred consultant will be appointed in quarter 3.	✓
Q3	**[milestone from previous quarter]** Review and assess the responses to the request for tender and appoint the preferred consultant.	Appointed the preferred consultant in the quarter. Reviewed and assessed the responses to the request for quotation in the previous quarter.	✓
	Liaise with the appointed consultant to undertake development of the draft Strategic Workforce Plan 2025–2030.	Liaised with the appointed consultant to undertake development of the draft Strategic Workforce Plan 2025–2030, including conducting initial meetings, providing background documents and required data, and scheduling stakeholder meetings.	✓
Q4	Liaise with the appointed consultant to finalise the development of the draft Strategic Workforce Plan 2025–2030.		
	Commence implementation of the Strategic Workforce Plan 2025–2030.		

Outcome 5-2 Proactive and represented

You are confident that the City is advocating on your behalf for initiatives that benefit the community.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Advocacy Framework A framework that provides a strategic approach to advocacy activities to ensure evidence-based decision-making, greater stakeholder engagement, and the development of processes, to maximise opportunities for support and investment into the City.			
Undertake advocacy activities in accordance with the Advocacy Framework.	Number of advocacy activities conducted.	Q1	58 advocacy activities conducted.
		Q2	59 advocacy activities conducted.
		Q3	45 advocacy activities conducted.
		Q4	
Grant funding Monitoring and management of funding received from State and Federal Government agencies, as well as other external sources, to deliver City services and projects.			
Seek out funding opportunities and prepare applications for grant funding, as appropriate.	Value of recurring grant funding received.	Q1	$2,669,391 funding received.
		Q2	$1,186,677 funding received.
		Q3	$1,755,021 funding received.
		Q4	
	Value of competitive grant funding received.	Q1	$123,000 funding received.
		Q2	$3,784,408 funding received.
		Q3	$160,675 funding received.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
Council policies — development and review Policies that set Council's position in relation to identified matters of interest. Council Policies are adopted by Council and align with the vision, goals and outcomes of the City's 10-Year Strategic Community Plan.			
Q1	Develop new Council policies and review existing Council policies as scheduled by the Policy Committee.	• The revised Records Management Council Policy was adopted by Council at their 27 August 2024 meeting. • The following reviewed/revised policies were adopted by Council at their 17 September 2024 meeting: · Disposal of Minor Surplus Assets Council Policy · Specified Area Rate Council Policy. • The review of the revised Public Art Council Policy was deferred by the Policy Committee at their 2 September 2024 meeting.	✓
Q2	Develop new Council policies and review existing Council policies as scheduled by the Policy Committee.	The following reviewed/revised policies were adopted by Council at their 10 December 2024 meeting: • Community Consultation Council Policy • Corporate Sponsorship Program Council Policy • Groundwater Use Council Policy • Investment of Available Funds Council Policy • Significant Event Sponsorship Council Policy	✓
Q3	Develop new Council policies and review existing Council policies as scheduled by the Policy Committee.	The following reviewed/revised policies were adopted by Council at their 25 March 2025 meeting: • Elections Caretaker Council Policy • Venue Hire Fees and Charges Council Policy • Emergency Donations Council Policy	✓
Q4	Develop new Council policies and review existing Council policies as scheduled by the Policy Committee.		

MILESTONE		COMMENT	STATUS
Strategic Position Statements A standalone set of statements that articulate an agreed position on strategic matters of interest to the City of Joondalup. The purpose of the statements is to provide flexibility for the Council in capitalising on unplanned opportunities for external funding and investment, and to guide the development of future strategic planning documents where current gaps may exist.			
Q1	Present the revised Strategic Position Statements to Council seeking endorsement.	Undertook a review of the Strategic Position Statements in the quarter but was not presented to Council due to scheduling issues. It is anticipated that it will be presented to Elected Members in quarter 3 2024/25.	✓
Q2			
Q3	**[milestone from quarter 1]** Present the revised Strategic Position Statements to Council seeking endorsement.	A green paper has been prepared on the status of the Strategic Position Statements. It is anticipated that this will be presented to Elected Members for feedback in quarter 4.	✓
Q4			

MILESTONE		COMMENT	STATUS
Submissions to State and Federal Governments Formal submissions from the City to the State and Federal Governments on relevant strategic policy matters affecting the City of Joondalup.			
Q1	Monitor for and prepare submissions to State and Federal Governments on strategic policy matters affecting the City, as opportunities arise.	Prepared the following submissions to State and Federal Governments in the quarter: • Department of Planning Lands and Heritage (WA) — Draft Operational Policy 1.13 Significant Development Pathway, Public Interest Considerations. • State Library of Western Australia — State Library of Western Australia Statistical Return 2023/24. • Department of Climate Change, Energy, the Environment and Water (Cth) — National Water Agreement. • Department of Water and Environmental Regulation (WA) — Local Government Annual report for Waste Services (Census).	✓
Q2	Monitor for and prepare submissions to State and Federal Governments on strategic policy matters affecting the City, as opportunities arise.	Prepared the following submissions to State and Federal Governments in the quarter: • City of Wanneroo — Draft Wanneroo Local Planning Strategy. • Department of Planning, Lands and Heritage (WA) — Draft Local Government Design Review Panel Manual. • Department of Planning, Lands and Heritage (WA) — Metropolitan Region Scheme Clause 28 Draft Notice of Resolution. • Department of Water and Environmental Regulation (WA) — Draft Environmental Protection Amendment Regulations (No 2) 2024. • Western Australian Local Government Association — Draft Native Vegetation Clearing Regulations Issues Paper. • Western Australian Local Government Association — Draft State Hazard Plan for Fire. • Western Australian Local Government Association — Road Assets and Expenditure Report 2023/24.	✓
Q3	Monitor for and prepare submissions to State and Federal Governments on strategic policy matters affecting the City, as opportunities arise.	Prepared the following submissions to State and Federal Governments in the quarter: • Western Australian Local Government Association — Draft WA State Public Health Plan.	✓
Q4	Monitor for and prepare submissions to State and Federal Governments on strategic policy matters affecting the City, as opportunities arise.		

Outcome 5-3 Engaged and informed

You are able to actively engage with the City and have input into decision-making.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
City electronic communication Management of the City's social media presence and regular eNewsletters to promote the City's successes, services and events to the community.			
Develop and distribute eNewsletters to subscribers.	Number of eNewsletters distributed.	Q1	89 eNewsletters distributed.
		Q2	91 eNewsletters distributed.
		Q3	91 eNewsletters distributed.
		Q4	
	Average number of unique eNewsletter subscribers.	Q1	59,618 unique subscribers on average.
		Q2	59,289 unique subscribers on average.
		Q3	60,090 unique subscribers on average.
		Q4	
	Number of unsubscribers from eNewsletters.	Q1	71 unsubscribers.
		Q2	329 unsubscribers.
		Q3	366 unsubscribers.
		Q4	
	Average open rate for eNewsletters.	Q1	33% opened on average.
		Q2	38% opened on average.
		Q3	40% opened on average.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Develop social media content and manage the City's social media accounts.	Number of social media posts per channel.	Q1	• 142 posts and 2 stories on City of Joondalup Facebook. • 48 posts and 43 stories on City of Joondalup Instagram. • 37 posts on City of Joondalup LinkedIn. • 20 posts on City of Joondalup X. • 2 posts on City of Joondalup YouTube. • 116 posts on Craigie Leisure Centre Facebook. • 117 posts on Craigie Leisure Centre Instagram. • 0 posts on Joondalup Festival Facebook and Instagram (off-season). • 137 posts on the Joondalup Libraries Facebook. • 69 posts on the Joondalup Libraries Instagram. • 41 posts on Uptown Joondalup Facebook. • 61 posts on Uptown Joondalup Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q2	• 164 posts and 4 stories on City of Joondalup Facebook. • 72 posts and 35 stories on City of Joondalup Instagram. • 41 posts on City of Joondalup LinkedIn. • 67 posts on City of Joondalup X. • 3 posts on City of Joondalup YouTube. • 56 posts on Craigie Leisure Centre Facebook. • 64 posts on Craigie Leisure Centre Instagram. • 14 posts on Joondalup Festival Facebook and Instagram (off-season). • 155 posts on the Joondalup Libraries Facebook. • 84 posts on the Joondalup Libraries Instagram. • 42 posts on Uptown Joondalup Facebook. • 56 posts on Uptown Joondalup Instagram. • 79 posts on Youth Services Facebook. • 49 posts on Youth Services Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q3	• 177 posts and 7 stories on City of Joondalup Facebook. • 82 posts and 110 stories on City of Joondalup Instagram. • 29 posts on City of Joondalup LinkedIn. • 71 posts on City of Joondalup X. • 14 posts on City of Joondalup YouTube. • 84 posts on Craigie Leisure Centre Facebook. • 84 posts on Craigie Leisure Centre Instagram. • 160 posts on the Joondalup Libraries Facebook. • 118 posts on the Joondalup Libraries Instagram. • 91 posts and 62 stories on Joondalup Festival Facebook. • 77 posts and 138 stories on Joondalup Festival Instagram. • 44 posts/stories on Uptown Joondalup Facebook. • 166 posts/stories on Uptown Joondalup Instagram. • 72 posts/stories on Youth Services Facebook. • 87 posts/stories on Youth Services Instagram.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	Number of new social media followers per channel.	Q1	• 511 new followers on City of Joondalup Facebook. • 383 new followers on City of Joondalup Instagram. • 290 new followers on City of Joondalup LinkedIn. • 0 new followers on City of Joondalup X. • 30 new followers on City of Joondalup YouTube. • 221 new followers on Craigie Leisure Centre Facebook. • 203 new followers on Craigie Leisure Centre Instagram. • 10 new followers on Joondalup Festival Facebook. • 46 new followers on Joondalup Festival Instagram. • 190 new followers on Joondalup Libraries Facebook. • 69 new followers on Joondalup Libraries Instagram. • 48 new followers on Uptown Joondalup Facebook. • 2,311 new followers on Uptown Joondalup Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q2	• 937 new followers on City of Joondalup Facebook. • 654 new followers on City of Joondalup Instagram. • 227 new followers on City of Joondalup LinkedIn. • 0 new followers on City of Joondalup X. • 15 new followers on City of Joondalup YouTube. • 187 new followers on Craigie Leisure Centre Facebook. • 197 new followers on Craigie Leisure Centre Instagram. • 9 new followers on Joondalup Festival Facebook. • 36 new followers on Joondalup Festival Instagram. • 249 new followers on Joondalup Libraries Facebook. • 64 new followers on Joondalup Libraries Instagram. • 64 new followers on Uptown Joondalup Facebook. • 401 new followers on Uptown Joondalup Instagram. • 46 new followers on Youth Services Facebook. • 42 new followers on Youth Services Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q3	• 2,423 new followers on City of Joondalup Facebook. • 637 new followers on City of Joondalup Instagram. • 206 new followers on City of Joondalup LinkedIn. • -15 new followers on City of Joondalup X. • 22 new followers on City of Joondalup YouTube. • 262 new followers on Craigie Leisure Centre Facebook. • 454 new followers on Craigie Leisure Centre Instagram. • 2,234 new followers on Joondalup Festival Facebook. • 1,267 new followers on Joondalup Festival Instagram. • 98 new followers on Joondalup Libraries Facebook. • 51 new followers on Joondalup Libraries Instagram. • 88 new followers on Uptown Joondalup Facebook. • 757 new followers on Uptown Joondalup Instagram. • 61 new followers on Youth Services Facebook. • 41 new followers on Youth Services Instagram.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	Number of social media post reactions and likes.	Q1	• 10,292 reactions/likes and 1,742 comments on City of Joondalup Facebook. • 1,161 reactions/likes and 30 comments on City of Joondalup Instagram. • 658 reactions/likes and 27 comments on City of Joondalup LinkedIn. • 2 reactions/likes and 0 comments on City of Joondalup X. • 3 reactions/likes and 1 comment on City of Joondalup YouTube. • 3,264 reactions/likes and 77 comments on Craigie Leisure Centre Facebook. • 1,090 reactions/likes and 137 comments on Craigie Leisure Centre Instagram. • 7 reactions/likes on Joondalup Festival Facebook. • 49 reactions/likes on Joondalup Festival Instagram. • 1,934 reactions/likes on Joondalup Libraries Facebook. • 385 reactions/likes on Joondalup Libraries Instagram. • 64 reactions/likes on Uptown Joondalup Facebook. • 1,504 reactions/likes on Uptown Joondalup Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q2	• 7,254 reactions/likes and 1,511 comments on City of Joondalup Facebook. • 1,706 reactions/likes and 52 comments on City of Joondalup Instagram. • 636 reactions/likes and 21 comments on City of Joondalup LinkedIn. • 11 reactions/likes and 5 comments on City of Joondalup X. • reactions/likes and 0 comment on City of Joondalup YouTube. • 737 reactions/likes and 178 comments on Craigie Leisure Centre Facebook. • 1,383 reactions/likes and 13 comments on Craigie Leisure Centre Instagram. • 26 reactions/likes on Joondalup Festival Facebook. • 124 reactions/likes on Joondalup Festival Instagram. • 849 reactions/likes on Joondalup Libraries Facebook. • 346 reactions/likes on Joondalup Libraries Instagram. • 66 reactions/likes on Uptown Joondalup Facebook. • 1,692 reactions/likes on Uptown Joondalup Instagram. • 135 reactions/likes on Youth Services Facebook. • 197 reactions/likes on Youth Services Instagram.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q3	• 9,622 reactions/likes and 2,477 comments on City of Joondalup Facebook. • 1,675 reactions/likes and 59 comments on City of Joondalup Instagram. • 515 reactions/likes and 40 comments on City of Joondalup LinkedIn. • 17 reactions/likes and 2 comments on City of Joondalup X. • 18 reactions/likes and 3 comments on City of Joondalup YouTube. • 2,582 reactions on Craigie Leisure Centre Facebook. • 2,059 reactions on Craigie Leisure Centre Instagram. • 4,301 reactions/likes on Joondalup Festival Facebook. • 4,593 reactions/likes on Joondalup Festival Instagram. • 3272 reactions/likes on Joondalup Libraries Facebook. • 700 reactions/likes on Joondalup Libraries Instagram. • 14 reactions/likes on Uptown Joondalup Facebook. • 3,916 reactions/likes on Uptown Joondalup Instagram. • 121 reactions/likes on Youth Services Facebook. • 196 reactions/likes on Youth Services Instagram.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	Top 3 social media posts by engagement.	Q1	• "Looking Back Kinross" with 8,805 engagements. • "Paralympics athletes" with 4,710 engagements. • "Looking Back Kallaroo with 4,406 engagements.
		Q2	• "Looking Back north over Mullaloo" with 19,225 engagements. • "Looking Back Ocean Reef" with 5,244 engagements. • "Community Consultation Dog management" with 3,981 engagements.
		Q3	• "Blackboy Park Community Consultation" with 62,644 engagements. • "Throwback Thursdays for Joondalup Festival" with 16,516 engagements. • "Looking Back building your dream home in Kinross" with 13,150 engagements.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Develop website content and manage the City's websites.	Number of unique website users per City website.	Q1	• 246,551 unique website users for the City of Joondalup website. • 1,704 unique website users for the Joondalup Festival website. • 33,471 unique website users for the Craigie Leisure Centre website.
		Q2	• 232,637 unique website users for the City of Joondalup website. • 1,130 unique website users for the Joondalup Festival website. • 21,704 unique website users for the Craigie Leisure Centre website.
		Q3	• 231,120 unique website users for the City of Joondalup website. • 103,687 unique website users for the Joondalup Festival website. • 25,614 unique website users for the Craigie Leisure Centre website.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	Top 3 webpages of the City of Joondalup corporate website by unique user visit.	Q1	• City of Joondalup homepage with 44,537 visits. • Waste bin collection days with 11,515 visits. • Library catalogue with 8,454 visits.
		Q2	• City of Joondalup homepage with 46,837 visits. • Waste bin collection days with 21,128 visits. • Bulk waste disposal with 12,659 visits.
		Q3	• City of Joondalup homepage with 40,601 visits. • Waste bin collection days with 25,161 visits. • Bulk waste disposal with 15,426 visits.
		Q4	
	Top 3 traffic sources to the City of Joondalup corporate website.	Q1	1. Organic (search engine) 2. Direct (URL or bookmark) 3. Social (paid and organic Meta traffic)
		Q2	1. Organic (search engine) 2. Direct (URL or bookmark) 3. Social (paid and organic Meta traffic)
		Q3	1. Organic (search engine) 2. Direct (URL or bookmark) 3. Social (paid and organic Meta traffic)
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
City publications Seasonal and monthly publications to promote the City's successes, services and events to the community.			
Develop and distribute a range of fortnightly, monthly, quarterly, and seasonal publications for identified target markets.	List of scheduled print publications distributed City-wide.	Q1	No City-wide print publications distributed.
		Q2	City News — Kambarang.
		Q3	City News — Djeran.
		Q4	
	List of ad hoc print publications distributed City-wide.	Q1	No ad-hoc print publications distributed.
		Q2	Dog Management community consultation.
		Q3	No ad-hoc print publications distributed.
		Q4	
Community consultation Activities to seek feedback from the community to inform decision-making in accordance with the City's Community Consultation Council Policy and Planning Consultation Local Planning Policy.			
Undertake scheduled community consultation activities.	Number of development application consultations commenced.	Q1	90 consultations commenced.
		Q2	92 consultations commenced.
		Q3	90 consultations commenced.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	List of general community consultation activities commenced.	Q1	• Heathridge Park Concept Designs commenced on 25 July 2024. • MacNaughton Park (Kinross) — Proposed Clubroom Refurbishment commenced on 15 August 2024. • Draft Climate Change Plan 2024–2034 commenced on 15 August 2024.
		Q2	• Proposed City of Joondalup Parking Amendment Local Law 2024, commenced on 3 October 2024. • Alfresco Activities Local Planning Policy, commenced on 11 October 2024. • Joondalup Digital Plan commenced on 17 October 2024. • Library Service Survey, commenced on 24 October 2024. • Major Land Transaction — 40 Ocean Parade (Burns Beach), commenced on 7 November 2024. • Dog management, commenced on 14 November 2024.
		Q3	• Proposed Local Development Plan — 45 Country Club Boulevard (Connolly), commenced on 24 January 2025. • Draft new Residential Development Local Planning Policy, commenced on 30 January 2025. • Park name change proposal — Blackboy Park (Mullaloo), commenced on 6 February 2025. • Grouped dwelling (four new two-storey dwellings) — 75 Doveridge Drive (Duncraig), commenced on 31 March 2025.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	List of event feedback activities commenced.	Q1	Sunday Serenades feedback, commenced on 25 August 2024.
		Q2	• Little Feet Festival feedback, undertaken on 13 October 2024. • Music in the Park Concert — Warrandyte Park (Craigie) feedback, undertaken on 2 November 2024. • Music in the Park Concert — Bramston Park (Burns Beach) feedback, undertaken on 9 November 2024. • Business Forum: Joondalup 2050 — Realising the Vision feedback, commenced on 4 December 2024.
		Q3	• Valentines Concert feedback, undertaken via emails to ticket holders, February 2025. • Joondalup Festival feedback, undertaken across multiple sites, March 2025. • Skate, BMX and Scooter Competition feedback, undertaken across multiple sites, March 2025.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Complaints and compliments management Management of a frontline complaint handling and customer feedback process.			
Manage written and verbal complaints about City services and provide satisfactory resolutions to customers.	• Number of complaints received. • Number of compliments received.	Q1	• 45 complaints received. • 88 compliments received.
		Q2	• 64 complaints received. • 66 compliments received.
		Q3	• 39 complaints received. • 50 compliments received.
		Q4	
	Number of mediation enquiries received and referrals provided.	Q1	1 referral provided.
		Q2	2 referrals provided.
		Q3	5 referrals provided.
		Q4	
	Number of Ombudsman inquires.	Q1	2 Ombudsman inquiries.
		Q2	0 Ombudsman inquiries.
		Q3	1 Ombudsman inquiry.
		Q4	
Correspondence to the City Formal capturing and processing of all incoming documents received by the City in accordance with the *State Records Act 2000* and subsidiary legislation, and the City's Recordkeeping Plan.			
Capture and process all incoming documents received by the City, such as emails, letters and online forms.	Number of documents processed by the City.	Q1	30,039 documents processed.
		Q2	22,215 documents processed.
		Q3	25,559 documents processed.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Council meetings — community participation Management of community participation in the formal affairs of Council through deputations, questions and public statements at Briefing Sessions and Council meetings in accordance with the City's Procedures for Strategy Sessions, Briefing Sessions, Council/Committee Meetings and Electronic Meetings.			
Facilitate deputations, questions and public statements at Briefing Sessions and Council meetings.	Number of deputations presented at Briefing Sessions.	Q1	• No deputations presented to the Briefing Session on 9 July 2024. • 2 deputations presented to the Briefing Session on 13 August 2024. • 2 deputations presented to the Briefing Session on 10 September 2024.
		Q2	• 4 deputations presented to the Briefing Session on 8 October 2024. • 5 deputations presented to the Briefing Session on 12 November 2024. • 2 deputations presented to the Briefing Session on 3 December 2024.
		Q3	• No deputations presented to the Annual General Meeting of Electors held on 23 January 2025. • No deputations presented to the Briefing Session held on 11 February 2025. • 5 deputations presented to the Briefing Session held on 11 March 2025.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
	Number of written questions presented at Briefing Sessions and Council Meetings.	Q1	• 35 written questions presented at the July 2024 meetings. • 60 written questions presented at the August 2024 meetings. • 38 written questions presented at the September 2024 meetings.
		Q2	• 49 written questions presented at the October 2024 meetings. • 46 written questions presented at the November 2024 meetings. • 65 written questions presented at the December 2024 meetings.
		Q3	• 14 written questions presented at the Annual General Meeting of Electors held on 23 January 2025. • 40 written questions presented at the February 2025 meetings. • 47 written questions processed at the March 2025 meetings.
		Q4	

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Customer care Management of liaisons and points of contact provided to the City's customers via a range of communication channels, including telephone, email and in-person.			
Provide accurate support, advice, and information to customers via phone, email or in-person.	Number of telephone calls received.	Q1	15,279 calls received.
		Q2	18,575 calls received.
		Q3	19,213 calls received.
		Q4	
	Average length of time taken to answer telephone calls.	Q1	1 minute 12 seconds taken on average.
		Q2	1 minute 35 seconds taken on average.
		Q3	1 minute, 6 seconds taken on average.
		Q4	
	Percentage of telephone calls abandoned by the customer.	Q1	6% of calls abandoned.
		Q2	7% of calls abandoned.
		Q3	5% of calls abandoned.
		Q4	
	Number of in-person transactions at the City's administration building.	Q1	1,785 in-person transactions.
		Q2	1,598 in-person transactions.
		Q3	1,446 in-person transactions.
		Q4	
Freedom of information Provision of a general right of access to documents and records held by the City in accordance with the *Freedom of Information Act 1992* and subsidiary legislation.			
Process freedom of information requests, as required.	Number of freedom of information applications received by the City.	Q1	19 applications received.
		Q2	17 applications received.
		Q3	9 applications received.
		Q4	
	Average number of days taken for processing freedom of information applications.	Q1	30 days taken on average.
		Q2	36 days taken on average.
		Q3	36 days taken on average.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
City of Joondalup website redevelopment project Redevelopment of the City of Joondalup's website to enhance accessibility, provide more efficient online services, and enhance the experience of users.			
Q1	Undertake final testing of the new City of Joondalup corporate website and prepare to go live.	The following actions were undertaken to prepare for the launch of the new City of Joondalup corporate website: • Completed over 2,311 website changes from 32 teams. • Optimised 638 key search terms. • Refined 280 page anchors. • Completed search engine optimisation mapping. • Held resident/user testing sessions on 14 August 2024 and addressed feedback. • Completed accessibility and usability testing throughout the quarter, and addressed issues that arose. • Refined the Website Launch Plan.	✓
Q2	Launch the new City of Joondalup corporate website.	Launched the new City of Joondalup corporate website on 10 October 2024 and prepared a project completion report and contract report in the quarter.	✓
	Commence scoping of phase 2 of the City of Joondalup corporate website development.	Commenced scoping of phase 2 of the website redevelopment project and prepared a project plan for phase 2.	✓
Q3	Commence delivery of phase 2 of the City of Joondalup corporate website development.	The following actions were undertaken to commence delivery of phase 2 of the City of Joondalup corporate website development project: • Ongoing engagement with internal stakeholders to ensure their needs and feedback are incorporated into phase 2. • Updated the project plan to reflect the latest insights and requirements. • Defined the scope of the phase 2 improvements, including identifying key areas for enhancement and refining project objectives. • Distributed a request for quotation to undertake phase 2 of the City of Joondalup corporate website development.	✓

MILESTONE		COMMENT	STATUS
Q4	Progress delivery of phase 2 of the City of Joondalup corporate website development.		
Customer satisfaction survey A biennial telephone survey of the City's residents conducted by an independent consultant to measure satisfaction with City services.			
Q1			
Q2			
Q3	Advertise and appoint a consultant to undertake a Customer Satisfaction Survey.	A request for quotation was advertised in the quarter, but a consultant was not appointed due to resourcing constraints. The quotations will be assessed, and the preferred consultant will be appointed in quarter 4.	✓
Q4	Liaise with the appointed consultant to undertake data collection and prepare a report on the outcomes.		
Customer service centralisation A project to centralise the City's main customer service functions to achieve greater organisational efficiency and a higher rate of first point of contact resolution.			
Q1	Continue centralisation of business processes and workflows.	The following actions were undertaken to continue the centralisation of customer service business processes and workflows: • Supported the Waste Services online-process changeover, including responding to increases in volume of calls, call length to support customers to register, access and navigate the new *my*Joondalup customer portal. • Continued updating Knowledgebase content to reflect operational changes. • Continued developing and documenting new procedures. • Continued to raise and resolve issues identified by frontline services.	✓
Q2	**[milestone removed CJ301-11/24 refers]**		
	[additional milestone CJ301-11/24 refers] Review Customer service centralisation project plan.	Reviewed the Customer service centralisation project plan in the quarter.	✓
	[additional milestone CJ301-11/24 refers] Identify the impacts of Project Axiom — phase 1 on customer service delivery.	Conducted a retrospective analysis to identify the impacts of Project Axiom — phase 1 on customer service delivery.	✓
	[additional milestone CJ301-11/24 refers] Research industry benchmark standards to enhance customer service delivery.	Conducted research on industry benchmark standards, including holding meetings with Cities of Stirling and Wanneroo.	✓

MILESTONE		COMMENT	STATUS
Q3	**[milestone removed CJ301-11/24 refers]**		
	[additional milestone CJ301-11/24 refers] Investigate current status of customer experience and options to commence development of a Customer Experience Strategy.	The following activities were undertaken to investigate the current status of customer experience and options to commence development of a Customer Experience Strategy: • Reviewed outcomes from past Customer Satisfaction Surveys and considered options for continued and increased research regarding customer experience. • Explored software systems to track customer satisfaction scores and customer sentiment to enable effective monitoring and analysis of feedback. • Investigated options for an artificial intelligence chatbot to support customer care and collaborated with internal stakeholders to develop a minimum viable product, currently undergoing user testing.	✓
Q4	**[milestone removed CJ301-11/24 refers]**		
	[additional milestone CJ301-11/24 refers] Develop a project plan and commence development of a Customer Experience Strategy.		

MILESTONE		COMMENT	STATUS
Strategic Community Reference Group A reference group that provides input to Council on matters of significant community interest and strategic initiatives. The group consists of 12 community representatives, three youth representatives (aged 16–24 years) and four Elected Members.			
Q1	Conduct meetings of the Strategic Community Reference Group in accordance with the work plan.	Held meeting 2 of the Strategic Community Reference Group for 2024 on 12 August 2024. Members provided input into the role of place activation within the City of Joondalup. A report on the outcomes of the meeting was provided to Elected Members and published on the City of Joondalup website.	✓
Q2	Conduct meetings of the Strategic Community Reference Group in accordance with the work plan.	Held meeting 3 of the Strategic Community Reference Group for 2024 on 18 November 2024. Members provided input into the development of a new City of Joondalup Bike Plan. A report on the outcomes of the meeting was provided to Elected Members and published on the City of Joondalup website.	✓
	Present the draft work plan and meeting dates for the 2025 calendar year to Council seeking endorsement.	Presented the draft 2025 Annual Work Plan to Council at the 10 December 2024 Council meeting where it was endorsed.	✓
Q3	Conduct meetings of the Strategic Community Reference Group in accordance with the work plan.	Held meeting 1 of the Strategic Community Reference Group for 2025 on 19 March 2025. Members provided input into the development of a new City of Joondalup Public Health Plan. A report on the outcomes of the meeting is being prepared and will be provided to Elected Members and published on the City of Joondalup website when completed in quarter 4.	✓
Q4	Conduct meetings of the Strategic Community Reference Group in accordance with the work plan.		

Outcome 5-4 Accountable and financially-sustainable

You are provided with a range of City services which are delivered in a financially responsible manner.

Ongoing programs and activities

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
Customer payments Provision of a range of payment methods that enable customers to pay the City for services and notices.			
Provide a range of payment methods for customers.	[measure amended CJ301-11/24 refers] Percentage of payments received by payment method (based on the value of payments).	Q1	• 61% payments via BPAY. • 17% payments in-person at the Administration Building. • 11% payments via the City of Joondalup website. • 5% payments via Australia Post outlets. • 4% payments via the dedicated Interactive Voice Response phone number. • 3% payments via direct debit.
		Q2	• 57% payments via BPAY. • 20% payments in-person at the Administration Building. • 10% payments via the City of Joondalup website. • 4% payments via Australia Post outlets. • 4% payments via the dedicated Interactive Voice Response phone number. • 5% payments via direct debit.
		Q3	• 55% payments via BPAY. • 23% payments in-person at the Administration Building. • 9% payments via the City of Joondalup website. • 4% payments via Australia Post outlets. • 3% payments via the dedicated Interactive Voice Response phone number. • 6% payments via direct debit.

ACTIONS FOR 2024/25	QUARTERLY MEASURE	QUARTERLY DATA	
		Q4	
Procurement of goods and services Procurement of goods and services in accordance with the *Local Government Act 1995* and subsidiary legislation, and the City's Purchasing Council Policy.			
Undertake procurement activities and ensure prompt payment of suppliers in accordance with the City's payment terms.	Average number of days taken to pay suppliers.	Q1	21 days taken on average.
		Q2	27 days taken on average.
		Q3	27 days taken on average.
		Q4	
	Number of incidences of non-compliance with procurement legislation.	Q1	No incidences of non-compliance.
		Q2	No incidences of non-compliance.
		Q3	No incidences of non-compliance.
		Q4	

Non-capital projects and initiatives

STATUS KEY									
Complete		**Behind schedule**		**On budget**	✓	**Over budget**	▲	**Under budget**	▼

***Denotes key priority for 2024/25**

MILESTONE		COMMENT	STATUS
10-Year Strategic Community Plan The overarching planning document that articulates the community's aspirations, vision and objectives over a 10-year period. The plan informs all of the City's other plans and services.			
Q1			
Q2			
Q3	Commence a minor review of the 10-Year Strategic Community Plan.	Undertook the following activities to commence a minor review of the 10-Year Strategic Community Plan: • Finalised the project plan. • Analysed relevant legislative changes and relevant State and Commonwealth Government documents and publications. • Conducted a meta-analysis of community consultation outcomes. • Commenced drafting the revised 10-Year Strategic Community Plan.	✓
Q4	Present the outcomes of the minor review and any proposed changes to the 10-Year Strategic Community Plan to Council seeking endorsement.		

MILESTONE		COMMENT	STATUS
10-Year Strategic Financial Plan A high-level document that outlines the City's approach to delivering infrastructure and services to the community in a financially-sustainable and affordable manner.			
Q1	Present the 10-Year Strategic Financial Plan 2024 to the Major Projects and Finance Committee and Council for noting.	The completion of the 10-Year Strategic Financial Plan 2024 has been delayed by the review of the 5-Year Capital Works Program and the introduction of the Local Government Amendment Bill 2024 to the Western Australian Parliament. This reform Bill includes a requirement for a rates and revenue policy to be adopted by Council annually and, as a result, the timeframes for the delivery of the Strategic Financial Plan are now being revised. It is anticipated that the 10-Year Strategic Financial Plan 2024 will be presented to the Major Projects and Finance Committee and Council for noting in quarter 3.	✓
Q2	**[milestone removed CJ301-11/24 refers)**		
	Evaluate affordability of the draft 5-Year Capital Works Program 2025/26.	Evaluated the affordability of the draft 5-Year Capital Works Program 2025/26. The program will be presented to Elected Members in quarter 3.	✓
	[additional milestone CJ301-11/24 refers] Review the 2025 Financial Sustainability Guiding Principles.	Reviewed the 2025 Financial Sustainability Guiding Principles. Results of the review will be presented to the Major Projects and Finance Committee in quarter 3.	✓
Q3	**[milestone removed CJ301-11/24 refers]**		
	[additional milestone CJ301-11/24 refers] Present the 10-Year Strategic Financial Plan 2024 and the 2025 Financial Sustainability Guiding Principles to the Major Projects and Finance Committee for noting.	• Prepared the 2025 Financial Sustainability Guiding Principles to be presented to the March 2025 Major Projects Finance Committee meeting for noting. However, due to the volume of reports on the agenda, the 2025 Guiding Principles report was deferred to the May 2025 Committee meeting. • The 10-Year Strategic Financial Plan 2024 was used to support the commencement of the budget process and review with Elected Members at Budget Workshop 1 (previously scheduled for quarter 4). • The 10-Year Strategic Financial Plan 2024 will no longer be presented to the Major Projects Finance Committee as the document is now largely obsolete and presentation of it would cause confusion during the review of the FY2025–26 budget process.	✓
Q4	**[milestone removed CJ301-11/24 refers]**		
	[additional milestone CJ301-11/24 refers] Use the 10-Year Strategic Financial Plan 2024 to provide direction to the annual budget process.		

MILESTONE		COMMENT	STATUS
5-Year Capital Works Program A rolling 5-year program that provides detailed information on capital works projects planned for delivery over the next 5 years. The program has been developed to meet anticipated community infrastructure needs and the future development of the City.			
Q1			
Q2			
Q3	Undertake budget workshops with Elected Members to inform preparation of the 5-Year Capital Works Program 2025/26.	Undertook budget workshops with Elected Members, hosting Capital Works Ward Meetings with the Mayor and Ward Councillors, to seek their input into the development of the 5-Year Capital Works Program for FY2025–26.	✓
Q4	Continue to undertake budget workshops with Elected Members to inform preparation of the 5-Year Capital Works Program.		
	Present the 5-Year Capital Works Program 2025/26 to Council seeking adoption.		
5-Year Corporate Business Plan The medium-term planning document which contains the priorities, principal strategies and activities that have been developed in response to the aspirations, vision and objectives in the 10-Year Strategic Community Plan.			
Q1			
Q2			
Q3			
Q4	Present the draft Corporate Business Plan 2025–2029 to Elected Members seeking feedback.		
	Present the draft Corporate Business Plan 2025–2029 to Council seeking adoption.		

MILESTONE		COMMENT	STATUS
Annual Budget The City's formal budget statement which is developed in accordance with legislative requirements. The City develops the Annual Budget to align to the services, operations and projects contained within the 5-Year Corporate Business Plan and the long-term aspirations of the 10-Year Strategic Community Plan, workforce, finance, operations and service delivery.			
Q1			
Q2			
Q3	Present a Revised Budget Report to Council seeking approval.	Presented the Revised Budget Report to Council at their 25 February 2025 meeting, where Council approved the budget review.	✓
	Undertake budget workshops with Elected Members to inform preparation of the Annual Budget.	Undertook budget workshops with Elected Members to inform the preparation of the Annual Budget in the quarter. Budget workshop 1 was held on 18 February 2025 and workshop 2 was held 26 March 2025.	✓
Q4	Continue to undertake budget workshops with Elected Members to inform preparation of the Annual Budget.		
	Present the draft Annual Budget to Council seeking adoption by 30 June.		
Annual Financial Report A report that shows how the City performed during the financial year, and the overall position at 30 June. The report is prepared by the City in accordance with Australian Accounting Standards as they apply to local government, and in accordance with statutory requirements. The report is certified by the Chief Executive Officer and audited by the Office of the Auditor General.			
Q1	Submit the draft Annual Financial Report 2023/24 to the Office of the Auditor General by 30 September.	Submitted the draft Annual Financial Report FY2023–24 to the Office of the Auditor General on 30 September 2024.	✓
Q2	Present the Audit Report and the audited Annual Financial Report 2023/24 the Audit and Risk Committee and Council seeking acceptance.	Presented the Audit Report and the audited Annual Financial Report 2023/24 at the Special Audit and Risk Committee meeting on 25 November 2024, and the 10 December 2024 Council meeting, where it was accepted by Council.	✓
	Present the accepted Audit Report and the Annual Financial Report 2023/24 to the Annual General Meeting of Electors.	Council resolved to schedule the Annual General Meeting of Electors for Thursday 23 January 2025. The accepted Audit report and Annual Financial Report 2023/24 will be presented to the Annual General Meeting of Electors in quarter 3.	✓
Q3	**[milestone from previous quarter]** Present the accepted Audit Report and the Annual Financial Report 2023/24 to the Annual General Meeting of Electors.	Presented the accepted Audit Report and the Annual Financial Report FY2023–24 to the Annual General Meeting of Electors on 23 January 2025.	✓
Q4			

MILESTONE		COMMENT	STATUS
Annual Report A report that provides an annual overview of the City's activities and information about organisational performance. The report informs the community and key stakeholders about achievements, challenges and future plans, and demonstrates the City's performance against the aspirations, vision and objectives of the 10-Year Strategic Community Plan.			
Q1			
Q2	Present the Annual Report 2023/24 to Council seeking acceptance.	Presented the Annual Report 2023/24 at the 10 December 2024 Council meeting, where it was accepted by Council.	✓
	Present the accepted Annual Report 2023/24 to the Annual General Meeting of Electors.	Council resolved to schedule the Annual General Meeting of Electors for Thursday 23 January 2025. The accepted Annual Report 2023/24 will be presented to the Annual General Meeting of Electors in quarter 3.	✓
Q3	**[milestone from previous quarter]** Present the accepted Annual Report 2023/24 to the Annual General Meeting of Electors.	Presented the accepted Annual Report 2023/24 to the Annual General Meeting of Electors on 23 January 2025.	✓
Q4			
Benefits Realisation Program A program to report financial and non-financial benefits of organisational improvements.			
Q1			
Q2	Present the Benefits Realisation Program Progress Report to the Audit and Risk Committee and Council.	Presented the Benefits Realisation Program Progress Report to the Audit and Risk Committee at the 28 October 2024 meeting. The report of committee was then presented to Council at the 19 November 2024 Council meeting.	✓
Q3			
Q4	Present the Benefits Realisation Program Progress Report to the Audit and Risk Committee and Council.		

MILESTONE		COMMENT	STATUS
Compliance Audit Return An annual audit of the City's compliance with various legislation, as determined each year by the Department of Local Government, Sport and Cultural Industries in accordance with the Local Government (Audit) Regulations 1996.			
Q1			
Q2			
Q3	Prepare the Compliance Audit Return for 2024.	Responses to the Compliance Audit Return were collated and reviewed by the Internal Auditor.	✓
	Present the Compliance Audit Return for 2024 to the Audit and Risk Committee and Council seeking endorsement.	Presented the Compliance Audit Return to the Audit and Risk Committee at their February 2025 meeting.	✓
	Present the endorsed Compliance Audit Return to the Department of Local Government, Sport and Cultural Industries.	Submitted the Compliance Audit Return to the Department of Local Government, Sport and Cultural Industries on 28 March 2025.	✓
Q4			
Integrity and conduct annual collection An annual collection of information to aid the Public Sector Commission in assessing the integrity of the Western Australian government sector.			
Q1	Complete the Integrity and Conduct Annual Collection Survey for the City.	Completed and collated responses for the Integrity and Conduct Annual Collection Survey in the quarter.	✓
	Present the Integrity and Conduct Annual Collection Survey to the Public Sector Commission.	Presented the Integrity and Conduct Annual Collection Survey to the Public Sector Commission on 26 July 2024.	✓
Q2			
Q3			
Q4			
Organisation review/administration efficiency assessment A review of the internal structures and efficiency of operations within the City's administration by an independent professional body.			
Q1	Present a report to Council on options for undertaking an organisational review.	A report on options for an organisational review was presented to the 23 July Council meeting. At this meeting Council resolved to revoke the decision from the 22 August 2023 meeting and not progress with an organisational review.	✓
Q2			
Q3			
Q4			

MILESTONE		COMMENT	STATUS
Performance measures A new set performance measures aimed at measuring the success of the City's 10-Year Strategic Community Plan, and a new set of effectiveness and efficiency measures aimed at measuring and reporting on the City's performance.			
Q1	Advertise and appoint a consultant to develop a new set of performance measures.	Advertised a request for quotation, evaluated the responses, and appointed a consultant to develop a new set of performance measures.	✓
Q2	Liaise with the appointed consultant to develop the new set of performance measures.	Liaised with the appointed consultant to hold a project inception meeting and facilitate 2 workshops with internal stakeholders.	✓
Q3	Continue to liaise with appointed consultant to develop the new set of performance measures.	Liaised with the appointed consultant, who commenced preparation of a draft set of performance measures and conducted a workshop with Elected Members on 18 March 2025.	✓
Q4	Present the draft set of performance measures to Elected Members seeking feedback.		

Corporate Business Plan Quarterly Capital Works Progress Report - Financial Year 2024/2025

Quarter 2 Jan to Mar 2025

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PDP Parks Development Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
PDP2252	Tree Planting Program	175,000	55,344	1/07/2023	30/06/2025	33				Works in Progress
PDP2271	Irrigation Infrastructure Renewals	200,000	263,685	1/07/2024	30/01/2026	65				Works in Progress
PDP2345	Forrest Park Irrigation Renewals	260,000	49,377	1/11/2024	20/06/2025	50				Works in Progress
PDP2360	Cliff Park Landscaping Improvements	241,885	231,154	1/10/2024	27/02/2025	100		MULT 2/2 Actual Con	31/12/2024	Works Completed
PDP2362	Warwick NORTH Cluster Pk Revitalisation	35,663	5,208	1/03/2024	30/11/2024	100		Actual Completion	12/09/2024	Works Completed
PDP2363	Greenwood N/E Cluster Pk Revital DESIGN	36,227	0			0		Multi-Year Project		Design Phase
PDP2364	Whitfords West Pk Amenity Improvement	285,642	283,522	5/08/2024	29/11/2024	100		MULT 3/3 Actual Con	29/10/2024	Works Completed
PDP2367	Warwick BC Pump Stn	190,000	26,919	2/09/2024	15/06/2025	50		MULT 2/2		Works in Progress
PDP2368	Iluka Open Space Irrigation Rewiring	5,000	354	1/09/2025	31/12/2025	0		MULT 1/2		Works Phased
PDP2371	Chichester Park Skate & Play	40,000	9,314	1/05/2025	30/10/2026	0		Multi-Year Project		Design Phase
PDP2402	Warwick Bowling Club Synthetic Turf	405,624	24,241	1/04/2025	30/06/2025	50				Works in Progress
PDP2409	Smart Bore Water Meter Connections	200,000	0	1/03/2025	30/06/2025	0				Works Phased
	Program Totals:	**2,075,041**	**949,119**							

FNM Foreshore & Natural Areas Management Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
FNM2051	Coastal Fencing Program	94,303	50,637	1/10/2024	9/05/2025	75				Works in Progress
FNM2058	Conservation Reserves Signage	5,000	7,863	20/03/2024	30/04/2025	100		Actual Completion	7/03/2025	Works Completed
FNM2059	Bushland Reserve Fencing Program	90,000	44,579	1/10/2024	30/05/2025	100		Actual Completion	2/04/2025	Works Completed
FNM2076	Natural Areas Asset Improvement Program	58,408	41,040	10/04/2024	30/06/2025	80				Works in Progress
FNM2085	Craigie OS Bushland Path Renewals	62,000	15,342	1/05/2025	30/06/2025	100		Actual Completion	4/04/2025	Works Completed
FNM2095	Mullaloo North Beach Connection	150,000	157,741	14/10/2024	30/06/2025	100		Actual Completion	4/04/2025	Works Completed
FNM2100	Sorrento Beach Dune Improvements	78,490	2,935	1/10/2024	30/06/2025	0		MULT 2/3		Works Programed
FNM2103	Coastal and Estuarine Mitigation Program	65,785	31,341	1/09/2025	31/05/2026	0		MULT 2/3		Design Phase
	Program Totals:	**603,986**	**351,477**							

PEP Parks Equipment Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
PEP2075	Parks Asset Replacement / Renewal	105,182	107,034	1/04/2024	30/06/2025	56				Works in Progress
PEP2517	Tennis Court Resurfacing Program	166,000	53,967	1/11/2024	30/06/2025	50				Works Programed
PEP2529	Picnic Cove Park Playspace Renewal DESIG	10,000	8,811			0		MULT 1/2		Design Phase
PEP2619	Bollard And Fencing Renewal Program	80,000	71,471	1/08/2024	30/06/2025	100		Actual Completion	17/12/2024	Works Completed
PEP2626	Naturaliste Park Playspace Renewal	63,238	63,238	15/01/2024	31/10/2024	100		Actual Completion	20/09/2024	Works Completed
PEP2629	Cricket Infrastructure Renewal Citywide	239,052	239,052	1/08/2024	30/11/2024	100		Actual Completion	17/10/2024	Works Completed
PEP2638	Park Seating Renewal Citywide	55,000	33,997	1/08/2024	30/06/2025	100		Actual Completion	31/01/2025	Works Completed
PEP2644	Park Vehicle Entry Renewal Citywide	30,000	25,412	1/08/2024	30/06/2025	100		Actual Completion	17/12/2024	Works Completed
PEP2708	Annato Park Playspace Renewal	162,443	69,032	13/01/2025	30/05/2025	100		MULT 2/2 Actual Con	4/04/2025	Works Completed
PEP2761	Balanus Park Playspace Renewal	160,606	5,625	10/02/2025	30/05/2025	60		MULT 2/2		Works in Progress
PEP2766	Emerald Park Playspace Renewal - Design	19,680	11,983			0		MULT 2/3		Design Phase
PEP2787	Basketball Pad Replacement Program	30,877	30,877	1/08/2024	30/12/2024	100		Actual Completion	2/10/2024	Works Completed
PEP2812	Portree Park Playspace Renewal DESIGN	8,000	9,667			0		MULT 1/2		Concept Design
PEP2815	Baltusrol Park Playspace Renewal	83,829	83,829	15/01/2024	31/07/2024	100		Actual Completion	24/07/2024	Works Completed
PEP2844	Brisbane Park Playspace Renewal - Design	8,460	1,019			0		MULT 2/3		Design Phase
PEP2845	Gleddon Park Playspace Renewal	104,000	109,163	7/10/2024	31/12/2024	100		MULT 2/2 Actual Con	16/12/2024	Works Completed
PEP2848	Water Tower Pk Playspace Renewal	19,875	11,200			0		MULT 2/3		Design Phase
PEP2853	BMX Track Upgrades	41,209	41,897	1/04/2024	31/08/2024	100		Actual Completion	15/07/2024	Works Completed
PEP2855	Nanika Park Playspace Installation	14,000	6,940			0		MULT 2/3		Design Phase
PEP2864	Warrandyte Park Drinking Fountain	15,034	17,156	13/01/2025	14/03/2025	100		Actual Completion	30/10/2024	Works Completed
PEP2866	Mawson Pk West Playspace Renewal	326,158	232,422	6/01/2025	31/05/2025	100		MULT 2/2 Actual Con	31/03/2025	Works Completed
PEP2867	James Cook Park Playspace Renewal	120,362	113,514	6/01/2025	31/03/2025	100		MULT 2/2 Actual Con	10/12/2024	Works Completed
PEP2870	MacNaughton Pk Playspace Renewal	127,111	1,622	24/03/2025	30/06/2025	0		MULT 2/3 Expected (	30/09/2025	Quotation Phase
PEP2871	Neil Hawkins Playspace Minor Renewals	33,269	27,030	1/07/2024	30/06/2025	50				Works in Progress
PEP2873	Clare Park Playspace Renewal	72,470	1,456	2/06/2025	31/07/2025	0		MULT 2/3		Design Phase
PEP2874	Trappers Park Playspace Renewal	160,000	141,078	3/03/2025	16/05/2025	100		MULT 2/2 Actual Con	3/12/2024	Works Completed
PEP2878	George Sears Park Playspace Renewal DESI	8,000	8,236			0		MULT 1/2		Design Phase
PEP2879	Bonnie Doon Park Playspace Renewal DESIG	8,000	5,014			0		MULT 1/2		Design Phase
PEP2885	Kingsley Clubroom and Playspace Renewal	192,802	53,148	3/02/2025	30/06/2025	50		MULT 2/2		Works in Progress
PEP2890	Elcar Park Dog Exercise Extension	130,000	5,162	15/01/2025	1/04/2025	50		Expected Completion	15/05/2025	Works in Progress
PEP2891	Gibson Park Pump Track	587,567	547,769	19/12/2024	6/04/2025	100		MULT 2/2 Actual Con	5/03/2025	Works Completed
PEP2892	Whitfords West Park Pump and Jump	40,000	8,489	11/07/2025	28/11/2025	0		MULT 2/3		Concept Design
PEP2893	Lysander Park Pump Track	595,000	431,476	13/01/2025	30/04/2025	90		MULT 2/2		Works in Progress
PEP2895	Santiago Park Athletics Equipment DESIGN	5,000	1,625			0		MULT 1/2		Design Phase
PEP2896	Fairway Park Playspace Renewal DESIGN	8,000	3,697			0		MULT 1/2		Design Phase
	Program Totals:	**3,830,224**	**2,583,110**							

SSE Streetscape Enhancement Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
SSE2057	Leafy City Program	300,000	178,777	1/07/2024	30/06/2025	28				Works in Progress
SSE2059	Joondalup Drive Streetscape Upgrades	53,673	40,015	1/04/2024	31/10/2024	100		Actual Completion	10/10/2024	Works Completed
SSE2061	Whitfords- Marmion/Belrose Median	3,349	3,433			0		Multi-Year Project		Design Phase
	Program Totals:	**357,022**	**222,226**							

LTM Local Traffic Management Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
LTM2003	Bus Shelter / Stops Program	55,000	48,458	1/09/2024	31/12/2024	100		Actual Completion	6/12/2024	Works Completed
LTM2132	Minor Road Safety Improvements	50,000	20,407	1/07/2024	30/06/2025	100		Actual Completion	12/03/2025	Works Completed
LTM2166	Gwendoline Drive Median Upgrade	240,725	12,888	1/04/2025	30/06/2025	70		Multi-Year Project		Works in Progress
LTM2205	Trappers Dr Crossing Improvements	100,000	6,933	1/04/2025	30/06/2025	0				Quotation Phase
LTM2207	Woodvale Drive LTM Scheme DESIGN	4,888	1,995			0		MULT 2/3		Design Phase
LTM2208	Kinross Primary School Crossing Improv.	60,000	0	1/04/2025	30/04/2025	0				Works Programed
LTM2210	Honeybush Drive LTM Scheme DESIGN	10,000	0	1/10/2025	31/03/2026	0		MULT 2/3		Design Phase
LTM2213	Woodvale Primary School Crossing Improv.	40,000	2,868	1/04/2025	30/04/2025	0				Works Programed
LTM2214	Duncraig Primary School Crossing Improv.	30,000	52,004	2/09/2024	31/10/2024	100		Actual Completion	5/02/2025	Works Completed
LTM2216	North Woodvale PS Precinct ImproveDESIGN	20,000	6,245			0		MULT 1/2		Design Phase
LTM2217	Grand Boulevard Parking Upgrade	60,000	4,667	1/04/2025	30/04/2025	0				Quotation Phase
LTM2218	Craigie Heights PS Precinct Improvements	115,000	5,452	1/04/2025	30/05/2025	0				Works Programed
	Program Totals:	**785,613**	**161,917**							

SBS Blackspot Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
SBS2091	Marmion/Coral Intersection Upgrade	17,790	0	1/10/2025	31/12/2025	0		Multi-Year Project		Design Phase
SBS2092	Marmion/Forrest Intersection Upgrade	266,447	1,727	1/10/2025	31/12/2025	0		Multi-Year Project		Design Phase
SBS2093	Ocean Reef/Gwendoline Inter. Upgrade	1,065,072	63,506	1/04/2025	30/06/2025	10		Multi-Year Project		Works in Progress
SBS2095	Hepburn/Amalfi Roundabout Improvement	837,410	844,453	16/09/2024	31/03/2025	100		MULT 3/3 Actual Con	5/03/2025	Works Completed
SBS2096	Hepburn/Karuah Intersection Improvement	630,343	585,343	22/05/2024	31/08/2024	100		Actual Completion	14/08/2024	Works Completed
SBS2097	Hepburn/Moolanda Roundabout Construction	15,000	12,383	1/09/2025	31/12/2025	0		MULT 2/3		Design Phase
SBS2098	Hepburn Ave/Waraker Rd - Left Turn Slip	250,000	8,134	1/04/2025	30/06/2025	0				Works Programed
	Program Totals:	**3,082,062**	**1,515,546**							

PFP Parking Facilities Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
PFP2090	Merrifield Place Parking Improvements	69,822	19,822			0		Multi-Year Project		Investigation Phase
PFP2102	Tom Simpson Nth/Sth Carparks Improvement	927,155	975,893	1/08/2024	29/11/2024	100		MULT 2/2 Actual Con	20/12/2024	Works Completed
PFP2106	Burns Beach Overflow Car Park	10,000	3,454	1/09/2025	31/10/2025	0		MULT 1/2		Design Phase
	Program Totals:	**1,006,977**	**999,169**							

RDC Road Construction Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
RDC2003	Bridge & Underpass Refurbishment Program	25,000	0	1/07/2024	30/06/2025	0				Works Phased
RDC2008	Major Road & Intersection Improvement Pr	20,000	1,014	1/07/2024	30/06/2025	0				Investigation Phase
RDC2027	Joondalup Dr/Hodges Dr Int. Upgrade	49,285	15,758	15/07/2025	30/06/2026	0		MRRG		Design Phase
RDC2029	Joondalup / Lakeside (N) Roundabout	3,024,422	1,346,389	1/10/2024	20/06/2025	60		MRRG MULT 2/2		Works in Progress
RDC2030	Moolanda Boulevard Pedestrian Footbridge	100,000	111,715	1/07/2025	28/02/2026	0		Multi-Year Project		Tender Phase
RDC2031	Hepburn Av-Lilburne/Walter Padbury	1,328,346	53,021	1/01/2025	31/10/2025	3		Multi-Year Project		Works in Progress
RDC2032	Eddystone Ave - Joondalup to Honeybush	51,675	9,017	1/10/2025	31/03/2026	0		MRRG MULT 2/3		Design Phase
	Program Totals:	**4,598,728**	**1,536,913**							

FPN New Pathways Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
FPN2011	Minor Pathway Facilities	50,000	11,124	1/07/2024	30/06/2025	78				Works in Progress
FPN2205	Bracadale Ave - Glengarry to Lennoxtown	55,000	84	1/11/2024	29/11/2024	100		Project Withdrawn	19/12/2024	Project Withdrawn
FPN2268	Methuen Way - Strathyre to Train Station	53,000	4,711	10/03/2025	30/04/2025	0				Works Programed
FPN2290	Woodlake Retreat - North End Pathway	38,000	1,410	1/11/2024	21/03/2025	100		Actual Completion	7/03/2025	Works Completed
FPN2299	Hillarys Cycle Network Expansion	2,280,743	1,852,687	15/09/2023	30/06/2026	35		Multi-Year Project		Works in Progress
FPN2304	Plumdale Way - Monterey to Parkwood	100,000	133,761	3/02/2025	28/02/2025	100		Actual Completion	10/01/2025	Works Completed
FPN2305	Liwara Place	36,433	39,004	15/04/2024	31/07/2024	100		Actual Completion	15/07/2024	Works Completed
FPN2320	Winton Road - Buick Way to Mens Shed	15,000	12,338	2/09/2024	30/09/2024	100		Actual Completion	20/09/2024	Works Completed
FPN2321	Megiddo Way	115,000	21,334	2/12/2024	28/02/2025	100		Actual Completion	28/02/2025	Works Completed
	Program Totals:	**2,743,176**	**2,076,455**							

FPR Path Replacement Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
FPR2001	Pathway Replacement Program	30,000	8,835	1/07/2024	30/06/2025	50				Works in Progress

FPR Path Replacement Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
FPR2279	Joondalup Drive - Collier to Cord	127,311	127,311	18/03/2024	31/07/2024	100		Actual Completion	25/07/2024	Works Completed
FPR2307	Ocean Gate Pde - Naturaliste to Bethany	37,000	34,251	2/09/2024	30/09/2024	100		Actual Completion	27/09/2024	Works Completed
FPR2308	Rodgers Park - Cobine to Warwick	20,000	16,161	2/09/2024	30/09/2024	100		Actual Completion	27/09/2024	Works Completed
	Program Totals:	**214,311**	**186,558**							

SWD Stormwater Drainage Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
SWD2001	Stormwater Drainage Upgrades	60,000	40,253	1/07/2024	30/06/2025	50				Works in Progress
SWD2112	Sump Beautification Program	35,000	25,459	1/07/2024	30/06/2025	0				Works Programed
SWD2233	Noal Gannon Park Sump Beautification	94,903	94,903	1/05/2024	30/08/2024	100		Actual Completion	19/07/2024	Works Completed
SWD2234	Brazier Park Sump Beautification	131,251	144,862	1/10/2024	29/11/2024	100		MULT 3/3 Actual Con	10/12/2024	Works Completed
SWD2235	Badrick Street Drainage Upgrades	30,000	2,680	1/10/2024	29/11/2024	100		Actual Completion	29/12/2024	Works Completed
SWD2239	Whitfords Nodes Car Park	30,000	23,527	1/10/2024	31/10/2024	100		Actual Completion	5/12/2024	Works Completed
SWD2240	Marjorie Street Drainage Upgrade	36,715	36,799	1/11/2024	30/11/2024	100		Actual Completion	10/12/2024	Works Completed
SWD2244	Priscilla Ave Drainage Upgrades	54,853	54,853	26/08/2024	30/09/2024	100		Actual Completion	27/08/2024	Works Completed
SWD2246	Contour Drive Catchment Upgrade	101,710	81,712	15/04/2024	31/03/2026	50		MULT 2/3		Works in Progress
SWD2247	Stocker Court Drainage Upgrades	100,000	3,177	1/05/2025	29/08/2025	0		MULT 1/2		Design Phase
SWD2248	Morang Court Drainage Upgrades	35,000	26,392	1/03/2025	30/04/2025	100		Actual Completion	27/11/2024	Works Completed
SWD2249	Ashburton Drive Drainage Upgrades	5,000	1,696	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
SWD2250	Mandalay Place Drainage Upgrades	5,000	1,445	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
SWD2251	Alexander Road Drainage Upgrades	50,000	47,641	3/12/2024	31/12/2024	100		Actual Completion	22/11/2024	Works Completed
SWD2252	Whistler Close Drainage Upgrades	30,000	14,364	1/03/2025	30/06/2025	100		Actual Completion	31/03/2025	Works Completed
SWD2254	Blue Lake Park Drainage Upgrades	10,000	1,513	1/09/2025	30/09/2025	0		MULT 1/2		Design Phase
SWD2255	Taylor Way Drainage Upgrade	100,000	1,764	1/05/2025	29/08/2025	0		MULT 1/2		Quotation Phase
SWD2256	Burns Beach Park Sump Beautification	10,000	0	1/09/2026	20/12/2026	0		MULT 1/3		Works Phased
	Program Totals:	**919,432**	**603,039**							

STL Lighting Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
STL2003	Joondalup City Centre Lighting	59,161	31,324	1/11/2017	28/11/2025	50		Multi-Year Project	31/05/2026	Works in Progress
STL2005	Distributor and Local Road Lighting	30,000	15,302	1/07/2024	30/06/2025	50				Works in Progress
STL2052	Lighting Infrastructure Renewal Program	100,000	39,454	1/07/2024	30/06/2025	67				Works in Progress
STL2121	Forrest Park Sports Lighting Upgrade	234,383	226,437	19/02/2024	30/09/2024	100		Actual Completion	26/09/2024	Works Completed

STL Lighting Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
STL2122	Santiago Park Sports Lights Installation	434,835	8,713	24/02/2025	30/05/2025	10		MULT 2/2		Works in Progress
STL2128	Newham Park Pathway Lighting	20,000	5,877	17/03/2025	31/03/2025	100		Actual Completion	21/03/2025	Works Completed
STL2131	Caledonia Pk Sports Light DESIGN	15,000	0			0		MULT 1/2		Works Phased
STL2132	Wandina Park & PAWs Lighting Improvement	770	770	1/04/2024	31/08/2024	100		Actual Completion	5/08/2024	Works Completed
STL2134	WOC Car Park Lighting Replacement	75,000	11,778	27/01/2025	30/06/2025	5				Works in Progress
STL2135	Scott Place PAWs Lighting	24,213	1,968	17/03/2025	31/03/2025	50		MULT 2/2 Expected (	30/04/2025	Works in Progress
STL2148	Doveridge to Ripley PAW Lighting	20,000	4,359	10/03/2025	30/04/2025	15		Expected Completion	30/05/2025	Works in Progress
STL2149	Glengarry to Ripley PAW Lighting	20,000	3,161	10/03/2025	30/04/2025	15		Expected Completion	30/05/2025	Works in Progress
STL2150	Doveridge to Elderslie PAW Lighting	20,000	3,161	10/03/2025	30/04/2025	15		Expected Completion	30/05/2025	Works in Progress
STL2158	Iluka Open Space Power Upgrades DESIGN	15,000	86			0		MULT 1/3		Works Phased
STL2159	Sorrento Tennis Club Lighting Upgrade	176,540	149,470	3/03/2024	30/09/2024	100		Actual Completion	20/01/2025	Works Completed
STL2160	Penistone Cricket Nets Lighting Upgrade	20,999	0	14/04/2025	31/05/2025	0				Works Programed
STL2161	CoJ Streetlighting Initiative	5,000	171			0		Multi-Year Project		Works Phased
STL2171	Sorrento Tennis - Cable Replacement	40,000	0	9/06/2025	19/12/2025	0		MULT 1/2		Works Phased
	Program Totals:	**1,310,901**	**502,030**							

RPR Road Preservation & Rehabilitation Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
RPR2004	Road Preservation/Rehabilitation Program	100,000	30,711	1/07/2024	30/06/2025	25				Works in Progress
RPR2005	Parking Surfaces Renewal Program	6,752	6,752	1/01/2024	30/06/2024	100		Actual Completion	28/06/2024	Works Completed
RPR2837	Pollock Court	62,815	51,033	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR2838	Matisse Way	173,914	180,226	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR2936	Mermaid Way	327,750	180,569	1/01/2025	17/04/2025	100		RTR Actual Completi	20/03/2025	Works Completed
RPR3000	Warbler Close	5,000	6,233	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3139	Gwendoline Drive	246,931	1,011	1/04/2025	30/06/2025	50		Multi-Year Project		Works in Progress
RPR3272	Allenswood (SB) - Merivale to Warwick	5,360	8,110	1/10/2023	31/12/2023	100		RTR Actual Completi	20/12/2023	Works Completed
RPR3305	Craigie Dr - Ocean Reef to Sandalford	20,000	4,299	1/01/2025	30/09/2025	0		MULT 1/2		Works Phased
RPR3306	Craigie Dr - Sandalford Dr to Coyle Rd	20,000	3,754	1/01/2025	30/09/2025	0		MULT 1/2		Works Phased
RPR3311	Eddystone Av - Eagle St to Allambie Dr	4,642	4,642	1/10/2023	31/12/2023	100		RTR Actual Completi	15/12/2023	Works Completed
RPR3313	Pinmore Lane	84,120	73,837	1/04/2024	30/08/2024	100		Actual Completion	5/08/2024	Works Completed
RPR3317	Ayton Way	143,750	94,047	1/01/2025	17/04/2025	100		Actual Completion	25/03/2025	Works Completed
RPR3318	Marri Park North Carpark	46,000	6,715	1/01/2025	17/04/2025	100		Actual Completion	25/03/2025	Works Completed
RPR3328	Christmas / King Edward Intersection	1,111	1,111	1/04/2024	30/06/2024	100		Actual Completion	28/06/2024	Works Completed
RPR3329	Flotilla Road	182,360	178,853	1/06/2024	31/08/2024	100		Actual Completion	21/08/2024	Works Completed
RPR3330	David Cr - Mawson (N) to Mackay (N)	167,145	163,786	1/06/2024	31/08/2024	100		Actual Completion	9/08/2024	Works Completed

RPR Road Preservation & Rehabilitation Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
RPR3334	Awhina Place	5,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3346	Woods Court	81,531	64,130	5/08/2024	30/09/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3356	Jason Place	1,807	1,807	1/04/2024	30/06/2024	100		Actual Completion	18/06/2024	Works Completed
RPR3357	Stawell Way	141,450	34,298	1/01/2025	17/04/2025	15				Works in Progress
RPR3358	Fraser Way	115,455	101,571	1/04/2024	31/07/2024	100		Actual Completion	12/07/2024	Works Completed
RPR3359	Sandpiper Street	15,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3364	Templetonia Avenue	4,958	4,958	1/01/2024	31/03/2024	100		Actual Completion	30/05/2024	Works Completed
RPR3377	Elwood Court	10,000	5,023	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3378	Macedon Place	2,000	546	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3380	Blythe Lane	5,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3381	Guardian Loop	10,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3382	Paragon/Santa Anna Intersection	1,004	1,004	1/04/2024	30/06/2024	100		Actual Completion	17/06/2024	Works Completed
RPR3383	Taroona Lane	50,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3388	Tomatin Court	46,000	35,506	1/01/2025	17/04/2025	100		Actual Completion	28/03/2025	Works Completed
RPR3389	Opal Drive	2,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3390	Topaz Gardens	2,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3391	Whistler Close	10,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3392	Blackthorn Road	203,499	224,502	1/10/2024	31/12/2024	100		Actual Completion	3/12/2024	Works Completed
RPR3393	Dericote Way	231,640	276,012	1/10/2024	31/12/2024	100		Actual Completion	4/12/2024	Works Completed
RPR3394	Filbert Street	148,146	163,737	1/10/2024	31/12/2024	100		Actual Completion	2/12/2024	Works Completed
RPR3397	Norbury Way	169,857	175,079	1/10/2024	31/12/2024	100		Actual Completion	5/12/2024	Works Completed
RPR3400	Steamer Road	126,500	105,837	1/01/2025	31/03/2025	100		Actual Completion	19/12/2024	Works Completed
RPR3401	Voyage Road	152,109	161,850	1/01/2025	31/03/2025	100		Actual Completion	19/12/2024	Works Completed
RPR3402	Cotton Place	63,250	32,974	1/01/2025	17/04/2025	100		Actual Completion	21/03/2025	Works Completed
RPR3403	Gleddon Way	207,000	144,874	1/01/2025	17/04/2025	100		Actual Completion	27/03/2025	Works Completed
RPR3404	Gore Place	75,811	63,736	1/04/2024	31/08/2024	100		Actual Completion	26/07/2024	Works Completed
RPR3405	Hicks Way	1,406	1,406	1/04/2024	30/06/2024	100		Actual Completion	28/06/2024	Works Completed
RPR3406	Monkhouse Way	161,851	149,319	1/06/2024	31/08/2024	100		Actual Completion	26/07/2024	Works Completed
RPR3407	Nash Street	85,078	78,026	1/04/2024	31/08/2024	100		Actual Completion	19/08/2024	Works Completed
RPR3408	Sporing Way	219,307	216,368	1/06/2024	31/08/2024	100		Actual Completion	23/08/2024	Works Completed
RPR3409	Waterford Drive - Waraker to Lymburner	225,400	34,809	1/01/2025	17/04/2025	50		RTR		Works in Progress
RPR3410	Waterston Gardens	115,000	24,283	1/01/2025	17/04/2025	100		Actual Completion	18/03/2025	Works Completed
RPR3415	Joondalup Dr (SB) - Lakeside(N) to Moore	0	168	1/10/2023	31/12/2023	100		MRRG Actual Compl	7/12/2023	Works Completed
RPR3417	Acton Rise	102,933	81,665	22/07/2024	30/09/2024	100		Actual Completion	28/08/2024	Works Completed
RPR3418	Adare Way	273,404	298,533	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR3420	Durban Crescent	170,867	156,374	29/07/2024	31/10/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3421	Harrow Weald Way	102,000	99,363	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed

RPR Road Preservation & Rehabilitation Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
RPR3422	Kidbrooke Way	92,925	85,606	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR3423	Moolanda Blvd - Benbullen to Legana	219,650	162,734	1/10/2024	17/04/2025	100		RTR Actual Completi	5/03/2025	Works Completed
RPR3424	Moolanda Blvd - Hallidon to McDowell	212,750	218,891	1/10/2024	31/12/2024	100		RTR Actual Completi	21/02/2025	Works Completed
RPR3425	Moolanda Blvd - McDowell to Benbullen	219,650	214,063	1/10/2024	17/04/2025	100		RTR Actual Completi	4/03/2025	Works Completed
RPR3426	Stockwell Way	172,551	190,734	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR3427	Cliverton Court	2,000	1,721	1/04/2025	29/08/2025	0		MULT 1/2		Works Programed
RPR3428	Blaxland Way	242,698	231,779	1/04/2024	31/08/2024	100		Actual Completion	25/07/2024	Works Completed
RPR3429	Breen Place	63,250	38,241	1/01/2025	17/04/2025	100		Actual Completion	21/03/2025	Works Completed
RPR3430	Evans Place	57,500	81	1/01/2025	17/04/2025	75				Works in Progress
RPR3431	Hacking Place	81,238	72,415	1/04/2024	31/07/2024	100		Actual Completion	19/07/2024	Works Completed
RPR3432	Irwin Place	36,800	323	1/01/2025	17/04/2025	100		Actual Completion	21/03/2025	Works Completed
RPR3433	Livingstone Way	144,544	132,372	1/06/2024	31/07/2024	100		Actual Completion	16/07/2024	Works Completed
RPR3434	Macarthur Avenue	5,000	41,184	1/01/2025	17/04/2025	75		MULT 1/2		Works in Progress
RPR3435	Nile Court	47,290	32,212	1/04/2024	31/07/2024	100		Actual Completion	16/07/2024	Works Completed
RPR3436	Stanley Place	79,859	60,316	1/04/2024	31/07/2024	100		Actual Completion	16/07/2024	Works Completed
RPR3437	Warner Drive	15,000	81	1/04/2025	31/07/2025	5		MULT 1/2		Works in Progress
RPR3438	Hakea Place	5,000	0	1/04/2025	29/08/2025	0		MULT 1/2		Works Programed
RPR3440	Ackworth Crescent	237,126	268,217	1/10/2024	31/12/2024	100		Actual Completion	17/12/2024	Works Completed
RPR3441	Badrick Street	233,200	208,864	1/10/2024	31/12/2024	100		Actual Completion	16/12/2024	Works Completed
RPR3442	Springvale Drive	355,000	375,384	1/10/2024	31/12/2024	100		RTR Actual Completi	18/12/2024	Works Completed
RPR3443	Willow Road	297,850	315,940	1/10/2024	31/12/2024	100		Actual Completion	17/12/2024	Works Completed
RPR3445	Burntoak Way	159,355	181,710	1/07/2024	31/10/2024	100		Actual Completion	8/11/2024	Works Completed
RPR3446	Crawley Grove	5,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3447	Kilburn Rise	102,244	90,395	22/07/2024	30/09/2024	100		Actual Completion	28/08/2024	Works Completed
RPR3448	Passerine Close	5,000	5,817	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3449	Jade Grove	5,000	9,014	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3450	Portsea Place	2,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3451	Moss Court	63,595	41,941	5/08/2024	30/09/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3452	Reid Court	64,372	61,736	5/08/2024	30/09/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3453	Glenfield Road	305,604	302,784	5/08/2024	30/09/2024	100		Actual Completion	8/10/2024	Works Completed
RPR3454	Fontley Road	186,186	190,846	29/07/2024	31/10/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3455	Claygate Way	303,882	311,937	29/07/2024	31/10/2024	100		Actual Completion	7/10/2024	Works Completed
RPR3456	Edgel Court	49,213	43,290	29/07/2024	31/10/2024	100		Actual Completion	3/10/2024	Works Completed
RPR3457	Iolanthe Drive	143,750	6,573	1/01/2025	17/04/2025	40				Works in Progress
RPR3458	Stoke Rise	111,920	105,707	22/07/2024	30/09/2024	100		Actual Completion	28/08/2024	Works Completed
RPR3459	Legana Avenue	241,792	235,198	5/08/2024	30/09/2024	100		Actual Completion	11/09/2024	Works Completed
RPR3460	Beltana Road	213,000	3,182	1/04/2025	30/06/2025	0				Works Programed

RPR Road Preservation & Rehabilitation Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
RPR3461	Henton Place	2,000	0	1/04/2025	31/07/2025	0		MULT 1/2		Works Programed
RPR3462	Newham Way	209,609	206,444	1/07/2024	30/09/2024	100		Actual Completion	23/09/2024	Works Completed
RPR3463	Shepherds Bush Dr - Peckham to New Cross	186,523	229,050	1/10/2024	31/12/2024	100		Actual Completion	17/12/2024	Works Completed
RPR3464	Carob Place	57,404	53,762	1/10/2024	31/12/2024	100		Actual Completion	3/12/2024	Works Completed
RPR3465	West Coast Drv SB - Hepburn to SLK 2.70	79,039	76,277	1/10/2024	31/12/2024	100		MRRG Actual Compl	29/10/2024	Works Completed
RPR3466	Joondalup Dr SB - Eddystone to Treetop	111,168	104,435	1/10/2024	31/12/2024	100		MRRG Actual Compl	11/11/2024	Works Completed
RPR3467	West Coast Dr SB -SLK 2.7 to St Helier	142,709	103,420	1/10/2024	31/12/2024	100		MRRG Actual Compl	30/10/2024	Works Completed
RPR3468	Hodges Drive WB Joondalup Dr to Mitchell	61,813	0	1/01/2025	31/05/2025	0		MRRG		Works Programed
RPR3469	Hepburn Ave EB Gibson Ave to Lilburne Rd	173,625	108,002	1/10/2024	31/12/2024	100		MRRG Actual Compl	25/11/2024	Works Completed
RPR3470	Whitfords Ave EB - Marmion to Alexander	371,541	334,056	1/10/2024	31/12/2024	100		MRRG Actual Compl	11/11/2024	Works Completed
RPR3471	Lakeside Dr - Chancellor to Grassbird	421,115	321,942	1/01/2025	31/03/2025	100		MRRG Actual Compl	5/03/2025	Works Completed
RPR3472	Shenton Ave EB -Lawley Ct to McLarty Ave	87,160	50,871	1/01/2025	31/03/2025	100		MRRG Actual Compl	27/02/2025	Works Completed
RPR3473	Beach Rd EB -Springvale Dr to Dorchester	242,134	261,130	1/10/2024	31/12/2024	100		MRRG Actual Compl	6/11/2024	Works Completed
RPR3474	Joondalup Dr NB- Moore Dr to Lakeside Dr	146,174	88,566	1/10/2024	31/12/2024	100		MRRG Actual Compl	10/11/2024	Works Completed
RPR3475	Warburton Ave- Leichhardt to Leichhardt	15,000	2,499	1/04/2025	29/08/2025	0		MULT 1/2		Works Programed
RPR3476	Bridgewater Drv - Shelley to Clevedon	418,750	255,691	1/01/2025	17/04/2025	100		Actual Completion	8/03/2025	Works Completed
RPR3477	Warwick Road - Currajong to Lilburne	65,000	0	1/05/2025	31/05/2025	0		MRRG		Works Programed
RPR3478	Warwick Road - Roche to Currajong	120,000	0	1/05/2025	31/05/2025	0		MRRG		Works Programed
RPR3479	Warwick Road - Allenswood to Cockman	310,000	0	1/05/2025	31/05/2025	0		MRRG		Works Programed
RPR3480	Warwick Road - Oronsay to Dorchester	350,000	0	1/05/2025	31/05/2025	0		MRRG		Works Programed
	Program Totals:	**13,289,471**	**10,170,881**							

BCW Building Construction Works Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
BCW2020	Building Component Renewal Program	240,000	122,252		31/05/2025	93				Works in Progress
BCW2025	Building Capital Upgrade Works	50,000	13,346		31/03/2025	79		Expected Completion	30/04/2025	Works in Progress
BCW2028	Sir James McCusker Park Toilets	170,948	185,334	1/07/2024	18/10/2024	100		MULT 2/2 Actual Con	25/10/2024	Works Completed
BCW2450	Environmental Initiatives	100,000	12,326	13/02/2024	27/06/2025	15				Works in Progress
BCW2573	Short Life Services Renewal Program	310,000	221,344	1/07/2024	30/06/2025	95				Works in Progress
BCW2596	Prince Regent Park Facility Upgrade	23,906	44,095	1/06/2025	30/06/2026	0		MULT 2/3		Tender Phase
BCW2609	Community Performing Arts Improvements	704	779			0		Multi-Year Project		Works Phased
BCW2620	Civic Centre/Library Slab Waterproofing	691,088	696,649	1/02/2024	31/10/2024	100		MULT 3/3 Actual Con	20/12/2024	Works Completed
BCW2640	Percy Doyle Community Sporting Facility	1,450,093	1,267,635	1/07/2024	30/04/2025	100		MULT 3/3 Actual Con	11/04/2025	Works Completed
BCW2644	Mullaloo SLSC Changerooms Refurb DESIGN	20,000	1,375			0		MULT 1/2		Design Phase
BCW2669	Greenwood Scout Hall Refurbishment	269,207	280,753	1/04/2024	25/10/2024	100		MULT 3/3 Actual Con	25/10/2024	Works Completed
BCW2674	Grove Child Care UAT	80,000	839	1/01/2025	30/04/2025	100		MULT 2/2 Actual Con	30/04/2025	Works Completed

BCW Building Construction Works Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
BCW2676	Joondalup Admin Roof Balustrades	189,547	190,104	1/02/2024	16/08/2024	100		MULT 2/2 Actual Con	29/08/2024	Works Completed
BCW2677	Civic Precinct VAVs Replacement	83,599	48,761	12/08/2024	31/10/2024	100		Actual Completion	4/10/2024	Works Completed
BCW2679	Gibson Park UAT	170,000	162,065	15/01/2025	31/03/2025	100		Actual Completion	28/02/2025	Works Completed
BCW2680	Joondalup Civic/Library Chiller Replacem	806,897	54,880	1/09/2024	31/05/2025	33		MULT 2/2		Works in Progress
BCW2690	Craigie Leisure Centre Roof Replacement	90,000	14,327	17/02/2025	30/04/2025	50				Works in Progress
BCW2692	SES Winton Road Depot Facility Upgrade	53,000	0	17/02/2025	14/04/2025	75				Works in Progress
	Program Totals:	**4,798,989**	**3,316,864**							

MPP Major Projects Program

Project Code	Project Description	Revised Budget Amount FY	Project Actuals	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Comment	Completion Date	Project Stage
MPP2006	Pinnaroo Point - Cafe/Kiosk/Restaurant	141,215	342	1/10/2022	31/05/2025	97		Multi-Year Project		Works in Progress
MPP2076	Sorrento SLSC Redevelopment	610,845	277,882	2/03/2026	29/09/2027	0		Multi-Year Project		Design Phase
MPP2077	Burns Beach - Cafe/Kiosk/Restaurant	155,505	33,786	1/08/2026	31/08/2027	0		Multi-Year Project		Design Phase
MPP2080	Burns Beach Coastal Node Redevelopment	193,981	74,281	1/08/2026	31/08/2027	0		Multi-Year Project		Design Phase
MPP2081	Duncraig Adventure Hub	8,130,000	2,838,119	1/02/2024	30/10/2026	72		Multi-Year Project		Works in Progress
MPP2083	City Centre Place Activation	1,052,749	730,231	18/11/2024	30/06/2025	71		Multi-Year Project		Works in Progress
	Program Totals:	**10,284,295**	**3,954,641**							

Grand Totals:	**49,900,228**	**29,129,945**

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2596		
Project Name	Prince Regent Park Facility Upgrade		
Project Description	Refurbishment of toilet / changerooms and construction of external park universal access toilet, kiosk and additional storage facilities		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	23,906
Total Project Budget	**690,000**
Prior Year Actuals	20,846
24/25 Actuals	44,095
Commitments	35,462
Remaining Project Balance	**589,598**

Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/03/2023	31/05/2023	31/05/2023	100%	
Engagement	1/06/2023	31/08/2023	31/08/2023	100%	
Detailed/Final Design	1/11/2023	26/04/2024	28/02/2025	100%	
Procurement	1/08/2024	30/06/2025		10%	
Construction	1/06/2025	30/06/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2620		
Project Name	Civic Centre/Library Slab Waterproofing		
Project Description	Waterproofing of the suspended roof slabs and drainage improvements in the Civic Centre and Library undercroft parking areas		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 3/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	691,088
Total Project Budget	**1,730,622**
Prior Year Actuals	1,039,534
24/25 Actuals	696,649
Commitments	3,425
Remaining Project Balance	**- 8,986**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2023	31/03/2023	31/10/2022	100%	
Engagement					
Detailed/Final Design	1/04/2023	31/05/2023	31/05/2023	100%	
Procurement	1/08/2023	31/07/2024	13/12/2023	100%	
Construction	1/02/2024	31/10/2024	20/12/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2640		
Project Name	Percy Doyle Community Sporting Facility		
Project Description	Upgrade of changerooms for unisex usage and construction of external park universal access toilet and additional storage facilities. Works include renewal of heating, cooling, alarm system, flooring and walls rendering as required		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year**	MULT 3/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,450,093
Total Project Budget	**1,501,974**
Prior Year Actuals	51,881
24/25 Actuals	1,267,635
Commitments	157,915
Remaining Project Balance	**24,543**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/01/2024	31/03/2024	31/03/2022	100%	
Engagement					
Detailed/Final Design	1/04/2024	30/06/2024	12/02/2024	100%	
Procurement	1/07/2024	30/04/2025	21/06/2024	100%	
Construction	15/07/2024	25/04/2025	11/04/2025	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2669		
Project Name	Greenwood Scout Hall Refurbishment		
Project Description	Refurbishment works at Greenwood Scout Hall and minor works at Calectasia Hall		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 3/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	269,207
Total Project Budget	**677,823**
Prior Year Actuals	408,616
24/25 Actuals	280,753
Commitments	-
Remaining Project Balance	**- 11,546**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/10/2022	30/06/2023	30/06/2023	100%	
Engagement	1/01/2023	30/06/2023	30/06/2023	100%	
Detailed/Final Design	1/06/2023	30/11/2023	8/12/2023	100%	
Procurement	29/09/2023	29/02/2024	5/04/2024	100%	
Construction	1/04/2024	25/10/2024	25/10/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2676		
Project Name	Joondalup Admin Roof Balustrades		
Project Description	Replacement of rooftop height safety balustrades, building surround balustrades and footing walls		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	189,547
Total Project Budget	**1,308,145**
Prior Year Actuals	1,118,598
24/25 Actuals	190,104
Commitments	-
Remaining Project Balance	**- 557**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	31/07/2023	31/07/2023	100%	
Engagement	1/12/2023	29/12/2023	25/08/2023	100%	
Detailed/Final Design	1/08/2023	31/08/2023	1/09/2023	100%	
Procurement	1/08/2023	31/07/2024	13/12/2023	100%	
Construction	1/02/2024	16/08/2024	29/08/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	BCW2680		
Project Name	Joondalup Civic/Library Chiller Replacement		
Project Description	Replacement of chiller and 4 chiller water pumps servicing the Joondalup Civic Centre and Library facilities		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	806,897
Total Project Budget	**840,411**
Prior Year Actuals	33,514
24/25 Actuals	54,880
Commitments	323,045
Remaining Project Balance	**428,972**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/02/2024	29/02/2024	8/03/2024	100%	
Engagement					
Detailed/Final Design	1/03/2024	31/03/2024	5/04/2024	100%	
Procurement	1/04/2024	30/04/2025		95%	
Construction	1/04/2025	31/05/2025		5%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	FNM2103		
Project Name	Coastal and Estuarine Mitigation Program		
Project Description	Renewal and upgrade of existing Coastal Protection Structures including MAAC Seawall, Sorrento Seawall, Sorrento Groyne and Mullaloo Seawall		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Design slightly behind schedule		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	65,785
Total Project Budget	**1,281,041**
Prior Year Actuals	72,128
24/25 Actuals	31,341
Commitments	31,292
Remaining Project Balance	**1,146,280**

MAAC Seawall

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025	30/06/2025	60%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Sorrento Seawall

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025	30/06/2025	60%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Sorrento Central Groyne

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025	30/06/2025	60%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Sorrento Southern Groyne

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025	30/06/2025	60%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Mullaloo Surf Club

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025	30/06/2025	60%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	FPN2299		
Project Name	Hillarys Cycle Network Expansion		
Project Description	Upgrade to the coastal shared pathway, including other pathway-associated upgrades, between Hillarys and Burns Beach and installation of a shared pathway along Hepburn Avenue between Gibson Avenue and Whitfords Avenue (multi-year project)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	2,280,743
Total Project Budget	**8,239,000**
Prior Year Actuals	1,361,747
24/25 Actuals	1,852,687
Commitments	2,074,233
Remaining Project Balance	**2,950,332**

Southern Section

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2022	4/11/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	7/11/2022	27/03/2024	26/06/2023	100%	
Procurement	13/05/2024	31/08/2024	29/11/2024	100%	
Construction	12/08/2024	31/10/2025		70%	

Northern Section

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/07/2022	4/11/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	12/06/2023	31/12/2024	21/05/2024	100%	
Procurement	1/10/2025	31/12/2025		0%	
Construction	2/03/2026	30/06/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	MPP2076		
Project Name	Sorrento SLSC Redevelopment		
Project Description	Redevelopment of Sorrento Surf Life Saving Club		
Project Manager	Manager Asset Management	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	610,845
Total Project Budget	**13,927,880**
Prior Year Actuals	55,371
24/25 Actuals	277,882
Commitments	545,555
Remaining Project Balance	**13,049,072**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/08/2022	30/09/2022	25/11/2022	100%	
Engagement	1/10/2022	26/02/2024	1/03/2024	100%	
Detailed/Final Design	1/08/2023	31/12/2025		35%	
Procurement	2/02/2026	30/06/2026		0%	
Construction	2/03/2026	29/09/2027		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	MPP2077		
Project Name	Burns Beach - Cafe/Kiosk/Restaurant		
Project Description	Construction of a Cafe/Kiosk/Restaurant at Burns Beach Foreshore		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	155,505
Total Project Budget	**5,200,000**
Prior Year Actuals	14,292
24/25 Actuals	33,786
Commitments	476,446
Remaining Project Balance	**4,675,476**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	1/03/2026		25%	
Procurement	1/07/2025	31/12/2026		10%	
Construction	1/08/2026	31/08/2027		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	MPP2080		
Project Name	Burns Beach Coastal Node Redevelopment		
Project Description	Redevelopment of infrastructure at the Burns Beach Coastal Node, aligning with the construction of a Cafe / Kiosk / Restaurant at Burns Beach foreshore, as per the Burns Beach Master Plan		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	193,981
Total Project Budget	**5,500,000**
Prior Year Actuals	2,756
24/25 Actuals	74,281
Commitments	-
Remaining Project Balance	**5,422,963**

Civil

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	30/06/2025		25%	
Procurement	1/07/2025	31/12/2025		10%	
Construction	1/08/2026	31/08/2027		0%	

Landscaping

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	1/03/2026		25%	
Procurement	1/03/2026	26/06/2026		10%	
Construction	1/08/2026	31/08/2027		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	MPP2081		
Project Name	Duncraig Adventure Hub		
Project Description	Provision of outdoor youth recreation facilities, including a skate park, at Percy Doyle Reserve		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track - Additional funding listed for consideration for the 25/26 Capital Works Budget		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	8,130,000
Total Project Budget	**8,500,000**
Prior Year Actuals	317,615
24/25 Actuals	2,838,119
Commitments	5,564,959
Remaining Project Balance	**- 220,693**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/04/2023	30/06/2023	30/06/2023	100%	
Engagement					
Detailed/Final Design	30/06/2023	31/03/2024	14/05/2024	100%	
Procurement	29/02/2024	30/06/2025		90%	
Construction	1/02/2024	1/08/2025		60%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PDP2362		
Project Name	Warwick NORTH Cluster Pk Revitalisation		
Project Description	Landscape improvements to Hillwood Park North, Carr Park and Hillwood Park South		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	CARRYFWD
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	35,663
Total Project Budget	**780,000**
Prior Year Actuals	744,282
24/25 Actuals	5,208
Commitments	-
Remaining Project Balance	**30,510**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	21/07/2022	7/08/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	8/08/2022	7/11/2022	30/03/2023	100%	
Procurement	1/07/2024	31/10/2024	12/09/2024	100%	
Construction	1/03/2024	30/11/2024	12/09/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PDP2364		
Project Name	Whitfords West Pk Amenity Improvement		
Project Description	Landscape upgrades at Whitfords West Park (multi-year project)		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 3/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	285,642
Total Project Budget	**325,000**
Prior Year Actuals	39,358
24/25 Actuals	283,522
Commitments	-
Remaining Project Balance	**2,120**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/10/2022	14/11/2022	1/12/2022	100%	
Engagement					
Detailed/Final Design	12/09/2023	22/12/2023	31/01/2024	100%	
Procurement	1/07/2024	29/10/2024	29/10/2024	100%	
Construction	5/08/2024	29/11/2024	29/10/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PEP2891		
Project Name	Gibson Park Pump Track		
Project Description	Design and construction of a pump track at Gibson Park		
Project Manager	Manager Parks and Natural	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	587,567
Total Project Budget	**600,000**
Prior Year Actuals	12,433
24/25 Actuals	547,769
Commitments	125,262
Remaining Project Balance	**- 85,463**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/08/2024	30/09/2024	20/09/2024	100%	
Engagement					
Detailed/Final Design	10/09/2024	21/11/2024	16/12/2024	100%	
Procurement	14/02/2025	6/02/2025	5/03/2025	100%	
Construction	19/12/2024	6/04/2025	5/03/2025	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PEP2892		
Project Name	Whitfords West Park Pump and Jump		
Project Description	Design and construction of pump track, jump line and basketball pad with hoop, at Whitfords West Park		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	40,000
Total Project Budget	**1,380,500**
Prior Year Actuals	9,066
24/25 Actuals	8,489
Commitments	29,462
Remaining Project Balance	**1,333,483**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	4/11/2024	31/03/2025	30/04/2025	70%	
Engagement					
Detailed/Final Design	9/12/2024	31/05/2025	30/06/2025	0%	
Procurement	14/02/2024	30/09/2025		50%	
Construction	11/07/2025	28/11/2025		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PEP2893		
Project Name	Lysander Park Pump Track		
Project Description	Design and construction of a pump track at Lysander Park		
Project Manager	Manager Parks and Natural Environment	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	595,000
Total Project Budget	**606,713**
Prior Year Actuals	11,713
24/25 Actuals	431,476
Commitments	134,058
Remaining Project Balance	**29,466**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	9/09/2024	7/10/2024	31/10/2024	100%	
Engagement					
Detailed/Final Design	8/10/2024	16/12/2024	16/12/2024	100%	
Procurement	14/02/2025	29/03/2025	9/04/2025	100%	
Construction	13/01/2025	30/04/2025		90%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	PFP2102		
Project Name	Tom Simpson Nth/Sth Carparks Improvement		
Project Description	Upgrade of south and north carparks servicing Tom Simpson Park to align with the coastal shared path upgrade project. Works to include reconfiguration to optimise layout and resurfacing		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	927,155
Total Project Budget	**955,940**
Prior Year Actuals	28,785
24/25 Actuals	975,893
Commitments	40
Remaining Project Balance	**- 48,778**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	0/01/1900	0/01/1900	22/12/2021	100%	
Engagement					
Detailed/Final Design	3/08/2023	22/12/2023	31/05/2024	100%	
Procurement	2/06/2024	12/07/2024	10/07/2024	100%	
Construction	1/08/2024	29/11/2024	20/12/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	RDC2027		
Project Name	Joondalup Dr/Hodges Dr Int. Upgrade		
Project Description	Upgrade of Joondalup Drive / Hodges Drive intersection, including additional right turn lane from Hodges Drv to Joondalup Drv southbound and upgrades to turning pockets, lighting, pedestrian facilities & Mitchell Fwy southbound access (multi-year project)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	49,285
Total Project Budget	**4,584,000**
Prior Year Actuals	262,965
24/25 Actuals	15,758
Commitments	181,186
Remaining Project Balance	**4,124,091**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2020	31/05/2020	31/05/2020	100%	
Engagement					
Detailed/Final Design	10/01/2022	30/06/2025		85%	
Procurement	1/07/2024	28/02/2026		0%	
Construction	15/07/2025	30/06/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	RDC2029		
Project Name	Joondalup / Lakeside (N) Roundabout		
Project Description	Upgrade of Joondalup Drive / Lakeside Drive (north) intersection to a roundabout. Works include northbound cycle lane bypass, skid resistance treatments and upgrades to lighting and pedestrian / cyclist facilities (multi-year project)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track - Additional funding listed for consideration for the 25/26 Capital Works Budget		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	3,024,422
Total Project Budget	**3,100,000**
Prior Year Actuals	12,789
24/25 Actuals	1,346,389
Commitments	1,808,321
Remaining Project Balance	**- 67,499**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2021	31/05/2021	14/05/2021	100%	
Engagement					
Detailed/Final Design	2/05/2023	31/07/2024	15/08/2024	100%	
Procurement	1/07/2024	31/08/2024	25/09/2024	100%	
Construction	1/10/2024	20/06/2025		60%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	RDC2030		
Project Name	Moolanda Boulevard Pedestrian Footbridge		
Project Description	Replacement of the Pedestrian Footbridge over Moolanda Boulevard in Kingsley (Inc Shared Path)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	100,000
Total Project Budget	**3,327,000**
Prior Year Actuals	288,771
24/25 Actuals	111,715
Commitments	342,952
Remaining Project Balance	**2,583,563**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept					
Engagement					
Detailed/Final Design	9/01/2023	30/08/2024	31/10/2024	100%	
Procurement	1/08/2024	30/05/2025		80%	
Construction	1/07/2025	28/02/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	RDC2031		
Project Name	Hepburn Av-Lilburne/Walter Padbury		
Project Description	Upgrade of Hepburn Avenue between Lilburne Avenue and Walter Padbury Boulevard, including the installation of traffic signals at Lilburne Avenue intersection and a dual-lane roundabout at Walter Padbury Boulevard intersection (multi-year project)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,328,346
Total Project Budget	**5,000,000**
Prior Year Actuals	72,881
24/25 Actuals	53,021
Commitments	2,206,099
Remaining Project Balance	**2,667,999**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	29/05/2022	22/12/2022	31/12/2022	100%	
Engagement					
Detailed/Final Design	1/05/2024	31/10/2024	29/10/2024	100%	
Procurement	1/11/2024	30/11/2024	26/02/2025	100%	
Construction	24/02/2025	31/10/2025		5%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	RDC2032		
Project Name	Eddystone Ave - Joondalup to Honeybush		
Project Description	Upgrade of Eddystone Avenue from Joondalup Drive to Honeybush Drive. Works include construction of an additional westbound lane and modification of turning lanes at Joondalup Drive and Honeybush Drive intersections (multi-year project)		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULT 2/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	51,675
Total Project Budget	**2,038,650**
Prior Year Actuals	39,668
24/25 Actuals	9,017
Commitments	48,161
Remaining Project Balance	**1,941,804**

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/01/2022	31/05/2022	31/05/2022	100%	
Engagement					
Detailed/Final Design	28/08/2023	31/03/2025	30/05/2025	90%	
Procurement	1/01/2025	6/05/2025		0%	
Construction	1/10/2025	31/03/2026		0%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	SBS2093		
Project Name	Ocean Reef/Gwendoline Inter. Upgrade		
Project Description	Realign WB carriageway to provide continuous cycle lane and improved sightlines, reconfigure left turn pocket on eastern approach, and extend rightturn pocket western approach on Ocean Reef. Install left turn pocket on Gwendoline Dr. Upgrade Ped Facility		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track - Additional funding listed for consideration for the 25/26 Capital Works Budget		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,065,072
Total Project Budget	**1,187,600**
Prior Year Actuals	107,528
24/25 Actuals	63,506
Commitments	1,111,242
Remaining Project Balance	**- 94,676**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/02/2019	30/06/2019	30/06/2019	100%	
Engagement					
Detailed/Final Design	1/12/2021	31/12/2023	9/01/2024	100%	
Procurement	1/01/2024	31/12/2024	31/12/2024	100%	
Construction	1/04/2025	30/06/2025		10%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	SBS2095		
Project Name	Hepburn/Amalfi Roundabout Improvement		
Project Description	Improvements to the Hepburn Avenue / Amalfi Drive / Howland Road Roundabout. Works include pre-deflection on east approach, skid resistance treatments and upgrades to lighting, pedestrian and cyclist facilities		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	MULTI-YR
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	837,410
Total Project Budget	**977,872**
Prior Year Actuals	35,462
24/25 Actuals	844,453
Commitments	73,062
Remaining Project Balance	**24,896**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/01/2021	31/07/2021	31/07/2021	100%	
Engagement					
Detailed/Final Design	3/04/2023	29/02/2024	11/06/2024	100%	
Procurement	16/06/2024	19/07/2024	30/07/2024	100%	
Construction	16/09/2024	31/03/2025	5/03/2025	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	SBS2096		
Project Name	Hepburn/Karuah Intersection Improvement		
Project Description	Improvements to the Hepburn Avenue / Karuah Way intersection. Works include left & right turn pockets, eastbound shoulder, kerbing realignments, school crossing relocation and upgrades to lighting, pedestrian and cyclist facilities		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year Project**	CARRYFWD
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	630,343
Total Project Budget	**986,490**
Prior Year Actuals	358,087
24/25 Actuals	585,343
Commitments	35,532
Remaining Project Balance	**7,528**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/03/2021	30/06/2021	31/05/2021	100%	
Engagement					
Detailed/Final Design	2/05/2022	31/01/2024	31/01/2024	100%	
Procurement	27/11/2023	30/04/2024	8/03/2024	100%	
Construction	22/05/2024	31/08/2024	14/08/2024	100%	

Key Capital Works Project Quarterly Status Report

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City of Joondalup

Project Code	SBS2097		
Project Name	Hepburn/Moolanda Roundabout Construction		
Project Description	Upgrade of Hepburn Avenue and Moolanda Boulevard intersection to a two-lane		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year**	MULT 2/3
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	15,000
Total Project Budget	**1,350,000**
Prior Year Actuals	30,221
24/25 Actuals	12,383
Commitments	8,373
Remaining Project Balance	**1,299,023**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept	1/03/2022	30/06/2022	30/06/2022	100%	
Engagement					
Detailed/Final Design	11/03/2024	31/03/2025	30/05/2025	95%	
Procurement	1/07/2025	30/09/2025		0%	
Construction	1/09/2025	31/12/2025		0%	

Key Capital Works Project Quarterly Status Report

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Project Code	STL2122		
Project Name	Santiago Park Sports Lights Installation		
Project Description	Installation of four new poles and sports lights to illuminate park to the required standards		
Project Manager	Manager Engineering Services	**Project Sponsor**	Director Infrastructure Services
Month Ending	March	**Multi Year**	MULT 1/2
Overall Status Scheduling		**Overall Status Budget**	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	434,835
Total Project Budget	**509,835**
Prior Year Actuals	-
24/25 Actuals	8,713
Commitments	451,585
Remaining Project Balance	**49,537**

Project Milestones					
Milestone	**Planned Start Date**	**Planned Finish Date**	**Revised/Actual Finish Date**	**% Complete**	**Task Status**
Concept					
Engagement					
Detailed/Final Design	23/09/2024	31/10/2024	29/11/2024	100%	
Procurement	4/11/2024	22/11/2024	30/12/2024	100%	
Construction	24/02/2025	30/05/2025		10%	

Schedule of Requested Changes

2025 Annual Review of Delegations

DA No.	Affected Delegation	Change	Pg No.	Rationale	Comment / Recommendation
1.1.3	Agreement for Payment of Rates and Service Charges.	Change in Policy name from Payments of Rates and Charges Policy to Payments of Rates and Charges Council Policy. Change in Policy name from Rates Hardship Policy to Rates Hardship Council Policy.	10	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.
1.1.5	Choice of Acceptable Tenders from an Expression of Interest.	Change in Policy name from Purchasing Policy to Purchasing Council Policy.	12	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.
1.1.6	Choice of Tender.	Change in Policy name from Purchasing Policy to Purchasing Council Policy.	13	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.
1.1.8	Complaints – Model Code of Conduct.	Change in Policy name from Complaints Investigation Policy to Complaints Investigation Council Policy.	16	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.

DA No.	Affected Delegation	Change	Pg No.	Rationale	Comment / Recommendation
1.1.12	Establishing Panels of Pre-qualified Suppliers	Change in Policy name from Purchasing Policy to Purchasing Council Policy.	22	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.
1.1.18	Power to Invest.	Change in Policy name from Investment of Available Funds Policy to Investment of Available Funds Council Policy.	35	An administrative change so that the register reflects the Policy naming convention.	Inclusion of the words “Council Policy” in the Policy name.
3.5.5	Food Act 2008 – Debt Recovery and Prosecution.	Word spacing corrected.	73	An administrative correction.	No change to the delegation wording.
3.7.1	Local Planning Scheme No 3 – Delegations – General .	Various amendments to sub-delegation conditions, towards better efficiencies in Planning operations.	75	The amendments to the sub-delegation conditions are an effective way in balancing risk and managing efficiencies to ensure the City if making informed decisions that deliver quality planning outcomes at appropriate levels whilst also ensuring an acceptable level of service is being provided.	No change to delegations from Council to the CEO. Changes to sub-delegations conditions only.
3.7.3	Planning and Development (Local Planning Schemes) Regulations 2015 – Determine Development Applications for Unlisted Use (Bicycle Hire).	To remove delegation - Planning and Development (Local Planning Schemes) Regulations 2015 – Determine Development Applications for Unlisted Use (Bicycle Hire).	79	Delegation 3.7.3 was introduced for a single purpose and has not been exercised in over four years.	Delete delegation 3.7.3.

DA No.	Affected Delegation	Change	Pg No.	Rationale	Comment / Recommendation
4.1.1	Amendments to the Parking Schemes.	Correction to the Head of Power from City of Joondalup Parking Local Law 2024 to City of Joondalup Parking Local Law 2023. Change in Policy name from Parking Schemes Policy to Parking Schemes Council Policy.	81	An administrative correction of Head of Power, changing the local law year to 2023. An administrative change so that the register reflects the Policy naming convention.	Inclusion of the year 2023 in the local law. Inclusion of the words “Council Policy” in the Policy name.

City of Joondalup
Draft Delegations Register

REVIEW

Reviewed by	Date approved	References
Council	28 Jun 2011	CJ107-06/11
Council	26 Jun 2012	CJ108-06/12
Chief Executive Officer	30 May 2013	INT13/9868
Council	25 Jun 2013	CJ094-06/13
Council	24 Jun 2014	CJ091-06/14
Chief Executive Officer	30 Jun 2014	INT14/15493
Council	21 Oct 2014	CJ180-10/14
Chief Executive Officer	13 May 2015	INT15/11342
Council	23 Jun 2015	CJ095-06/15
Chief Executive Officer	1 Jun 2016	INT16/19021
Council	28 Jun 2016	CJ091-06/16
Chief Executive Officer	29 May 2017	INT17/24978
Council	27 Jun 2017	CJ091-06/17
Chief Executive Officer	4 Jun 2018	INT18/21364
Council	26 Jun 2018	CJ101-06/18
Council	21 Aug 2018	CJ133-08/18
Chief Executive Officer	7 May 2019	INT19/21782
Council	25 Jun 2019	CJ078-06/19
Chief Executive Officer	21 May 2020	INT20/19165
Council	23 Jun 2020	CJ079-06/20
Chief Executive Officer	10 May 2021	INT21/20088
Council	15 Jun 2021	CJ079-06/21
Chief Executive Officer	10 May 2022	INT22/18447
Council	28 Jun 2022	CJ092-06/22

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Council	28 Jun 2023	CJ096-06/23
Chief Executive Officer	1 Sep 2023	INT23/47598
Chief Executive Officer	6 Mar 2024	INT24/10677

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TABLE OF CONTENTS

INTRODUCTION 7
Register of Delegation of Authority 7
DELEGATIONS 8
PART 1. LOCAL GOVERNMENT ACT 1995 8
1.1 COUNCIL TO CEO 8
1.1.1 - ACTIVITIES ON PRIVATE LAND 8
1.1.2 - ADMINISTER THE CITY'S LOCAL LAWS 9
1.1.3 - AGREEMENT FOR PAYMENT OF RATES AND SERVICE CHARGES [DRAFT] 10
1.1.4 - AMENDMENT TO THE RATE RECORD 11
1.1.5 - CHOICE OF ACCEPTABLE TENDERS FROM AN EXPRESSION OF INTEREST [DRAFT] 12
1.1.6 - CHOICE OF TENDER [DRAFT] 13
1.1.7 - CLOSING CERTAIN THOROUGHFARE TO VEHICLES 14
1.1.8 - COMPLAINTS - MODEL CODE OF CONDUCT [DRAFT] 16
1.1.9 - DISPOSING OF PROPERTY 17
1.1.10 - ACQUISITION OF INTEREST IN LAND BY LEASE OR OTHER SHORT TERM INSTRUMENT 19
1.1.11 - POWER OF ENTRY 21
1.1.12 - ESTABLISHING PANELS OF PRE-QUALIFIED SUPPLIERS [DRAFT] 22
1.1.13 - EXTENSION OF EXISTING CONTRACTS 23
1.1.14 - OBJECTION TO THE RATE RECORD 24
1.1.15 - PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS 25
1.1.16 - AUTHORISING PAYMENT FROM THE TRUST FUND 31
1.1.17 - PAYMENTS FROM MUNICIPAL FUND AND TRUST FUND - SIGNATORIES TO BANK ACCOUNTS 32
1.1.18 - POWER TO INVEST [DRAFT] 35
1.1.19 - RECOVERY OF RATES AND SERVICE CHARGES 36
1.1.20 - RECOVERY OF RATES AND SERVICE CHARGES FROM LESSEE 37
1.1.21 - PAYMENTS FROM MUNICIPAL FUND – INCURRING LIABILITIES AND MAKING PAYMENTS FOR COURT FEES IN RESPECT OF LODGEMENTS OF RATES CLAIMS (WA MAGISTRATES' COURT) 38
1.1.22 - SEEKING EXPRESSIONS OF INTEREST 39
1.1.23 - WAIVER OF FEES AND GRANTING OF CONCESSIONS 40
1.1.24 - WRITE OFF OF MONIES 43
1.1.25 - CONTROL RESERVES AND CERTAIN UNVESTED FACILITIES 44
1.1.26 - OBSTRUCTION OF FOOTPATHS AND THOROUGHFARES 45
1.1.27 - CROSSING - CONSTRUCTION, REPAIR AND REMOVAL 47
1.1.28 - PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES 48
1.1.29 - GIVE NOTICE TO PREVENT DAMAGE TO LOCAL GOVERNMENT PROPERTY FROM WIND EROSION AND SAND DRIFT 49
1.1.30 - DECLARE VEHICLE IS ABANDONED VEHICLE WRECK 50
1.2 CEO TO OFFICERS 51
1.2.1 - ACKNOWLEDGE RECEIPT OF PRIMARY AND ANNUAL RETURNS 51
1.2.2 - APPOINTMENT OF AUTHORISED PERSONS 52

DRAFT

1.2.3 - INFRINGEMENTS - EXTENSION OF TIME TO PAY AND WITHDRAWAL OF NOTICES 53
PART 2. DELEGATIONS TO COMMITTEES 54
2.0 - DELEGATIONS TO COMMITTEES 54
PART 3. DELEGATIONS UNDER OTHER LEGISLATION 55
3.1 – BULDING ACT 2011 55
3.1.1 - AUTHORISED PERSONS UNDER THE BUILDING ACT 2011 55
3.1.2 - BUILDING ACT 2011 - ISSUING CERTIFICATES OF BUILDING COMPLIANCE AND DESIGN COMPLIANCE 56
3.1.3 - BUILDING ACT 2011 - GRANTING BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 57
3.1.4 - BUILDING ACT 2011 – REFUSING AND CANCELLING BUILDING AND DEMOLITION PERMIT APPLICATIONS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 58
3.1.5 - BUILDING ACT 2011 - EXTENDING THE DURATION OF BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 59
3.1.6 - BUILDING ACT 2011 - BUILDING ORDERS 60
3.1.7 - BUILDING ACT 2011 - INSPECTION AND COPIES OF BUILDING RECORDS 62
3.1.8 - BUILDING ACT 2011 – PRIVATE POOL BARRIER ALTERNATIVE AND PERFORMANCE SOLUTIONS 63
3.1.9 - BUILDING ACT 2011 – SMOKE ALARMS ALTERNATIVE SOLUTIONS 64
3.2 – BUSH FIRES ACT 1954 65
3.2.1 - BUSH FIRES ACT 1954 - FUNCTIONS OF A LOCAL GOVERNMENT 65
3.3 – CAT ACT 2011 66
3.3.1 - CAT ACT 2011 - POWERS AND DUTIES OF A LOCAL GOVERNMENT 66
3.4 - DOG ACT 1976 67
3.4.1 - DOG ACT 1976 - POWERS AND DUTIES OF A LOCAL GOVERNMENT 67
3.4.2 - DOG ACT 1976 – DANGEROUS DOG DECLARED OR SEIZED – DEAL WITH OBJECTION AND DETERMINE WHEN TO REVOKE 68
3.5 – FOOD ACT 2008 69
3.5.1 - FOOD ACT 2008 - FUNCTIONS OF AN ENFORCEMENT AGENCY 69
3.5.2 - FOOD ACT 2008 – DETERMINE COMPENSATION 70
3.5.3 - FOOD ACT 2008 - PROHIBITION ORDERS 71
3.5.4 - FOOD ACT 2008 – FOOD BUSINESS REGISTRATIONS 72
3.5.5 - FOOD ACT 2008 - DEBT RECOVERY AND PROSECUTION [DRAFT] 73
3.6 – GRAFFITI VANDALISM ACT 2016 74
3.6.1 - GRAFFITI VANDALISM ACT 2016 – POWERS AND DUTIES OF A LOCAL GOVERNMENT 74
3.7 – PLANNING AND DEVELOPMENT ACT 2005 75
3.7.1 - LOCAL PLANNING SCHEME NO. 3 – DELEGATIONS - GENERAL [DRAFT] 75
3.7.2 - PLANNING AND DEVELOPMENT ACT 2005 - POWER AS TO ILLEGAL DEVELOPMENT 80
3.7.3 - PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 - DETERMINE DEVELOPMENT APPLICATIONS FOR 'UNLISTED USE (BICYCLE HIRE)' [MARKED FOR REMOVAL] 81
3.8 – PUBLIC HEALTH ACT 2016 82
3.8.1 - PUBLIC HEALTH ACT 2016 - FUNCTIONS OF AN ENFORCEMENT AGENCY 82
PART 4. CITY OF JOONDALUP LOCAL LAWS 83
4.1 – CITY OF JOONDALUP PARKING LOCAL LAW 2023 83

DRAFT

4.1.1 - AMENDMENTS TO THE PARKING SCHEMES [DRAFT] 83

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INTRODUCTION

Register of Delegation of Authority

The Delegations of Authority contained within are made to Committees pursuant to Section 5.16 and to the Chief Executive Officer pursuant to Section 5.42 of the *Local Government Act 1995* (the Act) and, where listed, some of these functions are delegated by the Chief Executive Officer to City of Joondalup employees pursuant to Section 5.44 of the Act. All delegations made by the Council must be by an **absolute majority** decision.

Section 5.43 of the Act provides that the following are decisions that cannot be delegated to the Chief Executive Officer:

- Any power or duty that requires a decision of an absolute majority of the Council.
- Accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph.
- Appointing an auditor.
- Acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph.
- Any of the local government's powers under sections 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.129 of the Act.
- Borrowing money on behalf of the local government.
- Hearing or determining an objection of a kind referred to in Section 9.5.
- The power under Section 9.49A (4) to authorise a person to sign documents on behalf of the local government.
- Any power or duty that requires the approval of the Minister or Governor.
- Such other duties or powers that may be prescribed by the Act.

The Act allows for the Chief Executive Officer to delegate any of their powers to another employee, this must be done in writing. The Act allows for the Chief Executive Officer to place conditions on any delegations if required.

A register of delegations, being this manual, relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year.

If a person is exercising a power or duty that they have been delegated, the Act requires them to keep necessary records to the exercise of the power or discharge of the duty. The written record is to contain:

- how the person exercised the power or discharged the duty;
- when the person exercised the power or discharged the duty; and
- the persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

In addition to delegations made in accordance with the *Local Government Act 1995,* a number of delegations are also made to the Chief Executive Officer, or directly to other officers in some instances, in accordance with the provisions of other legislation.

The aim of the delegated authority register is to assist with improving the time taken to make decisions within the constraints allowed by the relevant legislation. This is consistent with the City's commitment to a strong customer service focus.

Each instrument of delegation describes the function being delegated and the relevant statutory reference which is the source of power for the exercise of the function. Also included is a reference to related documents such as policies of the Council which may provide guidance in the exercise of the delegation.

This delegated authority register will be reviewed in accordance with the Act on an annual basis.

DELEGATIONS

PART 1. LOCAL GOVERNMENT ACT 1995

.

1.1 COUNCIL TO CEO

Delegation	**1.1.1 ACTIVITIES ON PRIVATE LAND**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.27 Particular things local governments can do on land that is not local government property.
Function	Authority to do any of the things prescribed in Schedule 3.2 of the *Local Government Act 1995*, even though the land on which it is done is not local government property and the local government does not have the consent to do it.
Delegates	Chief Executive Officer (00001)
Conditions	Limited to those activities as listed in Schedule 3.2 of the *Local Government Act 1995.*
Policy	Not applicable.
Date adopted	24 June 2014
Adoption references	CJ091-06/14
Last reviewed	28 May 2024

DRAFT

Delegation	**1.1.2 ADMINISTER THE CITY'S LOCAL LAWS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.18 Performing Executive Functions
Function	Authority to administer the City's local laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the City under the City's local laws.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Statutory framework	*Animals Local Law 1999* *Fencing Local Law 2014* *Health Local Law 1999* *Local Government and Public Property Local Law 2014* *Meeting Procedures Local Law2013* *Parking Local Law 2013* *Pest Plant Local Law 2012* *Waste Local Law 2017*
Policy	Not applicable.
Date adopted	19 October 2010
Adoption references	CJ175-10/10
Last reviewed	28 May 2024

DRAFT

Delegation	**1.1.3 AGREEMENT FOR PAYMENT OF RATES AND SERVICE CHARGES [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: ~~s.6.49Agreement as to payment of rates and service charges.~~ s.6.49 Agreement as to payment of rates and service charges.
Function	Authority to accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	~~Payments of Rates and Charges Policy~~*Payments of Rates and Charges Council Policy*. ~~Rates Hardship Policy~~*Rates Hardship Council Policy*~~.~~.

DRAFT

Delegation	**1.1.4 AMENDMENT TO THE RATE RECORD**
Category	PART 1 – DELEGATIONS UNDER THE LOCAL GOVERNMENT ACT 1995
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 6.39(2)(b) Rate record.
Function	Authority to amend the rate record for the five years preceding the current financial year.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

DRAFT

Delegation	**1.1.5 CHOICE OF ACCEPTABLE TENDERS FROM AN EXPRESSION OF INTEREST [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996*: r.21(3) Limiting who can tender, procedure for r.23 Rejecting and accepting expressions of interest to be acceptable tenderer
Function	Authority to choose acceptable tenderers from expressions of interest received, from those persons who are considered to be capable of satisfactorily supplying the goods or services.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Subdelegate conditions	Nil.
Policy	~~*Purchasing Policy*~~*Purchasing Council Policy*.

DRAFT

Delegation	**1.1.6 CHOICE OF TENDER [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services. *Local Government (Functions and General) Regulations 1996*: r.18(2), (4), (4a), (5), (6) and (7) Rejecting and accepting tenders.
Function	1. Authority to decide which tender to accept. 2. Authority to decline to accept any tender.
Delegates	Chief Executive Officer (00001)
Conditions	Authority to accept tenders valued up to $500,000 (excluding GST).
Policy	~~*Purchasing Policy*~~*Purchasing Council Policy*.

DRAFT

Delegation	**1.1.7 CLOSING CERTAIN THOROUGHFARE TO VEHICLES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.50 Closing certain thoroughfares to vehicles. s.3.50A Partial closure of thoroughfare for repairs or maintenance. s.3.51 Affected owners to be notified of certain proposals.
Function	1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding 4 weeks [s.3.50(1)]. 2. Authority to determine to close a thoroughfare for a period exceeding 4 weeks and before doing so, to: • give, public notice, written notice to the Commissioner of Main Roads and written notice to prescribed persons and persons that own prescribed land; and • consider submissions relevant to the road closure/s proposed [s.3.50 (1a), (2) and (4)]. 3. Authority to revoke an order to close a thoroughfare [s.3.50 (6)]. 4. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [s.3.50A] 5. Before doing anything to which section 3.51 applies, take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [s.3.51].
Delegates	Chief Executive Officer (00001)
Conditions	1. If, under s.3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s.3.50(8)]. 2. Maintain access to adjoining land [s.3.52(3)].
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Subdelegate conditions	Nil.
Policy	Not applicable.

DRAFT

Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

DRAFT

Delegation	**1.1.8 COMPLAINTS - MODEL CODE OF CONDUCT [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995:* s. 5.104 Adoption of model code of conduct. *Local Government (Model Code of Conduct) Regulations 2021*: Clause 12 Dealing with a complaint. Clause 13 Dismissal of complaint.
Function	Authority to: 1 deal with a complaint; 2 dismiss a complaint; and 3 establish procedures for dealing with complaints; under clauses 12, 13 and 15(2) of Schedule 1 of the *Local Government (Model Code of Conduct) Regulations 2021*.
Delegates	Chief Executive Officer (00001)
Conditions	Authority includes the relevant powers and duties within the same clauses specified in the *Code of Conduct for the Council Members, Committee Members and Candidates* adopted by Council in accordance with section 5.104(1) of the *Local Government Act 1995*.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Governance and Strategy (00648) General Counsel (00640) Integrity Officer (01580) Manager Governance (00010)
Subdelegate conditions	1. Authority includes the relevant powers and duties within the same clauses specified in the Code of Conduct for the Council Members, Committee Members and Candidates adopted by Council in accordance with section 5.104(1) of the Local Government Act 1995. 2. Authority only extends to complaints lodged by the Chief Executive Officer.
Policy	~~*Complaints Investigation Policy*~~*Complaints Investigation Council Policy*.

DRAFT

Delegation	**1.1.9 DISPOSING OF PROPERTY**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.58(2) & (3) Disposing of Property.
Function	1. Authority to dispose of property to: a. the highest bidder at public auction [s.3.58(2)(a)]. b. the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tender [s.3.58(2)(b)]. 2. Authority to dispose of property by private treaty only in accordance with section 3.58 (3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)].
Delegates	Chief Executive Officer (00001)
Conditions	a. In accordance with s. 5.43, disposal of property for any single project, or where not part of a project but part of a single transaction, is limited to a maximum value of $500,000 or less. b. When determining the method of disposal: • Where a public auction is determined as the method of disposal: ◦ Reserve price has been set by independent valuation. ◦ Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale at up to a 10% variation on the set reserve price. • Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method. • Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to: ◦ Negotiate the sale of the property up to a 10% variance on the valuation; and ◦ Consider any public submissions received and determine if to proceed with the disposal, ensuring reasons for the decision are recorded. Following the disposal of City property, the detail of the disposal is to be reported to a relevant Committee of the Council for its information.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06

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Last reviewed	28 May 2024

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Delegation	**1.1.10 ACQUISITION OF INTEREST IN LAND BY LEASE OR OTHER SHORT TERM INSTRUMENT**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 3.59. Commercial enterprises by local governments. s. 9.49A. Execution of documents. s. 6.2 Local government to prepare annual budget. *Local Government (Functions and General) Regulations 1995*: r. 8A Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59). r. 8. Exempt land transactions prescribed (Act s. 3.59).
Function	1. Authority to acquire an interest in land (includes buildings), by lease or other short term instrument ONLY, where the total value of the consideration and anything done by the City is less than the threshold amount for a major land transaction [s.3.59(1), r.8A(1)]. 2. Authority to acquire an interest in land by lease or other short term instrument ONLY through an exempt land transaction [s.3.59(1), r8(1)]: a. Without intending to produce a profit to the Local Government; and b. Without intending that another person will be sold, or given joint or exclusive use of, all or any of the land involved in the transaction.
Delegates	Chief Executive Officer (00001)
Conditions	a. Delegation excludes authority to purchase in fee simple land or buildings and is therefore limited to leases, rental or other short term acquisition instruments that do not commit the Local Government for a period greater than five years. b. In accordance with s.5.43, this delegation is limited to acquisitions that have a total consideration value of $500,000 or less. c. Documents that give effect to an acquisition under this delegation, must be executed by a person duly authorised under s. 9.49A.
Express power to subdelegate	Nil.
Subdelegate conditions	Nil.
Statutory framework	*Residential Tenancy Act 1987*. *Commercial Tenancy (Retail Shops) Agreements Act 1985*.
Policy	Not applicable.
Date adopted	28 June 2022

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Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**1.1.11 POWER OF ENTRY**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 3.28 When this Subdivision applies. s. 3.32 Notice of entry. s. 3.33 Entry under warrant. s. 3.34 Entry in emergency. s.3.36 Opening fences.
Function	Authority to lawfully enter any land, premises or thing immediately and without notice and perform any functions as is considered appropriate.
Delegates	Chief Executive Officer (00001)
Conditions	An emergency exists where the City or the Chief Executive Officer is of the opinion that the circumstances are such that compliance with the requirements for obtaining entry other than under section 3.34 of the *Local Government Act 1995* would be impractical or unreasonable because of, or because of the imminent risk of: a. injury or illness to any person b. a natural or other disaster or emergency or c. such other occurrence as is prescribed under the *Local Government (Functions and General) Regulations 1996* for the purposes of section 3.34 of the *Local Government Act 1995*. Delegation under section 3.36 is limited to those activities that expressly states such authority under Schedule 3.2 of the *Local Government Act 1995*.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.12 ESTABLISHING PANELS OF PRE-QUALIFIED SUPPLIERS [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Functions and General) Regulation 1996*: r.24AB Local government may establish panels of pre-qualified suppliers. r.24AH Rejecting and accepting applications to join panel of pre-qualified suppliers. r.24AJ Contract with pre-qualified suppliers.
Function	Authority to decide which applications to accept for inclusion on a panel of pre-qualified suppliers. Authority to decline to accept any application for inclusion on a panel of pre-qualified suppliers. Authority to enter into a contract or contracts, for the supply of goods or services with a pre-qualified supplier.
Delegates	Chief Executive Officer (00001)
Conditions	Authority extends to the supply of goods/services valued up to $500,000.
Policy	~~*Purchasing Policy*~~*Purchasing Council Policy*.

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Delegation	**1.1.13 EXTENSION OF EXISTING CONTRACTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services.
Function	Authority to approve any contract extensions on tenders approved by the Council.
Delegates	Chief Executive Officer (00001)
Conditions	Authority subject to: 1. the extension being within the original terms and conditions approved by the Council; 2. satisfactory performance of the contractor(s); 3. the Chief Executive Officer reporting to the Audit and Risk Committee on a six monthly basis on the exercise of this delegation.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063)
Subdelegate conditions	Only in the event when the Chief Executive Officer declares a conflict of interest in extending a contract.
Policy	Not applicable.
Date adopted	1 November 2005
Adoption references	CJ231-11/05
Last reviewed	28 May 2024

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Delegation	**1.1.14 OBJECTION TO THE RATE RECORD**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.76 Grounds of objection.
Function	Authority to: • consider any objection to the rate record and either disallow it or allow it, wholly or in part; • extend the time for making an objection to the rate record for such period as is deemed fit.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

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Delegation	**1.1.15 PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to incur liabilities and make payments from the municipal fund.
Delegates	Chief Executive Officer (00001)
Conditions	1. Authority subject to funds being provided in the Annual Budget. 2. Authority to Chief Executive Officer is unlimited. 3. Incurring liabilities and making payments to be undertaken in accordance with the City's procedures and systems for incurring liabilities and making payments. 4. Authority which may be Delegated by the Chief Executive Officer to employees is subject to the maximum individual amount limits on payments defined by categories A, B, BB, C, D, DD, E, EE and F as follows: i. Category A – unlimited individual amounts subject to annual budget limitations. ii. Category B – limited to $2 million. ($2.2 million including GST). iii. Category BB – limited to $500,000. ($550,000 including GST). iv. Category C – limited to $250,000. ($275,000 including GST). v. Category D – limited to $100,000. ($110,000 including GST). vi. Category DD – limited to $50,000. ($55,000 including GST). vii. Category E – limited to $25,000. ($27,500 including GST). viii. Category EE – limited to $10,000. ($11,000 including GST). ix. Category F – limited to $5,000. ($5,500 including GST).
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Administration and Business Support Officer (01092) Administration and Business Support Officer (01237) Administration Officer (00162) Branch Librarian - Duncraig (00521)

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	Branch Librarian - Joondalup (00519) Branch Librarian - Whitford (00520) Branch Librarian - Woodvale (00522) Business Support and Finance Officer (00160) Business Support Officer (01158) Civic Function Team Leader (00767) Civic Functions Officer (01234) Civic Hospitality Officer (00039) Collection Management Team Leader (00528) Compliance Support Officer (00902) Contracts and Finance Officer (00906) Coordinator Building Approvals (00113) Coordinator Building Design and Construction (00195) Coordinator Building Maintenance (00228) Coordinator Business Support (01656) Coordinator Business Systems (00095) Coordinator Civil Design and Construction (01119) Coordinator Community and Youth Development (01617) Coordinator Community Safety Systems and Compliance (00948) Coordinator Compliance and Regulatory Performance (01094) Coordinator Contract Administration and Purchasing Services (00068) Coordinator Craigie Leisure Centre (00612) Coordinator Cultural Services (00166) Coordinator Economic Development (01342) Coordinator Engineering Maintenance (00227) Coordinator Field Services (00607) Coordinator Fleet Management and Mechanic Workshop (00069) Coordinator Infrastructure Asset Management (00205) Coordinator IT Infrastructure (00770) Coordinator Joondalup Libraries (01653) Coordinator Landscape Design Services (01120) Coordinator Leisure Planning (00849) Coordinator Natural Environment (00506) Coordinator Organisational Development (00789) Coordinator Park Services (00806) Coordinator Place Activation (01738) Coordinator Property Management (00497) Coordinator Rating Services (00079) Coordinator Recreation Services (00611) Coordinator Roads Delivery (00226) Coordinator Transport Engineering (00203) Coordinator Urban Design and Policy (00111) Coordinator Urban Development (00490) Coordinator Urban Forest (01340) Coordinator Waste Services (00762) Customer Experience Lead (01545) Digital Marketing Officer (01042) Digital Marketing Officer (01607) Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Economic Development Support Officer (01525) Environmental Development Coordinator (00783) Executive Assistant to the Mayor (00003) Executive Liaison Officer (00106) Executive Officer (00002) Finance Analyst - Casual (01749) Finance Analyst (01660) General Counsel (00640)

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	Governance Coordinator (00011) Grants and Awards Officer (00051) Internal Project Manager - Project Axiom (01774) Inventory Controller (00945) Library Systems and Administration Officer (00514) Local History and Reference Team Leader (00526) Manager Asset Management (00065) Manager Audit, Risk and Executive Services (01193) Manager City Projects (00859) Manager Communications and Stakeholder Relations (01162) Manager Community Development and Library Services (00390) Manager Community Safety (00912) Manager Economic Development and Advocacy (00502) Manager Engineering Services (00186) Manager Financial Services (00075) Manager Governance (00010) Manager Human Resource (00054) Manager Information Technology (00094) Manager Leisure and Cultural Services (00159) Manager Parks and Natural Environment (00220) Manager Planning Services (00108) Manager Regulatory Services (01093) Manager Strategic and Organisational Development (00503) Manager Waste Services (01684) Marketing Coordinator (00022) Media Advisor (00025) Network and Systems Analyst (00800) Principal Electrical Projects Engineer (01244) Principal Electrical Projects Engineer (01390) Principal Environmental Health Officer (00114) Principal Landscape Architect (00211) Principal Landscape Architect (00883) Principal Network Operations Officer (01540) Principal Projects Officer Landscaping (00224) Road Network Engineer (01405) Senior Civil Projects Officer (00208) Senior Financial Accountant (00078) Senior Graphic Artist (00891) Senior Management Accountant (00083) Senior Project Engineer (00210) Senior Projects Development Officer (00937) Senior Projects Officer (00005) Senior Projects Officer (01154) Senior Projects Officer Casual (01563) Senior Team Leader Customer Care (00027) Service Desk Team Leader (00101) Strategic Marketing and Sponsorship Officer (01214) Strategic Planning and Engagement Coordinator (00843) Systems Accountant (01692) Team Leader - Promotions and Communications (01637) Team Leader Aquatic and Facility Operations (01435) Team Leader Community Development (01224) Team Leader Community Venues (00173) Team Leader Events (00168) Team Leader Health and Fitness (01433) Team Leader Leisure and Aquatic Programs (01434) Team Leader Library Program and Events (01652) Team Leader Marketing and Customer Experience (01432) Team Leader Sport and Recreation (00172) Team Leader Youth Development (00182)

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	Visual Arts Officer (00167) Waste Design and Contract Officer (00197) Website Project Officer (01691)
Subdelegate conditions	**Category A** • Director Corporate Services (00063). **Category B** • Manager City Projects (00859). • Director Infrastructure Services (00184). • Director Planning and Community Development (00105). • Director Governance and Strategy (00648). • Manager Waste Services (01684). **Category BB** • Manager Engineering Services (00186). **Category C** • Manager Financial Services (00075). • Manager Information Technology (00094). • Manager Parks and Natural Environment (00220). • Manager Asset Management (00065). • Manager Community Safety (00912). • Manager Leisure and Cultural Services (00159). • Manager Community Development and Library Services (00390). • Coordinator Engineering Maintenance (00227). • Coordinator Park Services (00806). • Coordinator Landscape Design Services (01120). • Coordinator Civil Design and Construction (01119). • Coordinator Waste Services (00762). • Coordinator Roads Delivery (00226). • Coordinator Urban Forest (01340). **Category D** • Manager Audit, Risk and Executive Services (01193). • Coordinator Building Design and Construction (00195). • Coordinator Building Maintenance (00228). • Principal Landscape Architect (00211). • Principal Landscape Architect (00883). • Principal Project Officer Landscaping (00224). • Coordinator Fleet Management and Mechanic Workshop (00069). • Coordinator Urban Development (00490). • Senior Projects Development Officer (00937). • Senior Projects Officer Casual (01563). • Principal Electrical Projects Engineer (01244, 01390). • Finance Analyst (01660). • Finance Analyst Casual (01749). • General Counsel (00640). • Coordinator Natural Environment (00506). • Manager Human Resources (00054). • Senior Projects Officer (00005). • Manager Economic Development and Advocacy (00502). • Coordinator Craigie Leisure Centre (00612). • Internal Project Manager - Project Axiom (01774). **Category DD** • Manager Communications and Stakeholder Relations (01162). • Coordinator Cultural Services (00166). **Category E**

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- Manager Strategic and Organisational Development (00503).
- Manager Governance (00010).
- Manager Planning Services (00108).
- Manager Regulatory Services (01093).
- Coordinator Business Systems (00095).
- Coordinator IT Infrastructure (00770).
- Team Leader Library Program and Events (01652).
- Coordinator Joondalup Libraries (01653).
- Coordinator Field Services (00607).
- Coordinator Transport Engineering (00203).
- Coordinator Infrastructure Asset Management (00205).
- Waste Design and Contract Officer (00197).
- Coordinator Community and Youth Development (01617).
- Coordinator Recreation Services (00611).
- Coordinator Urban Design and Policy (00111).
- Principal Environmental Health Officer (00114).
- Team Leader Events (00168).
- Coordinator Property Management (00497).
- Senior Projects Officer (01154).
- Senior Civil Projects Officer (00208).
- Senior Project Engineer (00210).
- Coordinator Leisure Planning (00849).
- Network Asset Engineer Roads (01405).
- Inventory Controller (00945).
- Customer Experience Lead (01545).
- Contracts and Finance Officer (00906).
- Executive Officer (00002).
- Coordinator Business Support (01656).
- Visual Arts Officer (00167).
- Coordinator Safety Systems and Compliance (00948).
- Team Leader - Promotions and Communications (01637).
- Marketing Coordinator (00022).
- Civic Function Team Leader (00767).
- Media Advisor (00025).
- Strategic Marketing and Sponsorship Officer (01214).
- Coordinator Place Activation (01738).
- Team Leader Marketing and Customer Experience (01432).
- Team Leader Leisure and Aquatic Programs (01434).
- Team Leader Aquatic and Facility Operations (01435).
- Team Leader Health and Fitness (01433).
- Principal Network Operations Officer (01540).

Category EE

- Senior Graphic Artist (00891).
- Website Project Officer (01691).
- Civic Functions Officer (01234).
- Executive Liaison Officer (00106).
- Business Support and Finance Officer (00160).
- Team Leader – Community Venues (00173).
- Team Leader Sport and Recreation (00172).

Category F

- Executive Assistant to the Mayor (00003).
- Senior Financial Accountant (00078).
- Senior Management Accountant (00083).
- Coordinator Rating Services (00079).
- Coordinator Contract Administration and Purchasing Services (00068).
- Service Desk Team Leader (00101).
- Coordinator Building Approvals (00113).
- Branch Librarian – Joondalup (00519).

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	• Branch Librarian – Whitford (00520). • Branch Librarian – Woodvale (00522). • Branch Librarian – Duncraig (00521). • Local History and Reference Team Leader (00526). • Collection Management Team Leader (00528). • Team Leader Youth Development (00182). • Team Leader Community Development (01224). • Coordinator Organisational Development (00789). • Strategic Policy Development Coordinator (00843). • Environmental Development Coordinator (00783). • Economic Development Support Officer (01525). • Coordinator Compliance and Regulatory Performance (01094). • Library Systems and Administration Officer (00514). • Senior Team Leader Customer Care (00027). • Systems Accountant (01692). • Coordinator Economic Development (01342). • Network and Systems Analyst (00800). • Governance Coordinator (00011). • Grants and Awards Officer (00051). • Civic Hospitality Officer (00039). • Administration and Business Support Officer (01237). • Administration and Business Support Officer (01092). • Digital Marketing Officer (01042). • Digital Marketing Officer (01607). • Administration Officer (00162). • Compliance Support Officer (00902). • Business Support Officer (01158).
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

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Delegation	**1.1.16 AUTHORISING PAYMENT FROM THE TRUST FUND**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to make payments from the Trust Fund.
Delegates	Chief Executive Officer (00001)
Conditions	Making payments to be undertaken in accordance with the City's procedures and systems for making payments from the trust fund.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Manager Asset Management (00065) Manager Engineering Services (00186) Manager Financial Services (00075) Manager Governance (00010) Manager Leisure and Cultural Services (00159) Manager Parks and Natural Environment (00220) Manager Regulatory Services (01093) Manager Waste Services (01684)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	23 June 2015
Adoption references	CJ095-06/15
Last reviewed	28 May 2024

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Delegation	**1.1.17 PAYMENTS FROM MUNICIPAL FUND AND TRUST FUND - SIGNATORIES TO BANK ACCOUNTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 6.7 Municipal fund. s. 6.9 Trust fund. *Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to make payments from the Municipal Fund or the Trust Fund.
Delegates	Chief Executive Officer (00001)

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Conditions	Authority is subject to payments being made strictly in accordance with the signatory requirements set out in the following: **Cheque Payments** (only) • Payments up to $10,000 - Any one Category A or Category B signatory. • Payments of $10,001 and over to payments up to $250,000 - Any two Category A or Category B signatories. • Payments of $250,001 and over - Any 1 of Category A and 1 of Category B signatories; or any 2 Category A signatories. **Electronic Funds Transfer (EFT) Payments** (only) • Payments up to $10,000 – Any 2 Category A or Category B Signatories; or Any 1 of Category A or Category B signatories and Any 1 of Category C signatories. • Payments of $10,001 and over to payments up to $250,000 – Any two Category A or Category B signatories. • Payments of $250,001 and over – Any 1 Category A and 1 of Category B signatories; or any 2 Category A signatories. **Category A Signatories** Chief Executive Officer (00001). Director Planning and Community Development (00105). Director Corporate Services (00063). Director Infrastructure Services (00184). Director Governance and Strategy (00648). Manager Financial Services (00075). **Category B Signatories** Senior Management Accountant (00083). Senior Financial Accountant (00078). **Category C Signatories** Financial Accountant (00084) Management Accountant (00087)
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Financial Accountant (00084) Management Accountant (00087) Manager Financial Services (00075) Senior Financial Accountant (00078) Senior Management Accountant (00083)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06

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Last reviewed	28 May 2024

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Delegation	**1.1.18 POWER TO INVEST [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.14 Power to invest.
Function	Authority to invest funds held in the municipal fund or the trust fund of the local government that is not, for the time being, required by the local government for any other purpose, in accordance with Part III of the *Trustees Act 1962*.
Delegates	Chief Executive Officer (00001)
Conditions	Authority is unlimited.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Manager Financial Services (00075) Senior Financial Accountant (00078) Senior Management Accountant (00083)
Subdelegate conditions	**Director Corporate Services (00063).** Unlimited **Manager Financial Services (00075).** Up to $4.5 million **Senior Management Accountant (00083) and Senior Financial Accountant (00078).** Up to $3 million
Policy	~~*Investment of Available Funds Policy*~~*Investment of Available Funds Council Policy*.

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Delegation	**1.1.19 RECOVERY OF RATES AND SERVICE CHARGES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.56 Rates or service charges recoverable in court. s. 6.64(3) Action to be taken.
Function	Authority to recover rates and service charges, as well as the costs of court proceedings, if any for that recovery, in a court of competent jurisdiction. Authority to lodge (and withdraw) a caveat to preclude dealings in respect of land where payment of rates or service charges imposed on that land is in arrears.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	**Authority in respect to section 6.56:** Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075) **Authority in respect to section 6.64(3):** Director Corporate Services (00063)
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.20 RECOVERY OF RATES AND SERVICE CHARGES FROM LESSEE**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO. .
Express power or duty delegated	*Local Government Act 1995*: s.6.60 (2) and (4) Local government may require lessee to pay rent.
Function	Authority to: • give notice to the lessee of land requiring the lessee to pay to the City any rent as it falls due, in satisfaction of the imposed rate or service charge on the land; • recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with a notice.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.21 PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS FOR COURT FEES IN RESPECT OF LODGEMENTS OF RATES CLAIMS (WA MAGISTRATES' COURT)**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to incur liabilities and make payments from the municipal fund for court fees in respect of lodgements of rates claims only (WA Magistrates' Court).
Delegates	Chief Executive Officer (00001)
Conditions	Making payments to be undertaken in accordance with the City's procedures and systems for making payments from the municipal fund.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075) Senior Management Accountant (00083)
Subdelegate conditions	**1. Director Corporate Services (00063)** **Payment limit over $50,000 (excluding GST)** **2. Manager Financial Services (00075)** **Payment limit over $10,000 (excluding GST) up to $50,000 (excluding GST).** **3. Senior Management Accountant (00083) and Coordinator Rating Services (00079).** **Payment limit up to $10,000 (excluding GST).**
Policy	Not applicable.
Date adopted	28 June 2022
Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**1.1.22 SEEKING EXPRESSIONS OF INTEREST**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Functions and General) Regulation 1996*: r.21 Limiting who can tender, procedure for.
Function	Authority to seek expressions of interest with respect to the supply of goods or services, where it is considered that there is good reason to make a preliminary selection from among prospective tenderers.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Limited to the ability to seek expressions of interest only.
Policy	Not applicable.
Date adopted	26 June 2012
Adoption references	CJ108-06/12
Last reviewed	28 May 2024

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Delegation	**1.1.23 WAIVER OF FEES AND GRANTING OF CONCESSIONS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.12 Power to defer, grant discounts, waive or write off debts.
Function	Authority to waive or grant a concession in relation to any amount of money which is owed to the City other than rates and service charges.
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Branch Librarian - Duncraig (00521) Branch Librarian - Joondalup (00519) Branch Librarian - Whitford (00520) Branch Librarian - Woodvale (00522) Cataloguer (00531) Cataloguer (00532) Collection Management Team Leader (00528) Coordinator Business Support (01656) Coordinator Field Services (00607) Coordinator Joondalup Libraries (01653) Digital Services Officer (01126) Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Librarian (00539) Librarian (00549) Librarian (00558) Librarian (00559) Librarian (00560) Librarian (00575) Librarian (01635) Library and Community Programs Officer (01231, 00524, 00523) Local History and Reference Team Leader (00526) Manager Community Development and Library Services (00390) Manager Community Safety (00912) Manager Leisure and Cultural Services (00159) Manager Regulatory Services (01093) Reference and Local History Librarian (00527) Team Leader Library Program and Events (01652)
Subdelegate conditions	**1. Director Planning and Community Development (00105), Director Corporate Services, Director (00063), Infrastructure Services (00184) and Director Governance and Strategy (00648).** Not applicable. **2. Manager Leisure and Cultural Services (00159).**

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	Limited to individual items to $5,000 and limited to the hire and use of City facilities. **3. Librarian – Duncraig (00575), Librarians – Joondalup (00558), (00559), (00560), Librarians – Whitford (00539, 01635), Librarians – Woodvale (00549) (x2),Reference and Local History Librarian (00527); Library and Community Programs Officer (01231, 00524, 00523); Cataloguer (00532); Cataloguer (00531).** a. Limited to waiving fines to the value of $50 and under and waiving fines up to any value when a lost or damaged item is paid for by the customer, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to the waiving of printing fees so that request from members of the public at libraries for City Minutes and Agendas can be provided at no cost from 1 July 2023. **4. Coordinator Joondalup Libraries (01653), Team Leader Library Program and Events (01652), Branch Librarian – Joondalup (00519), Branch Librarian – Whitford (00520), Branch Librarian – Woodvale (00522), Branch Librarian – Duncraig (00521), Digital Services Officer (01126); Local History and Reference Team Leader (00526); Collection Management Team Leader (00528).** a. Limited to waiving fines to the value of $100 and under; waiving fines up to any value when a lost or damaged item is paid for by the customer; waiving the $12.80 debt collection fee in special circumstances; waiving accounts up to $150 for lost or damaged items in special circumstances, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to the waiving of printing fees so that request from members of the public at libraries for City Minutes and Agendas can be provided at no cost from 1 July 2023. **5. Manager Community Development and Library Services (00390).** a. Limited to waiving fines and accounts to the value of $50 and over; waiving the $12.80 debt collection fee in special circumstances, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to waiver of hire fees for use of library facilities to a maximum of $1,000. c. Limited to waiver of fees for community transport hire up to $500 per group per year. d. Limited to the waiver of fees or grant concessions for the Youth Holiday Programs. **6. Manager Regulatory Services (01093).** Limited to waiving the City's Building Permit Application fee for applications submitted by not-for-profit charitable organisations. **7. Manager Community Safety (00912) and Coordinator Field Services (00607)** Limited to waiving of fees to the value of the fee for release of an impounded animal from the RSPCA. SUBJECT TO approval of an application by the Manager or Coordinator following a review of the persons financial inability to pay the release fee and a quarterly report on fees. **8. Manager Community Safety (00912) and Coordinator Business Support (01656)** Limited to waiving of parking fees and abandoned vehicle fees, to allow fee waiver request to be managed efficiently by Community Safety.
Policy	Not applicable.
Date adopted	7 September 2007

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Adoption references	CJ186-09/07
Last reviewed	28 May 2024

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Delegation	**1.1.24 WRITE OFF OF MONIES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.12 Power to defer, grant discounts, waive or write off debts.
Function	Authority to write off monies.
Delegates	Chief Executive Officer (00001)
Conditions	Subject to: a. individual debtor amounts to $20,000 at time of write-off; b. a report being provided to the Audit and Risk Committee on a six monthly basis on the exercise of this delegation.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Community Development and Library Services (00390) Manager Financial Services (00075)
Subdelegate conditions	Additional sub-delegation conditions: **1. Director Corporate Services (00063).** Not applicable. **2. Manager Financial Services (00075).** Individual debtor amounts to $5,000 at time of write-off. **3. Manager Community Development and Library Services (00390).** Individual debtor amounts to $500 at time of write-off. **4. Coordinator Rating Services (00079).** Individual debtor amounts to $100 at time of write-off.
Policy	Not applicable.
Date adopted	15 March 1999
Adoption references	CJ78-03/99
Last reviewed	28 May 2024

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Delegation	**1.1.25 CONTROL RESERVES AND CERTAIN UNVESTED FACILITIES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.53(3) Control of certain unvested facilities. s.3.54(1) Reserves under control of local government.
Function	1. Authority to agree to the method for control and management of an unvested facility which is partially within two (2) or more local government districts [s. 3.53(3)]. 2. Authority to do anything for the purpose of controlling and managing land under the control and management of the City of Joondalup that the City could do under s. 5 of the Parks and Reserves Act 1895 [s. 3.54(1)].
Delegates	Chief Executive Officer (00001)
Conditions	1. Limited to matters where the financial implications do not exceed a relevant and current budget allocation and which do not create a financial liability in future budgets.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.26 OBSTRUCTION OF FOOTPATHS AND THOROUGHFARES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.5(2) Interfering with, or taking from, local government land. r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a). r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b). r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2).
Function	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials [ULP r.5(2)]. 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. [ULP r. 6(2) and (4)]. 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare [ULP r.7A]. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [ULP r.7].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Policy	Not applicable.

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Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.27 CROSSING - CONSTRUCTION, REPAIR AND REMOVAL**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2). r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3).
Function	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare servicing land [ULP r.12(1)]. 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government [ULP r.12(1) (a)].| 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [ULP r.13(1)]. 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [ULP r.13(2)].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.28 PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.17 Private works on, over, or under public places - Sch. 9.1.
Function	1. Authority to grant permission or refuse permission to construct a specified thing, on over, or under a specified public thoroughfare or public place that is local government property [ULP r. 17(3)]. 2. Authority to impose conditions on permission including those prescribed in r.17(5) and (6) [ULP r.17(5)].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.29 GIVE NOTICE TO PREVENT DAMAGE TO LOCAL GOVERNMENT PROPERTY FROM WIND EROSION AND SAND DRIFT**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) 1996*: r.21(1) Wind erosion and sand drifts – Sch.9.1 cl.12.
Function	1. Authority to give notice to a landowner or occupier if it is considered that clearing the owner or occupier's land may cause local government land with a common boundary, to be adversely affected by wind erosion or sand drift [ULP r. 21(1)].
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Subdelegates	Director Infrastructure Services (00184)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.30 DECLARE VEHICLE IS ABANDONED VEHICLE WRECK**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers orduties to the CEO. s.5.43 Limitations on delegations tothe CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.40A(4) Abandoned vehicle wreck may be taken.
Function	1. Authority to Declare that an impounded vehicle is an abandoned vehicle wreck [s.3.40A (4)]. Note: An abandoned vehicle wreck is as defined by [s.3.40A(4)] and up to a value that has been calculated in accordance with regulation 29A of the *Local Government (Function and General) Regulations 1996*.)
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Local Government Act 1995*: s. 5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Business Support (01656) Coordinator Community Safety Systems and Compliance (00948) Coordinator Field Services (00607) Manager Community Safety (00912)
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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1.2 CEO TO OFFICERS

Delegation	**1.2.1 ACKNOWLEDGE RECEIPT OF PRIMARY AND ANNUAL RETURNS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.544 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s.5.77 Acknowledging receipts of returns.
Function	To provide written acknowledgement of the receipt of Primary and Annual Returns in accordance with section 5.77 of the *Local Government Act 1995*.
Delegates	Director Governance and Strategy (00648) Manager Governance (00010)
Conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2013
Adoption references	CJ094-06/13
Last reviewed	28 May 2024

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Delegation	**1.2.2 APPOINTMENT OF AUTHORISED PERSONS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s. 3.24 Authorising persons under this Subdivision. s. 9.10 Appointment of authorised persons. *Local Government Legislation Amendment Act 2019*: s.9.10 Appointment of authorised persons.
Function	1. Authority to appoint persons or classes of persons as authorised persons [s.9.10(2)] for the purpose of fulfilling functions of an authorised person prescribed in the following legislation inclusive of subsidiary legislation made under each Act and Regulations: a. *Local Government Act 1995* and its subsidiary legislation, including Local Government Act Regulations, the *Local Government (Miscellaneous Provisions) Act 1960* and Local Laws made under the Local Government Act; b. *Caravan Parks and Camping Grounds Act 1995*; c. *Cat Act 2011*; d. *Cemeteries Act 1986*; e. *Control of Vehicles (Off-road Areas) Act 1978*; f. *Dog Act 1976*; g. *Graffiti Vandalism Act 2016* –refer s. 15; and h. any other legislation prescribed for the purposes of s.9.10 of the Local Government Act 1995. 2. To appoint and authorise persons to exercise the powers and duties of an authorised person under the City's local laws.
Delegates	Manager Leisure and Cultural Services (00159)
Conditions	**Manager Leisure and Cultural Services (00159):** 1. Authority extended to appoint members of a Surf Life Saving Club as authorised persons for the purposes of clause 5.3 of the *City of Joondalup Local Government and Public Property Local Law 2014* (patrol, close beaches). 2. A register of Authorised Persons is to be maintained as a local government record.
Policy	Not applicable.
Date adopted	28 June 2011
Adoption references	CJ107-06/11
Last reviewed	28 May 2024

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Delegation	**1.2.3 INFRINGEMENTS - EXTENSION OF TIME TO PAY AND WITHDRAWAL OF NOTICES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s. 9.19 Extension of time. s. 9.20 Withdrawal of notice.
Function	Authority to extend the period within which a modified penalty may be paid or withdraw an infringement notice.
Delegates	Compliance Support Officer (00902) Coordinator Community Safety Systems and Compliance (00948) Coordinator Field Services (00607) Director Planning and Community Development (00105) Manager Community Safety (00912)
Conditions	Nil.
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	18 April 2018
Adoption references	INT18/15225
Last reviewed	28 May 2024

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PART 2. DELEGATIONS TO COMMITTEES

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Delegation	**2.0 DELEGATIONS TO COMMITTEES**
Head of power	PART 2. DELEGATIONS TO COMMITTEES
Delegator	Council
Express power or duty delegated	No delegations to committees have been approved by Council at this time.
Delegates	Committee
Conditions	Nil
Statutory framework	Nil.
Policy	Not applicable.
Date adopted	3 November 2017
Adoption references	JSC03-11/17; CJ078-06/19.
Last reviewed	28 May 2024

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PART 3. DELEGATIONS UNDER OTHER LEGISLATION

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3.1 – BULDING ACT 2011

Delegation	**3.1.1 AUTHORISED PERSONS UNDER THE BUILDING ACT 2011**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 201*1: s.127(1) & (3) Delegation: special permit authorities and local government
Express power or duty delegated	*Building Act 2011*: s. 96 (3) Authorised persons s. 99 (3) Limitations on power of authorised person
Function	Authority to appoint authorised persons and/or revoke appointment of authorised persons for the purposes of the *Building Act 2011* and *Building Regulations 2012* in relation to buildings and incidental structures located, or proposed to be located in the City's district.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.2 BUILDING ACT 2011 - ISSUING CERTIFICATES OF BUILDING COMPLIANCE AND DESIGN COMPLIANCE**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: Part 2 Division 2 Applications for building or demolition permits. Part 4 Division 1 Occupancy permits. Part 4 Division 2 Kinds of applications for occupancy permits and building approval certificates. Part 4 Division 3 Making and dealing with applications for occupancy permits and building approval certificates.
Function	Authority to issue certificates of building compliance and design compliance.
Delegates	Assistant Building Surveyor (00154) Assistant Building Surveyor (00615) Assistant Building Surveyor (01068) Building Surveyor (00150) Building Surveyor (00151) Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Conditions	Subject to meeting the qualification requirements in accordance with *Building Services (Registration) Regulations 2011*.
Statutory framework	*Building Services (Registration) Regulations 2011*.
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.3 BUILDING ACT 2011 - GRANTING BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 20 Grant of building permit. s. 21 Grant of demolition permit. s. 58 Grant of occupancy permit, building approval certificate.
Function	Authority to administratively grant building and demolition permits, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Restricted to administratively granting certificates and permits that have the relevant certifications of building compliance, construction compliance and/or design compliance, as certified and issued by a person meeting the qualification requirements of the *Building Services (Registration) Regulations 2011.*
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Administration Officer (00110) Administration Officer (00131) Administration Officer (00132) Administration Officer (00133) Assistant Building Surveyor (00154) Assistant Building Surveyor (00615) Assistant Building Surveyor (01068) Building Surveyor (00150) Building Surveyor (00151) Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.4 BUILDING ACT 2011 - REFUSING AND CANCELLING BUILDING AND DEMOLITION PERMIT APPLICATIONS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 24 Notice of decision not to grant building or demolition permit. s. 60 Notice of decision not to grant occupancy permit or grant building approval certificate.
Function	Authority to refuse and cancel building and demolition permit applications, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.5 BUILDING ACT 2011 - EXTENDING THE DURATION OF BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 32 Duration of building or demolition permit. s. 65 Extension of period of duration.
Function	Authority to extend the duration of building and demolition permits, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	28 June 2022
Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**3.1.6 BUILDING ACT 2011 - BUILDING ORDERS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: Part 8 Division 5 Building orders. s. 133 Prosecutions.
Function	1. Authority to make Building Orders in relation to: a. Building work. b. Demolition work. c. An existing building or incidental structure {s.110(1)]. 2. Authority to give notice of a proposed building order and consider submissions received in response and determine actions [s.111(1)(c)]. 3. Authority to revoke a building order {s.117]. 4. If there is non-compliance with a building order, authority to cause an authorised person to: a. take any action specified in the order; or b. commence or complete any work specified in the order; or c. if any specified action was required by the order to cease, to take such steps as are reasonable to cause the action to cease [s.118(2)]. 5. Authority to take court action to recovery as a debt, reasonable costs and expense incurred in doing anything in regard to non-compliance with a building order [.118(3)] 6. Authority to initiate a prosecution pursuant to section 133(1) for non-compliance with a building order made pursuant to section 110 of the Building Act 2011.
Delegates	Chief Executive Officer (00001)
Conditions	Functions 4, 5 and 6 require the written authorisation of the Director Planning and Community Development.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Compliance and Regulatory Performance (01094) Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12

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Last reviewed	28 May 2024

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Delegation	**3.1.7 BUILDING ACT 2011 - INSPECTION AND COPIES OF BUILDING RECORDS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s.131(2) Inspection, copies of building records.
Function	Authority to determine an application from an interested person to inspect a building record and to provide the interested person a copy of a building record.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
Subdelegates	Administration Officer (00110) Administration Officer (00131) Administration Officer (00132) Administration Officer (00133) Coordinator Building Approvals (00113)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

DRAFT

Delegation	**3.1.8 BUILDING ACT 2011 - PRIVATE POOL BARRIER ALTERNATIVE AND PERFORMANCE SOLUTIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Regulations 2012*: r.51 Approvals by permit authority.
Function	1. Authority to approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children as effectively as if there were compliant with AS 1926.1 [r.51(2)]. 2. Authority to approve a door for the purposes of compliance with AS 1926.1, where a fence or barrier would cause significant structural or other problem which is beyond the control of the owner / occupier or the pool is totally enclosed by a building or a fence or barrier between the building and pool would create a significant access problem for a person with a disability [r.51(3)]. 3. Authority to approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirements [r.51(5)].
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**3.1.9 BUILDING ACT 2011 - SMOKE ALARMS ALTERNATIVE SOLUTIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Regulations 2012*: r.55 Terms Used (alternative building solution approval). r.61 Local Government approval of battery powered smoke alarms.
Function	1. Authority to approve alternative building solutions which meet the performance requirements of the Building Code relating to fire detection and early warning [r.55]. 2. Authority to approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval [r.61].
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Building Act 201*1: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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3.2 – BUSH FIRES ACT 1954

Delegation	**3.2.1 BUSH FIRES ACT 1954 - FUNCTIONS OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Bush Fires Act 1954*: s.48 Delegation by local government.
Express power or duty delegated	*Bush Fires Act 1954*
Function	Authority to perform the functions of the local government under the *Bush Fires Act 1954*.
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	Nil. - Sub-delegation is prohibited by s.48(3)
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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3.3 – CAT ACT 2011

Delegation	**3.3.1 CAT ACT 2011 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Cat Act 2011*: s.44 Delegation by local government.
Express power or duty delegated	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Cat Act 2011*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Express power to subdelegate	*Cat Act 2011*: s.45 Delegation by CEO of local government.
Subdelegates	Director Planning and Community Development (00105) Manager Community Safety (00912)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2013
Adoption references	CJ102-06/13
Last reviewed	28 May 2024

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3.4 - DOG ACT 1976

Delegation	**3.4.1 DOG ACT 1976 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Dog Act 1976*: s.10AA Delegation of local government powers and duties.
Express power or duty delegated	*Dog Act 1976*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Dog Act 1976* including the authority to delegate the powers and duties of a local government to other persons.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.4.2 DOG ACT 1976 - DANGEROUS DOG DECLARED OR SEIZED - DEAL WITH OBJECTION AND DETERMINE WHEN TO REVOKE**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	Dog Act 1976: s.10AA Delegation of local government powers and duties.
Express power or duty delegated	*Dog Act 1976:* s.33F(6) Owners to be notified of making of declaration. s.33G(4) Seizure and destruction. s.33H(1), (2) (4) and (5) Local government may revoke declaration or proposal to destroy.
Function	1. Authority to consider and determine to either dismiss or uphold an objection to the declaration of a dangerous dog [s.33F(6)]. 2. Authority to consider and determine to either dismiss or uphold an objection to seizure of a dangerous dog [s.33G(4)]. 3. Authority to revoke a declaration of a dangerous dog or revoke notice proposing to cause a dog to be destroyed, only where satisfied that the dog can be kept without likelihood of any contravention of this Act [s.33H(1)] i. Authority to, before dealing with an application to revoke a declaration or notice, require the owner of the dog to attend with the dog a course in behaviour and training or otherwise demonstrate a change in the behaviour of the dog [s.33H(2)].
Delegates	Chief Executive Officer (00001)
Conditions	a. The Chief Executive Officer permitted to sub-delegate to employees [s.10AA(3)].
Express power to subdelegate	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties.
Subdelegates	Coordinator Field Services (00607) Manager Community Safety (00912)
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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3.5 – FOOD ACT 2008

Delegation	**3.5.1 FOOD ACT 2008 - FUNCTIONS OF AN ENFORCEMENT AGENCY**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008*: s.118 Functions of enforcement agencies and delegation. (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008* *Food Regulations 2009*
Function	Authority to exercise the powers or discharge the duties of the local government, as an enforcement agency under the *Food Act 2008*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.5.2 FOOD ACT 2008 - DETERMINE COMPENSATION**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008:* s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.56(2) Compensation to be paid in certain circumstances. s.70(2) and (3) Compensation.
Function	1. Authority to determine applications for compensation in relation to any item seized, if no contravention has been committed and the item cannot be returned [s.56(2)]. 2. Authority to determine an application for compensation from a person on whom a prohibition notice has been served and who has suffered loss as the result of the making of the order and who considers that there were insufficient grounds for making the order [s.70(2) and (3)].
Delegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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Delegation	**3.5.3 FOOD ACT 2008 - PROHIBITION ORDERS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008*: s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.65(1) Prohibition orders. s.66 Certificate of clearance to be given in certain circumstances. s.67(4) Request for re-inspection.
Function	1. Authority to serve a prohibition order on the proprietor of a food business in accordance with s.65 of the *Food Act 2008* [s.65(1)]. 2. Authority to give a certificate of clearance, where inspection demonstrates compliance with a prohibition order and any relevant improvement notices [s.66]. 3. Authority to give written notice to proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection [s.67(4)].
Delegates	Environmental Health Officer (01152, 00135, 00136, 00137, 00138, 00139, 00140, 00142, 00143) Principal Environmental Health Officer (00114) Senior Environmental Health Officer (00134, 00608)
Conditions	1. In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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Delegation	**3.5.4 FOOD ACT 2008 - FOOD BUSINESS REGISTRATIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008:* s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.110(1) and (5) Registration of food business s.112 Variation of conditions or cancellation of registration of food businesses
Function	1. Authority to consider applications and determine registration of a food business and grant the application with or without conditions or refuse the registration [s.110(1) and (5)]. 2. Authority to vary the conditions or cancel the registration of a food business [s.112].
Delegates	Principal Environmental Health Officer (00114) Senior Environmental Health Officer (00134, 00608)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, including but not limited to: • *Food Act 2008* Regulatory Guideline No.1 Introduction of Regulatory Food Safety Auditing in WA; • *Food Unit Fact Sheet 8 – Guide to Regulatory Guideline No.1;* • WA Priority Classification System; • Verification of Food Safety Program Guideline.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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Delegation	**3.5.5 FOOD ACT 2008 - DEBT RECOVERY AND PROSECUTION [DRAFT]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act2008:* ~~s.118 Functions of enforcementagencies and delegation:~~ s.118 Functions of enforcement agencies and delegation: ~~(2)(b) Enforcement agency maydelegate a function conferred on it.~~ (2)(b) Enforcement agency may delegate a function conferred on it. ~~(3) Delegation subject toconditions [s.119] and guidelines adopted [s.120].~~ (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. ~~(4) Sub-delegation permissible only if expresslyprovided in regulations.~~ (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* ~~s.54 Cost of destruction ordisposal of forfeited item~~ s.54 Cost of destruction or disposal of forfeited item ~~s.125 Institution ofproceedings~~ s.125 Institution of proceedings
Function	Authority to recover costs incurred in connection with the lawful destruction or disposal of an item (seized) including any storage costs [s.54(1)] and the costs of any subsequent proceedings in a court of competent jurisdiction [s.54(3)]. 2. Authority to institute proceedings for an offence under the *Food Act 2008* [s.125].
Delegates	Director Planning and Community Development (00105)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant *Department of Health CEO Guidelines*, as amended from time to time.
Policy	Not applicable.

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3.6 – GRAFFITI VANDALISM ACT 2016

Delegation	**3.6.1 GRAFFITI VANDALISM ACT 2016 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Graffiti Vandalism Act 2016*: s.16 Delegation by local government.
Express power or duty delegated	*Graffiti Vandalism Act 2016*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Graffiti Vandalism Act 2016* including the authority to delegate the powers and duties of a local government to other persons.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Graffiti Vandalism Act 2016*: s.17 Delegation by CEO of local government.
Subdelegates	Manager Community Safety (00912)
Subdelegate conditions	Nil.
Statutory framework	Section 16 and 17 of the *Graffiti Vandalism Act 2016*.
Policy	Not applicable.
Date adopted	15 November 2016
Adoption references	CJ192-11/16
Last reviewed	28 May 2024

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3.7 – PLANNING AND DEVELOPMENT ACT 2005

Delegation	**3.7.1 LOCAL PLANNING SCHEME NO. 3 - DELEGATIONS - GENERAL [DRAFT]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development (Local Planning Schemes) Regulations 2015*: Schedule 2 Deemed provisions for local planning schemes. Clause 82 Delegations by local government.
Function	Authority to make determinations and decisions under Part 7, Part 8, Part 9 and Part 9A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Delegates	Chief Executive Officer (00001)
Conditions	1. Authority to make determinations and decisions under Part 7, Part 8, Part 9 and Part 9A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations* with the exception of the following applications for development approval which shall be presented to Council for determination: a. More than five (5) 'grouped dwellings'; and b. 'Multiple dwellings'; and c. A class of use or any associated ancillary or incidental development (other than a 'grouped dwelling' or 'multiple dwelling') provided: i. The amount of car parking provided is less than the standards and requirements set out in the Scheme, any applicable local planning policy, local structure plan or local development plan by more than 20% or the shortfall in car parking is increasing from that previously approved; ii. The amount of landscaping provided for the site varies the standards and requirements set out in the Scheme any applicable local planning policy, local structure plan or local development plan by more than 20% of the requirement or the shortfall in landscaping is increasing from that previously approved; and iii. Where the development does not comply with the coastal building area height in the Commercial, Mixed Use and Service Commercial Zone Local Planning Policy. 2. The Chief Executive Officer is to cause a report of the exercise of powers and functions to be prepared and presented to each ordinary meeting of Council.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees. *Planning and Development (Local Planning Schemes) Regulations 2015.* c.83 CEO may delegate power to any employee of the local government.

Subdelegates	Coordinator Planning Approvals (00112) Coordinator Urban Design and Policy (00111) Director Planning and Community Development (00105) Manager Planning Services (00108) Manager Regulatory Services (01093) Principal Urban Planner (01313) Senior Urban Planner (00115) Senior Urban Planner (00122) Senior Urban Planner (00125) Senior Urban Planner (00511) Senior Urban Planner (00609) Senior Urban Planner (00778) Senior Urban Planner (01479) Senior Urban Planner (01674)
Subdelegate conditions	1. ~~**The following may be determined by a Principal Urban Planner (01313), Coordinator Planning Approvals (00112), Coordinator Urban Design and Policy (00111) and a Senior Urban Planner (00122, 00115, 00125, 00609, 00778, 01479, 00511, 01674):**~~**The following may be determined by a Senior Urban Planner (00122, 00115, 00125, 00609, 00778, 01479, 00511, 01740, 01674):** a. ~~Approval of an application for development approval for the purpose of up to five (5) 'grouped dwellings', or any associated ancillary or incidental development to a 'single house', 'grouped dwelling' or 'multiple dwelling' where:~~ Approval of an application for development approval for a single house, up to five (5) 'grouped dwellings', or any associated ancillary or incidental development to a 'single house', 'grouped dwelling' or 'multiple dwelling' where: i. ~~There have not been any objections to the application received; or the objection(s) received relate to matters that are not valid planning considerations for the subject applications; or relate to elements of the proposal which meet the relevant deemed-to-comply requirements and/or development standard; or the proposal is amended or a condition imposed so elements the subject of the objection(s) meet the relevant deemed-to-comply requirement and/or development standards; and~~A maximum of three (3) objections raising valid planning considerations relevant to the application are received. Objections relating to elements of the proposal which meet the relevant deemed-to-comply requirements and/or development standards; are not considered valid planning considerations; and ii. The application is not required to be considered by the Joondalup Design Reference Panel; and iii. In the case of applications for development approval that require a Bushfire Attack Level assessment in accordance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)* the development: a. has a Bushfire Attack Level of less than 40; and b. where the Bushfire Attack Level is 12.5, 19, or 29: i. is not a vulnerable land use as defined under SPP 3.7; and ii. complies with clause 6.5 of SPP3.7; and iv. The deemed-to-comply requirements or element objectives of *Residential Design Codes* ~~and/or replacement deemed-to-comply requirements of the Residential Development Local Planning Policy or Development in Housing Opportunity Areas Local Planning Policy have been satisfied (where applicable), and the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan or local development plan and all other applicable local planning policies; or~~ and/or replacement deemed-to-comply requirements of relevant Local Planning Policy have been satisfied (where applicable), and the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan or local development plan and all other applicable local planning

policies; or

v. ~~The Local Housing Objectives of the Residential Development Local Planning Policy have been satisfied; or~~In the case of applications for development approval where the development does not meet the deemed-to-comply requirements of the Residential Design Codes or the requirements of any applicable standards or requirements of the Scheme, any applicable structure plan, local development plan or local planning policy provided:
    a. The design principles of the Residential Design Codes and relevant objectives of any Local Planning Policy (where applicable) have been satisfied;
    b. the setbacks of any garage, carport or hardstand car parking area are not less than those specified under the deemed-to-comply requirements of the Residential Design Codes, or any applicable structure plan, activity centre plan, local development plan or local planning policy by more than 3.0 metres;
    c. any outbuilding is not in the primary or secondary street setback area stipulated in Table 1 of the *Residential Design Codes*, or any applicable structure plan, local development plan or local planning policy, unless the outbuilding is a detached garage;
    d. the height and/or length of boundary wall(s) does not exceed the amounts set out in the deemed-to-comply requirements of the Residential Design Codes or any applicable structure plan, local development plan or local planning policy by more than 25% of those requirements, and where there are boundary walls to no more than two (2) separate boundaries and are located behind the street setback line. Where the application is for all grouped dwellings on a parent lot, boundary walls to internal lot boundaries will not be included in the two wall calculation;
    e. the height of the proposed fill or retaining wall within the primary street setback area does not exceed 1.2 metres above natural ground level; and
    f. the height of non visually permeable fencing within the primary street setback area on average does not exceed 1.5 metres above natural ground level; and

vi. ~~In the case of applications for development approval where the development does not meet the deemed-to-comply requirements of the Residential Design Codes or the requirements of any applicable standards or requirements of the Scheme, any applicable structure plan, local development plan or local planning policy provided:~~
    a. ~~the setbacks of any garage, carport or hardstand car parking area are not less than those specified under the deemed-to-comply requirements of the Residential Design Codes, or any applicable structure plan, activity centre plan, local development plan or local planning policy by more than 3.0 metres;~~
    b. ~~any outbuilding is not in the primary or secondary street setback area stipulated in Table 1 of the *Residential Design Codes*, or any applicable structure plan, local development plan or local planning policy, unless the outbuilding is a detached garage;~~
    c. ~~the height and/or length of boundary wall(s) does not exceed the amounts set out in the deemed-to-comply requirements of the Residential Design Codes or any applicable structure plan, local development plan or local planning policy by more than 25% of those requirements, and where there are boundary walls to no more than two (2) separate boundaries and are located behind the street setback line. Where the application is for all grouped dwellings on a parent lot, boundary walls to internal lot boundaries will not be included in the two wall calculation;~~
    d. ~~the height of the proposed fill or retaining wall within the~~

primary street setback area does not exceed 1.2 metres above natural ground level; and

e. the height of non visually permeable fencing within the primary street setback area on average does not exceed 1.5 metres above natural ground level; and

b. the approval of an application for development approval for the purposes of a class of use (other than a grouped or multiple dwelling), or any associated, ancillary or incidental development where:

i. there have not been any objections to the application received; and a maximum of three (3) objections raising relevant planning considerations relevant to the application have been received; and

ii. the application is not required to be considered by the Joondalup Design Review Panel; and

iii. the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies with the exception of the following: the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies.

a. setback requirements for patio(s), verandah(s), portico(s), outbuilding(s) or retaining wall(s) not greater than 1.2 metres above natural ground level in height; and/or

b. the shortfall in car parking is not increasing from that previously approved.

iv. the shortfall in car parking is not increasing from that previously approved.

c. Applications for signage.

2. **The following applications may be determined by a Principal Urban Planner (01313), Coordinator Planning Approvals (00112) or Coordinator Urban Design and Policy (00111):**

a. The approval of any application for development approval for a 'single house', or up to five (5) 'grouped dwellings' or any associated, ancillary or incidental development where between one (1) and three (3) objections not referred to in 1a(i) above; and All applications referred to in 1. above.

b. In the case of applications for development approval where the development does not meet the deemed-to-comply requirements of the The approval of any application for development approval for a 'single house', or up to five (5) 'grouped dwellings' or any associated, ancillary or incidental development where a maximum of up to six (6) objections raising relevant planning considerations relevant to the application are received. Objections relating to elements of the proposal that meet the deemed-to-comply or relevant development standards are not considered relevant planning considerations. *Residential Design Codes* or the requirements of any applicable standards or requirements of the Scheme, any applicable structure plan, local development plan or local planning policy provided:

i. The height and/or length of boundary wall(s) does not exceed the amounts set out in the deemed-to-comply requirements of the *Residential Design Codes* or any applicable structure plan, local development plan or local planning policy by more than 50% of those requirements, and where there are boundary walls to no more than three (3) separate boundaries. Where the application is for all grouped dwellings on a parent lot, boundary walls to internal lot boundaries will not be included in the two wall calculation;

ii. The height of the proposed fill or retaining wall within the primary street setback area does not exceed 1.5 metres above natural ground level; and

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	c. The approval of any application for development approval for the purposes of a class of use or signage (other than a grouped or multiple dwelling), or any associated, ancillary or incidental development where: i. ~~There has been between one (1) and (3) objections received not referred to in 1a(i) above; and~~A maximum of up to (6) objections raising relevant planning considerations relevant to the application are received; and ii. The application was not required to be considered by the Joondalup Design Review Panel; and iii. ~~The development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies with the exception of the following:~~ The development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies a. ~~Setback requirements for patio(s), verandah(s), portico(s), outbuilding(s) or retaining wall(s) not greater than 1.2 metres above natural ground levels in height; or~~ b. ~~The shortfall in car parking is not increasing from that previously approved; or~~ c. ~~Hours of operation for Home Business applications.~~ iv. The shortfall in car parking is not increasing from that previously approved.
Policy	Not applicable.

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Delegation	**3.7.2 PLANNING AND DEVELOPMENT ACT 2005 - POWER AS TO ILLEGAL DEVELOPMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development Act 2005*: Section 214(2), (3) and (5).
Function	Authority to exercise all the powers and functions of the local government under sections 214 (2), (3) and (5) of the *Planning and Development Act 2005*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.7.3 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 - DETERMINE DEVELOPMENT APPLICATIONS FOR 'UNLISTED USE (BICYCLE HIRE)' [PUBLISHED, BUT MARKED FOR REMOVAL]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development (Local Planning Schemes) Regulations 2015*: Schedule 2 Deemed provisions for local planning schemes. Clause 82 Delegations by local government.
Function	Authority to determine development applications for 'Unlisted Use (Bicycle Hire)'.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Planning and Community Development (00105) Manager Planning Services (00108)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	20 September 2016
Adoption references	CJ135-09/16
Last reviewed	28 May 2024

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3.8 – PUBLIC HEALTH ACT 2016

Delegation	**3.8.1 PUBLIC HEALTH ACT 2016 - FUNCTIONS OF AN ENFORCEMENT AGENCY**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Public Health Act 2016*: s.21 Enforcement agency may delegate.
Express power or duty delegated	*Public Health Act 2016*
Function	Authority to exercise all of the powers and duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 February 2017
Adoption references	CJ012-02/17
Last reviewed	28 May 2024

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PART 4. CITY OF JOONDALUP LOCAL LAWS

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4.1 – CITY OF JOONDALUP PARKING LOCAL LAW 2023

Delegation	**4.1.1 AMENDMENTS TO THE PARKING SCHEMES [DRAFT]**
Head of power	PART 4. CITY OF JOONDALUP LOCAL LAWS
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	~~*City of Joondalup Parking Local Law 2024.*~~*City of Joondalup Parking Local Law 2023.*
Function	Authority to approve and implement amendments to parking schemes adopted by Council in relation to: • time limits, conditions and prohibitions in streets and parking stations; • the designation of visitor and authorised vehicle parking.
Delegates	Chief Executive Officer (00001)
Conditions	Authority to be exercised consistently with the provisions of the ~~*City of Joondalup Parking Local Law 2024.*~~ *City of Joondalup Parking Local Law 2023.*
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Planning and Community Development (00105) Manager Community Safety (00912)
Subdelegate conditions	Nil.
Policy	~~*Parking Schemes Policy*~~*Parking Schemes Council Policy*.

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City of Joondalup
Draft Delegations Register

REVIEW

Reviewed by	Date approved	References
Council	28 Jun 2011	CJ107-06/11
Council	26 Jun 2012	CJ108-06/12
Chief Executive Officer	30 May 2013	INT13/9868
Council	25 Jun 2013	CJ094-06/13
Council	24 Jun 2014	CJ091-06/14
Chief Executive Officer	30 Jun 2014	INT14/15493
Council	21 Oct 2014	CJ180-10/14
Chief Executive Officer	13 May 2015	INT15/11342
Council	23 Jun 2015	CJ095-06/15
Chief Executive Officer	1 Jun 2016	INT16/19021
Council	28 Jun 2016	CJ091-06/16
Chief Executive Officer	29 May 2017	INT17/24978
Council	27 Jun 2017	CJ091-06/17
Chief Executive Officer	4 Jun 2018	INT18/21364
Council	26 Jun 2018	CJ101-06/18
Council	21 Aug 2018	CJ133-08/18
Chief Executive Officer	7 May 2019	INT19/21782
Council	25 Jun 2019	CJ078-06/19
Chief Executive Officer	21 May 2020	INT20/19165
Council	23 Jun 2020	CJ079-06/20
Chief Executive Officer	10 May 2021	INT21/20088
Council	15 Jun 2021	CJ079-06/21
Chief Executive Officer	10 May 2022	INT22/18447
Council	28 Jun 2022	CJ092-06/22

DRAFT

Council	28 Jun 2023	CJ096-06/23
Chief Executive Officer	1 Sep 2023	INT23/47598
Chief Executive Officer	6 Mar 2024	INT24/10677

DRAFT

TABLE OF CONTENTS

INTRODUCTION 7
Register of Delegation of Authority 7
DELEGATIONS 8
PART 1. LOCAL GOVERNMENT ACT 1995 8
1.1 COUNCIL TO CEO 8
1.1.1 - ACTIVITIES ON PRIVATE LAND 8
1.1.2 - ADMINISTER THE CITY'S LOCAL LAWS 9
1.1.3 - AGREEMENT FOR PAYMENT OF RATES AND SERVICE CHARGES [DRAFT] 10
1.1.4 - AMENDMENT TO THE RATE RECORD 11
1.1.5 - CHOICE OF ACCEPTABLE TENDERS FROM AN EXPRESSION OF INTEREST [DRAFT] 12
1.1.6 - CHOICE OF TENDER [DRAFT] 13
1.1.7 - CLOSING CERTAIN THOROUGHFARE TO VEHICLES 14
1.1.8 - COMPLAINTS - MODEL CODE OF CONDUCT [DRAFT] 16
1.1.9 - DISPOSING OF PROPERTY 17
1.1.10 - ACQUISITION OF INTEREST IN LAND BY LEASE OR OTHER SHORT TERM INSTRUMENT 19
1.1.11 - POWER OF ENTRY 21
1.1.12 - ESTABLISHING PANELS OF PRE-QUALIFIED SUPPLIERS [DRAFT] 22
1.1.13 - EXTENSION OF EXISTING CONTRACTS 23
1.1.14 - OBJECTION TO THE RATE RECORD 24
1.1.15 - PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS 25
1.1.16 - AUTHORISING PAYMENT FROM THE TRUST FUND 31
1.1.17 - PAYMENTS FROM MUNICIPAL FUND AND TRUST FUND - SIGNATORIES TO BANK ACCOUNTS 32
1.1.18 - POWER TO INVEST [DRAFT] 35
1.1.19 - RECOVERY OF RATES AND SERVICE CHARGES 36
1.1.20 - RECOVERY OF RATES AND SERVICE CHARGES FROM LESSEE 37
1.1.21 - PAYMENTS FROM MUNICIPAL FUND – INCURRING LIABILITIES AND MAKING PAYMENTS FOR COURT FEES IN RESPECT OF LODGEMENTS OF RATES CLAIMS (WA MAGISTRATES' COURT) 38
1.1.22 - SEEKING EXPRESSIONS OF INTEREST 39
1.1.23 - WAIVER OF FEES AND GRANTING OF CONCESSIONS 40
1.1.24 - WRITE OFF OF MONIES 43
1.1.25 - CONTROL RESERVES AND CERTAIN UNVESTED FACILITIES 44
1.1.26 - OBSTRUCTION OF FOOTPATHS AND THOROUGHFARES 45
1.1.27 - CROSSING - CONSTRUCTION, REPAIR AND REMOVAL 47
1.1.28 - PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES 48
1.1.29 - GIVE NOTICE TO PREVENT DAMAGE TO LOCAL GOVERNMENT PROPERTY FROM WIND EROSION AND SAND DRIFT 49
1.1.30 - DECLARE VEHICLE IS ABANDONED VEHICLE WRECK 50
1.2 CEO TO OFFICERS 51
1.2.1 - ACKNOWLEDGE RECEIPT OF PRIMARY AND ANNUAL RETURNS 51
1.2.2 - APPOINTMENT OF AUTHORISED PERSONS 52

DRAFT

1.2.3 - INFRINGEMENTS - EXTENSION OF TIME TO PAY AND WITHDRAWAL OF NOTICES 53
PART 2. DELEGATIONS TO COMMITTEES 54
2.0 - DELEGATIONS TO COMMITTEES 54
PART 3. DELEGATIONS UNDER OTHER LEGISLATION 55
3.1 – BULDING ACT 2011 55
3.1.1 - AUTHORISED PERSONS UNDER THE BUILDING ACT 2011 55
3.1.2 - BUILDING ACT 2011 - ISSUING CERTIFICATES OF BUILDING COMPLIANCE AND DESIGN COMPLIANCE 56
3.1.3 - BUILDING ACT 2011 - GRANTING BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 57
3.1.4 - BUILDING ACT 2011 – REFUSING AND CANCELLING BUILDING AND DEMOLITION PERMIT APPLICATIONS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 58
3.1.5 - BUILDING ACT 2011 - EXTENDING THE DURATION OF BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS 59
3.1.6 - BUILDING ACT 2011 - BUILDING ORDERS 60
3.1.7 - BUILDING ACT 2011 - INSPECTION AND COPIES OF BUILDING RECORDS 62
3.1.8 - BUILDING ACT 2011 – PRIVATE POOL BARRIER ALTERNATIVE AND PERFORMANCE SOLUTIONS 63
3.1.9 - BUILDING ACT 2011 – SMOKE ALARMS ALTERNATIVE SOLUTIONS 64
3.2 – BUSH FIRES ACT 1954 65
3.2.1 - BUSH FIRES ACT 1954 - FUNCTIONS OF A LOCAL GOVERNMENT 65
3.3 – CAT ACT 2011 66
3.3.1 - CAT ACT 2011 - POWERS AND DUTIES OF A LOCAL GOVERNMENT 66
3.4 - DOG ACT 1976 67
3.4.1 - DOG ACT 1976 - POWERS AND DUTIES OF A LOCAL GOVERNMENT 67
3.4.2 - DOG ACT 1976 – DANGEROUS DOG DECLARED OR SEIZED – DEAL WITH OBJECTION AND DETERMINE WHEN TO REVOKE 68
3.5 – FOOD ACT 2008 69
3.5.1 - FOOD ACT 2008 - FUNCTIONS OF AN ENFORCEMENT AGENCY 69
3.5.2 - FOOD ACT 2008 – DETERMINE COMPENSATION 70
3.5.3 - FOOD ACT 2008 - PROHIBITION ORDERS 71
3.5.4 - FOOD ACT 2008 – FOOD BUSINESS REGISTRATIONS 72
3.5.5 - FOOD ACT 2008 - DEBT RECOVERY AND PROSECUTION [DRAFT] 73
3.6 – GRAFFITI VANDALISM ACT 2016 74
3.6.1 - GRAFFITI VANDALISM ACT 2016 – POWERS AND DUTIES OF A LOCAL GOVERNMENT 74
3.7 – PLANNING AND DEVELOPMENT ACT 2005 75
3.7.1 - LOCAL PLANNING SCHEME NO. 3 – DELEGATIONS - GENERAL [DRAFT] 75
3.7.2 - PLANNING AND DEVELOPMENT ACT 2005 - POWER AS TO ILLEGAL DEVELOPMENT 78
3.7.3 - PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 - DETERMINE DEVELOPMENT APPLICATIONS FOR 'UNLISTED USE (BICYCLE HIRE)' [MARKED FOR REMOVAL] 79
3.8 – PUBLIC HEALTH ACT 2016 80
3.8.1 - PUBLIC HEALTH ACT 2016 - FUNCTIONS OF AN ENFORCEMENT AGENCY 80
PART 4. CITY OF JOONDALUP LOCAL LAWS 81
4.1 – CITY OF JOONDALUP PARKING LOCAL LAW 2023 81

DRAFT

4.1.1 - AMENDMENTS TO THE PARKING SCHEMES [DRAFT] 81

DRAFT

INTRODUCTION

Register of Delegation of Authority

The Delegations of Authority contained within are made to Committees pursuant to Section 5.16 and to the Chief Executive Officer pursuant to Section 5.42 of the *Local Government Act 1995* (the Act) and, where listed, some of these functions are delegated by the Chief Executive Officer to City of Joondalup employees pursuant to Section 5.44 of the Act. All delegations made by the Council must be by an **absolute majority** decision.

Section 5.43 of the Act provides that the following are decisions that cannot be delegated to the Chief Executive Officer:

- Any power or duty that requires a decision of an absolute majority of the Council.
- Accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph.
- Appointing an auditor.
- Acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph.
- Any of the local government's powers under sections 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.129 of the Act.
- Borrowing money on behalf of the local government.
- Hearing or determining an objection of a kind referred to in Section 9.5.
- The power under Section 9.49A (4) to authorise a person to sign documents on behalf of the local government.
- Any power or duty that requires the approval of the Minister or Governor.
- Such other duties or powers that may be prescribed by the Act.

The Act allows for the Chief Executive Officer to delegate any of their powers to another employee, this must be done in writing. The Act allows for the Chief Executive Officer to place conditions on any delegations if required.

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A register of delegations, being this manual, relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year.

If a person is exercising a power or duty that they have been delegated, the Act requires them to keep necessary records to the exercise of the power or discharge of the duty. The written record is to contain:

- how the person exercised the power or discharged the duty;
- when the person exercised the power or discharged the duty; and
- the persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

In addition to delegations made in accordance with the *Local Government Act 1995,* a number of delegations are also made to the Chief Executive Officer, or directly to other officers in some instances, in accordance with the provisions of other legislation.

The aim of the delegated authority register is to assist with improving the time taken to make decisions within the constraints allowed by the relevant legislation. This is consistent with the City's commitment to a strong customer service focus.

Each instrument of delegation describes the function being delegated and the relevant statutory reference which is the source of power for the exercise of the function. Also included is a reference to related documents such as policies of the Council which may provide guidance in the exercise of the delegation.

This delegated authority register will be reviewed in accordance with the Act on an annual basis.

DELEGATIONS

PART 1. LOCAL GOVERNMENT ACT 1995

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1.1 COUNCIL TO CEO

Delegation	**1.1.1 ACTIVITIES ON PRIVATE LAND**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.27 Particular things local governments can do on land that is not local government property.
Function	Authority to do any of the things prescribed in Schedule 3.2 of the *Local Government Act 1995*, even though the land on which it is done is not local government property and the local government does not have the consent to do it.
Delegates	Chief Executive Officer (00001)
Conditions	Limited to those activities as listed in Schedule 3.2 of the *Local Government Act 1995.*
Policy	Not applicable.
Date adopted	24 June 2014
Adoption references	CJ091-06/14
Last reviewed	28 May 2024

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Delegation	**1.1.2 ADMINISTER THE CITY'S LOCAL LAWS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.18 Performing Executive Functions
Function	Authority to administer the City's local laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the City under the City's local laws.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Statutory framework	*Animals Local Law 1999* *Fencing Local Law 2014* *Health Local Law 1999* *Local Government and Public Property Local Law 2014* *Meeting Procedures Local Law2013* *Parking Local Law 2013* *Pest Plant Local Law 2012* *Waste Local Law 2017*
Policy	Not applicable.
Date adopted	19 October 2010
Adoption references	CJ175-10/10
Last reviewed	28 May 2024

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Delegation	**1.1.3 AGREEMENT FOR PAYMENT OF RATES AND SERVICE CHARGES [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.49 Agreement as to payment of rates and service charges.
Function	Authority to accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	*Payments of Rates and Charges Council Policy*. *Rates Hardship Council Policy*.

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Delegation	**1.1.4 AMENDMENT TO THE RATE RECORD**
Category	PART 1 – DELEGATIONS UNDER THE LOCAL GOVERNMENT ACT 1995
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 6.39(2)(b) Rate record.
Function	Authority to amend the rate record for the five years preceding the current financial year.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.5 CHOICE OF ACCEPTABLE TENDERS FROM AN EXPRESSION OF INTEREST [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996*: r.21(3) Limiting who can tender, procedure for r.23 Rejecting and accepting expressions of interest to be acceptable tenderer
Function	Authority to choose acceptable tenderers from expressions of interest received, from those persons who are considered to be capable of satisfactorily supplying the goods or services.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Subdelegate conditions	Nil.
Policy	*Purchasing Council Policy*.

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City of Joondalup

Delegation	**1.1.6 CHOICE OF TENDER [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services. *Local Government (Functions and General) Regulations 1996*: r.18(2), (4), (4a), (5), (6) and (7) Rejecting and accepting tenders.
Function	1. Authority to decide which tender to accept. 2. Authority to decline to accept any tender.
Delegates	Chief Executive Officer (00001)
Conditions	Authority to accept tenders valued up to $500,000 (excluding GST).
Policy	*Purchasing Council Policy*.

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Delegation	**1.1.7 CLOSING CERTAIN THOROUGHFARE TO VEHICLES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.50 Closing certain thoroughfares to vehicles. s.3.50A Partial closure of thoroughfare for repairs or maintenance. s.3.51 Affected owners to be notified of certain proposals.
Function	1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding 4 weeks [s.3.50(1)]. 2. Authority to determine to close a thoroughfare for a period exceeding 4 weeks and before doing so, to: • give, public notice, written notice to the Commissioner of Main Roads and written notice to prescribed persons and persons that own prescribed land; and • consider submissions relevant to the road closure/s proposed [s.3.50 (1a), (2) and (4)]. 3. Authority to revoke an order to close a thoroughfare [s.3.50 (6)]. 4. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [s.3.50A] 5. Before doing anything to which section 3.51 applies, take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [s.3.51].
Delegates	Chief Executive Officer (00001)
Conditions	1. If, under s.3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s.3.50(8)]. 2. Maintain access to adjoining land [s.3.52(3)].
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Subdelegate conditions	Nil.
Policy	Not applicable.

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Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

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Delegation	**1.1.8 COMPLAINTS - MODEL CODE OF CONDUCT [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995:* s. 5.104 Adoption of model code of conduct. *Local Government (Model Code of Conduct) Regulations 2021*: Clause 12 Dealing with a complaint. Clause 13 Dismissal of complaint.
Function	Authority to: 1 deal with a complaint; 2 dismiss a complaint; and 3 establish procedures for dealing with complaints; under clauses 12, 13 and 15(2) of Schedule 1 of the *Local Government (Model Code of Conduct) Regulations 2021*.
Delegates	Chief Executive Officer (00001)
Conditions	Authority includes the relevant powers and duties within the same clauses specified in the *Code of Conduct for the Council Members, Committee Members and Candidates* adopted by Council in accordance with section 5.104(1) of the *Local Government Act 1995*.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Governance and Strategy (00648) General Counsel (00640) Integrity Officer (01580) Manager Governance (00010)
Subdelegate conditions	1. Authority includes the relevant powers and duties within the same clauses specified in the Code of Conduct for the Council Members, Committee Members and Candidates adopted by Council in accordance with section 5.104(1) of the Local Government Act 1995. 2. Authority only extends to complaints lodged by the Chief Executive Officer.
Policy	*Complaints Investigation Council Policy*.

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Delegation	**1.1.9 DISPOSING OF PROPERTY**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.58(2) & (3) Disposing of Property.
Function	1. Authority to dispose of property to: a. the highest bidder at public auction [s.3.58(2)(a)]. b. the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tender [s.3.58(2)(b)]. 2. Authority to dispose of property by private treaty only in accordance with section 3.58 (3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)].
Delegates	Chief Executive Officer (00001)
Conditions	a. In accordance with s. 5.43, disposal of property for any single project, or where not part of a project but part of a single transaction, is limited to a maximum value of $500,000 or less. b. When determining the method of disposal: • Where a public auction is determined as the method of disposal: ◦ Reserve price has been set by independent valuation. ◦ Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale at up to a 10% variation on the set reserve price. • Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method. • Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to: ◦ Negotiate the sale of the property up to a 10% variance on the valuation; and ◦ Consider any public submissions received and determine if to proceed with the disposal, ensuring reasons for the decision are recorded. Following the disposal of City property, the detail of the disposal is to be reported to a relevant Committee of the Council for its information.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06

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Last reviewed	28 May 2024

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Delegation	**1.1.10 ACQUISITION OF INTEREST IN LAND BY LEASE OR OTHER SHORT TERM INSTRUMENT**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 3.59. Commercial enterprises by local governments. s. 9.49A. Execution of documents. s. 6.2 Local government to prepare annual budget. *Local Government (Functions and General) Regulations 1995*: r. 8A Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59). r. 8. Exempt land transactions prescribed (Act s. 3.59).
Function	1. Authority to acquire an interest in land (includes buildings), by lease or other short term instrument ONLY, where the total value of the consideration and anything done by the City is less than the threshold amount for a major land transaction [s.3.59(1), r.8A(1)]. 2. Authority to acquire an interest in land by lease or other short term instrument ONLY through an exempt land transaction [s.3.59(1), r8(1)]: a. Without intending to produce a profit to the Local Government; and b. Without intending that another person will be sold, or given joint or exclusive use of, all or any of the land involved in the transaction.
Delegates	Chief Executive Officer (00001)
Conditions	a. Delegation excludes authority to purchase in fee simple land or buildings and is therefore limited to leases, rental or other short term acquisition instruments that do not commit the Local Government for a period greater than five years. b. In accordance with s.5.43, this delegation is limited to acquisitions that have a total consideration value of $500,000 or less. c. Documents that give effect to an acquisition under this delegation, must be executed by a person duly authorised under s. 9.49A.
Express power to subdelegate	Nil.
Subdelegate conditions	Nil.
Statutory framework	*Residential Tenancy Act 1987*. *Commercial Tenancy (Retail Shops) Agreements Act 1985*.
Policy	Not applicable.
Date adopted	28 June 2022

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Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**1.1.11 POWER OF ENTRY**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 3.28 When this Subdivision applies. s. 3.32 Notice of entry. s. 3.33 Entry under warrant. s. 3.34 Entry in emergency. s.3.36 Opening fences.
Function	Authority to lawfully enter any land, premises or thing immediately and without notice and perform any functions as is considered appropriate.
Delegates	Chief Executive Officer (00001)
Conditions	An emergency exists where the City or the Chief Executive Officer is of the opinion that the circumstances are such that compliance with the requirements for obtaining entry other than under section 3.34 of the *Local Government Act 1995* would be impractical or unreasonable because of, or because of the imminent risk of: a. injury or illness to any person b. a natural or other disaster or emergency or c. such other occurrence as is prescribed under the *Local Government (Functions and General) Regulations 1996* for the purposes of section 3.34 of the *Local Government Act 1995*. Delegation under section 3.36 is limited to those activities that expressly states such authority under Schedule 3.2 of the *Local Government Act 1995*.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.12 ESTABLISHING PANELS OF PRE-QUALIFIED SUPPLIERS [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Functions and General) Regulation 1996*: r.24AB Local government may establish panels of pre-qualified suppliers. r.24AH Rejecting and accepting applications to join panel of pre-qualified suppliers. r.24AJ Contract with pre-qualified suppliers.
Function	Authority to decide which applications to accept for inclusion on a panel of pre-qualified suppliers. Authority to decline to accept any application for inclusion on a panel of pre-qualified suppliers. Authority to enter into a contract or contracts, for the supply of goods or services with a pre-qualified supplier.
Delegates	Chief Executive Officer (00001)
Conditions	Authority extends to the supply of goods/services valued up to $500,000.
Policy	*Purchasing Council Policy*.

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Delegation	**1.1.13 EXTENSION OF EXISTING CONTRACTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services.
Function	Authority to approve any contract extensions on tenders approved by the Council.
Delegates	Chief Executive Officer (00001)
Conditions	Authority subject to: 1. the extension being within the original terms and conditions approved by the Council; 2. satisfactory performance of the contractor(s); 3. the Chief Executive Officer reporting to the Audit and Risk Committee on a six monthly basis on the exercise of this delegation.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063)
Subdelegate conditions	Only in the event when the Chief Executive Officer declares a conflict of interest in extending a contract.
Policy	Not applicable.
Date adopted	1 November 2005
Adoption references	CJ231-11/05
Last reviewed	28 May 2024

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Delegation	**1.1.14 OBJECTION TO THE RATE RECORD**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.76 Grounds of objection.
Function	Authority to: • consider any objection to the rate record and either disallow it or allow it, wholly or in part; • extend the time for making an objection to the rate record for such period as is deemed fit.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

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Delegation	**1.1.15 PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to incur liabilities and make payments from the municipal fund.
Delegates	Chief Executive Officer (00001)
Conditions	1. Authority subject to funds being provided in the Annual Budget. 2. Authority to Chief Executive Officer is unlimited. 3. Incurring liabilities and making payments to be undertaken in accordance with the City's procedures and systems for incurring liabilities and making payments. 4. Authority which may be Delegated by the Chief Executive Officer to employees is subject to the maximum individual amount limits on payments defined by categories A, B, BB, C, D, DD, E, EE and F as follows: i. Category A – unlimited individual amounts subject to annual budget limitations. ii. Category B – limited to $2 million. ($2.2 million including GST). iii. Category BB – limited to $500,000. ($550,000 including GST). iv. Category C – limited to $250,000. ($275,000 including GST). v. Category D – limited to $100,000. ($110,000 including GST). vi. Category DD – limited to $50,000. ($55,000 including GST). vii. Category E – limited to $25,000. ($27,500 including GST). viii. Category EE – limited to $10,000. ($11,000 including GST). ix. Category F – limited to $5,000. ($5,500 including GST).
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Administration and Business Support Officer (01092) Administration and Business Support Officer (01237) Administration Officer (00162) Branch Librarian - Duncraig (00521)

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	Branch Librarian - Joondalup (00519) Branch Librarian - Whitford (00520) Branch Librarian - Woodvale (00522) Business Support and Finance Officer (00160) Business Support Officer (01158) Civic Function Team Leader (00767) Civic Functions Officer (01234) Civic Hospitality Officer (00039) Collection Management Team Leader (00528) Compliance Support Officer (00902) Contracts and Finance Officer (00906) Coordinator Building Approvals (00113) Coordinator Building Design and Construction (00195) Coordinator Building Maintenance (00228) Coordinator Business Support (01656) Coordinator Business Systems (00095) Coordinator Civil Design and Construction (01119) Coordinator Community and Youth Development (01617) Coordinator Community Safety Systems and Compliance (00948) Coordinator Compliance and Regulatory Performance (01094) Coordinator Contract Administration and Purchasing Services (00068) Coordinator Craigie Leisure Centre (00612) Coordinator Cultural Services (00166) Coordinator Economic Development (01342) Coordinator Engineering Maintenance (00227) Coordinator Field Services (00607) Coordinator Fleet Management and Mechanic Workshop (00069) Coordinator Infrastructure Asset Management (00205) Coordinator IT Infrastructure (00770) Coordinator Joondalup Libraries (01653) Coordinator Landscape Design Services (01120) Coordinator Leisure Planning (00849) Coordinator Natural Environment (00506) Coordinator Organisational Development (00789) Coordinator Park Services (00806) Coordinator Place Activation (01738) Coordinator Property Management (00497) Coordinator Rating Services (00079) Coordinator Recreation Services (00611) Coordinator Roads Delivery (00226) Coordinator Transport Engineering (00203) Coordinator Urban Design and Policy (00111) Coordinator Urban Development (00490) Coordinator Urban Forest (01340) Coordinator Waste Services (00762) Customer Experience Lead (01545) Digital Marketing Officer (01042) Digital Marketing Officer (01607) Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Economic Development Support Officer (01525) Environmental Development Coordinator (00783) Executive Assistant to the Mayor (00003) Executive Liaison Officer (00106) Executive Officer (00002) Finance Analyst - Casual (01749) Finance Analyst (01660) General Counsel (00640)

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	Governance Coordinator (00011) Grants and Awards Officer (00051) Internal Project Manager - Project Axiom (01774) Inventory Controller (00945) Library Systems and Administration Officer (00514) Local History and Reference Team Leader (00526) Manager Asset Management (00065) Manager Audit, Risk and Executive Services (01193) Manager City Projects (00859) Manager Communications and Stakeholder Relations (01162) Manager Community Development and Library Services (00390) Manager Community Safety (00912) Manager Economic Development and Advocacy (00502) Manager Engineering Services (00186) Manager Financial Services (00075) Manager Governance (00010) Manager Human Resource (00054) Manager Information Technology (00094) Manager Leisure and Cultural Services (00159) Manager Parks and Natural Environment (00220) Manager Planning Services (00108) Manager Regulatory Services (01093) Manager Strategic and Organisational Development (00503) Manager Waste Services (01684) Marketing Coordinator (00022) Media Advisor (00025) Network and Systems Analyst (00800) Principal Electrical Projects Engineer (01244) Principal Electrical Projects Engineer (01390) Principal Environmental Health Officer (00114) Principal Landscape Architect (00211) Principal Landscape Architect (00883) Principal Network Operations Officer (01540) Principal Projects Officer Landscaping (00224) Road Network Engineer (01405) Senior Civil Projects Officer (00208) Senior Financial Accountant (00078) Senior Graphic Artist (00891) Senior Management Accountant (00083) Senior Project Engineer (00210) Senior Projects Development Officer (00937) Senior Projects Officer (00005) Senior Projects Officer (01154) Senior Projects Officer Casual (01563) Senior Team Leader Customer Care (00027) Service Desk Team Leader (00101) Strategic Marketing and Sponsorship Officer (01214) Strategic Planning and Engagement Coordinator (00843) Systems Accountant (01692) Team Leader - Promotions and Communications (01637) Team Leader Aquatic and Facility Operations (01435) Team Leader Community Development (01224) Team Leader Community Venues (00173) Team Leader Events (00168) Team Leader Health and Fitness (01433) Team Leader Leisure and Aquatic Programs (01434) Team Leader Library Program and Events (01652) Team Leader Marketing and Customer Experience (01432) Team Leader Sport and Recreation (00172) Team Leader Youth Development (00182)

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	Visual Arts Officer (00167) Waste Design and Contract Officer (00197) Website Project Officer (01691)
Subdelegate conditions	**Category A** • Director Corporate Services (00063). **Category B** • Manager City Projects (00859). • Director Infrastructure Services (00184). • Director Planning and Community Development (00105). • Director Governance and Strategy (00648). • Manager Waste Services (01684). **Category BB** • Manager Engineering Services (00186). **Category C** • Manager Financial Services (00075). • Manager Information Technology (00094). • Manager Parks and Natural Environment (00220). • Manager Asset Management (00065). • Manager Community Safety (00912). • Manager Leisure and Cultural Services (00159). • Manager Community Development and Library Services (00390). • Coordinator Engineering Maintenance (00227). • Coordinator Park Services (00806). • Coordinator Landscape Design Services (01120). • Coordinator Civil Design and Construction (01119). • Coordinator Waste Services (00762). • Coordinator Roads Delivery (00226). • Coordinator Urban Forest (01340). **Category D** • Manager Audit, Risk and Executive Services (01193). • Coordinator Building Design and Construction (00195). • Coordinator Building Maintenance (00228). • Principal Landscape Architect (00211). • Principal Landscape Architect (00883). • Principal Project Officer Landscaping (00224). • Coordinator Fleet Management and Mechanic Workshop (00069). • Coordinator Urban Development (00490). • Senior Projects Development Officer (00937). • Senior Projects Officer Casual (01563). • Principal Electrical Projects Engineer (01244, 01390). • Finance Analyst (01660). • Finance Analyst Casual (01749). • General Counsel (00640). • Coordinator Natural Environment (00506). • Manager Human Resources (00054). • Senior Projects Officer (00005). • Manager Economic Development and Advocacy (00502). • Coordinator Craigie Leisure Centre (00612). • Internal Project Manager - Project Axiom (01774). **Category DD** • Manager Communications and Stakeholder Relations (01162). • Coordinator Cultural Services (00166). **Category E**

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- Manager Strategic and Organisational Development (00503).
- Manager Governance (00010).
- Manager Planning Services (00108).
- Manager Regulatory Services (01093).
- Coordinator Business Systems (00095).
- Coordinator IT Infrastructure (00770).
- Team Leader Library Program and Events (01652).
- Coordinator Joondalup Libraries (01653).
- Coordinator Field Services (00607).
- Coordinator Transport Engineering (00203).
- Coordinator Infrastructure Asset Management (00205).
- Waste Design and Contract Officer (00197).
- Coordinator Community and Youth Development (01617).
- Coordinator Recreation Services (00611).
- Coordinator Urban Design and Policy (00111).
- Principal Environmental Health Officer (00114).
- Team Leader Events (00168).
- Coordinator Property Management (00497).
- Senior Projects Officer (01154).
- Senior Civil Projects Officer (00208).
- Senior Project Engineer (00210).
- Coordinator Leisure Planning (00849).
- Network Asset Engineer Roads (01405).
- Inventory Controller (00945).
- Customer Experience Lead (01545).
- Contracts and Finance Officer (00906).
- Executive Officer (00002).
- Coordinator Business Support (01656).
- Visual Arts Officer (00167).
- Coordinator Safety Systems and Compliance (00948).
- Team Leader - Promotions and Communications (01637).
- Marketing Coordinator (00022).
- Civic Function Team Leader (00767).
- Media Advisor (00025).
- Strategic Marketing and Sponsorship Officer (01214).
- Coordinator Place Activation (01738).
- Team Leader Marketing and Customer Experience (01432).
- Team Leader Leisure and Aquatic Programs (01434).
- Team Leader Aquatic and Facility Operations (01435).
- Team Leader Health and Fitness (01433).
- Principal Network Operations Officer (01540).

Category EE

- Senior Graphic Artist (00891).
- Website Project Officer (01691).
- Civic Functions Officer (01234).
- Executive Liaison Officer (00106).
- Business Support and Finance Officer (00160).
- Team Leader – Community Venues (00173).
- Team Leader Sport and Recreation (00172).

Category F

- Executive Assistant to the Mayor (00003).
- Senior Financial Accountant (00078).
- Senior Management Accountant (00083).
- Coordinator Rating Services (00079).
- Coordinator Contract Administration and Purchasing Services (00068).
- Service Desk Team Leader (00101).
- Coordinator Building Approvals (00113).
- Branch Librarian – Joondalup (00519).

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	• Branch Librarian – Whitford (00520). • Branch Librarian – Woodvale (00522). • Branch Librarian – Duncraig (00521). • Local History and Reference Team Leader (00526). • Collection Management Team Leader (00528). • Team Leader Youth Development (00182). • Team Leader Community Development (01224). • Coordinator Organisational Development (00789). • Strategic Policy Development Coordinator (00843). • Environmental Development Coordinator (00783). • Economic Development Support Officer (01525). • Coordinator Compliance and Regulatory Performance (01094). • Library Systems and Administration Officer (00514). • Senior Team Leader Customer Care (00027). • Systems Accountant (01692). • Coordinator Economic Development (01342). • Network and Systems Analyst (00800). • Governance Coordinator (00011). • Grants and Awards Officer (00051). • Civic Hospitality Officer (00039). • Administration and Business Support Officer (01237). • Administration and Business Support Officer (01092). • Digital Marketing Officer (01042). • Digital Marketing Officer (01607). • Administration Officer (00162). • Compliance Support Officer (00902). • Business Support Officer (01158).
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06
Last reviewed	28 May 2024

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Delegation	**1.1.16 AUTHORISING PAYMENT FROM THE TRUST FUND**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to make payments from the Trust Fund.
Delegates	Chief Executive Officer (00001)
Conditions	Making payments to be undertaken in accordance with the City's procedures and systems for making payments from the trust fund.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Manager Asset Management (00065) Manager Engineering Services (00186) Manager Financial Services (00075) Manager Governance (00010) Manager Leisure and Cultural Services (00159) Manager Parks and Natural Environment (00220) Manager Regulatory Services (01093) Manager Waste Services (01684)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	23 June 2015
Adoption references	CJ095-06/15
Last reviewed	28 May 2024

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Delegation	**1.1.17 PAYMENTS FROM MUNICIPAL FUND AND TRUST FUND - SIGNATORIES TO BANK ACCOUNTS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s. 6.7 Municipal fund. s. 6.9 Trust fund. *Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to make payments from the Municipal Fund or the Trust Fund.
Delegates	Chief Executive Officer (00001)

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Conditions	Authority is subject to payments being made strictly in accordance with the signatory requirements set out in the following: **Cheque Payments** (only) • Payments up to $10,000 - Any one Category A or Category B signatory. • Payments of $10,001 and over to payments up to $250,000 - Any two Category A or Category B signatories. • Payments of $250,001 and over - Any 1 of Category A and 1 of Category B signatories; or any 2 Category A signatories. **Electronic Funds Transfer (EFT) Payments** (only) • Payments up to $10,000 – Any 2 Category A or Category B Signatories; or Any 1 of Category A or Category B signatories and Any 1 of Category C signatories. • Payments of $10,001 and over to payments up to $250,000 – Any two Category A or Category B signatories. • Payments of $250,001 and over – Any 1 Category A and 1 of Category B signatories; or any 2 Category A signatories. **Category A Signatories** Chief Executive Officer (00001). Director Planning and Community Development (00105). Director Corporate Services (00063). Director Infrastructure Services (00184). Director Governance and Strategy (00648). Manager Financial Services (00075). **Category B Signatories** Senior Management Accountant (00083). Senior Financial Accountant (00078). **Category C Signatories** Financial Accountant (00084) Management Accountant (00087)
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Financial Accountant (00084) Management Accountant (00087) Manager Financial Services (00075) Senior Financial Accountant (00078) Senior Management Accountant (00083)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	21 November 2006
Adoption references	CJ208-11/06

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Last reviewed	28 May 2024

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Delegation	**1.1.18 POWER TO INVEST [DRAFT]**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.14 Power to invest.
Function	Authority to invest funds held in the municipal fund or the trust fund of the local government that is not, for the time being, required by the local government for any other purpose, in accordance with Part III of the *Trustees Act 1962*.
Delegates	Chief Executive Officer (00001)
Conditions	Authority is unlimited.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Manager Financial Services (00075) Senior Financial Accountant (00078) Senior Management Accountant (00083)
Subdelegate conditions	**Director Corporate Services (00063).** Unlimited **Manager Financial Services (00075).** Up to $4.5 million **Senior Management Accountant (00083) and Senior Financial Accountant (00078).** Up to $3 million
Policy	*Investment of Available Funds Council Policy*.

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Delegation	**1.1.19 RECOVERY OF RATES AND SERVICE CHARGES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.56 Rates or service charges recoverable in court. s. 6.64(3) Action to be taken.
Function	Authority to recover rates and service charges, as well as the costs of court proceedings, if any for that recovery, in a court of competent jurisdiction. Authority to lodge (and withdraw) a caveat to preclude dealings in respect of land where payment of rates or service charges imposed on that land is in arrears.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	**Authority in respect to section 6.56:** Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075) **Authority in respect to section 6.64(3):** Director Corporate Services (00063)
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.20 RECOVERY OF RATES AND SERVICE CHARGES FROM LESSEE**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO. .
Express power or duty delegated	*Local Government Act 1995*: s.6.60 (2) and (4) Local government may require lessee to pay rent.
Function	Authority to: • give notice to the lessee of land requiring the lessee to pay to the City any rent as it falls due, in satisfaction of the imposed rate or service charge on the land; • recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with a notice.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2019
Adoption references	CJ078-06/19
Last reviewed	28 May 2024

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Delegation	**1.1.21 PAYMENTS FROM MUNICIPAL FUND - INCURRING LIABILITIES AND MAKING PAYMENTS FOR COURT FEES IN RESPECT OF LODGEMENTS OF RATES CLAIMS (WA MAGISTRATES' COURT)**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Financial Management) Regulations 1996*: r. 5 CEO's duties as to financial management. r. 11 Payments, procedures for making. r. 12 Payments from municipal fund or trust fund, restrictions on making.
Function	Authority to incur liabilities and make payments from the municipal fund for court fees in respect of lodgements of rates claims only (WA Magistrates' Court).
Delegates	Chief Executive Officer (00001)
Conditions	Making payments to be undertaken in accordance with the City's procedures and systems for making payments from the municipal fund.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Financial Services (00075) Senior Management Accountant (00083)
Subdelegate conditions	**1. Director Corporate Services (00063)** **Payment limit over $50,000 (excluding GST)** **2. Manager Financial Services (00075)** **Payment limit over $10,000 (excluding GST) up to $50,000 (excluding GST).** **3. Senior Management Accountant (00083) and Coordinator Rating Services (00079).** **Payment limit up to $10,000 (excluding GST).**
Policy	Not applicable.
Date adopted	28 June 2022
Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**1.1.22 SEEKING EXPRESSIONS OF INTEREST**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Functions and General) Regulation 1996*: r.21 Limiting who can tender, procedure for.
Function	Authority to seek expressions of interest with respect to the supply of goods or services, where it is considered that there is good reason to make a preliminary selection from among prospective tenderers.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Corporate Services (00063) Manager Financial Services (00075)
Subdelegate conditions	Limited to the ability to seek expressions of interest only.
Policy	Not applicable.
Date adopted	26 June 2012
Adoption references	CJ108-06/12
Last reviewed	28 May 2024

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Delegation	**1.1.23 WAIVER OF FEES AND GRANTING OF CONCESSIONS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.12 Power to defer, grant discounts, waive or write off debts.
Function	Authority to waive or grant a concession in relation to any amount of money which is owed to the City other than rates and service charges.
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Branch Librarian - Duncraig (00521) Branch Librarian - Joondalup (00519) Branch Librarian - Whitford (00520) Branch Librarian - Woodvale (00522) Cataloguer (00531) Cataloguer (00532) Collection Management Team Leader (00528) Coordinator Business Support (01656) Coordinator Field Services (00607) Coordinator Joondalup Libraries (01653) Digital Services Officer (01126) Director Corporate Services (00063) Director Governance and Strategy (00648) Director Infrastructure Services (00184) Director Planning and Community Development (00105) Librarian (00539) Librarian (00549) Librarian (00558) Librarian (00559) Librarian (00560) Librarian (00575) Librarian (01635) Library and Community Programs Officer (01231, 00524, 00523) Local History and Reference Team Leader (00526) Manager Community Development and Library Services (00390) Manager Community Safety (00912) Manager Leisure and Cultural Services (00159) Manager Regulatory Services (01093) Reference and Local History Librarian (00527) Team Leader Library Program and Events (01652)
Subdelegate conditions	**1. Director Planning and Community Development (00105), Director Corporate Services, Director (00063), Infrastructure Services (00184) and Director Governance and Strategy (00648).** Not applicable. **2. Manager Leisure and Cultural Services (00159).**

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	Limited to individual items to $5,000 and limited to the hire and use of City facilities. **3. Librarian – Duncraig (00575), Librarians – Joondalup (00558), (00559), (00560), Librarians – Whitford (00539, 01635), Librarians – Woodvale (00549) (x2),Reference and Local History Librarian (00527); Library and Community Programs Officer (01231, 00524, 00523); Cataloguer (00532); Cataloguer (00531).** a. Limited to waiving fines to the value of $50 and under and waiving fines up to any value when a lost or damaged item is paid for by the customer, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to the waiving of printing fees so that request from members of the public at libraries for City Minutes and Agendas can be provided at no cost from 1 July 2023. **4. Coordinator Joondalup Libraries (01653), Team Leader Library Program and Events (01652), Branch Librarian – Joondalup (00519), Branch Librarian – Whitford (00520), Branch Librarian – Woodvale (00522), Branch Librarian – Duncraig (00521), Digital Services Officer (01126); Local History and Reference Team Leader (00526); Collection Management Team Leader (00528).** a. Limited to waiving fines to the value of $100 and under; waiving fines up to any value when a lost or damaged item is paid for by the customer; waiving the $12.80 debt collection fee in special circumstances; waiving accounts up to $150 for lost or damaged items in special circumstances, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to the waiving of printing fees so that request from members of the public at libraries for City Minutes and Agendas can be provided at no cost from 1 July 2023. **5. Manager Community Development and Library Services (00390).** a. Limited to waiving fines and accounts to the value of $50 and over; waiving the $12.80 debt collection fee in special circumstances, **SUBJECT TO** a quarterly report on fines and fees that have been waived being submitted to the Manager Financial Services. b. Limited to waiver of hire fees for use of library facilities to a maximum of $1,000. c. Limited to waiver of fees for community transport hire up to $500 per group per year. d. Limited to the waiver of fees or grant concessions for the Youth Holiday Programs. **6. Manager Regulatory Services (01093).** Limited to waiving the City's Building Permit Application fee for applications submitted by not-for-profit charitable organisations. **7. Manager Community Safety (00912) and Coordinator Field Services (00607)** Limited to waiving of fees to the value of the fee for release of an impounded animal from the RSPCA. SUBJECT TO approval of an application by the Manager or Coordinator following a review of the persons financial inability to pay the release fee and a quarterly report on fees. **8. Manager Community Safety (00912) and Coordinator Business Support (01656)** Limited to waiving of parking fees and abandoned vehicle fees, to allow fee waiver request to be managed efficiently by Community Safety.
Policy	Not applicable.
Date adopted	7 September 2007

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Adoption references	CJ186-09/07
Last reviewed	28 May 2024

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Delegation	**1.1.24 WRITE OFF OF MONIES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.6.12 Power to defer, grant discounts, waive or write off debts.
Function	Authority to write off monies.
Delegates	Chief Executive Officer (00001)
Conditions	Subject to: a. individual debtor amounts to $20,000 at time of write-off; b. a report being provided to the Audit and Risk Committee on a six monthly basis on the exercise of this delegation.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Rating Services (00079) Director Corporate Services (00063) Manager Community Development and Library Services (00390) Manager Financial Services (00075)
Subdelegate conditions	Additional sub-delegation conditions: **1. Director Corporate Services (00063).** Not applicable. **2. Manager Financial Services (00075).** Individual debtor amounts to $5,000 at time of write-off. **3. Manager Community Development and Library Services (00390).** Individual debtor amounts to $500 at time of write-off. **4. Coordinator Rating Services (00079).** Individual debtor amounts to $100 at time of write-off.
Policy	Not applicable.
Date adopted	15 March 1999
Adoption references	CJ78-03/99
Last reviewed	28 May 2024

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Delegation	**1.1.25 CONTROL RESERVES AND CERTAIN UNVESTED FACILITIES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.53(3) Control of certain unvested facilities. s.3.54(1) Reserves under control of local government.
Function	1. Authority to agree to the method for control and management of an unvested facility which is partially within two (2) or more local government districts [s. 3.53(3)]. 2. Authority to do anything for the purpose of controlling and managing land under the control and management of the City of Joondalup that the City could do under s. 5 of the Parks and Reserves Act 1895 [s. 3.54(1)].
Delegates	Chief Executive Officer (00001)
Conditions	1. Limited to matters where the financial implications do not exceed a relevant and current budget allocation and which do not create a financial liability in future budgets.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.26 OBSTRUCTION OF FOOTPATHS AND THOROUGHFARES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.5(2) Interfering with, or taking from, local government land. r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a). r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b). r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2).
Function	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials [ULP r.5(2)]. 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. [ULP r. 6(2) and (4)]. 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare [ULP r.7A]. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [ULP r.7].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Policy	Not applicable.

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Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.27 CROSSING - CONSTRUCTION, REPAIR AND REMOVAL**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2). r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3).
Function	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare servicing land [ULP r.12(1)]. 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government [ULP r.12(1) (a)].| 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [ULP r.13(1)]. 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [ULP r.13(2)].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.28 PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.17 Private works on, over, or under public places - Sch. 9.1.
Function	1. Authority to grant permission or refuse permission to construct a specified thing, on over, or under a specified public thoroughfare or public place that is local government property [ULP r. 17(3)]. 2. Authority to impose conditions on permission including those prescribed in r.17(5) and (6) [ULP r.17(5)].
Delegates	Chief Executive Officer (00001)
Conditions	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Subdelegates	Director Infrastructure Services (00184) Manager Engineering Services (00186)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.29 GIVE NOTICE TO PREVENT DAMAGE TO LOCAL GOVERNMENT PROPERTY FROM WIND EROSION AND SAND DRIFT**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*Local Government (Uniform Local Provisions) 1996*: r.21(1) Wind erosion and sand drifts – Sch.9.1 cl.12.
Function	1. Authority to give notice to a landowner or occupier if it is considered that clearing the owner or occupier's land may cause local government land with a common boundary, to be adversely affected by wind erosion or sand drift [ULP r. 21(1)].
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Subdelegates	Director Infrastructure Services (00184)
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**1.1.30 DECLARE VEHICLE IS ABANDONED VEHICLE WRECK**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers orduties to the CEO. s.5.43 Limitations on delegations tothe CEO.
Express power or duty delegated	*Local Government Act 1995*: s.3.40A(4) Abandoned vehicle wreck may be taken.
Function	1. Authority to Declare that an impounded vehicle is an abandoned vehicle wreck [s.3.40A (4)]. Note: An abandoned vehicle wreck is as defined by [s.3.40A(4)] and up to a value that has been calculated in accordance with regulation 29A of the *Local Government (Function and General) Regulations 1996*.)
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Local Government Act 1995*: s. 5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Coordinator Business Support (01656) Coordinator Community Safety Systems and Compliance (00948) Coordinator Field Services (00607) Manager Community Safety (00912)
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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1.2 CEO TO OFFICERS

Delegation	**1.2.1 ACKNOWLEDGE RECEIPT OF PRIMARY AND ANNUAL RETURNS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.544 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s.5.77 Acknowledging receipts of returns.
Function	To provide written acknowledgement of the receipt of Primary and Annual Returns in accordance with section 5.77 of the *Local Government Act 1995*.
Delegates	Director Governance and Strategy (00648) Manager Governance (00010)
Conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2013
Adoption references	CJ094-06/13
Last reviewed	28 May 2024

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Delegation	**1.2.2 APPOINTMENT OF AUTHORISED PERSONS**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s. 3.24 Authorising persons under this Subdivision. s. 9.10 Appointment of authorised persons. *Local Government Legislation Amendment Act 2019*: s.9.10 Appointment of authorised persons.
Function	1. Authority to appoint persons or classes of persons as authorised persons [s.9.10(2)] for the purpose of fulfilling functions of an authorised person prescribed in the following legislation inclusive of subsidiary legislation made under each Act and Regulations: a. *Local Government Act 1995* and its subsidiary legislation, including Local Government Act Regulations, the *Local Government (Miscellaneous Provisions) Act 1960* and Local Laws made under the Local Government Act; b. *Caravan Parks and Camping Grounds Act 1995*; c. *Cat Act 2011*; d. *Cemeteries Act 1986*; e. *Control of Vehicles (Off-road Areas) Act 1978*; f. *Dog Act 1976*; g. *Graffiti Vandalism Act 2016* –refer s. 15; and h. any other legislation prescribed for the purposes of s.9.10 of the Local Government Act 1995. 2. To appoint and authorise persons to exercise the powers and duties of an authorised person under the City's local laws.
Delegates	Manager Leisure and Cultural Services (00159)
Conditions	**Manager Leisure and Cultural Services (00159):** 1. Authority extended to appoint members of a Surf Life Saving Club as authorised persons for the purposes of clause 5.3 of the *City of Joondalup Local Government and Public Property Local Law 2014* (patrol, close beaches). 2. A register of Authorised Persons is to be maintained as a local government record.
Policy	Not applicable.
Date adopted	28 June 2011
Adoption references	CJ107-06/11
Last reviewed	28 May 2024

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Delegation	**1.2.3 INFRINGEMENTS - EXTENSION OF TIME TO PAY AND WITHDRAWAL OF NOTICES**
Head of power	PART 1. LOCAL GOVERNMENT ACT 1995
Delegator	Chief Executive Officer (00001)
Express power to delegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Express power or duty delegated	*Local Government Act 1995*: s. 9.19 Extension of time. s. 9.20 Withdrawal of notice.
Function	Authority to extend the period within which a modified penalty may be paid or withdraw an infringement notice.
Delegates	Compliance Support Officer (00902) Coordinator Community Safety Systems and Compliance (00948) Coordinator Field Services (00607) Director Planning and Community Development (00105) Manager Community Safety (00912)
Conditions	Nil.
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	18 April 2018
Adoption references	INT18/15225
Last reviewed	28 May 2024

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PART 2. DELEGATIONS TO COMMITTEES

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Delegation	**2.0 DELEGATIONS TO COMMITTEES**
Head of power	PART 2. DELEGATIONS TO COMMITTEES
Delegator	Council
Express power or duty delegated	No delegations to committees have been approved by Council at this time.
Delegates	Committee
Conditions	Nil
Statutory framework	Nil.
Policy	Not applicable.
Date adopted	3 November 2017
Adoption references	JSC03-11/17; CJ078-06/19.
Last reviewed	28 May 2024

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PART 3. DELEGATIONS UNDER OTHER LEGISLATION

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3.1 – BULDING ACT 2011

Delegation	**3.1.1 AUTHORISED PERSONS UNDER THE BUILDING ACT 2011**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 201*1: s.127(1) & (3) Delegation: special permit authorities and local government
Express power or duty delegated	*Building Act 2011*: s. 96 (3) Authorised persons s. 99 (3) Limitations on power of authorised person
Function	Authority to appoint authorised persons and/or revoke appointment of authorised persons for the purposes of the *Building Act 2011* and *Building Regulations 2012* in relation to buildings and incidental structures located, or proposed to be located in the City's district.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.2 BUILDING ACT 2011 - ISSUING CERTIFICATES OF BUILDING COMPLIANCE AND DESIGN COMPLIANCE**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: Part 2 Division 2 Applications for building or demolition permits. Part 4 Division 1 Occupancy permits. Part 4 Division 2 Kinds of applications for occupancy permits and building approval certificates. Part 4 Division 3 Making and dealing with applications for occupancy permits and building approval certificates.
Function	Authority to issue certificates of building compliance and design compliance.
Delegates	Assistant Building Surveyor (00154) Assistant Building Surveyor (00615) Assistant Building Surveyor (01068) Building Surveyor (00150) Building Surveyor (00151) Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Conditions	Subject to meeting the qualification requirements in accordance with *Building Services (Registration) Regulations 2011*.
Statutory framework	*Building Services (Registration) Regulations 2011*.
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.3 BUILDING ACT 2011 - GRANTING BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 20 Grant of building permit. s. 21 Grant of demolition permit. s. 58 Grant of occupancy permit, building approval certificate.
Function	Authority to administratively grant building and demolition permits, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Restricted to administratively granting certificates and permits that have the relevant certifications of building compliance, construction compliance and/or design compliance, as certified and issued by a person meeting the qualification requirements of the *Building Services (Registration) Regulations 2011.*
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Administration Officer (00110) Administration Officer (00131) Administration Officer (00132) Administration Officer (00133) Assistant Building Surveyor (00154) Assistant Building Surveyor (00615) Assistant Building Surveyor (01068) Building Surveyor (00150) Building Surveyor (00151) Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.4 BUILDING ACT 2011 - REFUSING AND CANCELLING BUILDING AND DEMOLITION PERMIT APPLICATIONS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 24 Notice of decision not to grant building or demolition permit. s. 60 Notice of decision not to grant occupancy permit or grant building approval certificate.
Function	Authority to refuse and cancel building and demolition permit applications, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12
Last reviewed	28 May 2024

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Delegation	**3.1.5 BUILDING ACT 2011 - EXTENDING THE DURATION OF BUILDING AND DEMOLITION PERMITS, BUILDING APPROVAL CERTIFICATES AND OCCUPANCY PERMITS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s. 32 Duration of building or demolition permit. s. 65 Extension of period of duration.
Function	Authority to extend the duration of building and demolition permits, building approval certificates and occupancy permits.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Building Approvals (00113) Director Planning and Community Development (00105) Manager Regulatory Services (01093) Senior Building Surveyor (00148) Senior Building Surveyor (00153)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	28 June 2022
Adoption references	CJ092-06/22
Last reviewed	28 May 2024

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Delegation	**3.1.6 BUILDING ACT 2011 - BUILDING ORDERS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: Part 8 Division 5 Building orders. s. 133 Prosecutions.
Function	1. Authority to make Building Orders in relation to: a. Building work. b. Demolition work. c. An existing building or incidental structure {s.110(1)]. 2. Authority to give notice of a proposed building order and consider submissions received in response and determine actions [s.111(1)(c)]. 3. Authority to revoke a building order {s.117]. 4. If there is non-compliance with a building order, authority to cause an authorised person to: a. take any action specified in the order; or b. commence or complete any work specified in the order; or c. if any specified action was required by the order to cease, to take such steps as are reasonable to cause the action to cease [s.118(2)]. 5. Authority to take court action to recovery as a debt, reasonable costs and expense incurred in doing anything in regard to non-compliance with a building order [.118(3)] 6. Authority to initiate a prosecution pursuant to section 133(1) for non-compliance with a building order made pursuant to section 110 of the Building Act 2011.
Delegates	Chief Executive Officer (00001)
Conditions	Functions 4, 5 and 6 require the written authorisation of the Director Planning and Community Development.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Coordinator Compliance and Regulatory Performance (01094) Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Policy	Not applicable.
Date adopted	20 March 2012
Adoption references	CJ027-03/12

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Last reviewed	28 May 2024

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Delegation	**3.1.7 BUILDING ACT 2011 - INSPECTION AND COPIES OF BUILDING RECORDS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Act 2011*: s.131(2) Inspection, copies of building records.
Function	Authority to determine an application from an interested person to inspect a building record and to provide the interested person a copy of a building record.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)
Subdelegates	Administration Officer (00110) Administration Officer (00131) Administration Officer (00132) Administration Officer (00133) Coordinator Building Approvals (00113)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**3.1.8 BUILDING ACT 2011 - PRIVATE POOL BARRIER ALTERNATIVE AND PERFORMANCE SOLUTIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Regulations 2012*: r.51 Approvals by permit authority.
Function	1. Authority to approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children as effectively as if there were compliant with AS 1926.1 [r.51(2)]. 2. Authority to approve a door for the purposes of compliance with AS 1926.1, where a fence or barrier would cause significant structural or other problem which is beyond the control of the owner / occupier or the pool is totally enclosed by a building or a fence or barrier between the building and pool would create a significant access problem for a person with a disability [r.51(3)]. 3. Authority to approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirements [r.51(5)].
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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Delegation	**3.1.9 BUILDING ACT 2011 - SMOKE ALARMS ALTERNATIVE SOLUTIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Building Act 2011*: s.127(1) & (3) Delegation: special permit authorities and local government.
Express power or duty delegated	*Building Regulations 2012*: r.55 Terms Used (alternative building solution approval). r.61 Local Government approval of battery powered smoke alarms.
Function	1. Authority to approve alternative building solutions which meet the performance requirements of the Building Code relating to fire detection and early warning [r.55]. 2. Authority to approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval [r.61].
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO).
Subdelegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	27 June 2023
Adoption references	CJ096-06/23
Last reviewed	28 May 2024

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3.2 – BUSH FIRES ACT 1954

Delegation	**3.2.1 BUSH FIRES ACT 1954 - FUNCTIONS OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Bush Fires Act 1954*: s.48 Delegation by local government.
Express power or duty delegated	*Bush Fires Act 1954*
Function	Authority to perform the functions of the local government under the *Bush Fires Act 1954*.
Delegates	Chief Executive Officer (00001)
Express power to subdelegate	Nil. - Sub-delegation is prohibited by s.48(3)
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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3.3 – CAT ACT 2011

Delegation	**3.3.1 CAT ACT 2011 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Cat Act 2011*: s.44 Delegation by local government.
Express power or duty delegated	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Cat Act 2011*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil
Express power to subdelegate	*Cat Act 2011*: s.45 Delegation by CEO of local government.
Subdelegates	Director Planning and Community Development (00105) Manager Community Safety (00912)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	25 June 2013
Adoption references	CJ102-06/13
Last reviewed	28 May 2024

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3.4 - DOG ACT 1976

Delegation	**3.4.1 DOG ACT 1976 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Dog Act 1976*: s.10AA Delegation of local government powers and duties.
Express power or duty delegated	*Dog Act 1976*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Dog Act 1976* including the authority to delegate the powers and duties of a local government to other persons.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.4.2 DOG ACT 1976 - DANGEROUS DOG DECLARED OR SEIZED - DEAL WITH OBJECTION AND DETERMINE WHEN TO REVOKE**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	Dog Act 1976: s.10AA Delegation of local government powers and duties.
Express power or duty delegated	*Dog Act 1976:* s.33F(6) Owners to be notified of making of declaration. s.33G(4) Seizure and destruction. s.33H(1), (2) (4) and (5) Local government may revoke declaration or proposal to destroy.
Function	1. Authority to consider and determine to either dismiss or uphold an objection to the declaration of a dangerous dog [s.33F(6)]. 2. Authority to consider and determine to either dismiss or uphold an objection to seizure of a dangerous dog [s.33G(4)]. 3. Authority to revoke a declaration of a dangerous dog or revoke notice proposing to cause a dog to be destroyed, only where satisfied that the dog can be kept without likelihood of any contravention of this Act [s.33H(1)] i. Authority to, before dealing with an application to revoke a declaration or notice, require the owner of the dog to attend with the dog a course in behaviour and training or otherwise demonstrate a change in the behaviour of the dog [s.33H(2)].
Delegates	Chief Executive Officer (00001)
Conditions	a. The Chief Executive Officer permitted to sub-delegate to employees [s.10AA(3)].
Express power to subdelegate	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties.
Subdelegates	Coordinator Field Services (00607) Manager Community Safety (00912)
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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3.5 – FOOD ACT 2008

Delegation	**3.5.1 FOOD ACT 2008 - FUNCTIONS OF AN ENFORCEMENT AGENCY**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008*: s.118 Functions of enforcement agencies and delegation. (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008* *Food Regulations 2009*
Function	Authority to exercise the powers or discharge the duties of the local government, as an enforcement agency under the *Food Act 2008*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.5.2 FOOD ACT 2008 - DETERMINE COMPENSATION**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008:* s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.56(2) Compensation to be paid in certain circumstances. s.70(2) and (3) Compensation.
Function	1. Authority to determine applications for compensation in relation to any item seized, if no contravention has been committed and the item cannot be returned [s.56(2)]. 2. Authority to determine an application for compensation from a person on whom a prohibition notice has been served and who has suffered loss as the result of the making of the order and who considers that there were insufficient grounds for making the order [s.70(2) and (3)].
Delegates	Director Planning and Community Development (00105) Manager Regulatory Services (01093)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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Delegation	**3.5.3 FOOD ACT 2008 - PROHIBITION ORDERS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008*: s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.65(1) Prohibition orders. s.66 Certificate of clearance to be given in certain circumstances. s.67(4) Request for re-inspection.
Function	1. Authority to serve a prohibition order on the proprietor of a food business in accordance with s.65 of the *Food Act 2008* [s.65(1)]. 2. Authority to give a certificate of clearance, where inspection demonstrates compliance with a prohibition order and any relevant improvement notices [s.66]. 3. Authority to give written notice to proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection [s.67(4)].
Delegates	Environmental Health Officer (01152, 00135, 00136, 00137, 00138, 00139, 00140, 00142, 00143) Principal Environmental Health Officer (00114) Senior Environmental Health Officer (00134, 00608)
Conditions	1. In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

DRAFT

Delegation	**3.5.4 FOOD ACT 2008 - FOOD BUSINESS REGISTRATIONS**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act 2008:* s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.110(1) and (5) Registration of food business s.112 Variation of conditions or cancellation of registration of food businesses
Function	1. Authority to consider applications and determine registration of a food business and grant the application with or without conditions or refuse the registration [s.110(1) and (5)]. 2. Authority to vary the conditions or cancel the registration of a food business [s.112].
Delegates	Principal Environmental Health Officer (00114) Senior Environmental Health Officer (00134, 00608)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, including but not limited to: • *Food Act 2008* Regulatory Guideline No.1 Introduction of Regulatory Food Safety Auditing in WA; • *Food Unit Fact Sheet 8 – Guide to Regulatory Guideline No.1;* • WA Priority Classification System; • Verification of Food Safety Program Guideline.
Policy	Not applicable.
Date adopted	28 May 2024
Adoption references	CJ118-06/24
Last reviewed	28 May 2024

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Delegation	**3.5.5 FOOD ACT 2008 - DEBT RECOVERY AND PROSECUTION [DRAFT]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Food Act2008:* s.118 Functions of enforcement agencies and delegation: (2)(b) Enforcement agency may delegate a function conferred on it. (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120]. (4) Sub-delegation permissible only if expressly provided in regulations.
Express power or duty delegated	*Food Act 2008:* s.54 Cost of destruction or disposal of forfeited item s.125 Institution of proceedings
Function	Authority to recover costs incurred in connection with the lawful destruction or disposal of an item (seized) including any storage costs [s.54(1)] and the costs of any subsequent proceedings in a court of competent jurisdiction [s.54(3)]. 2. Authority to institute proceedings for an offence under the *Food Act 2008* [s.125].
Delegates	Director Planning and Community Development (00105)
Conditions	In accordance with s. 118(3) (b), this delegation is subject to relevant *Department of Health CEO Guidelines*, as amended from time to time.
Policy	Not applicable.

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3.6 – GRAFFITI VANDALISM ACT 2016

Delegation	**3.6.1 GRAFFITI VANDALISM ACT 2016 - POWERS AND DUTIES OF A LOCAL GOVERNMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Graffiti Vandalism Act 2016*: s.16 Delegation by local government.
Express power or duty delegated	*Graffiti Vandalism Act 2016*
Function	Authority to exercise the powers or discharge the duties of the local government under the *Graffiti Vandalism Act 2016* including the authority to delegate the powers and duties of a local government to other persons.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Graffiti Vandalism Act 2016*: s.17 Delegation by CEO of local government.
Subdelegates	Manager Community Safety (00912)
Subdelegate conditions	Nil.
Statutory framework	Section 16 and 17 of the *Graffiti Vandalism Act 2016*.
Policy	Not applicable.
Date adopted	15 November 2016
Adoption references	CJ192-11/16
Last reviewed	28 May 2024

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3.7 – PLANNING AND DEVELOPMENT ACT 2005

Delegation	**3.7.1 LOCAL PLANNING SCHEME NO. 3 - DELEGATIONS - GENERAL [DRAFT]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development (Local Planning Schemes) Regulations 2015*: Schedule 2 Deemed provisions for local planning schemes. Clause 82 Delegations by local government.
Function	Authority to make determinations and decisions under Part 7, Part 8, Part 9 and Part 9A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Delegates	Chief Executive Officer (00001)
Conditions	1. Authority to make determinations and decisions under Part 7, Part 8, Part 9 and Part 9A of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations* with the exception of the following applications for development approval which shall be presented to Council for determination: a. More than five (5) 'grouped dwellings'; and b. 'Multiple dwellings'; and c. A class of use or any associated ancillary or incidental development (other than a 'grouped dwelling' or 'multiple dwelling') provided: i. The amount of car parking provided is less than the standards and requirements set out in the Scheme, any applicable local planning policy, local structure plan or local development plan by more than 20% or the shortfall in car parking is increasing from that previously approved; ii. The amount of landscaping provided for the site varies the standards and requirements set out in the Scheme any applicable local planning policy, local structure plan or local development plan by more than 20% of the requirement or the shortfall in landscaping is increasing from that previously approved; and iii. Where the development does not comply with the coastal building area height in the Commercial, Mixed Use and Service Commercial Zone Local Planning Policy. 2. The Chief Executive Officer is to cause a report of the exercise of powers and functions to be prepared and presented to each ordinary meeting of Council.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees. *Planning and Development (Local Planning Schemes) Regulations 2015.* c.83 CEO may delegate power to any employee of the local government.

Subdelegates	Coordinator Planning Approvals (00112) Coordinator Urban Design and Policy (00111) Director Planning and Community Development (00105) Manager Planning Services (00108) Manager Regulatory Services (01093) Principal Urban Planner (01313) Senior Urban Planner (00115) Senior Urban Planner (00122) Senior Urban Planner (00125) Senior Urban Planner (00511) Senior Urban Planner (00609) Senior Urban Planner (00778) Senior Urban Planner (01479) Senior Urban Planner (01674)
Subdelegate conditions	1. **The following may be determined by a Senior Urban Planner (00122, 00115, 00125, 00609, 00778, 01479, 00511, 01740, 01674):** a. Approval of an application for development approval for a single house, up to five (5) 'grouped dwellings', or any associated ancillary or incidental development to a 'single house', 'grouped dwelling' or 'multiple dwelling' where: i. A maximum of three (3) objections raising valid planning considerations relevant to the application are received. Objections relating to elements of the proposal which meet the relevant deemed-to-comply requirements and/or development standards; are not considered valid planning considerations; and ii. The application is not required to be considered by the Joondalup Design Reference Panel; and iii. In the case of applications for development approval that require a Bushfire Attack Level assessment in accordance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)* the development: a. has a Bushfire Attack Level of less than 40; and b. where the Bushfire Attack Level is 12.5, 19, or 29: i. is not a vulnerable land use as defined under SPP 3.7; and ii. complies with clause 6.5 of SPP3.7; and iv. The deemed-to-comply requirements or element objectives of *Residential Design Codes* and/or replacement deemed-to-comply requirements of relevant Local Planning Policy have been satisfied (where applicable), and the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan or local development plan and all other applicable local planning policies; or v. In the case of applications for development approval where the development does not meet the deemed-to-comply requirements of the Residential Design Codes or the requirements of any applicable standards or requirements of the Scheme, any applicable structure plan, local development plan or local planning policy provided: a. The design principles of the Residential Design Codes and relevant objectives of any Local Planning Policy (where applicable) have been satisfied; b. the setbacks of any garage, carport or hardstand car parking area are not less than those specified under the deemed-to-comply requirements of the Residential Design Codes, or any applicable structure plan, activity centre plan, local development plan or local planning policy by more than 3.0 metres; c. any outbuilding is not in the primary or secondary street setback area stipulated in Table 1 of the *Residential Design Codes*, or any applicable structure plan, local development plan or local planning policy, unless the outbuilding is a detached garage; d. the height and/or length of boundary wall(s) does not exceed the

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	amounts set out in the deemed-to-comply requirements of the Residential Design Codes or any applicable structure plan, local development plan or local planning policy by more than 25% of those requirements, and where there are boundary walls to no more than two (2) separate boundaries and are located behind the street setback line. Where the application is for all grouped dwellings on a parent lot, boundary walls to internal lot boundaries will not be included in the two wall calculation; e. the height of the proposed fill or retaining wall within the primary street setback area does not exceed 1.2 metres above natural ground level; and f. the height of non visually permeable fencing within the primary street setback area on average does not exceed 1.5 metres above natural ground level; and b. the approval of an application for development approval for the purposes of a class of use (other than a grouped or multiple dwelling), or any associated, ancillary or incidental development where: i. a maximum of three (3) objections raising relevant planning considerations relevant to the application have been received; and ii. the application is not required to be considered by the Joondalup Design Review Panel; and iii. the development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies. iv. the shortfall in car parking is not increasing from that previously approved. c. Applications for signage. 2. **The following applications may be determined by a Principal Urban Planner (01313), Coordinator Planning Approvals (00112) or Coordinator Urban Design and Policy (00111):** a. All applications referred to in 1. above. b. The approval of any application for development approval for a 'single house', or up to five (5) 'grouped dwellings' or any associated, ancillary or incidental development where a maximum of up to six (6) objections raising relevant planning considerations relevant to the application are received. Objections relating to elements of the proposal that meet the deemed-to-comply or relevant development standards are not considered relevant planning considerations. c. The approval of any application for development approval for the purposes of a class of use or signage (other than a grouped or multiple dwelling), or any associated, ancillary or incidental development where: i. A maximum of up to (6) objections raising relevant planning considerations relevant to the application are received; and ii. The application was not required to be considered by the Joondalup Design Review Panel; and iii. The development satisfies any applicable standards and requirements of the Scheme, any applicable structure plan, local development plan and all applicable local planning policies iv. The shortfall in car parking is not increasing from that previously approved.
Policy	Not applicable.

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Delegation	**3.7.2 PLANNING AND DEVELOPMENT ACT 2005 - POWER AS TO ILLEGAL DEVELOPMENT**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development Act 2005*: Section 214(2), (3) and (5).
Function	Authority to exercise all the powers and functions of the local government under sections 214 (2), (3) and (5) of the *Planning and Development Act 2005*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 October 2014
Adoption references	CJ180-10/14
Last reviewed	28 May 2024

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Delegation	**3.7.3 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 - DETERMINE DEVELOPMENT APPLICATIONS FOR 'UNLISTED USE (BICYCLE HIRE)' [PUBLISHED, BUT MARKED FOR REMOVAL]**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s. 5.42 (1) (b) Delegation of some powers and duties to CEO.
Express power or duty delegated	*Planning and Development (Local Planning Schemes) Regulations 2015*: Schedule 2 Deemed provisions for local planning schemes. Clause 82 Delegations by local government.
Function	Authority to determine development applications for 'Unlisted Use (Bicycle Hire)'.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Planning and Community Development (00105) Manager Planning Services (00108)
Subdelegate conditions	Nil.
Policy	Not applicable.
Date adopted	20 September 2016
Adoption references	CJ135-09/16
Last reviewed	28 May 2024

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3.8 – PUBLIC HEALTH ACT 2016

Delegation	**3.8.1 PUBLIC HEALTH ACT 2016 - FUNCTIONS OF AN ENFORCEMENT AGENCY**
Head of power	PART 3. DELEGATIONS UNDER OTHER LEGISLATION
Delegator	Council
Express power to delegate	*Public Health Act 2016*: s.21 Enforcement agency may delegate.
Express power or duty delegated	*Public Health Act 2016*
Function	Authority to exercise all of the powers and duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*.
Delegates	Chief Executive Officer (00001)
Conditions	Nil.
Policy	Not applicable.
Date adopted	21 February 2017
Adoption references	CJ012-02/17
Last reviewed	28 May 2024

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PART 4. CITY OF JOONDALUP LOCAL LAWS

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4.1 – CITY OF JOONDALUP PARKING LOCAL LAW 2023

Delegation	**4.1.1 AMENDMENTS TO THE PARKING SCHEMES [DRAFT]**
Head of power	PART 4. CITY OF JOONDALUP LOCAL LAWS
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO. s.5.43 Limitations on delegations to the CEO.
Express power or duty delegated	*City of Joondalup Parking Local Law 2023.*
Function	Authority to approve and implement amendments to parking schemes adopted by Council in relation to: • time limits, conditions and prohibitions in streets and parking stations; • the designation of visitor and authorised vehicle parking.
Delegates	Chief Executive Officer (00001)
Conditions	Authority to be exercised consistently with the provisions of the *City of Joondalup Parking Local Law 2023.*
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees.
Subdelegates	Director Planning and Community Development (00105) Manager Community Safety (00912)
Subdelegate conditions	Nil.
Policy	*Parking Schemes Council Policy*.

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CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
Payments						
EF127236	14/03/2025	154 HIGH ST UNIT TRUST (FAJ BOOKKEEPING)				1,320.00
			10056180 - EXT AUDIT SERVICES		1,320.00	
EF127349	14/03/2025	365 SOLUTIONS CONSULTING PTY. LTD.				22,000.00
			374 - EXTERNAL SUPPORT FOR RISAMS		22,000.00	
EF127094	6/03/2025	A BLANCK CANVAS PTY. LTD.				22,106.70
			INV-923 - DRAGONS AT HILLARYS		22,106.70	
EF127160	14/03/2025	A BLANCK CANVAS PTY. LTD.				75,900.00
			INV-901 - DRAGONS AT HILLARYS		75,900.00	
EF127520	31/03/2025	A BLANCK CANVAS PTY. LTD.				50,600.00
			INV-928 - DRAGONS AT HILLARYS		37,950.00	
			INV-930 - DRAGONS AT HILLARYS		12,650.00	
EF127568	31/03/2025	AARON CLARINGBOLD				3,275.00
			345 - PHOTOGRAPHY COSTS FOR 2025 BILLBOARD		850.00	
			347 - JOONDALUP FESTIVAL 2025		2,425.00	
EF127795	31/03/2025	ABC BLINDS & CURTAINS				3,400.00
			774538 - COJ BLINDS TO HR		3,400.00	
EF127201	14/03/2025	ACCESS ICON PTY LTD (CASCADA GROUP)				10,018.80
			22057 - GIBSON PARK		999.90	
			22231 - GRATED COVER RAISED/FLUSH 25MM WITH LOCK	02722	9,018.90	
EF127146	14/03/2025	ACTION GLASS & ALUMINIUM				927.30
			67099 - WHITFORDS LIBRARY		927.30	
EF127507	31/03/2025	ACTION GLASS & ALUMINIUM				1,980.99
			67777 - PADBURY COMMUNITY HALL		668.80	
			67807 - BRAMSTON PARK CLUBROOMS		922.24	
			68185 - DUNCRAIG COMMUNITY HALL		389.95	
EF127456	31/03/2025	ADRIAN HILL				4,879.67
			ALLOW-DM-MAR 2025 - DEPUTY MAYOR ALLOWANCE - MARCH 2025		2,023.17	
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127155	14/03/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD				1,248.81
			2945890 - PARTS & REPAIR		1,248.81	
EF127110	14/03/2025	AITPM				1,424.50
			AITPM-1979 - AITPM LOCAL GOVERNMENT RENEWAL		1,424.50	
EF127794	31/03/2025	AKA SEATING SYSTEMS PTY LTD T/AS AKA EVENTS HIRE				1,375.00
			10651 - WEIGHTS FOR ARTIST FRAMES FOR SPRAY IT		1,375.00	
EF127808	31/03/2025	ALBERT JACOB				13,619.20
			ALLOW-MAYOR-MAR 2025 - MAYORAL ALLOWANCE - MARCH 2025		8,092.92	
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		4,222.08	
			FEB-25 - ADVOCACY VISIT - CANBERRA & SYDNEY		-62.25	
			MAR 25 - EXPENSE REIMBURSEMENT - MARCH 2025		210.00	
			MARCH 2025 - MAYOR'S VEHICLE CONTRIBUTION MARCH 2025		-60.55	
			MARCH 25 - EXPENSE REIMBURSEMENT - MARCH 2025		257.00	
			PJ00118_20/03/25 - CASH ADVANCE FOR 25-30/6/25		960.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127158	14/03/2025	ALCHEMY SAUNAS PTY LTD				2,640.00
			INV-0596 - MONTHLY HIRE OF OUTDOOR SAUNAS		2,640.00	
EF127392	14/03/2025	ALINTA				498.80
			029003046 18/02/25 - ELLERSDALE AVE WARWICK		21.75	
			113000585 06/03/25 - WARWICK RD 26/11-28/2/25		283.75	
			329000984 04/03/25 - MARINA BOULEVARD 22/11-26/2/25		69.35	
			932822860 07/03/25 - DORCHESTER HALL 27/11-4/3/25		57.55	
			937000265 17/03/25 - ROB BADDOCK HALL		48.85	
			962002342 04/03/25 - PENISTONE ST 28/1-27/2/25		17.55	
EF127793	31/03/2025	ALINTA				629.25
			029003046 04/03/25 - ELLERSDALE AVE WARWICK		14.05	
			171002585 12/03/25 - MARRI PARK CHANGE ROOMS 02/12/24- 11/03/25		46.45	
			200001470 12/03/25 - GUY DANIELS		73.90	
			214002367 12/02/25 - TRAPPERS DRIVE 5/11-7/2/25		281.95	
			454997947 12/03/25 - HEATHRIDGE COMMUNITY CENTRE		46.30	
			642498400 20/3/25 - COJ ADMIN 28/01/2025-27/02/2025,		14.05	
			721001796 12/03/25 - EMERALD PARK		62.05	
			803001185 11/03/25 - CALECTASIA HALL 29/11/24-05/03/25		45.00	
			870000300 13/03/25 - ADMIRAL GROVE 3/12-10/3/25		45.50	
EF127149	14/03/2025	ALL FENCE U RENT PTY LTD				24,395.69
			5294 - COJ - VALENTINES CONCERT		24,395.69	
EF127510	31/03/2025	ALL FENCE U RENT PTY LTD				6,828.58
			4480 - NEIL HAWKINS PARK		440.00	
			4480 - NEIL HAWKINS PARK	VP324286	470.25	
			5674 - JOONDALUP FESTIVAL		379.50	
			5776 - FENCING FOR THE CUBE		4,900.83	
			5934 - PADBURY HALL		638.00	
EF127162	14/03/2025	ALL FLAGS AND SIGNS PTY LTD				776.60
			96780 - INDIGENOUS FLAG 1800MM X 900MM WOVEN POL		776.60	
EF127150	14/03/2025	ALS LIBRARY SERVICES PTY LTD				5,067.99
			117598 - SUPPLY OF LIBRARY PROFILED TITLES		163.42	
			117599 - SUPPLY OF LIBRARY PROFILED TITLES		94.40	
			117600 - SUPPLY OF LIBRARY PROFILED TITLES		197.49	
			117601 - SUPPLY OF LIBRARY PROFILED TITLES		49.69	
			117602 - SUPPLY OF LIBRARY PROFILED TITLES		321.47	
			117603 - SUPPLY OF LIBRARY PROFILED TITLES		36.00	
			117604 - SUPPLY OF LIBRARY PROFILED TITLES		101.83	
			117605 - SUPPLY OF LIBRARY PROFILED TITLES		35.49	
			117606 - SUPPLY OF LIBRARY PROFILED TITLES		124.21	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			117607 - SUPPLY OF LIBRARY PROFILED TITLES		28.39	
			117608 - SUPPLY OF LIBRARY PROFILED TITLES		21.29	
			118033 - PROFILED LIBRARY STOCK		237.81	
			118034 - DISCRETIONARY TITLES AS SELECTED		58.89	
			118035 - DISCRETIONARY TITLES AS SELECTED		24.84	
			118036 - REFERENCE MATERIALS AS SELECTED		39.04	
			118037 - PROFILED LIBRARY STOCK		41.17	
			118038 - PROFILED LIBRARY STOCK		299.37	
			118039 - PROFILED LIBRARY STOCK		106.48	
			118040 - PROFILED LIBRARY STOCK		40.24	
			118041 - PROFILED LIBRARY STOCK		44.00	
			118042 - PROFILED LIBRARY STOCK		24.84	
			118043 - PROFILED LIBRARY STOCK		139.61	
			118044 - PROFILED LIBRARY STOCK		28.39	
			118045 - PROFILED LIBRARY STOCK		82.37	
			118046 - PROFILED LIBRARY STOCK		137.71	
			118047 - PROFILED LIBRARY STOCK		46.85	
			118048 - PROFILED LIBRARY STOCK		80.54	
			118049 - PROFILED LIBRARY STOCK		24.48	
			118050 - PROFILED LIBRARY STOCK		113.58	
			118051 - PROFILED LIBRARY STOCK		28.39	
			118052 - PROFILED LIBRARY STOCK		31.83	
			118217 - PROFILED LIBRARY STOCK		103.64	
			118218 - DISCRETIONARY TITLE SELECTION		63.05	
			118219 - PROFILED LIBRARY STOCK		56.79	
			118220 - REFERENCE MATERIALS AS SELECTED		88.74	
			118221 - PROFILED LIBRARY STOCK		115.68	
			118222 - PROFILED LIBRARY STOCK		125.63	
			118223 - PROFILED LIBRARY STOCK		173.92	
			118224 - PROFILED LIBRARY STOCK		56.79	
			118225 - PROFILED LIBRARY STOCK		21.29	
			118226 - PROFILED LIBRARY STOCK		170.35	
			118227 - DISCRETIONARY TITLE SELECTION		19.16	
			118228 - PROFILED LIBRARY STOCK		59.62	
			118229 - PROFILED LIBRARY STOCK		48.26	
			118230 - PROFILED LIBRARY STOCK		17.74	
			118231 - PROFILED LIBRARY STOCK		26.26	
			118232 - PROFILED LIBRARY STOCK		74.53	
			118233 - PROFILED LIBRARY STOCK		42.59	
			118480 - PROFILED LIBRARY STOCK		186.57	
			118481 - TITLES AS SELECTED		21.29	
			118482 - PROFILED LIBRARY STOCK		26.97	
			118483 - REFERENCE MATERIALS AS SELECTED		34.62	
			118484 - PROFILED LIBRARY STOCK		207.98	
			118485 - PROFILED LIBRARY STOCK		78.07	
			118486 - PROFILED LIBRARY STOCK		53.95	
			118487 - PROFILED LIBRARY STOCK		73.11	
			118488 - PROFILED LIBRARY STOCK		26.26	
			118489 - PROFILED LIBRARY STOCK		73.83	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			118490 - PROFILED LIBRARY STOCK		26.26	
			118491 - PROFILED LIBRARY STOCK		49.69	
			118492 - PROFILED LIBRARY STOCK		52.52	
			118493 - PROFILED LIBRARY STOCK		24.84	
			118494 - PROFILED LIBRARY STOCK		63.88	
EF127511	31/03/2025	ALS LIBRARY SERVICES PTY LTD				24.84
			116685 - SUPPLY OF LIBRARY PROFILED TITLES		24.84	
EF127156	14/03/2025	ALSCO PTY LIMITED				1,383.04
			CPER2484532 - HYGIENE SERVICES CLC		1,383.04	
EF127518	31/03/2025	ALSCO PTY LIMITED				202.69
			CPER2485346 - COJ WORKS OPERATIONS DEPOT		202.69	
EF127154	14/03/2025	ALYKA PTY LTD				4,262.50
			INV-40080 - SET UP ADVANCED GOOGLE ANALYTICS TRACKIN		4,262.50	
EF127138	14/03/2025	AMANDA BREDENHANN				100.00
			INWE25/13025 - ANIMAL REGISTRATION REFUND		100.00	
EF127157	14/03/2025	AMPOL AUSTRALIA PETROLEUM PTY LTD				63,288.93
			833864 - FUEL IMPORT 04/03/2025		63,288.93	
EF127126	14/03/2025	AMY AND JOHN MASON				236.52
			129371 - RATES REFUND		236.52	
EF127166	14/03/2025	ANDERSON CONSULTING SURVEYORS PTY LTD				1,595.00
			INV-0097 - NATURALISTE PARK - CONTOUR & FEATURE SURVEY		1,595.00	
EF127132	14/03/2025	ANDREW D BANKS				40.50
			BPU14/0494 - BUILDING SERVICES LEVY REFUND		40.50	
EF127127	14/03/2025	ANN AND EUAN MILLER				262.04
			177661 - RATES REFUND		262.04	
EF127466	31/03/2025	ANNA & BRENT AITKEN				470.64
			211091 - RATES REFUND		470.64	
EF127711	31/03/2025	ANNA RICHARDSON				2,200.00
			198 - IAP ARTIST FEE		2,200.00	
EF127165	14/03/2025	APP CORPORATION PTY LIMITED (THE APP GROUP)				85,833.15
			189927 - LOCAL PLANNNING STRATEGY REVIEW - STRATE	02524A	85,833.15	
EF127517	31/03/2025	APPLIANCE SERVICE AGENTS PTY LTD				510.00
			22103 - DUNCRAIG HALL REPAIR OVEN		510.00	
EF127164	14/03/2025	ART GALLERY OF WESTERN AUSTRALIA				210.00
			RI039713 - WORKSHOP, 30 ADULTS, THUR 30 JAN,		210.00	
EF127506	31/03/2025	ASLAB PTY LTD				2,709.96
			26038 - ASPHALT TESTING - SMA (MRWA 730.1; 731.1	02622	1,189.10	
			26039 - ASPHALT TESTING - SMA (MRWA 730.1; 731.1	02622	1,520.86	
EF127145	14/03/2025	ASPHALTECH PTY LTD				80,616.12
			19072 - AC7 7MM GRANITE NOMINAL MIX SIZE - SUPPL	00723	2,576.74	
			19106 - REINSTATEMENT - PAINTED KERB NUMBERS (1-	00723	6,996.95	
			19107 - MERMAID WAY HEATHRIDGE REPAIRS	00723	71,042.43	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127505	31/03/2025	ASPHALTECH PTY LTD				1,460,945.82
			19156 - AC7 7MM GRANITE NOMINAL MIX SIZE - SUPPL	00723	3,793.29	
			19171 - 501 TO 1000M REMOVAL AND DISPOSAL OF KER	00723	131,501.82	
			19172 - LAKESIDE DR - JOONDALUP	00723	349,882.23	
			19174 - 501 TO 1000M REMOVAL AND DISPOSAL OF KER	00723	122,082.95	
			19175 - TEMPORARY RAISED PAVEMENT MARKERS	00723	110,589.43	
			19176 - REINSTATEMENT - PAINTED KERB NUMBERS (11	00723	98,264.72	
			19177 - MOOLANDA BLVD BENBULLEN TO LAGANA ASPHALT	00723	75,861.18	
			19178 - LATERITE SMA8 2% RED OXIDE 50 MARSHALL	00723	58,799.62	
			19179 - LATERITE SMA8 2% RED OXIDE 50 MARSHALL	00723	10,239.07	
			19180 - 251 TO 500M KERB BACKFILL PER ORDER	00723	81,945.74	
			19181 - 51 TO 250M KERB BACKFILL PER ORDER	00723	41,620.04	
			19182 - MACARTHUR AVENUE PADBURY	00723	42,994.06	
			19183 - 51 TO 250M REMOVAL AND DISPOSAL OF KERBI	00723	31,917.43	
			19184 - 251 TO 500M REMOVAL AND DISPOSAL OF KERB	00723	17,232.12	
			19186 - REINSTATEMENT - PAINTED KERB NUMBERS	00723	621.32	
			19187 - 51 TO 250M KERB BACKFILL PER ORDER	00723	4,611.42	
			19188 - 51 TO 250M SUPPLY AND LAY SEMI MOUNTABLE	00723	34,946.10	
			19189 - WATERFORD DRIVE	00723	34,004.65	
			19190 - 251 TO 500M REMOVAL AND DISPOSAL OF KERB	00723	25,662.29	
			19193 - LIFTING AND RELAYING OF PAVERS	00723	184,376.34	
EF127163	14/03/2025	AUS ASSIST PTY LTD (COUNCIL DIRECT)				2,200.00
			47363 - 15 MONTHS UNLIMITED JOB POSTING		2,200.00	
EF127148	14/03/2025	AUSCORP IT				1,048.26
			INV-00040230 - TN253 BLACK TONER		448.26	
			INV-00040253 - VARIOUS TONERS		600.00	
EF127775	31/03/2025	AUSLAN (WA) PTY LTD (VITAL INTERPRETING PERSONNEL)				2,007.80
			831423 - ST STEPHENS AUSLAN SERVICES		2,007.80	
EF127152	14/03/2025	AUSPICIOUS ARTS PROJECTS INC				8,854.60
			AR-INV-200164 - TRAVEL		897.60	
			AR-INV-200176 - ANYTHING YOU CAN DO – PADBURY HALL		7,957.00	
EF127513	31/03/2025	AUSPICIOUS ARTS PROJECTS INC				3,887.92
			AR-INV-200177 - TRAVEL		3,887.92	
EF127161	14/03/2025	AUSTGUARDS AND PATROLS SERVICES PTY LTD				6,869.35
			COJ0054 - ALARM CALL OUTS JAN 2025	VP339453	3,583.01	
			COJ0055 - GATES LOCK AND UNLOCK	VP339453	3,286.34	
EF127521	31/03/2025	AUSTGUARDS AND PATROLS SERVICES PTY LTD				6,580.92
			COJ0056 - ALARM CALL OUTS FEB 2025	VP339453	3,521.23	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			COJ0057 - GATES LOCK AND UNLOCK	VP339453	3,059.69	
EF127515	31/03/2025	AUSTRALASIAN EVENTS PTY LTD (ACE SECURITY AND EVENTS SERVICE				1,970.10
			11545 - SECURITY FOR THE HEARTBEAT JOONDALUP		1,128.60	
			11571 - 18/02/25 1 X SECURITY GUARD		280.50	
			11572 - 11/02/25 1 X SECURITY GUARD		561.00	
EF127391	14/03/2025	AUSTRALIA POST				36,550.28
			1013856851 - RATING SERVICES POSTAGE		25,981.87	
			1013863013 - MAILWEST FEB 2025		1,015.30	
			1013863706 - POSTAGE VARIOUS DEPTS		9,553.11	
EF127147	14/03/2025	AUSTRALIAN AIRCONDITIONING SERVICES P/L				7,160.42
			80641 - COJ LOTTERIES HOUSE	02822	1,727.55	
			80657 - COJ BRAMSTON PARK	02822	53.90	
			80668 - GIBSON PARK CLUBROOMS REPAIRS	02822	379.06	
			80699 - COJ WARWICK COMMUNITY CENTRE & HALL	02822	1,179.37	
			80706 - COJ WARWICK COMMUNITY CTR	02822	1,655.78	
			80719 - COJ DUNCRAIG COMMUNITY HALL	02822	138.56	
			80734 - CURRAMBINE CC REPAIRS	02822	1,196.80	
			80772 - ADMIRAL PARK CLUBROOMS	02822	829.40	
EF127508	31/03/2025	AUSTRALIAN AIRCONDITIONING SERVICES P/L				138,691.75
			74325 - CIVIC CENTRE CHILLER UPGRADE AND REPLACE	01724	42,680.00	
			74327 - COJ LIBRARY BUILDING	02822	30,594.30	
			80576 - VARIOUS LOCATIONS	02822	26,478.10	
			80808 - COJ CURRAMBINE COMMUNITY CENTRE	02822	941.29	
			80815 - SCOJ RECEPTION CENTRE	02822	707.85	
			80847 - COJ PADBURY COMMUNITY HALL	02822	107.80	
			80859 - COJ MILDEN HALL	02822	168.30	
			80943 - COJ ADMIN BUILDING	02822	12,943.15	
			80996 - COJ CRAIGIE LEISURE CENTRE	02822	168.30	
			81010 - COJ CRAIGIE LEISURE CENTRE	02822	364.10	
			81028 - COJ CRAIGIE LEISURE CENTRE	02822	487.03	
			81030 - COJ LIBRARY	02822	1,881.00	
			81031 - COJ SORRENTO/DUNCRAIG LIBRARY	02822	168.30	
			81035 - CRAIGIE LEISURE FRIDGE LEAK	02822	111.65	
			81106 - KITCHEN AIR CON REPAIRS	02822	1,811.15	
			81125 - COJ WOODVALE LIBRARY	02822	80.85	
			81195 - CRAIGIE LEISURE LEAKING AIR CON	02822	84.15	
			81197 - WORKS DEPOT ICE MACHINE	02822	694.10	
			81201 - ADMIN AIR CON REPAIRS	02822	245.85	
			81222 - COJ CRAIGIE LEISURE CENTRE	02822	3,209.80	
			81228 - COJ WHITFORDS LIBRARY	02822	107.80	
			81229 - COJ WOODVALE LIBRARY	02822	134.75	
			81262 - HEATHRIDGE CC AIR CON REPAIRS	02822	4,347.13	
			81282 - COJ ADMIN BUILDING	02822	4,681.60	
			COJ280225 - VARIOUS LOCATIONS	02822	5,493.40	
EF127634	31/03/2025	AUSTRALIAN SAFARI PTY LTD (JOONDALUP FESTIVAL OF MOTORING)				110,000.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-0747 - JOONDALUP FESTIVAL OF MOTORING		110,000.00	
EF127153	14/03/2025	AXIIS CONTRACTING PTY LTD				9,733.22
			8729 - WAHROONGA WAY GREENWOOD	02121	2,952.17	
			8831 - IOLANTHE DRIVE WARWIC CROSSOVER	02121	6,781.05	
EF127514	31/03/2025	AXIIS CONTRACTING PTY LTD				73,896.14
			8841 - GIBSON PARK PADBURY		2,093.62	
			8841 - GIBSON PARK PADBURY	02121	24,271.97	
			8877 - MAWSON PARK HILLARYS	02121	30,305.14	
			8880 - LYSANDER PARK FOOTPATH	02121	17,225.41	
EF127509	31/03/2025	AZAWAY				462.00
			2814 - WASTE DISPOSAL - CONSTRUCTION		462.00	
EF127540	31/03/2025	BACK BEACH CO PTY LTD				1,736.90
			INV-221582 - PURCHASE OF ZIP UP ROBES FOR PRO SHOP		1,736.90	
EF127117	14/03/2025	BARRIER REEF POOLS NORTHSIDE				61.65
			BPU24/0562 - REFUND BUILDING SERV LEVY		61.65	
EF127393	14/03/2025	BAYCORP (WA) PTY LIMITED				10.00
			INV-2194 - POUNDAGE FEE		10.00	
EF127797	31/03/2025	BAYCORP (WA) PTY LIMITED				25.00
			INV 2272 - POUNDAGE PSSO 1568/2024		25.00	
EF127447	31/03/2025	BEAUMARIS BOWLING CLUB INC T/AS JOONDALUP BOWLING CLUB				26,369.28
			1035319_26/02/25 - YEAR 2 CONTRIBUTION (2024-25)		26,369.28	
EF127542	31/03/2025	BIG HART INC				9,900.00
			INV-0960 - FLOOD COUNTRY AT PADBURY HALL		9,900.00	
EF127171	14/03/2025	BIG W				122.08
			TI-03FE7-178D5C - CATERING MEETING		52.80	
			TI-03FE7-178D5F - CATERING		69.28	
EF127525	31/03/2025	BIG W				484.00
			TI-03FE7-178D63 - CRAIGIE LEISURE CENTRE		250.00	
			TI-03FE7-178D66 - CRAIGIE LEISURE CENTRE PLAY EQUIPMENT		234.00	
EF127499	31/03/2025	BL & SA PUGSLEY				2,046.35
			198677 - RATES REFUND PN 198677		2,046.35	
EF127116	14/03/2025	BLIGNAULT OLIVIER				217.00
			28808 - UDIA WA CONFERENCE ACCOMMODATION		217.00	
EF127184	14/03/2025	BLUEBOTTLE 3 PTY. LTD.				47,674.00
			AR-015629 - CITY OF JOONDALUP GALLERY LIGHTING		47,674.00	
EF127541	31/03/2025	BLUEBOTTLE 3 PTY. LTD.				18,400.88
			AR-015713 - COJ GALLERY		18,400.88	
EF127286	14/03/2025	BOBBIE LEE MCPHAIL				544.50
			INV-0178 - EVENT - PERIMENOPAUSE NATURALLY		544.50	
EF127168	14/03/2025	BOC LIMITED				87.78
			4038679653 - RENTAL - IND. CYLINDERS		87.78	
EF127523	31/03/2025	BOC LIMITED				45.08
			4038622245 - CRAIGIE LEISURE CENTRE		45.08	
EF127172	14/03/2025	BOFFINS BOOKSHOP				803.56

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV0207764 - REFERENCE MATERIALS AS SELECTED		803.56	
EF127174	14/03/2025	BOLINDA PUBLISHING PTY LTD				282.07
			339646 - STORIES FROM THE OTTO BIN		138.56	
			339647 - THE GOLDEN THREAD		143.51	
EF127527	31/03/2025	BOLINDA PUBLISHING PTY LTD				53.46
			340801 - STOCK FOR BOOKS ON WHEELS		53.46	
EF127544	31/03/2025	BORN IN A TAXI PTY LTD				64,118.11
			INV-2814 - JOONDALUP FESTIVAL 2025 THE WAITING ROOM		45,210.00	
			INV-2815 - THE WAITING ROOM JOONDALUP FESTIVAL		11,306.82	
			INV-2816 - TRAVEL JOONDALUP FESTIVAL		7,601.29	
EF127194	14/03/2025	BORRELLO FAMILY TRUST T/AS CARRAMAR RESOURCE INDUSTRIES				5,602.19
			INV-95587 - WASHED WHITE SAND-ZONE 2 (DEPOT, HEPBURN	VP294005	1,663.75	
			INV-95726 - RECEIPT OF CONSTRUCTION WASTE AT CONTRAC	VP297220	2,365.44	
			INV-95731 - TOPSOIL - SCREENED-ZONE 2 (HEPBURN AVE T	VP294005	1,573.00	
EF127560	31/03/2025	BORRELLO FAMILY TRUST T/AS CARRAMAR RESOURCE INDUSTRIES				1,188.00
			INV-97048 - TOP DRESSING/LAWN SAND-LOADED INTO COJ T	VP294005	1,188.00	
EF127180	14/03/2025	BOS CIVIL PTY LTD				917,226.66
			INV-000797 - ROUNDABOUT CONSTRUCTION WORKS JOONDALUP & LAKESIDE DRIVE		478,888.30	
			INV-000811 - JOONDALUP & LAKESIDE DVE		438,338.36	
EF127533	31/03/2025	BOS CIVIL PTY LTD				20,116.47
			INV-000808 - COASTAL PATH CLAIM 6 6/2/25		20,116.47	
EF127530	31/03/2025	BOULT NOMINEES PTY LTD (BOULTS BLACK & WHITE LIGHT)				19,800.00
			2709 - JOONDALUP FESTIVAL		19,800.00	
EF127177	14/03/2025	BOYA EQUIPMENT PTY LTD				313.04
			43162 - PARTS ONLY		313.04	
EF127169	14/03/2025	BP AUSTRALIA LIMITED				11,023.14
			13668064 - FUEL & OILS FOR MONTH ENDED		11,023.14	
EF127666	31/03/2025	BRENDAN ALEXANDER MALONEY (MALONEY AND SONS)				6,500.00
			117 - RANDY & FRIENDS AT ST STEPHENS		6,500.00	
EF127249	14/03/2025	BRENDAN JOEL LEWIS (HOPE PERTH STUDIOS)				15,526.50
			INV-0119 - SKATE DECK WORKSHOPS AND COMMUNITY		7,370.00	
			INV-0125 - PADBURY HALL MURAL		8,156.50	
EF127620	31/03/2025	BRENDAN JOEL LEWIS (HOPE PERTH STUDIOS)				660.00
			INV-0127 - SPRAY IT FORWARD – BILLBOARD ARTIST		660.00	
EF127534	31/03/2025	BRIGHTMARK GROUP PTY LTD				53,649.79
			4697 - CRAIGIE LEISURE CENTRE	02123	53,649.79	
EF127531	31/03/2025	BRONSON SAFETY PTY LTD				639.98
			129988 - METAL SIGNAGE CHLORINE SHED		235.74	
			130351 - METAL SIGNAGE CHLORINE SHED		404.24	
EF127181	14/03/2025	BROWNES FOODS OPERATIONS PTY LIMITED				534.34
			18284400 - MILK FOR ADMIN TEA ROOMS		228.36	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			18284410 - JOONDALUP LIBRARY		24.31	
			18295156 - MILK FOR ADMIN TEA ROOMS		233.05	
			18295157 - WEEKLY MILK SUPPLY JOO LIBRARY		24.31	
			18307464 - WEEKLY MILK SUPPLY JOO LIBRARY		24.31	
EF127535	31/03/2025	BROWNES FOODS OPERATIONS PTY LIMITED				490.41
			18307462 - MILK FOR ADMIN TEA ROOMS		233.05	
			18319600 - MILK FOR ADMIN TEA ROOMS		233.05	
			18319605 - WEEKLY MILK SUPPLY JOO LIBRARY		24.31	
EF127549	31/03/2025	BRUNO OLIVER BOOTH				2,000.00
			MB00599_18/03/25 - IAP ARTIST FEE		2,000.00	
EF127179	14/03/2025	BUFFALO SOLUTIONS PTY LTD				3,300.00
			INV-0827 - PRINT SURVEY FOR PLANNING WORKSHOP		3,300.00	
EF127175	14/03/2025	BULLIVANTS PTY LTD				1,041.61
			401456931 - QUOTE 11852613-STD WEEKDAY INSPECTION		1,041.61	
EF127528	31/03/2025	BULLIVANTS PTY LTD				984.26
			401462288 - REPAIR BROKEN CHAINS		871.34	
			401462689 - HARDWARE ITEM		112.92	
EF127182	14/03/2025	BUNNINGS GROUP LIMITED (TOOL KIT DEPOT)				171.54
			SI270854 - REACTIVE MATERIALS - DRAINAGE MAINTENANC		171.54	
EF127537	31/03/2025	BUNNINGS GROUP LIMITED (TOOL KIT DEPOT)				976.69
			SI269010 - MAKITA STAPLER		461.89	
			SI272311 - BOSCH DRILL BIT SDS MAX 12X		135.90	
			SI272314 - TKD: OXOX-P010312		40.20	
			SI272320 - HIFS13967 BIG TOP LADDER		213.70	
			SI273365 - EMEM320MW -EMPIRE MEASURE WHEEL 320MM		125.00	
EF127170	14/03/2025	BUNNINGS PTY LTD				843.52
			2435/00122191 - HARDWARE ITEMS		218.18	
			2435/00175261 - STORAGE CONTAINERS FOR WINTON ROAD DEPOT		84.09	
			2435/01160707 - SPRAY, DROP SHEET, MASKS AND RESOUCES		139.19	
			2435/01452384 - HARDWARE ITEMS		47.44	
			2435/01452386 - HARDWARE ITEMS		11.31	
			2435/01546809 24/01/25 - HARDWARE ITEMS		80.68	
			2435/01562389 - HARDWARE ITEMS		29.44	
			2435/01562391 - HARDWARE ITEMS		189.05	
			2435/01567674 - CONSUMABLES FOR JOONDALUP FESTIVAL		44.14	
EF127524	31/03/2025	BUNNINGS PTY LTD				2,535.22
			0435/01566596 - HARDWARE ITEMS		35.87	
			2170/01457907 - HARDWARE ITEMS		10.90	
			2435/01171287 - PURCHASES FOR CUBE		72.59	
			2435/01227055 - BETTA WATER PLUG		59.82	
			2435/01246601 - MISC PURCHASES		177.02	
			2435/01443345 - SIGNS - ADVISORY		43.10	
			2435/01447868 - RYOBI AC DECTECTOR		47.48	
			2435/01449069 - HARDWARE ITEMS		12.04	
			2435/01449998 - HARDWARE ITEMS		63.06	
			2435/01450574 - HARDWARE ITEMS		95.42	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			2435/01452188 - HARDWARE ITEMS		20.70	
			2435/01452315 - HARDWARE ITEMS		157.24	
			2435/01454913 - HARDWARE ITEMS		1.81	
			2435/01455369 - HARDWARE ITEMS		74.01	
			2435/01455378 - HARDWARE ITEMS		27.35	
			2435/01457285 - HARDWARE ITEMS		69.50	
			2435/01457368 - HARDWARE ITEMS		3.50	
			2435/01457906 - HARDWARE ITEMS		81.88	
			2435/01458202 - HARDWARE ITEMS		6.23	
			2435/01559154 - HARDWARE ITEMS		17.13	
			2435/01559187 - HARDWARE ITEMS		2.55	
			2435/01559233 - HARDWARE ITEMS		172.78	
			2435/01562453 - HARDWARE ITEMS		46.82	
			2435/01563382 - HARDWARE ITEMS		76.47	
			2435/01566389 - HARDWARE ITEMS		27.28	
			2435/01567457 - HARDWARE ITEMS		42.54	
			2435/01568919 - HARDWARE ITEMS		169.16	
			2435/01569416 - HARDWARE ITEMS		67.20	
			2435/01569905 - HARDWARE ITEMS		36.24	
			2435/99859724 - NATIVE TUBESTOCK PLANTS		606.00	
			2443/0123368 - HARDWARE ITEMS		129.12	
			2443/01570800 - HARDWARE ITEMS		82.41	
EF127167	14/03/2025	BUSINESS FOUNDATIONS INC				2,200.00
			INV-00407742 - DIGITAL ACTION PLAN VOUCHERS		2,200.00	
EF127621	31/03/2025	CALL ASSOCIATES PTY LTD (CONNECT CALL CENTRE SERVICES)				2,004.64
			118879 - OVERCALLS FEE FOR FEB 2025		2,004.64	
EF127445	31/03/2025	CANON FINANCE				246.19
			567499 - LEASE OF DR6030C A3 SCANNER 15/04- 15/05/25		246.19	
EF127295	14/03/2025	CANON PRODUCTION PRINTING AUSTRALIA PTY LTD (OCE-AUSTRALIA)				242.92
			INV-82955 - 2024-25 MAIN OF OCE TSC4 DIGITAL		121.46	
			INV-88005 - 2024-25 MAINT OF OCE TSC4 DIGITAL		121.46	
EF127555	31/03/2025	CARCARE MOTOR COMPANY PTY LTD T/AS CARCARE JOONDALUP				3,602.00
			38,274 - PARTS & REPAIR V/ WAGON 1GIA 358		880.00	
			38,324 - PARTS & REPAIR 1GUK639		88.00	
			38525 - PARTS & REPAIR 1GKW982		495.00	
			38541 - PARTS & REPAIR 1HBZ562		189.00	
			38661 - PARTS & REPAIR 1HPD029		280.00	
			38683 - PARTS & REPAIR ISUZU D-MAX 1HGX 396		1,040.00	
			38774 - PARTS & REPAIR 1GKE907		210.00	
			38990 - PARTS & REPAIR		420.00	
EF127692	31/03/2025	CAROLYN JOY FAMILY TRUST T/AS PARTY PLUS JOONDALUP				3,728.74
			220403 - ST PATRICKS DAY EVENT		3,728.74	
EF127639	31/03/2025	CARRISSA EN TING WU (JOTTERBOOK FLOWERS)				9,557.35
			INV-0170 - JOONDALUP FESTIVAL - GIANT FLOWERS		9,557.35	
EF127189	14/03/2025	CASTROL AUSTRALIA PTY LTD				1,945.64
			25850424 - OILS,GREASE & BRAKE FLUID		1,945.64	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127552	31/03/2025	CASTROL AUSTRALIA PTY LTD				1,115.35
			25855725 - OILS,GREASE & BRAKE FLUID		1,115.35	
EF127556	31/03/2025	CAT WELFARE SOCIETY INC (CAT HAVEN)				407.00
			CH260143 - MONTHLY CAT ADOPTION ADVICE		407.00	
EF127771	31/03/2025	CATHRYN LOUISE URQUHART				660.00
			CLU2025.911 - 2 X ADAPTIVE RESILIENCE		660.00	
EF127516	31/03/2025	CENTRECARE INC (ACCESS WELLBEING SERVICES)				440.00
			SI-0009096 - MEDIATION SESS(3HRS) WITH 2 PARTICIPANTS		440.00	
EF127256	14/03/2025	CHALCEDONY INVESTMENTS PTY LTD (INTERLINK TRAINING)				1,500.00
			66130 - CERT III ARBORICULTURE		1,500.00	
EF127204	14/03/2025	CHARGEFOX PTY LTD				98.42
			3199343 - ELECTRIC VEHICLES		98.42	
EF127742	31/03/2025	CHELLEW HAWLEY PTY LTD (SIFTING SANDS)				1,149.81
			INV-3159 - COMPREHENSIVE CLEAN (REFER CLAUSE 1.4.2)	VP395604	1,149.81	
EF127799	31/03/2025	CHILDREN'S BOOK COUNCIL OF AUSTRALIA				75.00
			8598 - JOONDALUP LIBRARY		75.00	
EF127442	31/03/2025	CHRISTINE HAMILTON-PRIME				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127443	31/03/2025	CHRISTOPHE CANATO				700.00
			2503 01 - EXHIBITION DOCUMENTATION		700.00	
EF127103	6/03/2025	CHRISTOPHER JAMES VELIOS (XL LINEMARKING)				495.00
			1781 - REINSTATE LINEMARKING	VP406303	495.00	
EF127374	14/03/2025	CHRISTOPHER JAMES VELIOS (XL LINEMARKING)				1,078.00
			1850 - KINGSLEY MEMORIAL CARPARK	VP406303	1,078.00	
EF127773	31/03/2025	CHRISTOPHER JAMES VELIOS (XL LINEMARKING)				3,547.50
			1831 - QUOTE 653 - CARPARK REMARKING		632.50	
			1894 - NO STOPPING (300MM HIGH) STENCIL	VP406303	2,915.00	
EF127814	31/03/2025	CHRISTOPHER MAY				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127394	14/03/2025	CHURCHES OF CHRIST SPORT & RECREATION ASSOCIATION INC				5,122.59
			2013075 - ELECTRICITY EXPENSE FOR WATER BORE PUMP 30/11/24-28/02/25		5,122.59	
EF127270	14/03/2025	CINTHYA LOVIN				3,040.00
			2461 - DESIGN		2,640.00	
			2462 - DESIGN		400.00	
EF127396	14/03/2025	CITY OF WANNEROO				29,469.36
			202446 - PINK STUMPS REIMBURSENT		1,566.02	
			202461 - WANGARA WEEKEND GREENS DROP		27,903.34	
EF127449	31/03/2025	CIVIC LEGAL PTY LTD				4,764.65
			513995 - LEGAL FEES		4,764.65	
EF127450	31/03/2025	CLARE CRATHERN				895.00
			1039416_12/03/25 - HR AUTOMATIC LESSONS & RETEST FEE 27/2		895.00	
EF127768	31/03/2025	CLARE CUMMINGS (THE FLOWER GIRL PERTH)				7,370.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			865 - VERGE MOSS GARDEN		7,370.00	
EF127226	14/03/2025	CLAUDIA DI PTY LTD (ELEVATED EXPERIENCES CO.)				27,541.25
			INV-0231 - JOONDALUP FESTIVAL		27,541.25	
EF127188	14/03/2025	CLEANAWAY PTY LTD T/AS CLEANAWAY				84,741.80
			21838215 - CONTAINERISED BULK HARD WASTE - COLLECTI	00824A	84,741.80	
EF127590	31/03/2025	CLUB FED PTY LTD (EVOLVE EVENTS)				540.00
			INV-DLCU9PXL - GAINING GRAVITAS		540.00	
EF127198	14/03/2025	CMAK TECHNOLOGIES PTY LTD (CMAKTECH)				11,041.24
			2756 - RECTIFICATION OF NORTHERN POLE CAMERA		126.35	
			2757 - INSTALL A DOUBLE POLE RELAY		641.12	
			2759 - CHANGE THE LAYOUT OF DISPLAYED CCTV		151.61	
			2760 - CRAIGIE LEISURE CENTRE		961.69	
			2776 - REPLACE 12X WIRELESS ANTENNAE		9,160.47	
EF127564	31/03/2025	CMAK TECHNOLOGIES PTY LTD (CMAKTECH)				1,168.71
			2781 - CRAIGIE LEISURE CENTER		252.69	
			2782 - RECTIFICATION OF CONNECTIVITY - RPCP		157.94	
			2783 - COJ INVESTIGAT CRITICAL ERROR MESSAGE ON		379.04	
			2784 - COJ UPGRADE THE ANPR		379.04	
EF127187	14/03/2025	COATES HIRE OPERATIONS PTY LTD				3,319.31
			23900450 - WARWICK ROAD DUNCRAIG		1,404.78	
			23900452 - PORTABLE TOILETS		1,329.33	
			23900455 - PORTABLE TOILETS		585.20	
EF127200	14/03/2025	CODE RESEARCH PTY LTD (PWD (AUSTRALIA))				858.00
			INV-51807 - UPTOWN WEBSITE-ACCESSIBILITY UPDATES		858.00	
EF127129	14/03/2025	COLES GROUP PROPERTY DEVELOPMENTS LTD				123,868.84
			209657 - RATES REFUND		123,868.84	
EF127557	31/03/2025	COLLEAGUES NAGELS				544.00
			R58871 - DLX COJ LOGO WINDOW ENVELOPES		544.00	
EF127190	14/03/2025	COMMERCIAL AQUATICS AUSTRALIA				577.50
			33770 - CRAIGIE LEISURE CTR REPAIRS	01823	577.50	
EF127558	31/03/2025	COMMON GROUND TRAILS PTY LTD				207,134.83
			181707 RET - PERCY DOYLE YOUTH FACILITY PUMP TRACK RETENTION		-20,922.71	
			INV-181707 - PERCY DOYLE YOUTH FACILITY PUMP TRACK	02823	207,134.83	
			INV-181707 RET - RETENTION PERCY DOYLE YOUTH FACILITY	02823	20,922.71	
EF127205	14/03/2025	COMMON PEOPLE DANCE PROJECT PTY LTD				982.75
			26 25/02/25 - TRAVEL		982.75	
EF127570	31/03/2025	COMMON PEOPLE DANCE PROJECT PTY LTD				3,712.50
			29 - COMMON PEOPLE DANCE EISTEDDFOD		3,712.50	
EF127197	14/03/2025	COMMUNITY GREENWASTE RECYCLING PTY LTD				419.76
			INV-3191 - REACTIVE MATERIALS - WASTE DISPOSAL GENE		419.76	
EF127562	31/03/2025	COMMUNITY GREENWASTE RECYCLING PTY LTD				1,139.16
			INV-3167 - GREENWASTE RECYCLING		1,139.16	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127348	14/03/2025	COMMUNITY RESOURCES LIMITED (SOFT LANDING)				49,614.40
			INV93449 - COLLECTION OF BULK FURNITURE - BULK FURN	01924	35,227.50	
			INV93450 - PROCESSING OF BULK FURNITURE - SORTING,	01924	14,386.90	
EF127186	14/03/2025	COMPAC MARKETING (AUSTRALIA) PTY LTD				8,250.00
			65314 - OCEAN REEF BOARDWALK INFORMATION SIGN		577.50	
			65382 - WHITFORD LIBRARY SIGNAGE		7,672.50	
EF127551	31/03/2025	COMPAC MARKETING (AUSTRALIA) PTY LTD				3,685.00
			65378 - OCEAN REEF TRAIL SIGN		1,375.00	
			65446 - WHITFORDS NODES PARK, HILLARYS		2,310.00	
EF127561	31/03/2025	COMPLETE HIRE & SALES PTY LTD				26,893.35
			MW/294341 - TOILETS & SITE OFFICE		26,893.35	
EF127199	14/03/2025	CONSTRUCT PAVING SERVICES PTY LTD				1,255.10
			487 - BARQUE PL KALLAROO	01422	1,255.10	
EF127566	31/03/2025	CONSTRUCT PAVING SERVICES PTY LTD				896.50
			488 - REMOVE EXISTING BRICKPAVERS AND RELAY	01422	896.50	
113408	12/03/2025	CORPORATE SERVICES PETTY CASH				1,036.20
			PETTY CASH P/E 10/03/25 - REIMBURSEMENT PETTY CASH P/E 10/03/25		1,036.20	
113414	19/03/2025	CORPORATE SERVICES PETTY CASH				699.20
			PETTY CASH P/E 18/03/25 - REIMBURSEMENT PETTY CASH P/E 18/03/25		699.20	
EF127193	14/03/2025	CORSIGN WA PTY LTD				3,949.22
			91923 - CLIFF PARK PLAYGROUND		984.50	
			92388 - WOC - SIGN MAINTENANCE		1,721.50	
			93532 - SIGNS - ADVISORY - BURNS BEACH		1,243.22	
EF127559	31/03/2025	CORSIGN WA PTY LTD				3,125.10
			88154 - SIGNS		1,007.60	
			90795 - MAWSON PARK PLAYGROUND		984.50	
			92893 - SIGNS		82.50	
			93244 - REACTIVE CONTRACTORS - SIGN MAINTENANCE		1,050.50	
EF127632	31/03/2025	CR NIGEL JONES				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127553	31/03/2025	CREATIVE COMMUNITIES INTERNATIONAL PTY LTD				4,356.00
			605 - COJ DRESS UP YOUR STREET PROJECT		4,356.00	
EF127758	31/03/2025	CROMAG PTY LTD (TELFORD INDUSTRIES)				2,146.65
			189500/01 - CRAIGIE LEISURE CENTRE		2,624.05	
			563806 - RETURN OF CONTAINERS		-477.40	
EF127196	14/03/2025	CSE CROSSCOM PTY LTD				1,933.84
			INV096996 - RADIOS		1,933.84	
EF127195	14/03/2025	CTI5 PTY LTD (CTI RISK MANAGEMENT)				1,436.60
			1072569 - TRANSIT FEES VARIOUS LOCATIONS JAN 25		146.96	
			1072570 - CRAIGIE LEISURE COLLECTIONS FEB 25		73.48	
			1072572 - LIBRARY CASH COLLECTIONS		146.96	
			1072573 - ORIKAN METERS WEEKLY		1,069.20	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127191	14/03/2025	CYCLUS PTY LTD				14,916.97
			INV-4568 - 3 TONNE VAN HIRE		1,096.13	
			INV-5084 - SITE CREW VC		9,952.91	
			INVOICE NUMBER - SITE MANAGER VC		3,867.93	
EF127554	31/03/2025	CYCLUS PTY LTD				3,606.90
			INV-4880 - SITE CREW - THE CUBE		3,018.40	
			INV-5116 - BUMP-IN/BUMP-OUT - FELINE GOOD		63.80	
			INV-5118 - 2 X CREW TO INSTALL SCRIM AT HILLARYS		524.70	
EF127315	14/03/2025	D.T GUY & E.M GUY (PRINCIPLE ENGINEERING SERVICES)				2,642.75
			2635 - SPORTING INFRASTRUCTURE - EXT CONT		2,642.75	
EF127268	14/03/2025	DAMES NORMAN LONG				6,500.00
			55 - JOONDALUP FESTIVAL INDOOR PRODUCER		6,500.00	
EF127356	14/03/2025	DAMOWEST PLASTIC (AUST) PTY LTD T/A THE PLASTIC DISPLAY				421.30
			67828 - CUSTOM SHELVES FOR FELINE GOOD		421.30	
EF127457	31/03/2025	DANIEL KINGSTON				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127498	31/03/2025	DANIEL R SCHUBERG				405.00
			117653 - ATES REFUND PN 117653		405.00	
EF127730	31/03/2025	DANIELS HEALTH SERVICES PTY LTD T/AS STERIHEALTH SERVICES				42.90
			2365384 - SUPPLY & PICK-UP OF SHARPS CONTAINERS		42.90	
EF127389	14/03/2025	DANYUN XING				264.00
			INV-000085 - BETTER BEGINNINGS GRANT FOR LITERACY		264.00	
EF127210	14/03/2025	DATA #3				9,151.66
			SIN000267199 - PROSUPPORT PLUS 4HR/MC FIBER CHAN SWITCH		8,976.70	
			SIN000272778 - KOFAX LICENCE POWER PDF		174.96	
EF127574	31/03/2025	DATA #3				51,615.62
			SIN000266108 - ADOBE ACROBAT PRO LICENCE		338.58	
			SIN000274397 - POWER PDF 5 GOV SERVER LVL C		10,053.85	
			SIN000275843 - MICROSOFT AZURE SERVICES - OVERAGE		17,387.60	
			SIN000277345 - MICROSOFT CSP (NCE) AZURE		4,261.61	
			SIN000277361 - MICROSOFT CSP (NCE) 28/2/2025		19,573.98	
EF127575	31/03/2025	DATA DICTION PTY LTD				4,405.70
			2758 - LINCS MEMBERSHIP JULY 2024-JUNE 2025		4,400.00	
			90 03090 45 2 24/02/25 - MARRI PK DRINK FOUNTAIN		5.70	
EF127471	31/03/2025	DAVID BROWN				804.81
			200710 - RATES REFUND		804.81	
EF127489	31/03/2025	DAVID RAYMOND THAIR				150.00
			INWE25/16340 - ANIMAL REGISTRATION REFUND		150.00	
EF127212	14/03/2025	DAVY STREET PTY LTD				7,700.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-170433 - JUST START IT PROGRAM 2025		7,700.00	
EF127131	14/03/2025	DEBRA L FOTAKIS				61.65
			BPU25/0046 - REFUND BA LEVY AS CANCELLED		61.65	
EF127578	31/03/2025	DELOS DELTA PTY LTD				16,445.00
			INV-0736 - DELIVERY OF DEVELOPMENT DIGITAL PLAN		16,445.00	
EF127474	31/03/2025	DENISE PINE				1,126.20
			116586 - RATES REFUND		1,126.20	
EF127427	19/03/2025	DEPARTMENT OF FIRE & EMERGENCY SERVICES				8,015,148.90
			158852 - ESL QUARTER 3 CONTRIBUTION		8,015,148.90	
EF127397	14/03/2025	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY				61,120.79
			FEB-25 - BSL FEBRUARY 2025 210 LEVIES BEING REMIT		61,120.79	
EF127576	31/03/2025	DEPARTMENT OF TRANSPORT - VEHICLE SEARCH				1,747.20
			8065633 - VEHICLE SEARCHES FEB 25		1,747.20	
EF127214	14/03/2025	DEPUTEC PTY LTD				3,515.05
			INV02754942 - CDLS EMPLOYEE ROSTER SOFTWARE		382.25	
			INV02757916 - ROSTERING SOFTWARE		3,132.80	
EF127678	31/03/2025	DEREK JOSEPH NANNUP				350.00
			352 - JOONDALUP FESITVAL LAUNCH		350.00	
EF127095	6/03/2025	DIAMOND LOCKSMITHS PTY LTD				785.00
			278333 - REACTIVE MATERIALS - BBQ MAINTENANCE		680.00	
			278561 - KEY - KABA EXPERT (ER1909 / ER8901)	USRF_DLK	45.00	
			278562 - LOCK FOCUS PROJECTION LOCK	USRF_DLK	60.00	
EF127580	31/03/2025	DIAMOND LOCKSMITHS PTY LTD				1,435.00
			278090 - CYLINDERS & LOCKS	USRF_DLK	155.00	
			278614 - JOONDALUP ART GALLERY	USRF_DLK	245.00	
			278663 - WORK SHOP JOBS LOCKS	USRF_DLK	340.00	
			278714 - FLAKLAND PARK KINROSS	USRF_DLK	450.00	
			278715 - KEY - KABA EXPERT (ER1909 / ER8901)	USRF_DLK	180.00	
			278723 - PROJECTION LOCK	USRF_DLK	65.00	
EF127215	14/03/2025	DIPLOMATIK PTY LTD (DIPLOMEDIK)				9,406.48
			INV-20109 - LABOUR HIRE 20/01-26/01/25		1,436.88	
			INV-20421 - MECHANICAL PLANT & EQUIPMENT REPAIRS		1,992.40	
			INV-20422 - MECHANICAL PLANT & EQUIPMENT REPAIRS		1,992.40	
			INV-20500 - SERVICING - A		1,992.40	
			INV-20501 - PARTS & REPAIRS - A		1,992.40	
EF127581	31/03/2025	DIPLOMATIK PTY LTD (DIPLOMEDIK)				15,041.11
			INV-20040 - LABOUR HIRE W/E 19/1/25		563.90	
			INV-20110 - LABOUR W/E 30/03/2025		1,094.63	
			INV-20263 - LABOUR W/E 02/03/2025		1,094.63	
			INV-20420 - LABOUR HIRE W/E 23/2/25		1,127.80	
			INV-20499 - LABOUR HIRE W/E 2/3/25		1,127.80	
			INV-20584 - PARTS & REPAIRS		1,328.26	
			INV-20586 - SERVICING		1,328.26	
			INV-20587 - LABOUR 6/3/25 TO 7/3/25		948.34	
			INV-20669 - PARTS & REPAIRS		1,992.40	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-20671 - LABOUR W/E 16/3/25		1,992.40	
			INV-20672 - LABOUR 10/3/25 TO 14/3/25		2,442.69	
EF127213	14/03/2025	DOWNER EDI WORKS PTY LTD				3,848.98
			849769 - PREPARATION AND OBTAIN APPROVAL OF NON-C	03522	1,399.24	
			849770 - BEACH RD STORMWATER GRATES	03522	2,449.74	
EF127579	31/03/2025	DOWNER EDI WORKS PTY LTD				1,399.24
			840049 - SHENTON AVE	03522	1,399.24	
EF127211	14/03/2025	DRAINFLOW SERVICES PTY LTD				4,631.04
			020526 - HIGH PRESSURE JETTING AND CLEANING OF DRAINS SORRENTO SURF LIFE SAVING CLUB CARPARK	02520	1,096.13	
			20650 - HIGH PRESSURE JETTING AND CLEANING OF DRAINS SORRENTO SURF LIFE SAVING CLUB	02520	2,192.26	
			20876 - GRATED GULLY PIT	02520	1,342.65	
EF127577	31/03/2025	DRAINFLOW SERVICES PTY LTD				8,618.14
			20456 - HIGH PRESSURE JETTING AND CLEANING OF DRAINS PENISTONE PARK	02520	2,192.26	
			20457 - PENNISTONE PARK & BLACKTHORN PARK	02520	2,260.76	
			20458 - HIGH PRESSURE JETTING AND CLEANING OF DRAINS TOM WALKER PARK	02520	2,055.24	
			20684 - GRATED GULLY PIT	02520	1,123.44	
			20685 - GRATED GULLY PIT	02520	986.44	
113406	5/03/2025	DUNCRAIG LIBRARY PETTY CASH				320.45
			PETTY CASH W/E 07/03/25 - REIMBURSEMENT OF PETTY CASH		320.45	
EF127209	14/03/2025	DYMOCKS JOONDALUP				796.83
			5440448 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		44.99	
			5440454 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		31.49	
			5440459 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		71.98	
			5440460 - IN DEMAND TITLES AS REQUIRED		203.93	
			5440461 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		24.29	
			5440463 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		62.98	
			5440464 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		27.89	
			5440465 - IN DEMAND TITLES AS REQUIRED		22.49	
			5440468 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		44.99	
			5440470 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		35.99	
			5440474 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		61.18	
			5440476 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		15.29	
			5440477 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		31.49	
			5440479 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		22.49	
			544048 - IN DEMAND TITLES AS REQUIRED		74.67	
			5440487 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		20.69	
EF127573	31/03/2025	DYMOCKS JOONDALUP				133.15
			5440490 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		99.86	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			5440500 - TO PURCHASE INDIVIDUAL TITLES SUGGESTED		33.29	
EF127706	31/03/2025	E & M J ROSHER				89,096.01
			1490616 - AMAZONE GHS2100 VERTIMOWER		89,096.01	
EF127097	6/03/2025	E GROUP HOLDINGS PTY LTD (E FIRE & SAFETY)				2,070.20
			625769 - 1.8M X 1.2M - BI-ANNUAL FIRE BLANKET	01922	26.40	
			627533 - LEVEL 5 TEST (REFILL) - 9KG PORTABLE H20	01922	49.50	
			627536 - WARWICK COMMUNITY CENTRE REPAIRS	01922	99.00	
			627766 - 1M X 1M - BI-ANNUAL FIRE BLANKET	01922	17.60	
			627767 - BEAUMARIS COMMUNITY CENTRE	01922	82.50	
			627768 - YOUTH & DISABILITY SERVICES	01922	365.75	
			627841 - FIRE PUMP-SET SERVICING - MONTHLY	01922	71.50	
			627877 - WOC ADMIN & WORKSHOPS	01922	55.00	
			627885 - 1.8M X 1.2M - BI-ANNUAL FIRE BLANKET DUNCRAIG COMM HALL	01922	20.90	
			627956 - FIRE DETECTION AND ALARM SYSTEMS AS 1851	01922	55.00	
			627972 - FIRE PUMP-SET SERVICING - MONTHLY MULTI STOREY CARPARK	01922	99.00	
			628075 - FIRE DETECTION AND ALARM SYSTEMS AS 1851	01922	55.00	
			628077 - FIRE DETECTION AND ALARM SYSTEMS DUNCRAIG LIBRARY	01922	55.00	
			628079 - FIRE DETECTION AND ALARM SYSTEMS CLC	01922	55.00	
			628080 - FIRE DETECTION AND ALARM SYSTEMS WOODVALE LIBRARY	01922	55.00	
			628081 - FIRE DETECTION AND ALARM SYSTEMS CIVIC CHAMBERS	01922	55.00	
			628087 - FIRE DETECTION AND ALARM SYSTEMS WOODVALE COMM CARE CTR	01922	55.00	
			628089 - JOONDALUP ADMIN REPLACE WATER TANK BALL FLOAT FAULTY	01922	585.75	
			628474 - FALKLAND PARK KIOSK	01922	8.80	
			628477 - EMERALD PARK COMMUNITY FACILITY	01922	99.00	
			628581 - JOONDALUP RECEPTION CENTRE REPAIRS	01922	104.50	
EF127221	14/03/2025	E GROUP HOLDINGS PTY LTD (E FIRE & SAFETY)				982.30
			627894 - JOONDALUP ADMINISTRATION CENTRE	01922	363.00	
			627899 - WOC ADMIN & WORKSHOPS	01922	170.50	
			627959 - JOONDALUP LIBRARY	01922	55.00	
			627960 - JOONDALUP LIBRARY	01922	27.50	
			627967 - MULTI STOREY CAR PARK	01922	55.00	
			628475 - MOOLANDA CARE & LEARNING CENTRE	01922	22.00	
			628566 - WOODVALE LIBRARY	01922	104.50	
			628793 - CRAIGIE LEISURE CENTRE	01922	184.80	
EF127591	31/03/2025	E GROUP HOLDINGS PTY LTD (E FIRE & SAFETY)				13,168.65
			625799 - WINTON ROAD DEPOT/MENS SHED	01922	64.90	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			626187 - WHITFORDS LIBRARY	01922	55.00	
			626194 - CRAIGIE LEISURE CENTRE	01922	55.00	
			626197 - WOODVALE LIBRARY	01922	55.00	
			626199 - WOODVALE COMMUNITY CARE	01922	55.00	
			626361 - GROVE CHILD CARE CENTRE	01922	422.40	
			626368 - CURRAMBINE COMMUNITY CENTRE	01922	216.70	
			627528 - JOONDALUP RECEPTION CENTRE	01922	66.00	
			627535 - WARWICK COMMUNITY CENTRE	01922	140.80	
			627555 - MULTI STOREY CAR PARK	01922	6,641.80	
			627895 - JOONDALUP ADMINISTRATION CENTRE	01922	341.00	
			628085 - JOONDALUP LIBRARY	01922	104.50	
			628758 - CRAIGIE LEISURE CENTRE	01922	734.25	
			628794 - GIBSON PARK COMMUNITY CENTRE	01922	247.50	
			628797 - FIRE EXTINGUISHER LOCATION SIGNS	01922	112.75	
			629199 - CRAIGIE LEISURE REPLACING PIPING	01922	1,787.50	
			629400 - CIVIC CENTRE ALARM SERVICE	01922	858.00	
			629470 - JOONDALUP RECEPTION CENTRE	01922	104.50	
			629487 - MULTISTOREY CARPARK FIRE ALARM	01922	104.50	
			629573 - PADBURY CHILD HEALTH	01922	104.50	
			629576 - MULLALOO COMMUNITY KINDERGARDEN	01922	104.50	
			629582 - DUNCRAIG LIBRARY	01922	313.50	
			629770 - MAINTENANCE OF A HINGE/PIVOT FIRE DOOR	01922	52.80	
			630063 - MULTI STOREY CAR PARK	01922	156.75	
			630248 - FIRE DETECTION AND ALARM SYSTEMS AS 1851	01922	55.00	
			630249 - DUNCRAIG LIBRARY	01922	55.00	
			630264 - JOONDALUP CIVIC CHAMBERS	01922	55.00	
			630293 - JOONDALUP LIBRARY	01922	104.50	
EF127219	14/03/2025	E W C S UNIT TRUST (ENVIRO SWEEP)				5,163.62
			128968 - COJ KALLAROO JAN 2025	02221	2,750.48	
			129913 - HIRE OF ROAD SWEEPER WITH OPERATOR - NOR	03124	2,413.14	
EF127588	31/03/2025	E W C S UNIT TRUST (ENVIRO SWEEP)				13,902.10
			129844 - VARIOUS LOCATIONS	03124	5,561.34	
			129846 - WEST COAST DRIVE	03124	779.63	
			130159 - SWEEPING OF DUAL USE PATHS - HILLARYS	03124	1,375.00	
			130417 - SWEEPING OF DUAL USE PATHS VARIOUS AREAS	03124	2,255.00	
			130419 - HIRE OF ROAD SWEEPER WITH OPERATOR WEST COAST DRV SORRENTO	03124	631.13	
			130557 - SWEEPING OF ALL URBAN (SUBURB) ROADS BELDON MARCH 25	03124	3,300.00	
EF127227	14/03/2025	EASI PACKAGING PTY LTD				2,363.14
			ME00352_04/03/25 - GST ADJUSTMENT FOR FEB 2025		2,363.14	
EF127220	14/03/2025	ECO ACTION PTY LTD				478.66
			INVO426 - DRAWING WORKSHOP 14/01/2025		478.66	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127400	14/03/2025	ECO LOGICAL AUSTRALIA PTY LTD				40,599.90
			60459118 - REFER TO INVOICE 60458698		-1,002.10	
			60459134 - BURNS BEACH CAFE DEVELOPMENT	VP411383	16,451.60	
			60465234 - MARMION FORESHORE	VP411383	10,958.20	
			60465239 - HEPBURN HEIGHTS	VP411383	14,192.20	
EF127398	14/03/2025	EDITH COWAN UNIVERSITY				5,000.00
			815633 - YOUTH AWARDS TERTIARY SCHOLARSHIP		5,000.00	
EF127105	6/03/2025	ELECTRICITY GENERATION AND RETAIL T/A SYNERGY ELECTRONIC BIL				652.52
			2070312255 - IRRIGATION PUMP GEDDES CL 5184260814		317.09	
			2094299612 - BARRON PDE, JOONDALUP		335.43	
EF127416	14/03/2025	ELECTRICITY GENERATION AND RETAIL T/A SYNERGY ELECTRONIC BIL				267,647.84
			2006393025 - BOAS AVE, JOONDALUP 5190987715		36,844.02	
			2018354371 - WENTWORTH WAY, PADBURY 529 799 6717		276.75	
			2022359988 - ASSEMBLY WAY 527 570 5911		578.74	
			2050356147 - TRAPPERS DRIVE 519 102 6716		1,937.22	
			2050356148 - MIAMI BEACH PROM 519 113 1610		3,456.98	
			2054348376 - LLOYD DR, WARWICK 5268787016		1,766.05	
			2094299934 - LLOYD DR, WARWICK 5191093518		2,458.24	
			3000234793 - GROUPED ELECTRICITY 645592300		111,663.82	
			3000234796 - GROUPED ELECTRICITY 8035419619		108,666.02	
EF127825	31/03/2025	ELECTRICITY GENERATION AND RETAIL T/A SYNERGY ELECTRONIC BIL				308,714.28
			2010393507 - GIBSON PARK LIGHTING		547.39	
			2022389174 - GROVE CHILD CARE		449.75	
			2026379334 - KATRINE PARK		350.27	
			2034371303 - DUFFY TCE, WOODVALE 5286652715		74.35	
			2038362951 - AUX/DECORATIVE ST/LIGHTS 7170073024		3,830.01	
			2054348866 - CALECTASIA STREET 532 179 9812		571.79	
			2058354232 - STREET LIGHTS		298,641.94	
			2058364897 - KARUAH WAY 529 027 9015		469.30	
			2074321888 - GREENWOOD SCOUTS HALL		439.45	
			2074353034 - WARWICK SPORTS CENTRE		1,627.45	
			2082351113 - CLIFF ST, MARMION		254.36	
			3000235431 - BANKS AVE 801 430 4319		1,458.22	
EF127355	14/03/2025	ELEMENT ADVISORY PTY LTD (THE GROUP AUSTRALIA)	PLANNING			12,914.00
			64241 - EMERALD PARK		660.00	
			64242 - NANIKA PARK		4,994.00	
			64243 - WATER TOWER PARK		3,410.00	
			64244 - ABORIGINAL HERITAGE CONSULTANCY SERVICES		3,850.00	
EF127496	31/03/2025	ELIAS HARFOUCHE				108.00
			147582 - RATES REFUND		108.00	
EF127222	14/03/2025	ELITE POOL COVERS HOLDINGS PTY LTD (ELITE POOL COVERS)				184.31

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			4701854 - CRAIGIE LEISURE CENTRE		184.31	
EF127585	31/03/2025	ELLENBY TREE FARM PTY LTD				4,363.72
			37739 - LANDSCAPE - EXT CONT		4,363.72	
EF127399	14/03/2025	ELLIOTTS IRRIGATION PTY LTD (ELLIOTTS FILTRATION)				15,792.98
			F32684 - MONTHLY IRON FILTER SERVICE	00820	6,474.60	
			F32691 - PENISTONE PARK	00820	5,369.38	
			F32702 - CHICHESTER PARK	00820	3,949.00	
EF127800	31/03/2025	ELLIOTTS IRRIGATION PTY LTD (ELLIOTTS FILTRATION)				13,174.52
			F32842 - PENISTONE PARK IRON FILTER AIR VALVE	00820	247.50	
			F32843 - BLACKTHORN PARK (IRON FILTER AIR VALVE)	00820	247.50	
			F32844 - SHEPHERDS BUSH (IRON FILTER LOCK)	00820	92.40	
			F32845 - FOREST HILL IRON FILTER (FAULTY VENTURI	00820	238.23	
			F32846 - PENISTONE PARK IRON FILTER	00820	363.00	
			F32847 - BLACKTHORN PARK IRON FILTER	00820	53.63	
			F32848 - SHEOAK PARK IRON FILTER	00820	1,956.90	
			F32901 - SHEOAK IRON FILTER	00820	53.63	
			F32902 - WOC IRON FILTER	00820	53.63	
			F33005 - IRON FILTER SERVICE MAR 25 VARIOUS AREAS	00820	6,474.60	
			F33022 - NEGRESCO PARK	00820	2,007.50	
			F33076 - GREENLAW PARK	00820	1,386.00	
113416	26/03/2025	EMMA JULIE MENEGALDO				30.00
			INWE25/5674 - ANIMAL REGISTRATION REFUND		30.00	
EF127218	14/03/2025	ENGINEERING TECHNOLOGY CONSULTANTS TRUST T/AS ENGINEERING				3,364.35
			INV15249 - CONSULTANCY		3,364.35	
EF127801	31/03/2025	ENVIRONMENTAL HEALTH AUSTRALIA				5,820.00
			125399 - WA CONFERENCE 2025		640.00	
			125400 - WA CONFERENCE 2025		640.00	
			125402 - WA CONFERENCE 2025		640.00	
			125403 - WA CONFERENCE 2025		640.00	
			125407 - WA CONFERENCE 2025		640.00	
			125408 - WA CONFERENCE 2025		640.00	
			125409 - WA CONFERENCE 2025		640.00	
			125411 - WA CONFERENCE 2025		640.00	
			125418 - LEGIONELLA CONTROL, STRENGTHENING PUBLIC		450.00	
			125419 - WA CONFERENCE 2025		250.00	
EF127096	6/03/2025	ENVIRONMENTAL INDUSTRIES PTY LTD				1,001.00
			INV35074 - IRRIGATION TECHNICIAN	02324	1,001.00	
EF127587	31/03/2025	ENVIRONMENTAL INDUSTRIES PTY LTD				3,718.00
			INV34886 - IRRIGATION MTCE ILUKA NOV 24	02324	1,394.25	
			INV35345 - IRRIGATION MTCE ILUKA JAN 25	02324	1,573.00	
			INV35789 - LANDSCAPE & IRRIGATION MTCE ILUKA FEB 25	02324	750.75	
EF127727	31/03/2025	ENVIROPATH PTY LTD T/AS SPOTS ALL SURFACE CLEANING				1,045.00
			4197 - HIGH PRESSURE WASH BRICK PAVERS AND ROAD	VP405564	1,045.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127594	31/03/2025	EPIC CATERING & EVENTS SERVICES PTY LTD				2,464.00
			INV-1332 - CATERING - AFTER SCHOOL CLUB		2,200.00	
			INV-1336 - GALLERY WORKSHOP		264.00	
EF127395	14/03/2025	ERIN COATES				2,000.00
			1 10/03/25 - IAP ARTIST FEE		2,000.00	
EF127098	6/03/2025	EVOLVE TALENT PTY LTD				24,420.68
			226009 - LABOUR HIRE W/E 5/1/25		1,001.57	
			226399 - LABOUR HIRE W/E 12/1/25		2,503.93	
			226642 - LABOUR HIRE W/E 19/01/25		2,003.14	
			227265 - LABOUR HIRE W/E 26/01/25		1,973.69	
			227266 - LABOUR HIRE W/E26/01/25		2,474.47	
			227267 - LABOUR HIRE W/E 26/1/25		2,503.93	
			227820 - LABOUR HIRE W/E 3/2/25		500.79	
			228533 - LABOUR HIRE W/E 16/02/25		2,503.93	
			228534 - LABOUR HIRE W/E 16/02/25 DEPOT		2,503.93	
			228536 - LABOUR HIRE W/E 16/02/25		1,944.23	
			228538 - LABOUR HIRE W/E 14/02/25		2,503.93	
			229016 - LABOUR HIRE W/E 22/02/25 DEPOT		2,003.14	
EF127225	14/03/2025	EVOLVE TALENT PTY LTD				10,428.14
			227264 - LABOUR HIRE W/E 26/1/25		2,474.47	
			229013 - LABOUR HIRE W/E 23/02/25		1,973.69	
			229014 - LABOUR HIRE W/E 23/02/25		1,502.36	
			229015 - LABOUR HIRE W/E 23/02/25		1,973.69	
			229263 - LABOUR HIRE W/E 02/03/25		2,503.93	
EF127595	31/03/2025	EVOLVE TALENT PTY LTD				16,010.43
			228537 - LABOUR 10/2/25 TO 14/2/25		2,562.85	
			229012 - LABOUR HIRE W/E 23/2/25		1,973.69	
			229264 - LABOUR HIRE W/E 02/03/25		2,003.14	
			229265 - LABOUR 24/2/25 TO 2/3/25		2,489.20	
			229266 - LABOUR 24/2/25 TO 2/3/25		2,503.93	
			229804 - LABOUR 4/3/25 TO 9/3/25		1,502.36	
			229805 - LABOUR 3/3/25 TO 9/3/25		1,973.69	
			229806 - JUSTIN DONOVAN WEEK ENDING 09/3/25		1,001.57	
EF127123	14/03/2025	FAY POWLEY				37.80
			42530 - COJ BOOKING CANCELLATION		37.80	
EF127600	31/03/2025	FGS CAPITAL TRADING PTY LTD				1,630.00
			INV-1389 - JOONDALUP FESTIVAL 2025		1,630.00	
EF127231	14/03/2025	FIND WISE LOCATION SERVICES				2,569.05
			6427 - IRRIGATION - EXT CONT		561.55	
			6442 - EARTHWORKS		382.80	
			6443 - EARTHWORKS		382.80	
			6444 - EARTHWORKS		382.80	
			6445 - SERVICE LOCATING ON WHISTLER CLOSE EDGEWATER		382.80	
			6449 - BEACHSIDE PARK, ILLUKA,		476.30	
EF127598	31/03/2025	FIND WISE LOCATION SERVICES				2,877.60
			6447 - BLUELAKE PARK		382.80	
			6448 - PERCY DOYLE RESERVE		787.60	
			6458 - JOSLIN PLACE LOCATION SERVICES		382.80	
			6464 - MACNAUGHTON PARK, KINROSS,		1,324.40	
EF127269	14/03/2025	FIORE FAMILY TRUST				7,432.94
			150046 - MOWING - PICK UP ALL CLIPPINGS AT SITES	VP362351	3,716.47	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			150049 - MOWING - PICK UP ALL CLIPPINGS AT SITES	VP362351	3,716.47	
EF127230	14/03/2025	FITNESS AUSTRALIA LIMITED				699.00
			INV-0023561 - RENEW CLC FITNESS BUSINESS MEMBER		699.00	
EF127233	14/03/2025	FLEXI STAFF GROUP PTY LTD (FLEXI STAFF)				6,382.75
			24198 - LABOUR WE 16/02/2025		1,972.85	
			24404 - LABOUR HIRE W/E 21/2/25		2,437.05	
			24589 - LABOUR HIRE		1,972.85	
EF127599	31/03/2025	FLEXI STAFF GROUP PTY LTD (FLEXI STAFF)				7,581.48
			24779 - LABOUR HIRE		1,450.63	
			24780 - DARRIN PUCHAR		2,063.60	
			24909 - LABOUR HIRE W/E 14/3/25		1,972.85	
			24910 - LABOUR HIRE W/E 14/03/25		2,094.40	
EF127232	14/03/2025	FLORAL IMAGE				69.11
			FIP82895 - FLORAL ARRANGEMENTS FOR MAYOR OFFICE		69.11	
EF127476	31/03/2025	FOUR ROSES WA PTY LTD				61.65
			BPC24/1395 - BUILDING SERVICES LEVY REFUND		61.65	
EF127402	14/03/2025	FOXTEL CABLE TELEVISION PTY LTD				475.00
			474503016 - TV SUBSCRIPTION		475.00	
EF127229	14/03/2025	FUJIFILM BUSINESS INNOVATION AUSTRALIA PTY LTD				1,419.00
			QI092114 - LEASE OF AC7580 SERIAL NO: 152329		1,419.00	
EF127596	31/03/2025	FUJIFILM BUSINESS INNOVATION AUSTRALIA PTY LTD				2,711.48
			CW627341 - PRINTROOM BASEMENT COPIER		363.69	
			CW676848 - PRINTROOM BASEMENT COPIER		2,347.79	
EF127597	31/03/2025	FULTON HOGAN INDUSTRIES PTY LTD				1,205.88
			20135349 - 20KG EZ STREET BLACK POTHOLE REPAIR		1,205.88	
EF127314	14/03/2025	G C & A HOGAN PTY LTD (PROFLO WA)				1,213.30
			P4361 - SAND TRAP CLEANING - VACUUM OF PITS 600X	VP422290	220.00	
			P4414 - DUNCRAIG CHILD HEALTH CENTRE	VP422290	209.55	
			P4419 - CLEAN DOWNPIPES AND REMOVAL OF DEBRIS	VP422290	264.00	
			P4424 - GIBSON PARK COMMUNITY CENTRE	VP422290	173.25	
			P4427 - CLEAN DOWNPIPES AND REMOVAL OF DEBRIS	VP422290	173.25	
			P4429 - CLEAN DOWNPIPES AND REMOVAL OF DEBRIS	VP422290	173.25	
EF127700	31/03/2025	G C & A HOGAN PTY LTD (PROFLO WA)				810.15
			P4422 - FORREST PARK COMMUNITY SPORTING FACILITY	VP422290	173.25	
			P4426 - HEATHRIDGE PARK CLUBROOMS:	VP422290	173.25	
			P4431 - SES WANNEROO	VP422290	264.00	
			P4479 - DORCHESTER HALL	VP422290	199.65	
EF127606	31/03/2025	GALAXY 42 PTY. LTD. (ATTURRA BUSINESS APPLICATIONS)				31,707.50
			INV0026282 - 25 HOURS CLIENT SUPPORT SERVICES AND SIX	02521	16,197.50	
			INV0033135 - CLINET SUPPORT RENEWAL	02924	15,510.00	
EF127605	31/03/2025	GALAXY DRIVE-IN THEATRE PTY LTD				15,180.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			200325A - JOONDALUP FESTIALVENUE HIRE & SCREENINGS		15,180.00	
EF127283	14/03/2025	GARETH MILLER				500.00
			CRN-140225065403 - CCTV REBATE SCHEME REFUND		500.00	
EF127448	31/03/2025	GEORGE ROFA				245.00
			1038070_11/03/25 - BINS REFUND		245.00	
EF127681	31/03/2025	GPC ASIA PACIFIC PTY LTD (NAPA)				931.92
			1950123257 - PARTS		92.40	
			1950123297 - PARTS		166.65	
			1950123301 - PARTS		24.75	
			1950123563 - PARTS ONLY		648.12	
EF127608	31/03/2025	GRANDSTAND VENTURES PTY LTD (GRANDSTAND AGENCY)				1,375.00
			INV-7077 - LILLY GOGOS – FESTIVAL VIP OPENING		1,375.00	
EF127610	31/03/2025	GREEN OPTIONS PTY LIMITED				3,683.20
			90020763 - PERCY DOYLE	VP392308	819.12	
			90020764 - PERCY DOYLE	VP392308	478.37	
			90020765 - PERCY DOYLE	VP392308	478.37	
			90020767 - PERCY DOYLE	VP392308	472.23	
			90020776 - PERCY DOYLE	VP392308	478.37	
			90020777 - PERCY DOYLE	VP392308	478.37	
			90020778 - PERCY DOYLE	VP392308	478.37	
EF127404	14/03/2025	GREEN SKILLS INC				5,336.19
			P4181 - LABOUR 1/2/2025 - 31/2/2025		5,336.19	
EF127803	31/03/2025	GREEN SKILLS INC				4,739.38
			P4193 - LABOUR 1/2/2025 - 31/2/2025		4,739.38	
EF127241	14/03/2025	GREENSTEAM AUSTRALIA PTY LTD				1,864.50
			GSA-3886 - CAWARRA PARK	00622	1,864.50	
EF127609	31/03/2025	GREENSTEAM AUSTRALIA PTY LTD				2,671.90
			GSA-3926 - DAY RATE -OTHER - SUPPLY AND APPLICATION	01822	1,692.90	
			GSA-3931 - REACTIVE CONTRACTORS - WEEDING MANUAL		979.00	
EF127237	14/03/2025	GREENWOOD PARTY HIRE				180.00
			B23900 - LABOUR JOONDALUP RESORT		180.00	
EF127602	31/03/2025	GREENWOOD PARTY HIRE				640.00
			B24017 - HEARTBEAT ST PATRICKS DAY FESTIVAL 2025		640.00	
EF127099	6/03/2025	GREENWORX COMMERCIAL MAINTENANCE PTY LTD				2,160.78
			126207 - IRRIGATION MTCE HARBOUR RISE JAN 25	01120	1,247.21	
			126570 - IRRIGATION TECHNICIAN	01120	88.14	
			127317 - IRRIGATION MTCE WOODVALE 31/01/25	VP364735	561.00	
			127413 - IRRIGATION REPAIRS MARBELLA PARK 06/02/25	01120	88.14	
			127414 - IRRIGATION MTCE OHAU PARK 06/02/25	01120	176.29	
EF127238	14/03/2025	GREENWORX COMMERCIAL MAINTENANCE PTY LTD				24,953.51
			124769 - PROVISION OF LANDSCAPE SERVICES	VP363631	998.80	
			124776 - LANDSCAPE MTCE ENTRY STATEMENTS DEC 24	VP364490	4,009.50	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			124778 - LANDSCAPE MTCE WHITFORDS AVENUE DEC 24	VP364451	1,012.00	
			126202 - LANDSCAPE MAINTENANCE ENTRY STATEMENTS JAN 25	VP364490	2,673.00	
			126205 - LANDSCAPE MAINTENANCE - WHITFORDS AVENUE JAN 25	VP364451	506.00	
			126206 - LANDSCAPE MAINTENANCE SERV JOONALUP DRV JAN 25	VP364478	1,549.15	
			127461 - VARIOUS LOCATIONS	VP363608	2,068.00	
			127462 - VARIOUS LOCATIONS	VP363631	998.80	
			127463 - WOODVALE WATERS SAR LANDSCAPE AND MOWING	VP364735	3,256.00	
			127464 - WHITFORDS AVE FEB 2025	VP364451	1,012.00	
			127466 - JOONDALUP VERGE MAINT FEB 2025	VP364478	1,549.15	
			127467 - HARBOUR RISE SARS	01120	1,247.21	
			127468 - WOODVALE WATERS SAR	VP364735	275.00	
			127469 - COJ P1, P2, P3 ENTRY STATEMENTS	VP364490	2,673.00	
			127768 - RETICULATION REPAIRS HARBOUR VIEW PARK 27/02/25	01120	176.29	
			127769 - RETICULATION REPAIRS WOODVALE WATERS 20/02/25	VP364735	327.25	
			127770 - RETICULATION REPAIRS HARBOUR VIEW PARK 20/02/25	01120	264.43	
			127771 - RETICULATION REPAIRS LEEWARD PARK 21/02/25	01120	176.29	
			1277766 - RETICULATION REPAIRS DANDJOO PARK 27/02/25	VP364735	93.50	
			127832 - RETICULATION REPAIRS HARBOUR RISE 12/02/25	01120	88.14	
EF127604	31/03/2025	GREENWORX COMMERCIAL MAINTENANCE PTY LTD				13,172.02
			123520 - LANDSCAPE MTCE HARBOUR RISE NOV 24	01120	9,808.19	
			123522 - PROVISION OF LANDSCAPE MAINTENANCE SERVI	VP363608	2,057.00	
			123528 - EVERY THREE WEEKS - PROVISION OF LANDSCA	VP364451	506.00	
			128277 - DANDJOO PARK	VP364735	140.25	
			128344 - IRRIGATION TECHNICIAN	01120	132.22	
			128345 - IRRIGATION TECHNICIAN	01120	132.22	
			128346 - HARBOUR RISE SARS	01120	88.14	
			128347 - IRRIGATION TECHNICIAN	01120	308.00	
EF127240	14/03/2025	GRILLEX PTY LTD (GXOUTDOORS)				4,664.00
			119718 - LYSANDER PARK		4,664.00	
EF127607	31/03/2025	GRILLEX PTY LTD (GXOUTDOORS)				6,270.00
			120031 - STRUCTURES - EXT MAT		4,664.00	
			120066 - INTEGRA 3M BENCH SEAT		1,606.00	
EF127239	14/03/2025	GUNNEBO AUSTRALIA PTY LTD				411.47
			1440901 - CRAIGIE LEISURE CENTRE GYM ACCESS GATES		411.47	
EF127481	31/03/2025	HARJEET SINGH				205.50
			BPU22/0406 - REFUND BUILDING SERVICES LEVY		205.50	
EF127250	14/03/2025	HAWTHORN GROUP HOLDINGS PTY LTD (HAWTHORN CIVIL & MINING				199,597.09
			10364 - COJ COASTAL PATHS FEB 2025		199,597.09	
EF127750	31/03/2025	HAYDEN RUSSELL SOFOULIS				600.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			5 - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127503	31/03/2025	HAYLEY SPRATLING				162.64
			1048215_09/01/25 - JOONDALUP FESTIVAL TRANSPORT CO COSTS		162.64	
EF127405	14/03/2025	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LIMITED				5,412.54
			52647581 - TEMPORARY CONTRACT W/E 09/02/25		2,277.42	
			52679205 - TEMP EMPLOYMENT W/E 2/3/25		3,135.12	
EF127804	31/03/2025	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LIMITED				17,187.49
			52609980 - TEMP EMPLOYMENT W/E 12/1/25		2,277.42	
			52647579 - LABOUR HIRE W/E 6/2/25		2,398.24	
			52651529 - TEMP EMPLOYMENT 01/03/25-17/04/25		3,081.78	
			52657216 - LABOUR HIRE W/E 16/2/25		1,941.43	
			52667374 - LABOUR HIRE W/E 23/2/25		2,398.24	
			52687676 - LABOUR HIRE W/E 09/03/25		1,912.89	
			52697270 - TEMP EMPLOYMENT W/E 16/3/25		3,177.49	
EF127648	31/03/2025	HELENE PTY LTD (LOGO APPOINTMENTS)				18,173.41
			H4745 - LABOUR W/E 1/2/25		2,312.64	
			H4787 - LABOUR HIRE		2,890.80	
			H4814 - LABOUR HIRE		2,890.80	
			H4815 - LABOUR W/E 22/2/25		868.41	
			H4839 - LABOUR HIRE W/E 5/3/25		2,890.80	
			H4840 - LABOUR		682.32	
			H4867 - LABOUR HIRE W/E 08/03/24 ADMIN		2,312.64	
			H4868 - LABOUR W/E 8/3/25		434.20	
			H4892 - LABOUR W/E 15/3/25		2,890.80	
EF127245	14/03/2025	HICKEY CONSTRUCTIONS PTY LTD				593,359.56
			4456 - SORRENTO COMMUNITY HALL	01021	297.00	
			4458 - SORRENTO SOUTH & NORTH	01021	231.00	
			4459 - CHARONIA PARK TOILETS	01021	196.63	
			4463 - GIBSON PARK	01021	53,092.34	
			4464 - CENTRAL PARK TOILETS REPAIRS	01021	1,636.86	
			4465 - PERCY DOYLE COMMUNITY SPORTING FACIL	00124	257,214.85	
			4467 - PADBURY COMMUNITY CENTRE	01021	297.00	
			4474 - COJ ADMIN HR REFURBISHMENT	01021	152,172.50	
			4477 - COJ DEPOT	01021	6,923.27	
			4478 - ART GALLERY DEVELOPMENT	01021	120,566.72	
			4486 - GIBSON PARK UAT	01021	731.39	
EF127616	31/03/2025	HICKEY CONSTRUCTIONS PTY LTD				41,071.82
			4315 - CHARONIA PARK	01021	289.30	
			4401 - PENISTONE PARK CLUBROOMS	01021	1,649.77	
			4415 - GREENWOOD CHILD HEALTH CENTRE	01021	132.00	
			4460 - FLEUR FREAME PAVILION	01021	177.65	
			4468 - PADBURY COMMUNITY HALL	01021	2,143.90	
			4471 - JOONDALUP LIBRARY	01021	297.00	
			4472 - WARWICK COMMUNITY HALL	01021	4,607.20	
			4473 - WHITFORDS SENIOR CITIZEN CENTRE	01021	3,586.00	
			4481 - WHITFORDS SEA RESCUE REPAIRS	01021	1,309.69	
			4483 - DUNCRAIG HALL PLAYGROUND	01021	23,839.38	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

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			4485 - SHEPHERDS BUSH DRIVE, KINGSLEY	01021	1,118.10	
			4503 - GENERAL LABOURER NORMAL WORKING HOURS 7.	01021	1,921.83	
EF127284	14/03/2025	HIGGO NOMINEES PTY LTD (MIDLAND MINI CRETE)				1,881.00
			31587 - BLACKALL DR, GREENWOOD	VP433705	330.00	
			31588 - SAIL TERRACE PREMIX KERB MIX	VP433705	363.00	
			34358 - WESTHAVEN DR, WOODVALE	VP433705	825.00	
			34359 - GREGORY AVE, PADBURY	VP433705	363.00	
EF127663	31/03/2025	HIGGO NOMINEES PTY LTD (MIDLAND MINI CRETE)				16,586.90
			2362 - KINROSS DR, KINROSS	VP433705	330.00	
			2363 - NOTTINGHILL ST, JOONDALUP	VP433705	363.00	
			2401 - BURLEIGH DR, BURNS BEACH	VP433705	1,232.00	
			31567 - PREMIXED CONCRETE KERB MIX WHITFORDS AVE CRAIGIE	VP433705	617.10	
			31569 - COOK AVE, HILLARYS	VP433705	990.00	
			31570 - CONCRETE KERB MIX MARRI RD, DUNCRAIG	VP433705	363.00	
			31571 - SUPPLY & DELIVERY PREMIXED CONCRETE CAMBERWARRA DR, CRAIGIE	VP433705	330.00	
			31580 - CONCRETE KERB MIX HALGANIA WAY DUNCRAIG	VP433705	580.80	
			31584 - SUPPLY & DELIVERY PREMIXED CONCRETE KERB MIX HALGANIA WAY, DUNCRAIG	VP433705	363.00	
			31586 - SEMAPHORE LANE, BURNS BEACH	VP433705	616.00	
			31597 - DUNDEE CT, DUNCRAIG	VP433705	363.00	
			34255 - CREAM COLOURED CONCRETE AMALFI DRV	VP433705	752.40	
			34276 - EDDYSTONE AVE & WARRANDYTE DR, CRAIGIE	VP433705	330.00	
			34277 - BADRICK ST, WARWICK	VP433705	363.00	
			34278 - SPRINGVALE DR, WARWICK	VP433705	363.00	
			34305 - EDDYSTONE AVE & WARRANDYTE DR, CRAIGIE	VP433705	363.00	
			34306 - PREMIXED CONCRETE ENDEAVOUR RD, HILLARYS	VP433705	396.00	
			34307 - ALMAFI ST, HILLARYS	VP433705	1,108.80	
			34308/1 - SERENA WAY, ILUKA	VP433705	1,232.00	
			34319 - GURON RD, DUNCRAIG	VP433705	330.00	
			34322 - PREMIXED CONCRETE LINDFIELD CT, KALLAROO	VP433705	330.00	
			34335 - PREMIXED CONCRETE CUMBERLAND DR, HILLARYS	VP433705	462.00	
			34336 - PINMORE LANE, CURRUMBINE	VP433705	363.00	
			34339 - CREW CT, OCEAN REEF	VP433705	363.00	
			34343A - LACEPEDE DR CONCRETE KERB MIX	VP433705	363.00	
			34348 - PREMIXED CONCRETE MARBELLO WAY, HILLARYS	VP433705	475.20	
			34349 - LCNR COLGRAIN WAY & MEGIDDO WAY,	VP433705	580.80	
			34360 - MULLALOO DR, MULLALOO	VP433705	580.80	
			34363 - TIMBERLANE DR, WOODVALE	VP433705	330.00	
			34409 - MEGIDDO WAY, DUNCRAIG	VP433705	363.00	
			34415 - ERINDALE RD CONCRETE	VP433705	660.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			34416 - ERINDALE RD, WARWICK	VP433705	330.00	
EF127406	14/03/2025	HODGE COLLARD PRESTON UNIT TRUST T/AS HODGE COLLARD PRESTON				99,368.50
			132501 - CRAIGIE LEISURE CENTRE		13,299.00	
			32310 - HEATHRIDGE PARK MP - CONCEPT DESIGN		8,701.00	
			782407 - SORRENTO SURF CLUB REDEVELOPMENT	00324	77,368.50	
EF127613	31/03/2025	HOLCIM (AUSTRALIA) PTY LTD T/AS HUMES				5,912.14
			9409688891 - BASE GULLY 1300 0150 600HOLE DC	02722	1,953.34	
			9409688898 - UNIVERSAL SIDE ENTRY SYSTEM TYPE (1) FRA	02722	1,979.40	
			9409688915 - UNIVERSAL SIDE ENTRY SYSTEM TYPE (1) (PL	02722	1,979.40	
EF127246	14/03/2025	HYDROQUIP PUMPS & IRRIGATION PTY LTD				7,845.20
			INV-6490 - KINGSLEY PARK REPAIRS	04222	4,389.00	
			INV-6496 - WARWICK BOWLING CLUB REPAIRS	04222	2,387.00	
			INV-6507 - BORE DEVELOPMENT NOAL GANNON PARK	04222	356.40	
			INV-6508 - PUMP UNIT - WARRIGAL; PARK	04222	356.40	
			INV-6509 - BORE DEVELOPMENT -RUTHERGLEN PARK	04222	356.40	
EF127618	31/03/2025	HYDROQUIP PUMPS & IRRIGATION PTY LTD				3,680.60
			INV-6519 - NORTHSHORE COUNTRY CLUB REPAIRS	04222	3,680.60	
EF127629	31/03/2025	ICONIC PROPERTY SERVICES PTY LTD				2,218.61
			PSI043571 - CLEANER (SATURDAY)	04022	1,184.58	
			PSI043572 - CLEANER (MONDAY TO FRIDAY)	04022	41.03	
			PSI043573 - CLEANER (EMERGENCY 8.00AM TO 4.59PM)	04022	30.77	
			PSI043578 - SUPPLY AND SERVICE SANITARY BINS 22L (BA	04022	839.15	
			PSI043658 - CLEANER (SUNDAY)	04022	123.08	
EF127622	31/03/2025	ID CONSULTING PTY LTD				33,610.50
			16312 - FORECAST.ID SUBSCRIPTION FEE		33,610.50	
EF127361	14/03/2025	ILLION AUSTRALIA PTY LTD (TENDERLINK.COM)				369.60
			AU-678891 - PUBLIC TENDER NOTICE FEE		369.60	
EF127408	14/03/2025	INFORM COMMUNICATE MOTIVATE INTERNATIONAL (AUSTRALIA) PTY LT				25,452.90
			ICMI-P38977(1) - RUSSELL ORD AND SHANAN WORRALL – 2 DAYS		7,964.00	
			ICMI-P38982(1) - CASEY BEROS (MC) – 2 DAYS		7,700.00	
			ICMI-P38983(1) - RABIA SIDDIQUE (SPEAKER) – 2 DAYS		9,788.90	
EF127251	14/03/2025	INSTITUTE OF PUBLIC WORKS ENG AUST LTD (WA)				6,190.00
			2RNXVBZGG5K - IPWEA 2025 CONFERENCE		700.00	
			3KNBN7JWDVF - IPWEA 2025 CONFERENCE		1,050.00	
			4PN685X9ZSM - IPWEA 2025 CONFERENCE		330.00	
			GYNG49X5TTN - IPWEA 2025 CONFERENCE		2,220.00	
			T8N5R84ZM37 - IPWEA 2025 CONFERENCE		1,890.00	
EF127439	31/03/2025	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA LIMITED				6,820.00
			R58109 - PROFESSIONAL CERT IFM 14/4/25 INVR58109		3,410.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			R58110 - PROFESSIONAL CERT IFM 14/4/25 INVR58110		3,410.00	
EF127455	31/03/2025	INSURANCE COMMISSION OF WA				487.00
			24/22175 PN35 - ICWA PAYMENT SENT IN ERROR		487.00	
EF127624	31/03/2025	INTEGRATED MONITORING SYSTEMS PTY LTD				16,006.10
			68667 - ANN LICENCE RENEWAL 22/11/24 - 22/11/25		15,753.10	
			68835 - PROGRAMMING WORK		253.00	
EF127623	31/03/2025	INTEGRITY MANAGEMENT SOLUTIONS PTY LTD				29,500.60
			INV-0332 - ATTAIN COMPLIANCE SOFTWARE		29,500.60	
EF127252	14/03/2025	IRON MOUNTAIN AUSTRALIA GROUP PTY LTD				2,847.76
			AUD613208 - 2024-25 STORAGE AND RETRIVAL OF RECORDS		108.57	
			AUD631627 - 2024-25 STORAGE AND RETRIVAL OF RECORDS		2,739.19	
EF127254	14/03/2025	IRP PTY LTD (INDUSTRIAL RECRUITMENT PARTNERS)				24,933.93
			C INV 26576 - LABOUR 29/1/25		2,296.36	
			C INV 26622 - LABOUR 4/2/25		2,296.36	
			C INV 26674 - LABOUR HIRE W/E 9/2/25		1,978.85	
			C INV 26724 - LABOUR HIRE W/E 16/2/25		2,296.36	
			C INV 26725 - LABOUR HIRE W/E 16/02/25		2,105.62	
			C INV 26726 - LABOUR HIRE W/E 16/02/25 DEPOT		2,105.62	
			C INV 26727 - LABOUR HIRE W/E 16/02/25 DEPOT		2,510.48	
			C INV 26728 - LABOUR HIRE W/E 16/02/25 DEPOT		2,105.62	
			C INV 26729 - LABOUR HIRE W/E 16/02/25		2,105.62	
			C INV 26777 - LABOUR HIRE W/E 23/2/25		2,836.68	
			C INV 26834 - LABOUR HIRE W/E 02/03/25		2,296.36	
EF127626	31/03/2025	IRP PTY LTD (INDUSTRIAL RECRUITMENT PARTNERS)				35,699.50
			C INV 26624 - LABOUR HIRE W/E 2/2/25		2,105.62	
			C INV 26626 - LABOUR HIRE W/E 2/2/25		2,105.62	
			C INV 26830 - LABOUR HIRE W/E 02/03/25		2,632.03	
			C INV 26831 - LABOUR HIRE W/E 02/03/25		1,004.19	
			C INV 26881 - LABOUR W/E 9/3/2025		2,296.36	
			C INV 26882 - LABOUR HIRE W/E 9/3/25		2,074.66	
			C INV 26883 - LABOUR HIRE W/E 09/03/25		1,021.85	
			C INV 26884 - LABOUR HIRE W/E 09/03/25		472.56	
			C INV 26885 - LABOUR HIRE W/E 09/03/25		2,074.66	
			C INV 26886 - LABOUR HIRE W/E 09/03/25		1,579.22	
			C INV 26932 - LABOUR HIRE W/E 16/03/25		2,105.62	
			C INV 26933 - LABOUR W/E 23/02/2025		2,632.03	
			C INV 26934 - LABOUR HIRE W/E 16/03/25		2,093.74	
			C INV 26935 - LABOUR W/E 23/02/2025		1,004.19	
			C INV 26936 - LABOUR HIRE W/E 16/03/25		2,105.62	
			C INV 26937 - LABOUR WE 09/03/2025		1,579.22	
			C INV 26938 - LABOUR 10/03/2025 TO 14/03/2025		2,632.03	
			C INV 26939 - LABOUR HIRE W/E 16/03/25		2,105.62	
			C INV 26996 - LABOUR 17/03/2025 TO 21/02/2025		2,074.66	
EF127472	31/03/2025	ISAAC MARR				70.00
			BA97/2667 - RESIDENTIAL PLANS REFUND		70.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127247	14/03/2025	ISAAC THOMAS HUGGINS				441.54
			270225 - ARTWORK INSTALL ROSEMARY HELMIS EXHIBITI		441.54	
EF127627	31/03/2025	ISC TEAMWEAR PTY LTD				1,848.00
			64240 - C&S POLO		1,848.00	
EF127806	31/03/2025	ISUBSCRIBE PTY LTD				72.00
			INV-48312 - SUBSCRIPTIONS Q56805		72.00	
EF127192	14/03/2025	IXOM OPERATIONS PTY LTD				314.78
			6932806 - SUPPLY OF CHLORINE GAS 2024/2025		314.78	
EF127142	14/03/2025	J & C O'NEILL				1,468.21
			119379 - RATES REFUND PN 119379		1,468.21	
EF127641	31/03/2025	J & D EXPO CARPETS PTY LTD				825.00
			INV-0089 - HIRE OF ASTRO TURF FOR SPRAY IT FORWARD		825.00	
EF127173	14/03/2025	J BLACKWOOD & SON LTD				5,102.45
			SI0484395 - RAG ON A ROLL 24.5CM X 70MTR		876.59	
			SI0510750 - GLASSES SAFETY UVEX WARRIOR DARK	VP439610	755.70	
			SI10403219 - OVERBOOT SOCK SAVER WEATHERPROOF	VP439610	157.96	
			SI10411951 - BW#:04843063 808 SILICON SPRAY X6		145.20	
			SI10412057 - BUFF FACE SOCK	VP439610	52.54	
			SI10451147 - BYPASS LOPERS		288.64	
			SI10470770 - WD 40		266.11	
			SI10471987 - LUBE SPRAY INOX		267.43	
			SI10473340 - DANGER TAPE		206.36	
			SI10473384 - DONAGHY ROPE 12MM		195.50	
			SI104741644 - PARTS & REPAIRS		102.96	
			SI10474688 - RAKE 600MM PLASTIC		579.04	
			SI10474742 - WATER COOLER 5 LITRES	VP439610	341.09	
			SI10474773 - PARTS & REPAIRS		255.20	
			SI10480883 - SHACKLE D GALV 10MM X 10MM		17.60	
			SI10482199 - PARTS & REPAIRS		68.64	
			SI10483153 - GLOVES STINGA - NPF, SIZE 9	VP439610	262.94	
			SI10499885 - BARRIER MESH		210.41	
			SI10523709 - BUFF FACE SOCK	VP439610	52.54	
EF127526	31/03/2025	J BLACKWOOD & SON LTD				1,365.17
			SI0626503 - BW#: 01528529 150X100 X5 PACKING SHIMS		308.88	
			SI10553328 - CRC SILICONE SRAYS		42.59	
			SI10555873 - PARTS & REPAIRS		396.00	
			SI10575633 - EARMUFFS BILSOM VIKING 31DB - CLASS 5	VP439610	226.93	
			SI10583652 - SHOVEL SQ MOUTH 'D' HANDLE		220.31	
			SI10586177 - BUFF FACE SOCK	VP439610	52.54	
			SI10586334 - RAGS 15KG		117.92	
EF127385	14/03/2025	J.D CAFFEY & CAFFEY FAMILY TRUST T/AS WESTBOOKS				361.79
			118044 - TITLES AS SELECTED		35.82	
			346589 - DISCRETIONARY TITLES AS SELECTED		166.49	
			346590 - DISCRETIONARY TITLES AS SELECTED		16.09	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			346591 - DISCRETIONARY TITLES AS SELECTED		12.59	
			346592 - TITLES AS SELECTED		130.80	
EF127782	31/03/2025	J.D CAFFEY & CAFFEY FAMILY TRUST T/AS WESTBOOKS				223.07
			347035 - DISCRETIONARY TITLES AS SELECTED		46.87	
			347036 - DISCRETIONARY TITLES AS SELECTED		12.59	
			347037 - TITLES AS SELECTED		27.43	
			347038 - TITLES AS SELECTED		67.63	
			347039 - DISCRETIONARY TITLES AS SELECTED		68.55	
EF127176	14/03/2025	JAMES BENNETT PTY LTD				5,010.34
			482130. - PROFILED STOCK		299.25	
			4841724 - DISCRETIONARY TITLES AS SELECTED		64.79	
			4842127 - TITLES AS SELECTED		31.49	
			4842128 - DISCRETIONARY TITLE SELECTION		18.24	
			4842129 - ITEMS AS SELECTED FOR THE BBG		501.96	
			4842132 - TITLES TO SATISFY POPULAR DEMAND		28.95	
			4842133 - TITLES TO SATISFY POPULAR DEMAND		273.50	
			4842134 - TITLES AS SELECTED		42.74	
			4842135 - JUNIOR TITLES FOR PROJECT		195.68	
			4842136 - QW DVDS AS SELECTED		307.40	
			4842137 - REFERENCE MATERIALS AS SELECTED		140.37	
			4842138 - YA BOOK OF THE MONTH AS CHOSEN		215.85	
			4842139 - DISCRETIONARY TITLES AS SELECTED		27.98	
			4842140 - DISCRETIONARY TITLES AS SELECTED		144.47	
			4842626 - TITLES AS SELECTED		98.91	
			4842627 - DISCRETIONARY TITLE SELECTION		64.13	
			4842628 - ITEMS AS SELECTED FOR THE BBG		314.03	
			4842629 - PROFILED STOCK		289.17	
			4842630 - BOOK CLUB SETS		401.80	
			4842631 - DVD'S FOR BOOKS ON WHEELS		234.70	
			4842632 - TITLES TO SATISFY POPULAR DEMAND		58.32	
			4842633 - TITLES AS SELECTED		97.59	
			4842634 - QW DVDS AS SELECTED		195.60	
			4842635 - DISCRETIONARY TITLES AS SELECTED		43.21	
			4842636 - DISCRETIONARY TITLES AS SELECTED		48.27	
			4842637 - DISCRETIONARY TITLES AS SELECTED		19.44	
			PSO489643 - SUPPLY OF PROFILED AF DVDS		505.00	
			PSO489644 - PROFILED ANF DVDS		99.80	
			PSO489645 - PROFILED JUNIOR DVDS		35.90	
			PSO489928 - SUPPLY OF PROFILED AF DVDS		211.80	
EF127529	31/03/2025	JAMES BENNETT PTY LTD				4,744.06

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			4843015 - TITLES AS SELECTED		12.23	
			4843016 - DISCRETIONARY TITLE SELECTION		171.44	
			4843018 - PROFILED STOCK		653.96	
			4843075 - BOOK CLUB SETS		187.36	
			4843076 - PROFILED STOCK		20.95	
			4843077 - TITLES TO SATISFY POPULAR DEMAND		176.43	
			4843078 - TITLES AS SELECTED		75.14	
			4843079 - QW DVDS AS SELECTED		95.80	
			4843080 - REFERENCE MATERIALS AS SELECTED		121.09	
			4843081 - DISCRETIONARY TITLES AS SELECTED		95.51	
			4843458 - TITLES AS SELECTED		29.27	
			4843459 - PROFILED STOCK		424.66	
			4843460 - TITLES TO SATISFY POPULAR DEMAND		383.46	
			4843461 - TITLES AS SELECTED		375.18	
			4843462 - JUNIOR TITLES FOR PROJECT		215.80	
			4843463 - QW DVDS AS SELECTED		115.80	
			4843464 - DISCRETIONARY TITLES AS SELECTED		104.64	
			4843465 - DISCRETIONARY TITLES AS SELECTED		207.64	
			PSO490199 - SUPPLY OF PROFILED AF DVDS		489.20	
			PSO490200 - PROFILED ANF DVDS		47.90	
			PSO490201 - PROFILED JUNIOR DVDS		95.80	
			PSO490421 - SUPPLY OF PROFILED AF DVDS		586.90	
			PSO490422 - PROFILED ANF DVDS		57.90	
EF127479	31/03/2025	JAMES BOWELL				71.77
			INV 416792 - GYM MEMBERSHIP REFUND		71.77	
EF127259	14/03/2025	JAMES FIRKINS (JMF HOME & GARDEN)				1,750.00
			INV-4733 - BUSH FIRE CL WOORAMEL STREET, HEATHRIDGE		400.00	
			INV-4734 - SOUTHERN CROSS CIRCLE, OCEAN REEF		850.00	
			INV-4735 - ADAMS CREST, OCEAN REEF		500.00	
EF127638	31/03/2025	JAMES FIRKINS (JMF HOME & GARDEN)				7,900.00
			INV-4774 - CASPIAN PASS, ILUKA		4,400.00	
			INV-4775 - BUSH FIRE CLEARANCE		2,500.00	
			INV-4781 - BUSH FIRE CLEARANCE		1,000.00	
EF127120	14/03/2025	JAMES PEARSON CEO				1,014.00
			76525 - MEALS		1,014.00	
EF127495	31/03/2025	JAMES POTT				12.20
			INV-425384 - MEMBERSHIP REFUND		12.20	
EF127140	14/03/2025	JANETTE AND GEOFFREY RING				361.00
			109659 - RATES REFUND		361.00	
EF127811	31/03/2025	JARDINE LLOYD THOMPSON PTY LTD (LGISWA)				1,008.08
			051-957264 - RENEWAL OF PUBLIC LIABILTY POLICY STALL		1,008.08	
EF127631	31/03/2025	JASON SIGNMAKERS				202.55
			45450 - SIGN MAINTENANCE		202.55	
EF127257	14/03/2025	JB HI-FI GROUP PTY LTD (JB HI-FI BUSINESS)				5,723.90
			BD1701455 - DELL LATITUDE 3550 CTO		1,534.83	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			BD1712332 - IPADAIR 13" 128GB SP GREY - SKU 659818		1,294.23	
			BD1718683 - DELL CURVED MONITOR P3424WE LED		675.84	
			BD1722483 - MODEL 166319 COVER FOR REMARKAKABLE 2		2,020.00	
			BD1723457 - MODEL 166319 COVER FOR REMARKAKABLE 2		199.00	
EF127633	31/03/2025	JB HI-FI GROUP PTY LTD (JB HI-FI BUSINESS)				5,318.85
			BD1739284 - DELL WD19S DOCKING STATION (514137)		4,571.49	
			BD1740632 - APPLE IPAS PRO M4 MAGIC KEYBOARD BLACK		747.36	
EF127636	31/03/2025	JCDECAUX AUSTRALIA TRADING PTY LTD				3,548.28
			0000163254-MI-FEB-25 - BUS BACKS FOR JOONDALUP FESTICVAL		3,548.28	
EF127504	31/03/2025	JESSICA ELLEN TREACY				26.90
			INWE25/16938 - INFRINDGEMENT P437254 LATE FEES REFUND		26.90	
EF127463	31/03/2025	JILL MACDONALD				525.65
			1048130_14/03/25 - REIMBURSEMENT GIFT VOUCHER		48.43	
			1048130_14/03/25. - REIMBURSEMENT GIFT VOUCHER		87.90	
			1048130_14/03/25.. - REIMBURSEMENT GIFT VOUCHER		48.43	
			1048130_14/03/25... - REIMBURSEMENT GIFT VOUCHER		76.49	
			1048130_14/03/25/5 - GIFT VOUCHERS		100.00	
			1048130_14/03/25/6 - GIFT VOUCHERS		25.50	
			1048130_18/02/25 - REIMBURSEMENT GIFT VOUCHER		87.90	
			1048130_18/02/25. - REIMBURSEMENT GIFT VOUCHER		51.00	
EF127258	14/03/2025	JKB PLUMBING & GAS PTY LTD				32,357.20
			INV-1198 - ELCAR LARGE DOG PARK	01524	672.91	
			INV-1240 - SIR JAMES MCCUSKER BURST PIPE	01524	269.48	
			INV-1324 - GIBSON PARK	01524	10,421.40	
			INV-1350 - COJ RECEPTION CENTRE	01524	1,672.00	
			INV-1357 - TOM SIMPSON PARK	01524	302.37	
			INV-1363 - PICNIC COVE	01524	577.50	
			INV-1365 - TIMBERLANE PARK TAP	01524	128.70	
			INV-1369 - CURRAMBINE COM CTR	01524	1,397.00	
			INV-1383 - COJ WOC	01524	224.77	
			INV-1384 - WHITFORDS NODES	01524	172.70	
			INV-1385 - CRAIGIE LEISURE CTR	01524	191.38	
			INV-1386 - CRAIGIE LEISURE CENTRE	01524	128.70	
			INV-1389 - JOONDALUP ADMIN HAND BASINS	01524	128.70	
			INV-1390 - PABURY COMM HALL BASIN	01524	560.48	
			INV-1391 - CRAIGIE LEISURE CENTRE	01524	128.70	
			INV-1392 - CRAIGIE LEISURE CENTRE	01524	128.70	
			INV-1396 - JOONDALUP ADMIN TIGHTEN SEATS	01524	128.70	
			INV-1397 - HILLARYS ANIMAL BEACH	01524	587.40	
			INV-1398 - HILLARYS NORTH TOILETS GULLY	01524	93.50	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-1399 - SORRENTO NORTH TOILETS INLET VALUE	01524	254.36	
			INV-1401 - SORRENTO SURF CLEAR SAND	01524	128.70	
			INV-1402 - JOONDALUP LIBRARY KEY SEALS	01524	197.96	
			INV-1403 - JOONDALUP ADMIN TOILET SEAT	01524	93.50	
			INV-1404 - OTAGO PARK TOILETS	01524	257.40	
			INV-1405 - HAWKER PARK TOILETS	01524	128.70	
			INV-1406 - CRAIGIE LEISURE WATER FILTER	01524	428.31	
			INV-1407 - ELLERSDALE PARK	01524	257.40	
			INV-1408 - SORRENTO NTH BROKEN SHOWER	01524	779.22	
			INV-1409 - BEACHSIDE PARK	01524	577.19	
			INV-1410 - NEIL HAWKINS	01524	104.37	
			INV-1411 - SORRENTO SURF LIFE SAVING CLUB	01524	516.56	
			INV-1412 - ILUKA FORESHORE TOILETS	01524	301.71	
			INV-1413 - BEACHSIDE PARK	01524	253.01	
			INV-1414 - JOONDALUP ADMINISTRATION	01524	1,624.77	
			INV-1415 - JOONDALUP ADMIN	01524	93.50	
			INV-1416 - PINNAROO POINT TOILETS/CHANGEROOMS	01524	394.14	
			INV-1417 - MIRROR PARK TOILETS	01524	220.00	
			INV-1418 - SHEPHERDS BUSH PARK	01524	441.10	
			INV-1419 - SORRENTO NORTH TOILETS	01524	104.37	
			INV-1420 - FLINDERS PARK CLUBROOMS	01524	104.37	
			INV-1422 - HILLARYS ANIMAL BEACH	01524	619.41	
			INV-1423 - ILUKA FORESHORE	01524	355.65	
			INV-1424 - CRAIGIE LEISURE CENTRE	01524	93.50	
			INV-1425 - SORRENTO SURF LIFESAVING CLUB	01524	305.84	
			INV-1426 - EMERALD PARK CR	01524	93.50	
			INV-1428 - GREENWOOD SCOUT WATER METER	01524	93.50	
			INV-1429 - BELDON PARK	01524	174.79	
			INV-1430 - PINNEROO POINT	01524	134.20	
			INV-1431 - BROADBEACH PARK REPAIRS	01524	336.05	
			INV-1432 - HILLARYS ANIMAL BEACH TOILETS REPAIRS	01524	93.50	
			INV-1433 - WHITFORDS NODES TOILETS	01524	93.50	
			INV-1434 - JOONDALUP LIBRARY	01524	128.04	
			INV-1435 - JOONDALUP LIBRARY	01524	128.04	
			INV-1436 - MULLALOO NORTH TOILETS REPAIR	01524	93.50	
			INV-1437 - CRAIGIE LEISURE CENTRE	01524	572.55	
			INV-1438 - CRAIGIE LEISURE CENTRE REPAIRS	01524	166.78	
			INV-1439 - CRAIGIE LEISURE CENTRE REPAIRS	01524	93.50	
			INV-1440 - ILUKA FORESHORE TOILETS REPAIR	01524	93.50	
			INV-1442 - ILUKA FORESHORE	01524	241.56	
			INV-1443 - CRAIGIE LEISURE CENTRE	01524	177.28	
			INV-1444 - BRIDGEWATER PARK	01524	559.10	
			INV-1445 - FENTON PRK, HILLARYS	01524	336.05	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-1446 - FLEUR FREAME PAVILLION	01524	128.70	
			INV-1459 - HILLARYS BEACH WHITFORDS NODES REPAIR	01524	193.05	
			INV-1475 - BELROSE PARK DRINKING TAP IS NOT WORKING REPAIR	01524	733.60	
			INV-1482 - BARRIDALE PARK REPAIRS	01524	255.44	
			INV-1487 - KEY WEST	01524	220.00	
			INV-1488 - BENGELLO PARK	01524	220.00	
			NV-1395 - NEIL HAWKINS PARK TOILET SEATS	01524	447.34	
EF127635	31/03/2025	JKB PLUMBING & GAS PTY LTD				72,941.17
			INV-1441 - HILLARYS ANIMAL BEACH	01524	93.50	
			INV-1450 - WHITFORDS NODES	01524	1,089.00	
			INV-1451 - CRAIGIE LEISURE CENTRE	01524	592.21	
			INV-1453 - FLEUR FREAME	01524	232.94	
			INV-1454 - MULLALOO NORTH	01524	16,644.54	
			INV-1460 - WHITFORDS NODES	01524	93.50	
			INV-1461 - TIMBERLAND PARK	01524	128.70	
			INV-1462 - HILLARYS NORTH	01524	124.89	
			INV-1463 - MARMION BEACH	01524	93.50	
			INV-1464 - HILLARYS NORTH	01524	93.50	
			INV-1465 - JOONDALUP CIVIC KITCHEN	01524	265.50	
			INV-1466 - PENNISTONE PARK	01524	128.70	
			INV-1467 - BRAMSTON PARK	01524	93.50	
			INV-1468 - SANTIAGO PARK	01524	220.00	
			INV-1469 - JOONDALUP ADMIN	01524	189.52	
			INV-1471 - SORRENTO BOWLS	01524	93.50	
			INV-1472 - CRAIGIE LEISURE CENTRE	01524	249.52	
			INV-1473 - CRAIGIE LEISURE CENTRE	01524	428.31	
			INV-1474 - KORELLA PARK	01524	1,761.09	
			INV-1477 - KEYWEST TOILETS	01524	273.43	
			INV-1478 - TOM SIMPSON PARK	01524	509.27	
			INV-1479 - HILLARYS NORTH	01524	93.50	
			INV-1480 - CENTRAL PARK TOILETS	01524	128.70	
			INV-1483 - SORRENTO SURF CLUB	01524	93.50	
			INV-1484 - DUNCRAIG LIBRARY	01524	256.15	
			INV-1485 - PLUMBING TRADESMAN - NORMAL WORKING HOUR	01524	115.58	
			INV-1486 - CHICHESTER PARK	01524	128.70	
			INV-1490 - CURRAMBINE COMMUNITY CTR	01524	441.72	
			INV-1492 - HILLARYS NORTH	01524	128.70	
			INV-1493 - BELROSE PARK	01524	93.50	
			INV-1494 - WINDERMERE PARK	01524	93.50	
			INV-1495 - CRAIGIE LEISURE CENTRE	01524	207.45	
			INV-1496 - CRAIGIE LEISURE CTR	01524	128.70	
			INV-1497 - MULLALOO SOUTH	01524	128.70	
			INV-1498 - MULLALOO NORTH	01524	128.70	
			INV-1499 - JOONDALUP ADMIN	01524	93.50	
			INV-1500 - CRAIGIE LEISURE CENTRE CAFE	01524	257.40	
			INV-1501 - MARMION BEACH	01524	238.02	
			INV-1503 - HILLARYS ANIMAL BEACH	01524	161.35	
			INV-1504 - SEACREST PARK	01524	523.05	
			INV-1505 - ANIMAL BEACH	01524	277.86	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-1506 - CRAGIE LEISURE CENTRE	01524	128.70	
			INV-1507 - CRAIGIE LEISURE CENTRE	01524	128.70	
			INV-1509 - CRAIGIE LEISURE CTR	01524	481.89	
			INV-1510 - EMERALD PARK	01524	128.70	
			INV-1511 - CRAIGIE LEISURE CENTRE	01524	463.51	
			INV-1512 - CRAIGIE LEISURE CENTRE	01524	160.09	
			INV-1513 - SANTIAGO PARK	01524	134.20	
			INV-1514 - MIRROR PARK	01524	128.70	
			INV-1515 - JOONDALUP ADMIN	01524	573.30	
			INV-1516 - ILUKA FORESHORE	01524	128.70	
			INV-1517 - BURNS BEACH REPAIR TOILETS	01524	4,216.63	
			INV-1518 - OCEAN REEF PARK DRAINS	01524	128.70	
			INV-1520 - SORRENTO SOUTH	01524	503.42	
			INV-1525 - GIBSON PARK UAT	01524	17,820.00	
			INV-1526 - GIBSON PARK	01524	20,699.03	
EF127441	31/03/2025	JOHN CHESTER				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127637	31/03/2025	JOHN DENIS COWPER				218.00
			INV-2248 - BIKE SERVICING AT KANANGRA PARK DROP-IN		218.00	
EF127822	31/03/2025	JOHN ROBERT RAFTIS				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127784	31/03/2025	JOHN SHEPHEARD T/AS WA EMERGENCY MANAGEMENT				1,122.00
			1208 - BUILDING PROFILE INSPECTION		1,122.00	
EF127721	31/03/2025	JOHN THOMAS MCCRORY (REBEL FITNESS)				770.00
			747 - WA COASTAL RUNNING FESTIVAL S/SHIP		770.00	
EF127664	31/03/2025	JONATHAN MONTEBELLO (MONTEBELLO CATERING)				489.50
			12209 - CATERING AND DELIVERY		220.00	
			12659 - CATERING 26 FEBRUARY PICK UP 7.30AM		269.50	
113409	12/03/2025	JOONDALUP LIBRARY PETTY CASH				454.40
			PETTY CASH W/E 14/03/25 - REIMBURSEMENT OF PETTY CASH W/E 14/03/25		454.40	
EF127112	14/03/2025	JOONDALUP NETBALL ASSOCIATION				14,215.61
			39401/39724/40128 - HIRE FEES RETUND		14,215.61	
EF127458	31/03/2025	JOONDALUP SYMPHONY ORCHESTRA				15,000.00
			794 - CHAMBER CHOIR		15,000.00	
EF127718	31/03/2025	JORDAN MAREE RUSH				600.00
			MR00351_18/03/25 - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127640	31/03/2025	JT STRUCTURAL SERVICES PTY LTD				935.00
			JTI-0886 - STRUCTURAL SIGN OFF AND SITE INSPECTION		935.00	
EF127491	31/03/2025	JUSTIN OEHME-STEER				500.00
			CRN-070325105508 - CCTV REBATE SCHEME REFUND		500.00	
EF127133	14/03/2025	JUSTINE NOWROJEE				61.65
			BPU24/0537 - BUILDING SERVICES LEVY REFUND		61.65	
EF127687	31/03/2025	KADESJADA TRUST (ONE 20 PRODUCTIONS)				45,420.87

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			17318 - UP LIGHTS FOR THE GALLERY BANNERS		105.60	
			17320 - SANDBAGS FOR INSTALLATIONS		304.92	
			17321 - 1.5TONNE BLOCKS FOR HVM		6,997.76	
			17322 - NEIL HAWKINS PARK		4,420.35	
			17324 - PRODUCTION FOR CHAMBER CHOIR		4,490.20	
			17325 - TECH REQUIREMENTS FOR BORN IN A TAXI		6,144.60	
			17326 - JOONDALUP FESTIVALTHE CUBE AND SURROUNDS		19,481.44	
			17327 - JOONDALUP FESTIVAL THE CUBE SUNDAY SWING		3,476.00	
EF127262	14/03/2025	KAIZEN K9 PTY LTD				2,310.00
			INV000641 - AGGRESSIVE DOG TRAINING SEMINAR		2,310.00	
EF127493	31/03/2025	KAREN FORDE				500.00
			CRN-070125075416 - CCTV REBATE SCHEME REFUND		500.00	
EF127582	31/03/2025	KARRAL PTY LTD (DASCO SUPPLY GROUP)				735.29
			842010 - PARTS		583.35	
			843066 - PARTS		151.94	
EF127452	31/03/2025	KATHLEEN DICKSON				223.82
			102586A - RATES REFUND PN102586		223.82	
EF127136	14/03/2025	KATIE MCGREGOR				30.00
			1048157_15/11/24 - FOI APPLICATION REFUND		30.00	
EF127642	31/03/2025	KENNARDS HIRE				1,186.20
			27288154 - CUBE EQUIPMENT AS PER RIDER		933.20	
			27288159 - LADDER & TROLLEY HIRE		253.00	
EF127263	14/03/2025	KENNEDYS (AUSTRALASIA) PARTNERSHIP				9,407.20
			38-25-0000354/1/AUSJOO101 - LEGAL FEES		5,231.60	
			38-25-0001255/1/AUSJOO101 - LEGAL FEES		4,175.60	
EF127487	31/03/2025	KEVAN TOWERS				500.00
			CRN-160225110328 - CCTV REBATE SCHEME REFUND		500.00	
EF127260	14/03/2025	KEVREK (AUSTRALIA) PTY LTD				3,536.50
			38468 - PARTS & REPAIR		1,232.00	
			38511 - PARTS & REPAIR		2,304.50	
EF127644	31/03/2025	KINGSLEY WESTSIDE FOOTBALL CLUB INCORPORATED				6,250.00
			MK00192_26/03/25 - 2023-24 R1 CFP - FINAL TRANCHE		6,250.00	
EF127410	14/03/2025	KINROSS SUPA IGA				1,085.28
			04/7914 - STANDING ORDER FOR YOUTH TRUCK NON GST		108.80	
			06/4791 - NON GST ITEMS - CATERING		490.85	
			06/5521. - VARIOUS ITEMS		485.63	
EF127810	31/03/2025	KINROSS SUPA IGA				1,589.73
			01/0958 - STANDING ORDER FOR YOUTH TRUCK NON GST		54.16	
			01/6498 - WATER AND SUPPLIES FOR STAFF		35.98	
			01/7139 - CSTANDING ORDER FOR OCT-DEC 24 - NON GST		51.74	
			04/0936 - STANDING ORDER FOR JULY-SEPT -		44.16	
			04/2289 - COJ STANDING ORDER FORYOUTH TRUCK		49.95	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

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			04/3249 - CATERING FOR CHAMBER ORCHESTRA CONCERT		224.39	
			04/4314 - COJ CONSUMABLE ITEMS FOR YOUTH TRUCK		87.69	
			04/5455 - STANDING ORDER FOR YOUTH TRUCK NON GST		123.50	
			04/8789 - COJ CONSUMABLE ITEMS FOR YOUTH TRUCK		46.98	
			05/2426 - GROCERY ITEMS		177.23	
			06/7000 - ARTIST IN FOCUS OPENING CATERING		446.14	
			1/2147 - CONSUMBALES FOR PADBURY HALL		57.88	
			1/4171 - CONSUMBALES FOR PADBURY HALL		79.85	
			1772 - CONSUMABLE ITEMS FOR YOUTH CONSULTATION		110.08	
EF127409	14/03/2025	KLEENIT PTY LTD				4,239.40
			175822 - HIGH PRESSURE WASH - INCLUDING PAVEMENT MANAPOURI PARK	02922	2,189.00	
			176017 - HIGH PRESSURE WASH - INCLUDING PAVEMENT SANTIAGO PARK	02922	220.00	
			176791 - GRAFFITI CONTROL SERVICES	02922	616.79	
			176849 - HEATHRIDGE PARK		43.32	
			176909 - PICNIC COVE SHELTER		220.00	
			177062 - GRAFFITI REMOVAL - CHEMICAL / HIGH PRESS	02922	950.29	
EF127809	31/03/2025	KLEENIT PTY LTD				5,670.34
			175733 - BENGELLO PARK PLAY EQUIPMENT CLEAN		358.60	
			176190 - GRAFFITI REMOVAL - CHEMICAL / HIGH PRESS VARIOUS AREAS	02922	545.07	
			176368 - MELENE PARK PRESSURE CLEAN TO REMOVE PAINT SPILL IN CRICKET NETS		418.00	
			177037 - HIGH PRESSURE WASH - INCLUDING PAVEMENT	02922	2,420.00	
			177166 - GRAFFITI REMOVAL - CHEMICAL / HIGH PRESS VARIOUS AREAS	02922	1,466.67	
			177210 - HIGH PRESSURE WASH - INCLUDING PAVEMENT GUY DAINELS CLUBROOMS	02922	462.00	
EF127106	7/03/2025	KPR PRODUCTIONS PTY LTD (ICON AUDIOVISUAL)				15,979.62
			INV2865 - PRODUCTION FOR WATER DRAGON		15,979.62	
EF127255	14/03/2025	KPR PRODUCTIONS PTY LTD (ICON AUDIOVISUAL)				23,207.00
			INV2891 - PRODUCTION FOR PADBURY SHOWS		10,566.00	
			INV2892 - PRODUCTION FOR ANYTHING YOU CAN DO		12,641.00	
EF127628	31/03/2025	KPR PRODUCTIONS PTY LTD (ICON AUDIOVISUAL)				8,600.00
			INV2894 - JOONDALUP FESTIVAL WATER DRAGON		8,600.00	
EF127261	14/03/2025	KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD				3,469.52
			91154814 - FINANCE RVQ2X06535		48.96	
			91154815 - RFN0902096 CUSTOMER SERVICE		46.54	
			91154816 - RCC2802267 WASTE SERVICES		87.10	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

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			91154817 - WHITFORD LIBRARY PHOTOCOPIER RCC2Z02435, RVQ3X09062, RBT0401227		234.94	
			91154818 - RVQ2705579 OFFICE OF THE MAYOR		25.23	
			91154819 - RFJ9X00769 HR DEPT		119.47	
			91154820 - JOONDALUP LIBRARY VARIOUS S/NOS		105.34	
			91154821 - RCC2301923 HEATHRIDGE LEISURE CENTRE		100.87	
			91154822 - PA'S OFFICE RCC2802196		31.90	
			91154823 - RVQ2806462 ENVIRONMENTAL HEALTH		152.90	
			91154824 - COJ DCS PA'S OFFICE RCC2802201		17.86	
			91154825 - R323900353 RATES		44.76	
			91154827 - RVQ4811483 CRAIGIE LEISURE CENT		94.71	
			91154828 - RBT0501333 CRAIGIE LEISURE CENT		22.75	
			91154830 - RVQ2103727 BUILDING SERVICES		23.24	
			91154831 - RECORDS RVQ2Y06622		17.36	
			91154832 - WOODVALE LIBRARY H8C3600007, RVQ2Y06647		120.87	
			91154833 - PLANNING RVQ4911546		63.12	
			91154834 - STRATETIC ORG DEV RVQ2805751		99.77	
			91154835 - WORKS DEPOT RVG3301994		359.62	
			91154836 - DUNCRAIG LIBRARY VARIOUS S/NOS		124.71	
			91154839 - RVQ2705554 RANGERS DEPT		155.27	
			91154840 - CRAIGIE LEISURE CENTRE H7S3Z00758		41.61	
			91154841 - JOONDALUP LIBRARY, VCZ1521856		57.75	
			91154842 - VCZ0Y18991 RATES		17.24	
			91154843 - RCC2X02383 GROUND BLDG ADMIN		49.13	
			91154844 - DGS DIRECTOR H8C3700074		132.09	
			91154845 - CRAIGIE LEISURE VCZ2930513		17.63	
			91154846 - COMPLIANCE VCZ0616632		18.94	
			91154847 - RVG3Z02898 MARKETING/AREA		187.35	
			91154848 - RCC2802210 ASSET MGMT		69.21	
			91154849 - VCZ2930479 CRAIGIE LEISURE CENT		11.94	
			91154850 - RCC2902370 CRAIGIE LEISURE CENT		52.58	
			91154851 - RCC2902373 HR-ADMIN		32.23	
			91154852 - ECONOMIC DEV & ADVOCACY RVQ2Y06638		110.10	
			91154853 - PLANNING RFN0101241		26.51	
			91154854 - RCC2902365 COUNCIL SUPPORT		203.07	
			91154855 - FINANCE VCZ9Z13355		13.66	
			91154856 - CUSTOMER CARE RVQ2Y06665		28.08	
			91154859 - R323900355 RATES		27.41	
			91154861 - WORKS DEPOT RVQ3Y09238		19.43	
			91154862 - WORKS DEPOT H7S4601283		111.01	
			91154863 - REFERENCE LIBRARY RVQ4209901		14.88	
			91154864 - JOONDALUP LIBRARY RCC8800197		71.74	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			91154865 - CDLS & LCS LEVEL 3 RVQ4911530		58.64	
EF127643	31/03/2025	KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD				3,476.88
			91154838 - RVQ2Y06659 IT DEPT		20.83	
			91154857 - MAYORS OFFICE RCC2902372		39.56	
			91168491 - YOUTH SERVICES		3,416.49	
EF127772	31/03/2025	L & T VENABLES				386.88
			10106566 - PARTS ONLY		386.88	
EF127362	14/03/2025	L.P AIKEN & D.J BEER & T.D BOYCE AND OTHERS (THOMSON GEER)				9,159.62
			1394657 - LEGAL FEES		2,172.08	
			1406342 - LEGAL FEES		6,987.54	
EF127267	14/03/2025	LACTALIS AUSTRALIA PTY LTD				133.50
			240658715 - MILK TO THE WOC 25/02/25		53.29	
			240705550 - MILK TO THE WOC		80.21	
EF127647	31/03/2025	LACTALIS AUSTRALIA PTY LTD				133.50
			240335048 - MILK TO THE WOC		80.21	
			240799030 - MILK TO THE WOC		53.29	
EF127264	14/03/2025	LANDGATE MIDLAND				695.20
			1458773 - COJ - ONLINE SHOP FEB 2025		695.20	
EF127649	31/03/2025	LAUNCH EVENTS WA PTY LTD (LAUNCH EVENTS CO)				5,225.00
			341 - PROVISION OF BAR SERVICES TO THE CUBE		5,225.00	
EF127159	14/03/2025	LAURA EMILY KENNEDY (AQUA KREARTZ)				971.48
			P272671 - SKATE COMPS 2025 - ART PROGRAM		971.48	
EF127478	31/03/2025	LAURA WILKINSON				60.89
			413697 - GYM MEMBERSHIP REFUND		60.89	
EF127650	31/03/2025	LEIGHTON BUILDS PTY LTD				12,150.33
			12032501 - REPAINT OF 8 X BOXES - CUBE		925.93	
			23022501 - JOONDALUP FESTIVAL FOOD AND BAR TO CUBE		11,224.40	
EF127311	14/03/2025	LEONIE HELEN THOMPSON (THE POSTER GIRLS)				381.70
			16927 - VARIOUS POSTER/BOOKLET DISTRIBUTION		381.70	
EF127411	14/03/2025	LES MILLS AUSTRALIA				1,465.36
			LMB1274497 - LES MILLS YEARLY SUBSCRIPTION		1,465.36	
EF127459	31/03/2025	LEWIS HUTTON				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127482	31/03/2025	LIAM SULLIVAN				110.00
			BPU24/0628 - REFUND BUILDING PERMIT		110.00	
EF127266	14/03/2025	LIBERTY EXECUTIVE OFFICES (JOONDALUP) PTY LTD				242.00
			LEO7/13812 - BUSINESS SUPPORT WORKSHOPS		242.00	
113410	12/03/2025	LIBRARY ADMIN PETTY CASH				278.35
			PETTY CASH P/E 06/03/25 - PETTY CASH REIMBURSEMENT P/E 06/03/25		278.35	
EF127550	31/03/2025	LIMA BRIGHTLOVE				500.00
			INV-207 - ST STEPHENS DUNCRAIG FOYER ENTERTAINMENT		500.00	
EF127469	31/03/2025	LINDA ANGELA YEOMANS				50.00
			INWE25/13552 - AMINAL REGISTRATION REFUND		50.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

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EF127546	31/03/2025	LINDA EVONNE BEALES (BEALES INTERPRETING SERVICES)				440.00
			2025 - 49 - AUSLAN - ANYTHING YOU CAN DO		440.00	
EF127428	24/03/2025	LISA & JOSEPH OLSSON				19,958.98
			204640 - RATES REFUND		19,958.98	
EF127467	31/03/2025	LISA K DUFFY				40.50
			BPU14/0495 - BUILDING SERVICES LEVY REFUND		40.50	
EF127462	31/03/2025	LISETTE-HELENE MCALLISTER-LIEW				1,424.00
			3 - STAFFING FOR FESTIVAL (GALLERY ATTENDANT		1,424.00	
EF127346	14/03/2025	LIZO PTY LTD				5,305.35
			83220 #4 - PARTS		426.80	
			83232 #4 - HARNESS - ADV UNIVERSAL - FS 55-560		918.00	
			83237 #4 - COJ WOC PARTS		184.00	
			83241#4 - 3318 - PURCHASE OF MINOR PLANT		1,019.15	
			83302 # 1 - 3318 - PURCHASE OF MINOR PLANT		2,266.90	
			83337 #4 - PARTS		490.50	
EF127746	31/03/2025	LIZO PTY LTD				3,300.40
			83303 - PARTS & REPAIRS		458.00	
			83382#4 - PURCHASE OF MINOR PLANT		1,529.15	
			83392 #4 - 3318 - PURCHASE OF MINOR PLANT		1,061.65	
			83452 #4 - PARTS		251.60	
EF127437	31/03/2025	LOCAL GOVERNMENT PLANNERS ASSOCIATION WA DIVISION				500.00
			11474 - REGISTRATION SKU: 11446-885		400.00	
			11479 - REGISTRATION SKU: 11446-885		100.00	
EF127119	14/03/2025	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA				7,850.00
			42034 - LG PROFESSIONALS - FINANCE PROFESSIONAL		1,800.00	
			42086 - TRAINING COURSE		750.00	
			42126 - FINANCE PROFESSIONALS CONFERENCE 2025		960.00	
			42138 - FINANCE PROFESSIONALS CONF 2025		1,020.00	
			42139 - FINANCE PROFESSIONALS CONF 2025		1,020.00	
			42145 - PROJECT MANAGEMENT ESSENTIALS WORKSHOP		1,100.00	
			42218 - FIN PROFESSIONALS CONF 2025		1,200.00	
EF127451	31/03/2025	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA				2,848.00
			41968 - COMMUNITY DEVELOPMENT IN LOCAL		510.00	
			42131 - IPR FUNDAMENTALS TRAINING PROGRAM		1,403.00	
			42133 - TRAINING		935.00	
EF127100	6/03/2025	LOCHNESS UNIT TRUST T/AS LOCHNESS LANDSCAPE SERVICES				5,538.17
			89872 - MOWING SERVS VARIOUS AREAS 06/01/25	00423	5,538.17	
EF127653	31/03/2025	LOIS DALE MAY T/AS LOIS MAY				600.00
			2 - WELCOME TO COUNTRY RECORDING AND EVENT		600.00	
EF127485	31/03/2025	LORNA BRETNALL				500.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			CRN-130225032410 - CCTV REBATE SCHEME REFUND		500.00	
EF127379	14/03/2025	LOTHIAN TRUST (IRON TECH INDUSTRIES)				14,944.09
			7192 - PRINCEVILLE TOR CONNOLLY	03122	10,714.11	
			7194 - TOM SIMPSON SHELTER REMOVAL	03122	4,229.98	
EF127778	31/03/2025	LOTHIAN TRUST (IRON TECH INDUSTRIES)				251.30
			7197 - MODIFY LENGTH OF BENCH SEAT	03122	251.30	
EF127751	31/03/2025	LUKE ARON SALFINGER (SOUL PROPS)				840.00
			212 - PAINTING FURNITURE & CUBE BALLAST		840.00	
EF127113	14/03/2025	LYNLEY STAPLETON				118.72
			PO-012-11546172582954026 - ITEMS FOR LIBRARY DISPLAY		118.72	
EF127279	14/03/2025	M D AND D M WATER BORING CONTRACTORS				12,609.30
			371 - FORREST PARK NEW BORE	02021	12,609.30	
EF127659	31/03/2025	M D AND D M WATER BORING CONTRACTORS				4,351.60
			372 - FORREST PARK	02021	4,351.60	
EF127707	31/03/2025	M P ROGERS & ASSOCIATES PTY LTD				6,607.33
			25317 - NEIL HAWKINS JETTY	VP400507	6,607.33	
EF127492	31/03/2025	M SWIATOPELK-MIRSKI-SMITH				500.00
			CRN-190225063725 - CCTV REBATE SCHEME REFUND		500.00	
EF127584	31/03/2025	MADELEINE FRANCIS SULLIVAN (DESIGN BY MINK)				5,460.00
			INV - 0068 - THEMING THE CUBE AND AFTER SCHOOL CLUB		5,460.00	
EF127273	14/03/2025	MAIN ROADS WESTERN AUSTRALIA				122,485.87
			8022853 - CONSULTANCY		122,485.87	
EF127272	14/03/2025	MAJOR MOTORS				3,614.83
			1653981 - PARTS ONLY		394.66	
			1680866 - PARTS ONLY		2,535.82	
			1681724 - PARTS ONLY		78.28	
			1685842 - PARTS ONLY		606.07	
EF127654	31/03/2025	MAJOR MOTORS				1,146.52
			1690632 - PARTS ONLY		330.25	
			1691171 - PARTS ONLY - ISUZU TRUCK		310.15	
			1692052 - PARTS ONLY - ISUZU TRUCK		312.55	
			1693507 - PARTS ONLY		193.57	
EF127375	14/03/2025	MAMMOTH SECURITY PTY LTD (SIGNATURE SECURITY GROUP				3,723.72
			V00374845 - COJ RANGERS AND COMMUNITY		1,049.99	
			V00374854 - MONTHLY BACK TO BASE MONITORING FEE		1,191.98	
			V00374861 - COJ LIBRARY		97.99	
			V00374907 - DURESS ALARMS MONITORING		1,383.76	
EF127143	14/03/2025	MARIANNE & ANDREW ROBINSON				1,176.87
			106217 - RATES REFUND PN 106217		1,176.87	
EF127278	14/03/2025	MARK'S RETICULATION				418.00
			7338 - IRRIGATION MTCE MULLALOO DRIVE MULLALOO		418.00	
EF127137	14/03/2025	MARTIN DANIEL LOWCOCK				150.00
			INWE25/12780 - ANINAL REGISTRATION REFUND		150.00	
EF127672	31/03/2025	MARTINUS CONSULTING PTY LTD				4,950.00
			10325 - MARTINUS CONSULTING		4,950.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127483	31/03/2025	MARY FALCONE				163.00
			PYMT-258154 - TEAM SPORTS		163.00	
EF127134	14/03/2025	MARY GATES				405.54
			194846 - RATES REFUND		405.54	
EF127285	14/03/2025	MASON BLACK LAWYERS PTY LTD (MASON BLACK & MENDELSONS				385.00
			MBM33793 - LEGAL FEES		385.00	
EF127243	14/03/2025	MASTER HOSE PTY LTD T/AS HOSE MART				157.61
			552182 - QUOTE 00551785		157.61	
EF127651	31/03/2025	MATHEW LANGLEY				600.00
			INV - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127656	31/03/2025	MATRIX PRODUCTIONS AUSTRALIA P/L				4,950.00
			42087 - ST PATRICKS DAY FESTIVAL STAGE		4,950.00	
EF127287	14/03/2025	MCLEODS LAWYERS PTY LTD				13,008.20
			143700 - LEGAL FEES		422.90	
			143701 - LEGAL FEES		4,825.01	
			143702 - LEGAL FEES		1,475.99	
			143703 - LEGAL FEES		786.50	
			143704 - LEGAL FEES		930.49	
			143706 - LEGAL FEES		449.68	
			143707 - LEGAL FEES		847.99	
			143708 - LEGAL FEES		706.64	
			143759 - CRUISE COURT, HEATHRIDGE 53823		935.22	
			143922 - GENERAL PROC CLAIM 54341		1,627.78	
EF127667	31/03/2025	MCLEODS LAWYERS PTY LTD				11,194.80
			143440 - LEGAL FEES		4,980.90	
			143936 - LEGAL FEES		1,124.42	
			143940 - LEGAL FEES		5,089.48	
EF127752	31/03/2025	MCNULTY JACKSON PTY LTD (SIGN UP WA)				5,423.00
			INV-3986 - 2X LED HALF MOON LIGHT BOXES		5,423.00	
EF127216	14/03/2025	MD JOONDALUP HOLDINGS PTY LTD				540.00
			835352 - BOOKING FOR1 NIGHT STAY STUDIO APARTMENT		180.00	
			835853 - 1 NIGHT X STUDIO APARTMENT ACCOMODATION		180.00	
			836056 - 1 X NIGHT ACCOMADATION STUDIO APARTMENT		180.00	
EF127202	14/03/2025	MELLANIE BERNICE CULHANE (ENVIRONMENTAL RESILIENCE)				17,335.07
			ER-2025-010 - BUSHFIRE RISK MANAGEMENT SERVICES		17,335.07	
EF127275	14/03/2025	METRO HARDWARE PTY LTD				697.10
			52773 - CEMENT GP GREY - 20KG		627.20	
			52842 - REACTIVE MATERIALS - KERBING MAINTENANCE		69.90	
EF127657	31/03/2025	METRO HARDWARE PTY LTD				1,254.40
			52916 - CEMENT GP GREY - 20KG		1,254.40	
EF127673	31/03/2025	MICHAEL JOHN HAINES (MICK HAINES SIGN PAINTER)				737.00
			1385 - ST STEPHEN'S - SIGNAGE		737.00	
EF127115	14/03/2025	MICHAEL PAGE INTERNATIONAL				6,977.28
			599743 - RATES OFFICER 22/01-22/04/25		845.03	
			601722 - EMPLOYMENT W/E 23/2/25		1,517.10	
			601723 - RATES OFFICER 22/01-22/04/25		422.51	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			602347 - TEMP EMPLOYMENT W/E 2/3/25		2,585.97	
			602348 - TEMP EMPLOYMENT W/E 2/3/25		1,606.67	
EF127444	31/03/2025	MICHAEL PAGE INTERNATIONAL				3,758.27
			603008 - TEMP EMPLOYMENT 27.11.24-7.3.25		1,172.30	
			603607 - TEMP EMPLOYMENT CONTRACT 27.11.24-7.3.25		2,585.97	
EF127477	31/03/2025	MICHELLE VAN DOORN				221.34
			1048185_6/3/25 - GYM MEMBERSHIP REFUND		221.34	
EF127660	31/03/2025	MILTON GREEN PTY LTD T/AS BEYOND SKATEBOARDING				250.00
			25-00010470 - SKATEBOARD GRIP TAPE		250.00	
EF127274	14/03/2025	MINDARIE REGIONAL COUNCIL				289,068.50
			SINV-050160 - DISPOSAL OF MIXED GREEN WASTE		7,924.97	
			SINV-050237 - GENERAL WASTE		909.87	
			SINV-050244 - LITTER TEAM 21-28/2/25		2,337.09	
			SINV-050269 - DOMESTIC WASTE 21-28/2/25		150,928.74	
			SINV-050274 - MATTRESS COLLECTION AND PROC.		28,352.94	
			SINV-050281 - LITTER TIPPING 1/3/25 - 6/3/25		1,690.92	
			SINV-050300 - DOMESTIC TIPPING 1/3/25 - 6/3/25		96,923.97	
EF127655	31/03/2025	MINDARIE REGIONAL COUNCIL				324,193.58
			SCR-04149 - NON PROCESSABLE		-537.47	
			SCR-04151 - CR DOMESTIC TIPPING		-1,000.46	
			SINV-050195 - GENERAL WASTE		692.47	
			SINV-050275 - DISPOSAL OF MIXED GREEN WASTE		4,827.96	
			SINV-050301 - GENERAL WASTE		519.35	
			SINV-050308 - LITTER TEAM		2,079.43	
			SINV-050329 - DOMESTIC MARCH		123,791.45	
			SINV-050332 - GOVERNANCE & ADMIN FEES 24/25		66,677.71	
			SINV-050347 - LITTER TEAM		2,457.88	
			SINV-050368 - DOMESTIC TIPPING 14/3/25 - 23/3/25		124,685.26	
EF127276	14/03/2025	MINI-TANKERS AUSTRALIA PTY LTD				1,092.18
			PSI023718 - HILLWOOD PARK NORTH		1,092.18	
EF127282	14/03/2025	MMTD WA PTY LTD (UNIFY DIGITAL)				4,400.00
			INV-2303 - COJ JOONDALUP FESTIVAL		4,400.00	
EF127671	31/03/2025	MONTANA COLORS AUSTRALIA PTY LTD				247.63
			970009538 - ADDITIONAL SPRAY PAINT		317.04	
			980000693 - REFER INV 970009538		-69.41	
EF127658	31/03/2025	MOORE AUSTRALIA (WA) PTY LTD AS AGENT				11,000.00
			440734 - ADVISORY SERVICES FOR PROJECT AXIOM		11,000.00	
EF127812	31/03/2025	MOVIES BY BURSWOOD				840.00
			917 - DISCOVERY OUTBOUND FESTIVE FILM		840.00	
EF127436	31/03/2025	MULLALOO SURF LIFESAVING CLUB (INC)				4,070.00
			2294 - 2 X LIFEGUARDS PATROLLING WATERS		4,070.00	
EF127484	31/03/2025	MURIEL E DOWNS				721.54
			205002 - RATES REFUND		721.54	
EF127381	14/03/2025	NANCY & SUSAN P ZUVELA T/AS WATTLEUP TRACTORS				925.30

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			1315285 - BLADE LASER PEGASUS		622.05	
			1315646 - PARTS ONLY		303.25	
EF127281	14/03/2025	NATALIE DALE VALLANCE (MUCHEA FARM)	TREE			256.00
			97182 - COJ TUBE SEEDLINGS		256.00	
EF127661	31/03/2025	NATALIE DALE VALLANCE (MUCHEA FARM)	TREE			254.32
			INV-0198 - TUBE SEEDLINGS		254.32	
EF127128	14/03/2025	NATASHA CLUNE				50.00
			INWE25/11447 - ANIMAL REGISTRATION REFUND		50.00	
EF127475	31/03/2025	NATHAN SAVILLE				500.00
			CRN-060225102301 - CCTV REBATE SCHEME REFUND		500.00	
EF127683	31/03/2025	NATIONAL TYRE & WHEEL PTY LTD				5,207.69
			I8000017454 - SUPPLY OF TYRES	VP428272	190.30	
			I8000018527 - SUPPLY OF TYRES	VP428272	2,501.14	
			I800001866 - SUPPLY OF TYRES	VP428272	2,354.00	
			I8000018848 - SUPPLY OF TYRES	VP428272	162.25	
EF127290	14/03/2025	NATURAL AREA HOLDINGS PTY LTD (NATURAL AREA MANAGEMENT				3,960.00
			24964 - RABBIT CAGE TRAPPING	VP416099	3,960.00	
EF127674	31/03/2025	NEC AUSTRALIA PTY LTD				38,306.27
			9180290455 - NECARE SERVICE FEE		38,306.27	
EF127670	31/03/2025	NELSON MONDLANE				600.00
			2025 - 03 - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127144	14/03/2025	NEMANJA ZIVANOVIC				420.91
			68986 - LEISURE CENTRE MSHIP CANCELLATION		420.91	
EF127470	31/03/2025	NEROLI & TROY RIDGEWELL				970.90
			116117 - RATES REFUND		970.90	
EF127675	31/03/2025	NEW DEALERSHIP UNIT TRUST				725.86
			107564 - PARTS ONLY		725.86	
EF127292	14/03/2025	NONPLUS PTY LTD				2,906.75
			COJ011 - JOONDALUP FESTIVAL 2025		2,906.75	
EF127682	31/03/2025	NONPLUS PTY LTD				12,499.30
			COJ012 - PUBLICITY AND SOCIAL MEDIA STRATEGY		4,304.30	
			COJ013 - PUBLICITY AND SOCIAL MEDIA STRATEGY		8,195.00	
EF127130	14/03/2025	NORTH COAST DRAFTING SERVICES PTY LTD				61.65
			BPU24/0536 - REFUND BA LEVY RE CANCELLATION		61.65	
EF127679	31/03/2025	NORTH METROPOLITAN TAFE				460.00
			10048007A - PESTICIDE SKILL SET J150859 SEM 2 2023		460.00	
EF127294	14/03/2025	NORTH SHORE COUNTRY CLUB AND RESIDENTS' ASSOCIATION INC.				1,200.00
			INV-0163 - NORTH SHORE CAROLS SPONSORSHIP		1,200.00	
EF127501	31/03/2025	NORTHERLY GROUP AUSTRALIA PTY LTD				61.65
			OP25/0014 - REFUND B/A FEE		61.65	
EF127289	14/03/2025	NORTHERN DISTRICTS PEST CONTROL				352.00
			10008 - SORRENTO COMMUNITY HALL	VP387742	352.00	
EF127676	31/03/2025	NORTHERN DISTRICTS PEST CONTROL				2,090.00
			10014 - CRAIG E LEISURE CENTRE	VP387742	572.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			10021 - PENNISTONE PARK CLUBROOMS	VP387742	396.00	
			10022 - WOODVALE COMMUNITY CENTRE	VP387742	176.00	
			10023 - CRAIGIE LEISURE CENTRE	VP387742	77.00	
			10031 - SUPPLY & APPLICATION OF COCKROACH	VP387742	187.00	
			10033 - SUPPLY & APPLICATION OF COCKROACH	VP387742	330.00	
			9993 - BRAMSTON PARK CLUBROOMS	VP387742	352.00	
EF127677	31/03/2025	NORTHSIDE NISSAN				15,034.00
			NICJ429556 - 15,000KM/6MTHS MITSUBISHI SUV 1IMJ351	01123	344.00	
			NICJ429592 - 15,000KM/6MTHS YEAR 2024 MITSUBISHI SUV	01123	344.00	
			NIFJ429177 - FORD/VAN 1GNV595	01123	761.00	
			NIFJ429211 - 45,000KM YEAR 2023 ISUZU D MAX SX, 4X2,	01123	644.00	
			NIFJ429266 - 150,000KM ISUZU D MAX, 1GKW983	01123	330.00	
			NIFJ429311 - 30,000KM , MR TRITON 1HTH959	01123	594.00	
			NIFJ429353 - 45,000KM ISUZU D MAX 1HMD957	01123	644.00	
			NIFJ429389 - 130,000KM , ISUZU D MAX,1GWP452	01123	464.50	
			NIFJ429435 - 20,000KM YEAR 2023/24, TOYOTA HILUX, 4X2	01123	334.00	
			NIFJ429505 - 30,000KM YEAR 2023/24 HYUNDAI STARIA VAN	01123	493.00	
			NIFJ429645 - 210,000KM VOLKSWAGEN 1GFG869	01123	1,023.00	
			NIFJ429710 - 90,000KM , TOYOTA HIACE 1HPD029	01123	539.00	
			NIFJ429908 - 110,000KM YEAR 2017/18, TOYOTA COROLLA H	01123	280.50	
			NIFJ429928 - 215,000KM YEAR 2017/18, MITSUBISHI TRITO	01123	627.00	
			NIFJ429948 - 120,000KM YEAR 2017/18, TOYOTA COROLLA H	01123	1,780.50	
			NIFJ430005 - 80,000KM YEAR 2013-2018, ISUZU D MAX, 4X	01123	1,312.00	
			NIFJ430047 - 190,000KM YEAR 2013-2018, ISUZU D MAX, 4	01123	3,030.50	
			NIFJ430153 - 210,000KM YEAR 2017/18, MITSUBISHI TRITO	01123	693.00	
			NIFJ430189 - 20,000KM YEAR 2023/24, TOYOTA HILUX, 4X2	01123	433.00	
			NIFJ430251 - 225,000KM HYUNDAI ELANTRA 1EZZ500	01123	363.00	
EF127686	31/03/2025	OCEANIS INTERNATIONAL PTY LTD				6,875.00
			25.46 - CRAIGIE GEOTHERMAL DLP ASSISTANCE		6,875.00	
EF127300	14/03/2025	OCLC (UK) LIMITED				4,991.85
			7000007377 - CLOUD LIBRARY TITLES AS SELECTED		2,066.86	
			7000007394 - CLOUD LIBRARY TITLES AS SELECTED		2,924.99	
EF127296	14/03/2025	OCTAGON LIFTS PTY LTD				20,551.78
			69704 - CITY OF JOONDALUP CIVIC CENTRE	01520	20,551.78	
EF127719	31/03/2025	OLIVIA ROBINSON				600.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			P275104 - BILLBOARD ARTIST - SPRAY IT FORWARD		600.00	
EF127299	14/03/2025	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD				507.21
			1825087 - COJ LOCAL GOVT TENDERS WEST AUST 8/2/25		507.21	
EF127685	31/03/2025	ONESTEEL DISTRIBUTION				955.03
			67477860 - PARTS ONLY		955.03	
EF127297	14/03/2025	OOH!MEDIA OPERATIONS PTY LIMITED				6,637.84
			31520430 - COJ JOONDALUP FESTIVAL		6,637.84	
113407	5/03/2025	OPERATION STORES PETTY CASH				597.80
			PETTY CASH W/E 28/2/25 - REIMBURSEMENT OF PETTY CASH		397.80	
			PO00041_28/02/25 - PETTY CASH INCREASE		200.00	
EF127684	31/03/2025	OPTIMA PRESS				6,069.80
			INV317894 - A HAND UP HOMELESS GUIDE - 16PP X 3000		4,852.10	
			INV319320 - FIELD SERVICES NOTICE TO COMPLY BOOKS		1,217.70	
EF127816	31/03/2025	OPTUS BILLING SERVICES PTY LTD				12,695.25
			494689421 - MOBILE HARDWARE FEB 2025		4,282.81	
			494692520 - MOBILE COSTS FEB 2025		8,412.44	
EF127298	14/03/2025	ORIKAN AUSTRALIA PTY LTD				2,344.44
			CM0761413 - REFER INV 1010919		-1,023.67	
			INV1011348 - COJ PARKING METERS		3,368.11	
EF127688	31/03/2025	OZZIE RIDER PTY LTD				3,550.00
			C0765 - SKATE COMP 2025 - INFLATABLE AMUSEMENTS		3,550.00	
EF127244	14/03/2025	PABLO SHEAMUS HUGHES				480.00
			19 - PLINTH PREPARATION		480.00	
EF127614	31/03/2025	PABLO SHEAMUS HUGHES				240.00
			20 - EXHIBITION WALLING TOUCH UPS		240.00	
EF127302	14/03/2025	PAPERBARK TECHNOLOGIES PTY LTD				1,760.00
			9216 - TREE MAINTENANCE MARRI PARK		1,760.00	
EF127817	31/03/2025	PARALLAX PRODUCTIONS PTY LTD				4,004.00
			INV-0838 - INSTALLATION OF ARTWORK AT ART GALLERY		4,004.00	
EF127480	31/03/2025	PARAMOUNT PATIOS				61.65
			BPU24/0024 - REFUND BUILDING SERVICES LEVY		61.65	
EF127309	14/03/2025	PATRON TECHNOLOGY PTY LTD				787.17
			614390 - HIRE OF SCANNERS FOR VALENTINE'S CONCERT		450.00	
			614391 - LONG TERM RENTAL TO RETAIN SCANNERS		150.00	
			EV-9763890 - COJ LIBRARY - DECLUTTER YOUR HOUSE AND M		42.50	
			EV-9763891 - DUNCRAIG LIBRARY GREEN GOALS AND GRAZE		12.60	
			EV-9763892 - WOD BOOKING FEE 24/02/25		32.30	
			EV-9782349 - BOOKING FEES 15/2/25		9.35	
			EV-9782354 - BOOKING FEES 22/2/25		4.25	
			EV-9782355 - MIRROR PARK		5.95	
			EV-9792462 - COJ LIBRARY PERTH FESTIVAL VR SAFARI		35.60	
			EV-9804761 - COJ LIBRARY MEET THE AUTHOR 18/02/25		44.62	
EF127695	31/03/2025	PATRON TECHNOLOGY PTY LTD				670.67

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			EV-9806924 - BOOKING FEES - FEAST 15/03/25		174.87	
			EV-9806957 - BOOKING FEES - CHAMBER CHOIR		159.40	
			EV-9806958 - BOOKING FEES - CHAMBER CHOIR		159.20	
			EV-9806963 - BOOKING FEES - ADULTS PAINTING AND PUNCH		18.90	
			EV-9806965 - BOOKING FEES - SKATE DECK PAINTING WORKS		29.00	
			EV-9806966 - BOOKING FEES - SKATE DECK PAINTING WORKS		29.00	
			EV-9866763 - JOO BOOKING FEE 06/03/25		30.60	
			EV-9866764 - WHI BOOKING FEE		42.50	
			EV-9866765 - WOD BOOKING FEE 15/03/25		27.20	
EF127583	31/03/2025	PAUL ANTHONY DONNACHIE				660.00
			1306 - SPRAY IT FORWARD – BILLBOARD ARTIST		660.00	
EF127121	14/03/2025	PAUL CURTIS				375.00
			199225 - VEHICLE CROSSING SUBSIDY		375.00	
EF127567	31/03/2025	PAUL SILOVS (COMSYS NETWORKS GROUP)				2,924.90
			4050 - DELL PRECISION 3590 LAPTOP		2,924.90	
EF127312	14/03/2025	PAXUS AUSTRALIA PTY LIMITED (PAXUS)				17,765.42
			302754 - FSCM D365 CONSULTANT		17,765.42	
EF127696	31/03/2025	PAXUS AUSTRALIA PTY LIMITED (PAXUS)				17,765.65
			306216 - CONSULTANT 2/3/25 - 23/3/25		17,765.65	
EF127734	31/03/2025	PECKHAM FAMILY TRUST (SPORTS SURFACES)				21,956.00
			INV-1870 - KINGSLEY PARK		21,109.00	
			INV-1871 - KINGSLEY PARK		847.00	
EF127701	31/03/2025	PERFORMING ARTS ALUMNI SOCIETY PTY LTD (CRASH THEATRE				9,094.80
			8 - LADY MACBETH AT ST STEPHENS		9,094.80	
EF127704	31/03/2025	PERITAS CONSULTING PTY LTD				990.00
			PSI12563 - JOONDALUP FESTIVAL 2025		990.00	
EF127304	14/03/2025	PERTH ENERGY PTY LTD				1,991.00
			2445419 - GAS ACCOUNT A/C NO 608633		1,991.00	
EF127689	31/03/2025	PERTH EXPO HIRE				2,269.30
			110007 - DELIVERING DANCE FLOOR TILES FOR COMMON		2,269.30	
EF127694	31/03/2025	PERTH PLAYGROUND & RUBBER PTY LTD				12,199.00
			INV-1439 - ANNATO PARK INSTALL SOFTFALL		2,200.00	
			INV-1439 - ANNATO PARK INSTALL SOFTFALL	VP375996	9,999.00	
EF127728	31/03/2025	PERTH REGION NRM INC				9,900.00
			INV-1396 - SUPPORT FOR COASTAL AND MARINE PROGRAM		9,900.00	
EF127183	14/03/2025	PETER MORRISON BYRNES (BYRNES CONTRACTING (WA))				81,068.63
			INV-000077 - MAWSON PARK		39,250.09	
			INV-000085 - ANNATO PARK		41,818.54	
EF127539	31/03/2025	PETER MORRISON BYRNES (BYRNES CONTRACTING (WA))				7,891.40
			INV-000078 - LANDSCAPING		7,891.40	
EF127690	31/03/2025	PETER WOOD FENCING CONTRACTORS PTY LTD				5,151.75
			ICJ 015202 - SUPPLY AND INSTALLATION OF 150MM DOME	00422	1,706.10	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			ICJ 015203 - 125MM X 1.2M DOME TOP BOLLARDS		1,168.48	
			ICJ 015207 - SUPPLY AND INSTALLATION OF SWING/BOOM GATE CHICHESTER PARK	00422	2,277.17	
EF127306	14/03/2025	PETIA MIHAYLOVA (PETIA'S FLOWERS)				60.50
			J0225 - FLORAL ARRANGMEENTS		60.50	
EF127691	31/03/2025	PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD				412,204.95
			6612 - PERCY DOYLE RESERVE	02923	106,707.96	
			6612RET - PERCY DOYLE RETENTION		-10,778.58	
			6612RET - PERCY DOYLE RETENTION	02923	10,778.58	
			6637 - CONSTRUCTION OF THE PERCY DOYLE OUTDOOR	00224	305,496.99	
EF127818	31/03/2025	PHENOMENON EVENT SERVICES PTY LTD				9,521.98
			16366 - ONE DAY HIRE OF A DJ BOOTH		1,240.00	
			16486 - HIRE OF EQUIPMENT FOR COMMON PEOPLE		3,969.58	
			16489 - FURNITURE FOYER DECORATION		4,202.40	
			16604 - DAMAGES TO DJ BOOTH		110.00	
EF127500	31/03/2025	PHILIP ALLEN JOSEY				327.00
			174770 - RATES REFUND PN 174770		327.00	
EF127497	31/03/2025	PHILIP M GREAY				855.78
			175968 - RATES REFUND		855.78	
EF127454	31/03/2025	PHILLIP VINCIULLO				2,266.54
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,561.52	
			FEB-25 - ADVOCACY VISIT - SYDNEY & CANBERRA		-294.98	
EF127342	14/03/2025	PHILLIP WARREN SCOTT (SCOTT & ASSOCIATES)				1,463.00
			6034.2 - PERCY DOYLE CLUBROOMS		473.00	
			6196.1 - GIBSON PARK		990.00	
EF127705	31/03/2025	PHOKUS PTY LTD				600.00
			5 - JOONDALUP FESTIVAL 2025		600.00	
EF127697	31/03/2025	PICNIC TABLES HIRE & SALES PTY LTD				2,860.00
			PT486H - JOONDALUP FESTIVAL		2,860.00	
EF127305	14/03/2025	PIDHADIYA FAMILY TRUST (H.B.C. NEWSPAPER DELIVERY ROUND)				1,751.26
			11258 - CRAIGIE LEISURE CENTRE		339.70	
			11293 - CRAIGIE LEISURE CENTRE		329.45	
			11328 - HBC NEWSPAPERS: ANNUAL DELIVERY TO CLC		342.05	
			11363 - HBC NEWSPAPERS: ANNUAL DELIVERY TO CLC		317.50	
			1992 - REF AND LH NEWSPAPERS		184.88	
			1993 - NEWSPAPER DELIVERY COUNCIL SUPPORT		237.68	
EF127111	14/03/2025	PLANNING INSTITUTE AUSTRALIA Tas PLANNING INSTITUTE OF				11,150.00
			3800 - REGISTRATION X 1 - PIA WA EMERGING		150.00	
			8175 - PIA WA STATE CONFERENCE 2025		11,000.00	
EF127702	31/03/2025	PLAY CHECK PTY LTD				990.00
			HD 699733906 - ANNATO PARK		495.00	
			INV 1027 - DUNCRAIG ADVENTURE HUB (PERCY DOYLE RES)		495.00	
EF127699	31/03/2025	PREMIER ENVELOPES AUSTRALIA PTY LTD				1,166.98
			8208 - COJ CUSTOMER SERVICE		230.76	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			8209 - DL-400 WINDOW FACE SELF SEAL WALLET ENVE		323.66	
			8397 - QUOTE # 00008317 DATED 6 MAR 2025		306.28	
			8398 - 4000 DLX-238 WITH OPA2C1E-4 PRINTING		306.28	
EF127371	14/03/2025	PRESCRIPTION ENTERTAINMENT PTY LTD				1,705.00
			INV-2513 - SKATE COMP ENTERTAINMENT - VARIOUS LOCAT		1,705.00	
EF127308	14/03/2025	PRESTIGE ALARMS & SECURITY PTY LTD				41,991.95
			S27164 - I/DR SYS RX, HORN SPEAKER & BEACONS		40,688.45	
			S28472 - DUNCRAIG COMMUNITY CENTRE - EMERGENCY EX		137.50	
			S28520 - SEACREST TOILETS	03320	104.50	
			S28549 - COJ ADMINISTRATION BUILDING	03320	104.50	
			S28560 - JOONDALUP ADMINISTRATION CENTRE	03320	731.50	
			S28580 - CRAIGIE LEISURE CENTRE	03320	121.00	
			S28589 - CURRAMBINE COMMUNITY CENTRE	03320	104.50	
EF127693	31/03/2025	PRESTIGE ALARMS & SECURITY PTY LTD				53,632.08
			S26827 - ART GALLERY	03320	31,890.10	
			S27405 - JOONDALUP ADMINISTRATION	03320	6,411.90	
			S27874 - HEATHRIDGE COMMUNITY CENTRE - DAMAGED CA		104.50	
			S28231 - PENISTONE	03320	4,501.20	
			S28285 - ELLERSDALE PARK CLUBROOMS	03320	8,827.50	
			S28749 - REID PROM CARPARK	03320	104.50	
			S28773 - GIBSON PARK ALARM SERVICE	03320	104.50	
			S28811 - SEACREST COMMUNITY CTR	03320	49.50	
			S28867 - VARIOUS LOCATIONS	VP340526	1,638.38	
EF127303	14/03/2025	PRINT AND DESIGN ONLINE PTY LTD T/AS MEDIA ENGINE				495.00
			27941 - CLC WEBSITE DEVELOPMENT AND MAINTAINENCE		495.00	
EF127364	14/03/2025	PROFOUNDER TURFMASTER PTY LTD (TURFMASTER FACILITY				16,999.27
			INV-1918 - ZONE 1 (NORTH) RETICULATED LOCATIONS - F	00221A	1,344.73	
			INV-1958 - NORTH ZONE R1 BRUSH CUTTING	00221A	13,111.10	
			INV-2021 - ENTRY STATEMENTS		1,495.00	
			INV-2021 - ENTRY STATEMENTS	00221A	706.56	
			INV-2021 - ENTRY STATEMENTS	00221C	341.88	
EF127763	31/03/2025	PROFOUNDER TURFMASTER PTY LTD (TURFMASTER FACILITY				16,628.89
			INV-1915 - VARIOUS LOCATIONS		1,495.00	
			INV-1915 - VARIOUS LOCATIONS	00221A	706.56	
			INV-1915 - VARIOUS LOCATIONS	00221C	341.88	
			INV-1963 - VARIOUS LOCATIONS	00221C	12,740.72	
			INV-2001 - VARIOUS LOCATIONS	00221A	1,344.73	
EF127301	14/03/2025	PUBLIC TRANSPORT AUTHORITY OF WA				18,853.73
			I5127275 - SHARED RUNNING COSTS - JOONDALUP CAT BUS		18,853.73	
EF127313	14/03/2025	PURE ENVIRONMENTAL WA PTY LTD				2,112.00
			INV-001854 - HILLARYS DOG BEACH	VP401387	1,056.00	
			INV-001903 - HAND PICK REMOVAL OF ASBESTOS CONTAINING	VP401387	1,056.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127698	31/03/2025	PURE ENVIRONMENTAL WA PTY LTD				1,056.00
			INV-001932 - HAND PICK REMOVAL OF ASBESTOS CONTAINING	VP401387	1,056.00	
EF127135	14/03/2025	R & R BUILD PTY LTD				751.42
			211374 - RATES REFUND		751.42	
EF127714	31/03/2025	R1I PTY LTD (R1I TECHNOLOGY)				113,684.65
			46604 - R1I XOD SITE SURVEY CLC		3,388.00	
			46746 - M365 RENEWAL 24/25 VEEAM UPFRONT SUPPORT		107,899.88	
			46803 - MV13-HW MERAKI INDOOR FIXED LENS MINI DO		2,396.77	
EF127819	31/03/2025	RAC BUSINESSWISE				148.00
			SI001-100035304 - ROADSIDE 1GNV595		148.00	
EF127320	14/03/2025	REALCOM PROJECT MANAGEMENT PTY LTD				11,085.25
			2102 - 23020 - PERCY DOYLE FEB 2025		11,085.25	
EF127460	31/03/2025	REBECCA PIZZEY				2,856.50
			ALLOW-MTG-MAR 2025 - EXPENSE REIMBURSEMENT - MARCH 2025		2,856.50	
EF127722	31/03/2025	REDIMED PTY LTD				1,936.00
			2872165 - FITNESS FOR WORK ASSESSMENT		1,782.00	
			2872169 - FUNCTIONAL CAPACITY ASSESSMENT		154.00	
EF127712	31/03/2025	REECE PTY LTD				69.65
			1011039035 - IRRIGATION MTCE		69.65	
EF127703	31/03/2025	RHETT PARRY				600.00
			380 - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127488	31/03/2025	RHIANNA WILLIAMS				484.13
			40 - PRIZES FOR MEMBER EVENT		484.13	
EF127207	14/03/2025	RICHARD BROUGHTON LESLIE BARRELL (CONTRACT MANAGEMENT				759.00
			2379 - CONSTRUCTION CONTRACT ESSENTIALS		759.00	
EF127615	31/03/2025	RICHARD HARRISON				250.00
			313 - ILUKA FORESHORE		250.00	
EF127717	31/03/2025	RICOCHET CIRCUS AND ENTERTAINMENT PTY LTD				6,600.00
			INV-458 - ST STEPHENS – ONE MAN CIRCUS		6,600.00	
EF127494	31/03/2025	RILEY MCCALLUM-SMITH				500.00
			CRN-260225023020 - CCTV REBATE SCHEME REFUND		500.00	
EF127547	31/03/2025	RITA DI BELLA				600.00
			1 - BILLBOARD ARTIST - SPRAY IT FORWARD		600.00	
EF127414	14/03/2025	ROBIN ROGERS				221.00
			PR00112_04/03/25 - BUS DUTIES REIMBURSEMENT		221.00	
EF127820	31/03/2025	ROBIN ROGERS				221.00
			PR00112_20/03/25 - BUS DUTIES REIMBURSEMENT 27/2 - 14/3/25		221.00	
EF127710	31/03/2025	ROBOWASH PTY LTD				550.00
			R110392 - RENTAL & SERVICE		550.00	
EF127461	31/03/2025	ROHAN O'NEILL				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127318	14/03/2025	ROMEX AUSTRALIA PTY LTD				2,477.20

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			202502418 - STANDARD MONTHLY MAINTENANCE		1,892.00	
			202503405 - INTERCOM ANSWERING SERVICE		585.20	
EF127796	31/03/2025	ROSS PETER HOWARD YARRANTON (BARBITEC)				330.00
			C100975 - EVENT-ALL THINGS BBQ		330.00	
EF127708	31/03/2025	ROYAL BUSINESS PRODUCTS				5,877.52
			8495 - MERAKI MA-SFP-10GB-ER TRANSCEIVER		4,345.00	
			8496 - 1.5M CAT6 U/THIN ETH BLUE NET CABLE		1,532.52	
EF127310	14/03/2025	ROYAL PRIDE PTY LTD (PAV SALES & INSTALLATION)				3,329.51
			213423 - RECEIVERS, BELTPACKS, BATTERIES, CHARGER		3,329.51	
EF127709	31/03/2025	RUBEK AUTOMATIC DOORS				330.00
			43314 - JOONDALUP ADMIN AUTO DOOR		330.00	
EF127321	14/03/2025	RUBY DISTRIBUTORS PTY LTD (FLEX FITNESS EQUIPMENT)				3,909.43
			219650 - CRAIGIE LEISURE CENTRE		3,909.43	
EF127715	31/03/2025	RUBY DISTRIBUTORS PTY LTD (FLEX FITNESS EQUIPMENT)				1,030.80
			223331 - CRAIGIE LEISURE CENTRE		1,030.80	
EF127403	14/03/2025	RUSSEL FISHWICK				280.92
			MARCH 2025 - EXPENSE REIMBURSEMENT - MARCH 2025		280.92	
EF127802	31/03/2025	RUSSEL FISHWICK				2,856.50
			ALLOW-MTG-MAR 2025 - MEETING FEE - MARCH 2025		2,856.50	
EF127280	14/03/2025	RUTLEY FAMILY TRUST (MADLANTIS BUS CHARTER)				495.00
			2109 - BUS CHARTER SERVICE THROUGH TO JUNE 2025		495.00	
EF127453	31/03/2025	RYAN BAILEY				291.26
			1043253_26/02/25 - ACCOMMODATION FOR UDIA WA CONFERENCE		291.26	
EF127185	14/03/2025	RYAN JAMES GARDINER (BIKE TIME)				2,100.00
			10110 - BMX PIRZES - SKATE COMPS 2025		2,100.00	
EF127412	14/03/2025	RYAN KEVIN CLUNE T/AS PRESTIGE WORLDWIDE				1,700.00
			116 - SKATE COMP 2025 - VARIOUS LOCATIONS		1,700.00	
EF127725	31/03/2025	S A S LOCKSMITHS				735.90
			216901 - KEY STANDARD		735.90	
EF127571	31/03/2025	S AJITKUMAR & OTHERS (CORRS CHAMBERS WESTGARTH)				7,700.00
			7139118 - LEGAL FEES		7,700.00	
EF127141	14/03/2025	SABRINA BEDDOME				164.99
			1048166_09/01/25 - CANVA SUBSCRIPTION REFUND		164.99	
EF127350	14/03/2025	SAFETYQUIP WA PTY LTD				182.22
			16-203859 - 4 NEW EMERGENCY ASSEMBLY POINT SIGNS		182.22	
EF127322	14/03/2025	SANAX				529.78
			INV213725 - FIRST AID SUPPLIES		335.10	
			INV213917 - FIRST AID SUPPLIES		194.68	
EF127329	14/03/2025	SANCREST HOLDINGS PTY LTD (RAY MAKENE DRIVING SCHOOL)				2,085.00
			301088 - HEAVY RIGID VEHICLE (HR) AUTOMATIC		895.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			30167 - HEAVY RIGID VEHICLE (HR) AUTOMATIC DRIVI		1,190.00	
EF127645	31/03/2025	SANPOINT PTY LTD T/AS LD TOTAL				50,716.46
			140659 - HERBICIDE APPLICATION MARMION AVE	01322	49,770.46	
			150154 - HERBICIDE APPLICATION - GLYPHOSATE - MED	01322	946.00	
EF127228	14/03/2025	SARAH JANE ELSON				2,000.00
			1 - IAP ARTIST FEE		2,000.00	
EF127720	31/03/2025	SAVANNAH REGAN				600.00
			619 - SPRAY IT FORWARD – BILLBOARD ARTIST		600.00	
EF127339	14/03/2025	SCADDEN UNITED PTY LTD (TONY SCADDEN DIESEL)				3,946.80
			INV-1930 - PARTS & REPAIRS		1,201.20	
			INV-1932 - PARTS & REPAIRS		915.20	
			INV-1935 - MECHANICAL PLANT & EQUIPMENT REPAIRS		1,830.40	
EF127740	31/03/2025	SCADDEN UNITED PTY LTD (TONY SCADDEN DIESEL)				1,830.40
			INV-1937 - PARTS & REPAIRS		1,830.40	
EF127331	14/03/2025	SCHIAVELLO SYSTEMS (WA) PTY LTD				43,584.20
			IN2025080028 - COJ ADMIN 2ND FLOOR FURNITURE		15,121.70	
			IN2025080032 - JOONDALUP LIBRARY ADMINISTRATION REFURBI		26,380.20	
			IN2025090007 - COJ FURNITURE		2,082.30	
EF127733	31/03/2025	SCHIAVELLO SYSTEMS (WA) PTY LTD				219,527.00
			IN2025080033 - FURNITURE - EXT CON		219,527.00	
EF127446	31/03/2025	SCOTT COLLINS				310.00
			1034276_26/02/25 - ACCOMMODATION COSTS UDIA WA CONFERENCE		310.00	
EF127418	14/03/2025	SECUREPAY PTY LTD				379.94
			612942 - COJ VARIOUS LOCATIONS		379.94	
EF127327	14/03/2025	SEEK LIMITED				44,000.00
			701049420 - ADVERTISING FOR 2025 - 2026		44,000.00	
EF127739	31/03/2025	SEVEN NETWORK (OPERATIONS) LIMITED				788.11
			DW014075 - ONLINE ADVERTISING-NVW		1,375.00	
			DW015958 - PERTH NOW ADVERTISING 25/11-01/12/24		1,848.00	
			DW016074 - ADVERTISING BUSINESS FORUM		308.00	
			DW016308 - JOONDALUP FESTIVAL		2,537.11	
			DWCR000769 - CREDIT FOR P261082		-5,280.00	
EF127139	14/03/2025	SHANE ANTHONY ARNOLD				136.33
			112896 - RATES REFUND		136.33	
EF127538	31/03/2025	SHARON ELIZABETH WRIGHT (BETTYS COFFEE POT)				600.00
			36 - JOONDALUP FESTIVAL		600.00	
EF127401	14/03/2025	SHAUN TRAVIS JARVIS (FREESTYLE NOW)				6,600.00
			1155 - COACHING CLINIC SESSION X 6		3,960.00	
			1163 - SKATE COMP JUDGES, VARIOUS LOCATIONS		2,640.00	
EF127344	14/03/2025	SHAYONA HOLDINGS PTY LTD				100.90
			1755 - NEWSPAPERS WHITFORD LIBRARY 27/01-23/2/25		100.90	
EF127316	14/03/2025	SHERRY PADDON (SHERRY QUIAMBAO)				2,000.00
			20034 - IAP ARTIST FEE		2,000.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127619	31/03/2025	SID HENNESSY				14,100.00
			767 - SWINGIN' AT THE SAVOY CUBE POP-UP X 3		14,100.00	
EF127731	31/03/2025	SIGN ON GROUP PTY LTD T/AS SIGN-MASTERS				1,012.28
			132460 - SIGNS		1,012.28	
EF127343	14/03/2025	SII LIGHT PTY LTD				8,470.00
			INV-609031 - COJ ADMIN		8,470.00	
EF127253	14/03/2025	SINGH & LENFERNA PTY LTD (IGA HEATHRIDGE MARKET PLACE)				54.56
			1093834 - COOKING AND LIFE SKILLS RESOURCES		54.56	
EF127625	31/03/2025	SINGH & LENFERNA PTY LTD (IGA HEATHRIDGE MARKET PLACE)				482.62
			01093252 - MORNING TEA FOR WOC		126.08	
			01098080 - NA - COOKING AND LIFE SKILLS RESOURCES		79.57	
			1086850 - CATERING FOR STAFF MEETING		48.77	
			1101884 - GST - COOKING AND LIFE SKILLS RESOURCES		42.82	
			1102371 - GST - COOKING AND LIFE SKILLS RESOURCES		67.34	
			1106139 - COJ - COOKING AND LIFE SKILLS RESOURCES		33.36	
			1106822 - COJ - COOKING AND LIFE SKILLS RESOURCES		34.20	
			956052 - COJ LIFESKILLS & COOKING ACTIVITES NA		50.48	
EF127744	31/03/2025	SITE SENTRY PTY LTD				979.00
			248182 - COLLECTION - METRO		979.00	
EF127338	14/03/2025	SKYLINE LANDSCAPE SERVICES GROUP PTY LTD (SKYLINE LANDSCAPE				1,080.49
			90019961 - DELAMARE PARK, JOONDALUP	VP364441	581.90	
			90019962 - ELCAR PARK JOODALUP	VP363426	498.59	
EF127324	14/03/2025	SLATER GARTRELL SPORTS				132.00
			SG69236/02 - GILBERT NETBALL GLOVES - LARGE		132.00	
EF127724	31/03/2025	SLATER GARTRELL SPORTS				11,418.00
			SG70034/01 - SANTIAGO PARK		5,709.00	
			SG70035/01 - FALKLAND PARK		5,709.00	
EF127332	14/03/2025	SMEDIA PTY LTD				500.00
			14370 - COJ LIBRARY THE WEST DIGITAL ARCHIVE		500.00	
EF127125	14/03/2025	SMHS REHABILITATION IN THE HOME				462.60
			EMO25/3984 - REFUND PARKING RE RESERVED		462.60	
EF127334	14/03/2025	SONIC HEALTHPLUS PTY LTD				599.50
			3530940 - MEDICAL ASSESSMENT		599.50	
EF127736	31/03/2025	SONIC HEALTHPLUS PTY LTD				4,155.54
			3536185 - MEDICAL ASSESSMENT		484.00	
			3536187 - MEDICAL ASSESSMENT		566.50	
			3536189 - MEDICAL ASSESSMENT		599.50	
			3542594 - MEDICAL ASSESSMENT		86.64	
			3543778 - MEDICAL ASSESSMENT		599.50	
			3547318 - NOISE MANAGEMENT MEDICAL		89.10	
			3555487 - MEDICAL ASSESSMENT		599.50	
			3556895 - MEDICAL ASSESSMENT		403.70	
			3559316 - HEALTH ASSESSMENT		403.70	
			3560946 - MEDICAL ASSESSMENT		323.40	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127823	31/03/2025	SORRENTO SLSC				57,054.55
			FUNDING AGREEMENT 18/03/25 - FUNDING AGREEMENT 2024-2025		57,054.55	
EF127345	14/03/2025	SPACECUBED VENTURES PTY LTD				8,250.00
			INV-7837 - INNOVATE JOONDALUP 2025 SMALL/MEDIUM BUS		8,250.00	
EF127333	14/03/2025	SPEEDO AUSTRALIA PTY LIMITED T/AS SPEEDO AUSTRALIA				458.42
			83995435 - REFER INV 99029464		-343.48	
			980046369 - CRAIGIE LEISURE CENTRE	02222	801.90	
EF127326	14/03/2025	SPORTS TURF TECHNOLOGY PTY LTD				7,981.71
			INV-4210 - TURF LEAF ANALYSIS	00122	7,981.71	
EF127337	14/03/2025	SPORTSPEOPLE GROUP PTY LTD				220.00
			25030509 - ADVERTISING EMPLOYMENT		220.00	
EF127738	31/03/2025	SPORTSPEOPLE GROUP PTY LTD				220.00
			25032011 - ADVERT MEMBERSHIP SERVICE OFFICER X3		220.00	
EF127325	14/03/2025	SPOTLIGHT STORES PTY LTD				175.00
			7303099631 - CANVAS AND ART RESOURCES		87.00	
			73040737793 - CRAFT SUPPLIES FOR PROGRAMME ACTVITIES		88.00	
EF127726	31/03/2025	SPOTLIGHT STORES PTY LTD				125.60
			0610601564629 - PURCHASE OF GROUND COVERING TO PROTECT		21.60	
			7303103306 - CONSUMABLES FOR PADBURY HALL		104.00	
EF127415	14/03/2025	ST JOHN AMBULANCE AUSTRALIA (WA)				170.00
			FAINV01269021 - PROVIDE FIRST AID COURSES		170.00	
EF127824	31/03/2025	ST JOHN AMBULANCE AUSTRALIA (WA)				3,012.00
			EHSINV000958379 - 15.02 - KINROSS COMP		1,584.00	
			EHSINV000958543 - FIRST AID FOR SPRAY IT FORWARD		1,188.00	
			FAINV01278008 - DEFIBRILLATOR DEMONSTRATION		240.00	
EF127435	31/03/2025	ST STEPHENS SCHOOL				9,900.00
			20046COJ - JOONDALUP FESTIVAL 2025		9,900.00	
EF127522	31/03/2025	STACEY MARIE GOODALL (ALL GOOD GRUB)				9,432.50
			INV-0772 - SELECTION OF FOOD		9,432.50	
EF127341	14/03/2025	STANTEC AUSTRALIA PTY LTD				4,125.00
			1967659 - CONSULTANCY		4,125.00	
EF127336	14/03/2025	STANTONS INTERNATIONAL AUDIT AND CONSULTING PTY LTD				2,090.00
			60029 - PROVISION OF PROBITY SERVICES		1,170.40	
			60086 - PROVISION OF PROBITY SERVICES		397.10	
			60143 - PROVISION OF PROBITY SERVICES		522.50	
EF127340	14/03/2025	STARCLIP ENTERPRISES PTY LTD (MYELEC ELECTRICAL WHOLESALERS)				167,115.30
			1555537 - LIGHTING - EXT MAT		167,115.30	
EF127741	31/03/2025	STARCLIP ENTERPRISES PTY LTD (MYELEC ELECTRICAL WHOLESALERS)				6,490.00
			1557314 - LIGHTING - EXT MAT		6,490.00	
EF127749	31/03/2025	START DIGITAL PTY LTD				4,950.00
			INV-2517 - CREATIVE CONCEPT, DEVELOPMENT, STRATEGY		4,950.00	
EF127323	14/03/2025	STATEWIDE CLEANING SUPPLIES P/L				13,576.17

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			SI523175 - 58016 - MICROFIBRE CLOTH RED 40X40 EDCO	00720A	5,647.97	
			SI523176 - D1228003 - GLANCE GLASS SCREEN PRINTED S	00720A	227.08	
			SI523463 - 6331G - KLEENEX KIMCARE AQUA CTN	00720A	1,013.44	
			SI523721 - COJ ADMIN BUILDING	00720A	3,360.20	
			SI524157 - CRAIGIE LEISURE CENTRE	00720A	1,254.89	
			SI524703 - 2306897G – TORK MINI JUMBO CTN	00720A	2,072.59	
EF127723	31/03/2025	STATEWIDE CLEANING SUPPLIES P/L				3,658.03
			SI520990 - 3NB02.185 SPRAY GUN HEAD		102.30	
			SI520990 - 3NB02.185 SPRAY GUN HEAD	00720A	169.65	
			SI523028 - CRAIGIE LESUIRE CENTRE		291.72	
			SI524704 - 2306898 – TORK SOFT MINI JUMBO CTN 12	00720A	1,451.46	
			SI525374 - CRAIGIE LEISURE CENTRE	00720A	725.50	
			SI525776 - CRAIGE LEISURE CENTRE	00720A	917.40	
EF127735	31/03/2025	STATEWIDE CORPORATION PTY LTD T/AS STATEWIDE STAGING SYSTEMS				17,159.29
			1004177 - ENTRANCE FEATURE PLUS CLADDING		17,159.29	
EF127545	31/03/2025	STEPHEN ANDREW BROWNE				1,400.00
			202512 - MR SQUIGGLE BATTLE – SPRAY IT FORWARD		800.00	
			202513 - BILLBOARD ARTIST - SPRAY IT FORWARD		600.00	
EF127347	14/03/2025	STEPHEN SMITH (STEPHEN SMITH PHOTOGRAPHY)				660.00
			233775 - PHOTOGRAPHY		660.00	
EF127101	6/03/2025	STOCK GROUP AUS PTY LTD (OFFICE STOCK)				4,360.00
			OS140539 - TABLE FOR COMMUNITY HIREABLE VENUES		4,360.00	
EF127603	31/03/2025	STRATA CORPORATION PTY LTD (STRATAGREEN)				990.00
			172971 - REACTIVE MATERIALS - BUSH REGENERATION		990.00	
113413	12/03/2025	SUNDRY CREDITOR - RATES REFUND				173.63
			297298 - DERMOT & JANET SMYTH		173.63	
113415	19/03/2025	SUNDRY CREDITOR - RATES REFUND				340.21
			297695 - MARRIE GRETA KOZAK & WOLODIMIR KOZAK		340.21	
113417	26/03/2025	SUNDRY CREDITOR - RATES REFUND				385.84
			297784 - KEITH MALCOLM HAZELL & KURT MALCOLM HAZE		385.84	
113418	26/03/2025	SUNDRY CREDITOR - RATES REFUND				2,971.21
			297784 - CRAIG LEE TYLER & SUZANNE KAY TYLER		2,971.21	
113419	26/03/2025	SUNDRY CREDITOR - RATES REFUND				152.73
			297784 - ADRIAN EXON STOTT		152.73	
113420	26/03/2025	SUNDRY CREDITOR - RATES REFUND				149.84
			297784 - CRAIG & DENISE JACKSON		149.84	
113421	26/03/2025	SUNDRY CREDITOR - RATES REFUND				752.30
			297784 - HARLEY WILLIAM FRANCIS BURKE		752.30	
113422	26/03/2025	SUNDRY CREDITOR - RATES REFUND				406.51
			297784 - CPG SORRENTO PTY LTD		406.51	
113423	26/03/2025	SUNDRY CREDITOR - RATES REFUND				3,019.53
			297784 - OZWEST HODLINGS PTY LTD		3,019.53	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
113424	26/03/2025	SUNDRY CREDITOR - RATES REFUND				436.41
			297784 - CHIUNG SEN HO & GEOK KIOW NG		436.41	
113425	26/03/2025	SUNDRY CREDITOR - RATES REFUND				692.61
			297873 - CIRCUS 58 PTY LTD		692.61	
EF127828	31/03/2025	SUNNY INDUSTRIAL BRUSHWARE PTY LTD				1,028.50
			30398 - GUTTER BROOM - SCARAB		1,028.50	
EF127826	31/03/2025	SUNNY SIGN COMPANY PTY LTD				1,317.80
			522791 - CAMPING PROHIBITED SIGNS		1,317.80	
EF127745	31/03/2025	SUPERIOR NOMINEES PTY LTD (MIRACLE RECREATION EQUIPMENT)				825.00
			57855 - PLAY EQUIPMENT		825.00	
EF127417	14/03/2025	SURF LIFE SAVING WA				86,399.50
			45589 - FEBRUARY 2025 LIFEGUARDS	02424	86,399.50	
EF127330	14/03/2025	SURUN SERVICES PTY LTD				17,233.44
			INV-15048-W6T6G8 - INSPECTION OF ALL POLE TYPES & LUMINAIRE	VP368930	7,916.15	
			INV-WO36708 - JOONDALUP DVE	VP368930	706.20	
			INV-WO36722 - HAMMERSMITH COURT	VP368930	526.97	
			INV-WO36737 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	316.92	
			INV-WO36742 - SPINEBILL LOOP	VP368930	1,565.93	
			INV-WO36771 - REGENTS PARK	VP368930	664.02	
			INV-WO36778 - CHARING CROSS	VP368930	195.80	
			INV-WO36781 - JOONDALUP CITY CENTRE	VP368930	431.20	
			INV-WO36815 - SHRIKE LANE JOONDALUP	VP368930	413.14	
			INV-WO36816 - REGENTS PARK ROAD STREETLIGHT	VP368930	107.80	
			INV-WO36819 - NOTTINGHILL STREET, JOONDALUP	VP368930	107.80	
			INV-WO36836 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	107.80	
			INV-WO36839 - JOONDALUP CITY CENTRE POLE TYPE 3 SUPPLY	VP368930	215.60	
			INV-WO36851 - OCEAN REEF RD LIGHTS	VP368930	195.80	
			INV-WO36858 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	107.80	
			INV-WO36861 - REGENTS PARK RD REPAIRS	VP368930	107.80	
			INV-WO36863 - CHARING CROSS RD	VP368930	107.80	
			INV-WO36867 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	107.80	
			INV-WO36881 - JOONDALUP CITY CENTRE	VP368930	215.60	
			INV-WO36931 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	107.80	
			INV-WO36938 - EATON COURT	VP368930	509.52	
			INV-WO36949 - WATTLEBIRD LOOP	VP368930	413.14	
			INV-WO36954 - MCLARTY AVE	VP368930	107.80	
			INV-WO36959 - JOONDALUP CITY CENTRE	VP368930	215.60	
			INV-WO36962 - JOONDALUP CITY CENTRE	VP368930	215.60	
			INV-WO36963 - JOONDALUP CITY CENTRE	VP368930	215.60	
			INV-WO36964 - BARBADOS TURN REPAIRS	VP368930	107.80	
			INV-WO36965 - JOONDALUP CITY LIGHTS	VP368930	215.60	
			INV-WO36966 - JOONDALUP CITY CENTRE	VP368930	215.60	
			INV-WO36967 - JOONDALUP CITY LIGHTS	VP368930	215.60	
			INV-WO37278 - 16M CHERRY PICKER INCLUDING OPERATOR	VP368930	575.85	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127732	31/03/2025	SURUN SERVICES PTY LTD				20,884.46
			INV-WO36639 - LABOUR RATE - ELECTRICIAN - WORKING HOUR	VP368930	411.40	
			INV-WO36758 - JOONDALUP CITY CENTRE POLE TYPE 3 SUPPLY	VP368930	1,294.33	
			INV-WO36779 - ALL MATERIALS 10% MARK-UP RATE	VP368930	1,366.34	
			INV-WO36785 - SERENA WAY - STREET LIGHT REPAIR	VP368930	984.50	
			INV-WO36786 - OMARA BOULEVARD STREET LIGHT - POLE REPAIRS	VP368930	1,078.20	
			INV-WO36820 - JOONDALUP CITY CENTRE POLE TYPE 3 SUPPLY TERN RIDGE	VP368930	431.20	
			INV-WO36821 - FANTAIL PASS REPAIRS	VP368930	467.04	
			INV-WO36824 - CENTRAL WALK REPAIR LIGHTS	VP368930	215.60	
			INV-WO36838 - MCLARTY AVENUE REPAIR LIGHTS	VP368930	501.14	
			INV-WO36841 - ST PAULS CRESCENT REPAIR LIGHT	VP368930	215.60	
			INV-WO36842 - NOTTINGHILL STREET, JOONDALUP	VP368930	215.60	
			INV-WO36843 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	215.60	
			INV-WO36844 - STRIKE LANE JOONDALUP REPAIR LIGHT	VP368930	215.60	
			INV-WO36845 - STILT PARK, COCKATOO RIDGE JOONDALUP	VP368930	932.34	
			INV-WO36846 - CENTRAL PARK REPAIR LIGHT	VP368930	215.60	
			INV-WO36849 - BOAT HARBOUR QUAY	VP368930	195.80	
			INV-WO36852 - LEEWARD PARK REPAIR LIGHTD	VP368930	321.70	
			INV-WO36853 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	215.60	
			INV-WO36855 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	553.30	
			INV-WO36865 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	215.60	
			INV-WO36869 - NATURALISTE PARK	VP368930	161.70	
			INV-WO36880 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	215.60	
			INV-WO36882 - CENTRAL PARK REPAIR LIGHTS	VP368930	1,030.24	
			INV-WO36893 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	215.60	
			INV-WO36955 - QUEENSBURY ROAD, JOONDALUP	VP368930	215.60	
			INV-WO36960 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	1,450.79	
			INV-WO36977 - MCLARTY AVENUE, JOONDALUP	VP368930	485.57	
			INV-WO37006 - COJ CENTRAL PARK	VP368930	979.00	
			INV-WO37018 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	473.64	
			INV-WO37212 - LABOUR RATE - APPRENTICE - WORKING HOURS	VP368930	336.60	
			INV-WO37223 - ALL MATERIALS 10% MARK-UP RATE	VP368930	4,644.89	
			INV-WO37258 - INVESTIGATION OF REPORTED FAULTS MINOR (	VP368930	413.14	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127729	31/03/2025	SWAN TOWING SERVICE				715.00
			322981 - DELIVERY ISUZU 1GCJ709 JOB: B341993A		715.00	
EF127827	31/03/2025	SWIMMING WA				3,300.00
			INV-2431 - OWS SERIES		3,300.00	
EF127407	14/03/2025	SYDEL NOMINEES PTY LTD T/AS IMAGESOURCE DIGITAL SOLUTIONS				8,387.50
			477282 - WINTER SPORTS		2,970.00	
			477317 - CRAIGIE LEISURE CENTRE		434.50	
			477327 - LIBRARY POSTERS AND PRINTS TO JUNE 2025		764.50	
			477359 - BIKE RACK DECAL AND 72 X SGT TIMES		968.00	
			477414 - JOONDALUP FESTIVAL 2025 ST STEPHENS ENT		181.50	
			477461 - SAIL TRACK BANNERS AND INSTALL		3,069.00	
EF127807	31/03/2025	SYDEL NOMINEES PTY LTD T/AS IMAGESOURCE DIGITAL SOLUTIONS				10,016.60
			477400 - ECOFLEX SIGN HOLDERS		927.30	
			477487 - FLYERS/POSTERS FOR THE HEARTBEAT		254.10	
			477496 - LES MILLS LAUNCH 2 X FABRIC BANNER SOCKS		804.10	
			477534 - DOOR DECALS		3,245.00	
			477535 - CLC HARMONY WEEK MAP		1,204.50	
			477541 - RELOCATION OF 8 X VISI SIGNS		1,534.50	
			477578 - 8 X POSTERS AS QUOTED		1,232.00	
			477600 - CORFLUTE POLE WRAPS + INSTALL		815.10	
EF127413	14/03/2025	T A & J L REYNOLDS				933.43
			58 - ELECTED MEMBER FRIDAY COURIER RUN		933.43	
EF127366	14/03/2025	T C PRECAST PTY LTD				8,056.40
			SI-00008805 - UNIVERSAL SIDE ENTRY SYSTEM TYPE (3) (CO	02722	8,056.40	
EF127765	31/03/2025	T C PRECAST PTY LTD				6,468.00
			SI-00009086/1 - INDUSTRIAL GRATED COVER RAISED/FLUSH 25M	02722	6,468.00	
EF127359	14/03/2025	T J DEPIAZZI & SONS				5,020.95
			INV-6534 - SUPPLY AND DELIVERY OF CERTIFIED MULCH	VP308927	5,020.95	
EF127759	31/03/2025	T J DEPIAZZI & SONS				6,527.24
			INV-6533 - SUPPLY AND DELIVERY OF CERTIFIED PATHOGE	VP308927	6,527.24	
EF127669	31/03/2025	TAHNEE MARIE SKOWRON (MILLER BOTANIC)	ROSE			3,982.00
			501 - VERGELETTE PLANTS		3,982.00	
EF127419	14/03/2025	TEAM GLOBAL EXPRESS PTY LTD				228.32
			6132971 - COURIER 19/2/25		42.24	
			6133727 - COURIER SERVICES 26-27/2/25		186.08	
EF127829	31/03/2025	TEAM GLOBAL EXPRESS PTY LTD				205.00
			6134409 - COURIER SERVICES 5 & 7/3/25		114.47	
			6135115 - COURIER SERVICE 11 & 14/3/25		90.53	
EF127367	14/03/2025	TELSTRA LIMITED				13,661.73
			080 8484 700 24/2/25 - INFORMATION MANAGEMENT		2,396.31	
			381 2615 684 25/02/25 - MOBILES		7,063.43	
			381 2615 700 25/02/25 - M2M SERVICES		4,181.16	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			91154838 - RVQ2Y06659 IT DEPARTMENT		20.83	
EF127766	31/03/2025	TELSTRA LIMITED				2,398.24
			253 5365 000 07/03/25 - COUNCIL SUPPORT SVCS ADMIN		149.99	
			253307500 09/06/25 - WHITFORDS SNR CITZ CENTRE		299.97	
			2533075000 09/06/24 - WHITFORD SENIOR CITIZENS CNTR		299.97	
			3778004400 28/02/25 - K828835841-4		47.37	
			381 2615 890 25/02/25 - MOBILE WAP/INTERNET SERVICES		1,001.00	
			K 093 214 341-9 - WHITFORD SENIOR CITIZENS CNTR		299.97	
			K 244 998 841-9 - WHITFORD SENIOR CITIZENS CNTR		299.97	
EF127543	31/03/2025	THE BIG HOO-HAA! PTY LTD				2,000.00
			13COJ - JOONDALUP FESTIVAL - LITTLE HOO-HAA		2,000.00	
EF127265	14/03/2025	THE EDWARDS INVESTMENT TRUST				35.00
			1234285 - FRUIT PLATTER 5/3/25		35.00	
EF127646	31/03/2025	THE EDWARDS INVESTMENT TRUST				185.00
			1234286 - TRAINING CATERING 17 MARCH 2025		185.00	
EF127360	14/03/2025	THE EVENT MILL PTY LTD				5,208.50
			18657 - SPRAY IT FORWARD – FURNITURE AND GAMES		5,208.50	
EF127761	31/03/2025	THE EVENT MILL PTY LTD				4,624.40
			18694 - HIRE OF EQUIPMENT FESTIVAL VIP EVENT		2,717.00	
			18730 - 8 X LED CUBE FURNITURE FOR VERGELETTE		1,384.90	
			18732 - DJ TABLE		522.50	
EF127234	14/03/2025	THE FACTORY AUST. PTY LTD				10,407.10
			INV006662 - 20 X PORTABLE BILLBOARDS		10,126.60	
			INV006663 - COJ BILLBOARD END CAPS		280.50	
EF127805	31/03/2025	THE ONLINE SHOPPING CO PTY LTD T/AS HIRE KING				1,935.00
			45324 - 30 X TENSILE BOLLARDS, 10X A4 SIGN HOLDE		1,935.00	
EF127317	14/03/2025	THE ROYAL LIFE SAVING SOCIETY WA INC				948.75
			RLSSWA INV2946 - LIFEGUARDS FOR SUPERVISION OF THE LAKE		948.75	
EF127821	31/03/2025	THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS				13,094.40
			IN001295 - POUND FEES - 1ST TO 28TH FEB 2025 DOGS	03322	10,751.40	
			IN001296 - POUND FEES - 1ST TO 28TH FEB 2025 - CATS	03322	2,343.00	
EF127203	14/03/2025	THE TRUSTEE FOR CADDY EQUIPMENT TRUST WESTERN AUSTRALIA				1,556.13
			31328 - PARTS & REPAIRS		1,556.13	
EF127569	31/03/2025	THE TRUSTEE FOR CADDY EQUIPMENT TRUST WESTERN AUSTRALIA				1,982.92
			32917/01 - PARTS & REPAIRS		1,982.92	
EF127248	14/03/2025	THE TRUSTEE FOR CHAMBERS FAMILY TRUST (HOSERIGHT)				783.80
			158994 - PARTS ONLY		112.46	
			159005 - PARTS		671.34	
EF127716	31/03/2025	THE TRUSTEE FOR CIVITAS NOVA TRUST (RTSM CONSULTING)				3,850.00
			2445-1 - ROAD SAFETY AUDITS		3,850.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

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EF127563	31/03/2025	THE TRUSTEE FOR CREATIVE CATERING TRUST				2,484.90
			INV-4121 - JFOM CATERING/GLASSES		2,484.90	
EF127589	31/03/2025	THE TRUSTEE FOR EVENT SERVICES AUSTRALIA UNIT TRUST				16,715.46
			INV-203861 - JOONDALUP FESTIVAL		1,763.40	
			INV-250082 -		14,805.11	
			INV-250096 - JOONDALUP FESTIVAL - WATER DRAGONS		146.95	
EF127224	14/03/2025	THE TRUSTEE FOR EXCEL KERBING TRUST (EXCEL KERBING)				3,959.23
			150637 - 10-30M 25MM MOUNTABLE KERB	VP401423	1,802.90	
			150667 - BARQUE PLACE KALLAROO	VP401423	763.18	
			150670 - DOLPHIN WAY BELDON	VP401423	1,393.15	
EF127235	14/03/2025	THE TRUSTEE FOR FUSION CONSULTING TRUST T/AS FUSION				7,700.00
			1369-2025 - DEVELOPMENT OF PERFORMANCE MEASURES		7,700.00	
EF127748	31/03/2025	THE TRUSTEE FOR G & J TRUST (SWEET ON CUP CAKES)				320.54
			24137 - CUPCAKES IWD		320.54	
EF127208	14/03/2025	THE TRUSTEE FOR G C DICKIE FAMILY TRUST (DICKIES TREE				23,019.70
			INV-15579 - STUMP GRINDING VARIOUS AREAS	00624	2,191.20	
			INV-15929 - STUMP GRINDING	00624	792.00	
			INV-15949 - IVORY COURT, KINGSLEY	00624	4,466.00	
			INV-15996 - GARNKIRK RD GREENWOOD	00624	374.00	
			INV-16100 - TREE REMOVAL INC STUMP GRINDING SKERNE RISE PADBURY	00624	462.00	
			INV-16101 - TREE REMOVAL INC STUMP GRINDING CULLODEN RD DUNCRAIG	00624	462.00	
			INV-16107 - TREETOP AVENUE, EDGEWATER	00624	577.50	
			INV-16108 - CLEVEDON PL KALLAROO	00624	792.00	
			INV-16109 - TREE REMOVAL INC STUMP GRINDING POSEIDON RD HEATHRIDGE	00624	1,155.00	
			INV-16110 - GRAND OCEAN PARK, BURNS BEACH	00624	440.00	
			INV-16125 - TREE REMOVAL INC STUMP GRINDING CRAIGIE DRV	00624	374.00	
			INV-16131 - TREE REMOVAL INC STUMP GRINDING REID PROM JOONDALUP	00624	462.00	
			INV-16132 - TREE REMOVAL INC STUMP GRINDING MULLOWAY CT BURNS BEACH	00624	462.00	
			INV-16136 - TREE REMOVAL INC STUMP GRINDING LAUREL CT MULLALOO	00624	462.00	
			INV-16195 - COCKMAN RD GREENWOOD	00624	82.50	
			INV-16215 - CROWN MTCE GREENWAY PLC KINGSLEY	00624	242.00	
			INV-16216 - STUMP GRINDING MIDLOTHIAN CRES KINROSS	00624	71.50	
			INV-16218 - TREE REMOVAL INC STUMP GRINDING LAKESIDE DRV JOONDALUP	00624	748.00	
			INV-16219 - REDUCTION PRUNE BARKER DRV DUNCRAIG	00624	242.00	
			INV-16220 - REDUCTION PRUNE ALDER PARK DUNCRAIG	00624	242.00	
			INV-16221 - CROWN MTCE DUNCRAIG LEIS CENTRE	00624	1,045.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-16222 - TREE REMOVAL INC STUMP GRINDING NICHOLLS PLC PADBURY	00624	462.00	
			INV-16290 - TUART TRAIL EDGEWATER	00624	374.00	
			INV-16312 - STUMP GRINDING	00624	2,046.00	
			INV-16314 - STUMP GRINDING	00624	214.50	
			INV-16316 - STUMP GRINDING NEIL HAWKINS PARK	00624	1,215.50	
			INV-16319 - WARRANDYTE DRIVE CRAIGIE	00624	462.00	
			INV-16322 - TREE REMOVAL INC STUMP GRINDING CLINTON ST KINGSLEY	00624	462.00	
			INV-16323 - IROQUOIS GARDENS JOONDALUP	00624	858.00	
			INV-16337 - STUMP GRINDING VARIOUS AREAS 17/01/25	00624	781.00	
EF127572	31/03/2025	THE TRUSTEE FOR G C DICKIE FAMILY TRUST (DICKIES TREE				22,672.93
			INV-15481 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	858.00	
			INV-15502 - CODE 3 WITHIN HOURS - SUPPLY A TRAINED C	00624	3,091.00	
			INV-15817 - VARIOUS LOCATIONS	00624	1,001.00	
			INV-15853 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	1,474.00	
			INV-15876 - WISHAW LOOP KINROSS	00624	462.00	
			INV-15933 - ALBRIGHT HILL JOONDALUP	00624	374.00	
			INV-16003 - MOORE DRIVE CURRAMBINE	00624	462.00	
			INV-16135 - FIRE ACCESS WAY IN MULLALOO	00624	3,542.00	
			INV-16160 - ROBIN PARK- SORRENTO	00624	1,694.00	
			INV-16161 - MARTIN ROAD SORRENTO	00624	1,243.00	
			INV-16351 - REDUCTION PRUNE CODE 4 - WITHIN HOURS 5-	00624	143.00	
			INV-16352 - SCOTT PARK HILLARYS	00624	506.00	
			INV-16353 - REDUCTION PRUNE CODE 2 - WITHIN HOURS 20	00624	352.00	
			INV-16357 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	462.00	
			INV-16358 - STUMP GRINDING CODE 4 WITHIN HOURS INCL	00624	522.50	
			INV-16360 - STUMP GRINDING CODE 4 WITHIN HOURS INCL	00624	935.00	
			INV-16417 - REDUCTION PRUNE CODE 4 - WITHIN HOURS 10	00624	242.00	
			INV-16418 - CROWN MAINTENANCE CODE 4 - WITHIN HOURS	00624	704.00	
			INV-16423 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	462.00	
			INV-16425 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	858.00	
			INV-16486 - TREE REMOVAL INC STUMP GRINDING CODE 4 -	00624	1,395.63	
			INV-16568 - HARVEST LOOP EDGEWATER	00624	242.00	
			INV-16571 - ADDISON WAY WARWICK	00624	462.00	
			INV-16572 - HELIER DRIVE SORRENTO	00624	943.80	
			INV-16573 - CARIDEAN ST HEATHRIDGE	00624	242.00	
EF127617	31/03/2025	THE TRUSTEE FOR HAYTO TRUST (SOCO STUDIOS)				3,960.00
			INV-0114 - SKATE COMP 2025 - PHOTOGRAPHY & VIDEO		3,547.50	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			INV-0129 - PHOTOGRAPHY FOR ARTIST PHOTOSHOOT		412.50	
EF127630	31/03/2025	THE TRUSTEE FOR ICP TECHNOLOGY UNIT TRUST				846.34
			INV-00004740 - MINDARIE REGIONAL COUNCIL MEETING		846.34	
EF127798	31/03/2025	THE TRUSTEE FOR JOHNS FAMILY TRUST (THE BUTCHER SHOP)				660.00
			INV-D50289 - SPRAY IT FORWARD – BILLBOARD ARTIST		660.00	
EF127665	31/03/2025	THE TRUSTEE FOR MAPIEN UNIT TRUST (MAPIEN)				2,887.50
			INV-43201 - PROVISION OF SERVICES		2,887.50	
EF127178	14/03/2025	THE TRUSTEE FOR OCEANS 17 UNIT TRUST (BRAVEN GROUP SERVICES)				286.00
			INV-1789 - SECURITY FOR CITIZENSHIP CEREMONY		286.00	
EF127532	31/03/2025	THE TRUSTEE FOR OCEANS 17 UNIT TRUST (BRAVEN GROUP SERVICES)				1,644.50
			INV-1790 - HOURLY RATE FOR SECURITY PERSONNEL	VP372790	1,644.50	
EF127592	31/03/2025	THE TRUSTEE FOR PATEL & GANDHI UNIT TRUST (EDGEWATER LIQUOR				89.92
			176787-2 - ARTIST RIDERS		89.92	
EF127271	14/03/2025	THE TRUSTEE FOR R & M WOOD FAMILY TRUST (LIMEX SIGN AND				9,328.00
			INV23273 - UMBRELLLAS, FLAGS AND MEDIA WALL		6,017.00	
			INV23274 - UMBRELLLAS, FLAGS AND MEDIA WALL		3,311.00	
EF127652	31/03/2025	THE TRUSTEE FOR R & M WOOD FAMILY TRUST (LIMEX SIGN AND				1,529.00
			INV23289 - ADDITIONAL MEDIA WALL		715.00	
			INV23297 - 6 X HEAVY BASES FOR FLAG POLES		814.00	
EF127743	31/03/2025	THE TRUSTEE FOR SPENCER FAMILY TRUST				33,979.00
			1215 - PATHOGEN TREATMENT PROGRAM		33,979.00	
EF127815	31/03/2025	THE TRUSTEE FOR THE KEENAN FAMILY TRUST T/AS NORTHERN				2,810.50
			61948 - BLADE EDGER ATOM		935.00	
			63153 - BLADE EDGER ATOM		1,028.50	
			63154 - CORD CUTTING 2.7MM X 77MTR		847.00	
EF127519	31/03/2025	THE TRUSTEE FOR THE PANACON UNIT TRUST T/AS ARCHITECTURAL				97.90
			53105 - NARROW PLATE		97.90	
EF127291	14/03/2025	THE TRUSTEE FOR THE R & J PIGDON FAMILY TRUST				1,007.93
			10000015676 - MAGAZINES/REFERENCE		397.94	
			10000015679 - COJ MAGAZINES & REFERENCE		609.99	
EF127680	31/03/2025	THE TRUSTEE FOR THE R & J PIGDON FAMILY TRUST				986.52
			10000015685 - MAGAZINES/REFERENCE		421.58	
			19000015686 - MAGAZINES & REFERENCE		564.94	
EF127423	14/03/2025	THE TRUSTEE FOR THE RIGANELLO FAMILY TRUST (WOODVALE				4,617.25
			1148 - PERCY DOYLE RESERVE SOCCER REPAIR RAILS TO BOUNDARY FENCE	VP424159	261.25	
			1150 - GREY STREET PADBURY	VP424159	4,356.00	
EF127293	14/03/2025	THE TRUSTEE FOR THE RIPPA TRUST (NICK LEWIS DESIGN)				5,500.00
			728 - VISUAL IDENTITY BRAND FOR GALLERY		5,500.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127612	31/03/2025	THE TRUSTEE FOR THE SARAGA FAMILY TRUST (GETTIN HECTIC				7,118.10
			INV-1823 - PROGRAM AMBASSADOR FOR PROMOTION OF JOONDALUP FESTIVAL		7,118.10	
EF127760	31/03/2025	THE TRUSTEE FOR USSHERIDAN TRUST (WESTWORKS CONSULTANCY)				2,797.30
			16011 - PICNIC COVE PARK, EDGEWATER		1,076.90	
			16308 - PORTTREE RESERVE		1,720.40	
EF127223	14/03/2025	THE TRUSTEE FOR VANDERTOGT TRUST (ENVIRONMENTAL LAND				13,524.50
			INV-0201 - SORRENTO SURF CLUB SAND DRIFTS	01723	4,609.00	
			INV-0202 - 8 WHEEL TIP TRUCK (MIN 4 HOURS)	01723	2,376.00	
			INV-0203 - MULLALOO SAND CLEARING	01723	4,609.00	
			INV-0204 - POSI TRACK SKID STEER LOADER MINIMUM 4 H	01723	1,930.50	
EF127593	31/03/2025	THE TRUSTEE FOR VANDERTOGT TRUST (ENVIRONMENTAL LAND				3,432.00
			INV-0208 - HIILLARYS DOG BEACH	01723	2,376.00	
			INV-0209 - ADMIRAL PARK HEATHRIDGE	01723	1,056.00	
EF127277	14/03/2025	THE TRUSTEE FOR WRS TRUST T_AS MASTEC AUSTRALIA PTY LTD				37,042.70
			INV21162 - 360 LITRE BIN COMPLETE - FIS JOONDALUP D	VP360701	37,042.70	
EF127785	31/03/2025	THE WESTERN AUSTRALIAN OPERA CO INC				4,400.00
			16013 - VIP FUNCTION FOR JOONDALUP FESTIVAL		4,400.00	
EF127668	31/03/2025	THOMAS JAMES BAYFORD (MALONE'S TRANSPORT SERVICE)				18,697.80
			232639 - FREIGHT TRANSPORT ADELAIDE TO JOONDALUP		18,697.80	
EF127548	31/03/2025	THOMAS JOHN BLAKE				2,000.00
			18032025 - IAP ARTIST FEE		2,000.00	
EF127791	31/03/2025	THOMAS MICHAEL WARD				250.00
			1 - SPRAY IT FORWARD – DJ		250.00	
EF127102	6/03/2025	THREE CHILLIES DESIGN PTY LTD				201,757.38
			INV-02241 - GIBSON PARK PUMP TRACK	02024	120,498.18	
			INV-02242 - LYSANDER PARK PUMP TRACK	02024	81,259.20	
EF127365	14/03/2025	THREE CHILLIES DESIGN PTY LTD				93,277.87
			02248RET - RETENTION GIBSON PARK		-27.40	
			02249RET - RETENTION LYSANDER PARK		-2,902.54	
			INV-02237 - GALSTON PARK DUNCRAIG		5,500.00	
			INV-02247 - GIBSON PARK PUMP TRACK DESIGN	02024	721.60	
			INV-02248 - GIBSON PARK - SUPPLY AND CONSTRUCT BIKE	02024	24,026.86	
			INV-02248RET - GIBSON PARK - SUPPLY AND CONSTRUCT BIKE	02024	27.40	
			INV-02249 - LYSANDER PARK - SUPPLY AND CONSTRUCT BI	02024	63,029.41	
			INV-02249 RET - LYSANDER PARK - SUPPLY AND CONSTRUCT BI	02024	2,902.54	
EF127363	14/03/2025	TII AUSTRALIA PTY LTD				726.00
			76551 - SDS FIRMWARE UPDATES		726.00	
EF127490	31/03/2025	TIMOTHY BORDIN				500.00
			CRN-190225081928 - CCTV REBATE SCHEME REFUND		500.00	
EF127288	14/03/2025	TIMOTHY BRYCE MEAKINS				2,000.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			15 - IAP ARTIST FEE		2,000.00	
EF127352	14/03/2025	TOOLMART				396.00
			20250225-3-2-33113 - PARTS ONLY		396.00	
EF127351	14/03/2025	TOTAL EDEN PTY LIMITED				3,335.19
			413495822 - IRRIGATION TECHNICIAN	00920	1,031.25	
			413501406 - PROVISION OF LANDSCAPE SERVICES VARIOUS AREAS FEB 25	VP363434	1,567.50	
			413501407 - LANDSCAPE MTCE SERV BURNS BEACH FEB 25	00920	736.44	
EF127753	31/03/2025	TOTAL EDEN PTY LIMITED				1,567.50
			413459635 - DAMPIER & ADMIRAL GROVE	VP363434	1,567.50	
EF127358	14/03/2025	TOTAL LANDSCAPE REDEVELOPMENT SERVICE PTY LTD				22,891.88
			INV-1428 - LEAFY GREEN TREE WATERING - FEBRUARY 25	04322	21,373.44	
			INV-1433 - TREE MAINTENANCE - SPRAYING FEB- 2025	04322	1,518.44	
EF127354	14/03/2025	TOTALLY WORKWEAR				6,633.64
			7200754797 - AP LADIES PATERSON POLO, NAVY/WHITE, SIZ	VP437240	1,124.80	
			7200754797 - AP LADIES PATERSON POLO, NAVY/WHITE, SIZ	VP438834	250.80	
			7200766218 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	73.15	
			7200767196 - BOOT SB S/CROSS		233.90	
			7200767308 - KING GEE MENS TRADIE COMFORT MAX, SIZE 1	VP438834	137.50	
			7200767508 - SHORTS BASICS, KING GEE, SIZE 87R/14	VP438834	56.10	
			7200767509 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	100.65	
			7200767512 - SHIRT R/TAPE SPLICED WORKCOOL L/SLEEVE H	VP438834	341.88	
			7200767940 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	236.50	
			7200767943 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	67.10	
			7200767944 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	24.20	
			7200767947 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	24.20	
			7200767948 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	72.60	
			7200767949 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	24.20	
			7200768126 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	59.95	
			7200768128 - TROUSERS KG BASICS CARGO NAVY, KING GEE,	VP438834	78.54	
			7200768129 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	166.21	
			7200768278 - HARD YAKKA MENS ICON WORK SHOE, SIZE 9	VP438834	93.50	
			7200768485 - KING GEE MENS TRADIE COMFORT MAX, SIZE 7	VP438834	137.50	
			7200768486 - BOOTS ARGYLE BLACK, STEEL BLUE SIZE 11	VP438834	176.00	
			7200768487 - BOOTS ARGYLE BLACK, STEEL BLUE SIZE 14	VP438834	176.00	
			7200768573 - BOOTS ARGYLE BLACK, STEEL BLUE SIZE 6	VP438834	176.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			7200769127 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	133.10	
			7200769128 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	66.55	
			7200769129 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	133.10	
			7200769130 - TROUSERS KG BASICS CARGO NAVY, KING GEE,	VP438834	145.64	
			7200769142 - TROUSER, NAVY 97R, EXP WAIST	VP438834	130.90	
			7200769143 - POLO AP PANORAMA DRIWEAR/COTTON PIQUE K	VP438834	138.60	
			7200769144 - SHORTS BASICS, KING GEE, SIZE 92R/16	VP438834	113.85	
			7200769145 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	167.75	
			7200769146 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	196.35	
			7200769166 - BIZ COLLECTION MEN'S 'CHAMBRAY' 100% COT	VP438834	158.84	
			7200769377 - BOOTS ARGYLE BLACK, STEEL BLUE SIZE 12	VP438834	176.00	
			7200769751 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	133.10	
			7200769754 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	133.10	
			7200769755 - TROUSERS KG BASICS CARGO NAVY, KING GEE,	VP438834	78.54	
			7200770078 - HAT FRILLNECK BOTTLE GREEN, FRILL NECK F	VP438834	214.50	
			7200770648 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	100.65	
			720077064926/2 - POLO AP PANORAMA DRIWEAR/COTTON PIQUE K	VP438834	138.60	
			7200770653 - SAFETY VEST OPEN FRONT YELLOW C/W R/TAPE	VP438834	14.85	
			7200770940 - KING GEE MENS TRADIE COMFORT MAX, SIZE 1	VP438834	137.50	
			7200770951 - KING GEE MENS TRADIE COMFORT MAX, SIZE 9	VP438834	137.50	
			7200771021 - TROUSERS WOMEN WORKCOOL2, KING GEE SIZE	VP438834	78.54	
			7200771243 - JUMPER VEST WOOL BLEND NAVY, SIZE S	VP438834	74.80	
EF127755	31/03/2025	TOTALLY WORKWEAR				3,460.00
			7200771988 - KING GEE MENS TRADIE COMFORT MAX, SIZE 7	VP438834	137.50	
			7200772127 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	48.40	
			7200772128 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	67.10	
			7200772130 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	130.57	
			7200772132 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	205.70	
			7200772133 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	67.10	
			7200772135 - TROUSERS KG BASICS CARGO NAVY, KING GEE,	VP438834	112.09	
			7200772140 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	48.40	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			7200772238 - BOOTS ARGYLE BLACK, STEEL BLUE SIZE 10	VP438834	638.00	
			7200772402 - WORKWEAR		583.70	
			7200772403 - JB WEAR HI VIS FLEECY WITH HOOD, 2XL	VP438834	42.90	
			7200772406 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	67.10	
			7200772407 - POLO AP PANORAMA DRIWEAR/COTTON PIQUE K	VP438834	138.60	
			7200772518 - FUZE UNISEX BUCKET HAT, L/XL	VP438834	22.00	
			7200772519 - FUZE UNISEX BUCKET HAT, S/M	VP438834	22.00	
			7200772520 - FUZE UNISEX BUCKET HAT, S/M	VP438834	22.00	
			7200773044 - KING GEE MENS TRADIE COMFORT MAX, SIZE 8	VP438834	137.50	
			7200773055 - FUZE UNISEX BUCKET HAT, L/XL	VP438834	22.00	
			7200773281 - POLO SHIRT, MEN'S, MURRAY, DRIWEAR, BLAC	VP438834	41.80	
			7200773282 - SHIRT WORKCOOL 2 HIGH-VISIBILITY SPLICED	VP438834	100.65	
			7200773285 - TROUSERS KG BASICS CARGO NAVY, KING GEE,	VP438834	78.54	
			7200773299 - FUZE UNISEX BUCKET HAT, L/XL	VP438834	22.00	
			7200774005 - KING GEE PANTS NARROW TRADIE, OILED NAVY	VP438834	66.55	
			7200775297 - CARDIGAN BIZ LADIES 2-WAY ZIP		332.00	
			7200775298 - JACKET BIZ APEX LADIES SOFTSHELL POLY/FL	VP437240	128.70	
			7200775298 - JACKET BIZ APEX LADIES SOFTSHELL POLY/FL	VP438834	19.80	
			7200776106 - RAINBIRD STOWAWAY JACKET - BLACK 2XL	VP437240	77.00	
			7200776106 - RAINBIRD STOWAWAY JACKET - BLACK 2XL	VP438834	6.60	
			7200776107 - 9.5 X 3.5CM COJ LOGO AND TEXT - WHITE	VP437240	49.50	
			72007774001 - SHIRT POLO AIRWEAR L/SLEEVE, VISITEC VPA	VP438834	24.20	
EF127438	31/03/2025	TOURISM COUNCIL W A				595.00
			I-00013383 - TCWA CONFERENCE 2025 MAY 27-28		595.00	
EF127762	31/03/2025	TOWN TEAM MOVEMENT LTD				473.00
			963 - HEARTBEAT ST PATS EVENT 16 MARCH 2025		473.00	
EF127756	31/03/2025	T-QUIP				859.90
			136744#14 - PARTS ONLY		1,187.10	
			136799#32 - PARTS ONLY		69.76	
			136995 - CREDIT FOR INVOICE 136304#32		-576.94	
			137148#12 - PARTS		19.90	
			137269#12 - PARTS		21.00	
			137311#14 - PARTS ONLY		139.08	
EF127464	31/03/2025	TRACEY METTAM				726.30
			3451719 - MEMBERSHIP REFUND		726.30	
EF127486	31/03/2025	TRACY CHRISTOPHI				500.00
			CRN-050325022726 - CCTV REBATE SCHEME REFUND		500.00	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127764	31/03/2025	TRAVELWEST PUBLICATIONS WA PTY LTD (HELLO PERTH)				3,549.33
			INV-5219 - HELLO PERTH SUNSET COAST MAP -		3,549.33	
EF127353	14/03/2025	TREE AMIGOS TREE SURGEONS TRUST T/AS TREE AMIGOS TREE				6,583.16
			INV-17109 - BARKER DRIVE, DUNCRAIG	00524	103.17	
			INV-17150 - SPORING WAY HILLARYS	00524	103.17	
			INV-17154 - ABERFELDY CRESCENT, DUNCRAIG	00524	302.79	
			INV-17156 - PRUNING AWAY FROM POWERLINES KINGSLEY	00524	3,405.68	
			INV-17163 - WINDERMERE CIRCLE, JOONDALUP	00624	677.69	
			INV-17167 - TALBOT DRIVE, KINGSLEY	00624	848.59	
			INV-17180 - GLENGARRY RETIREMENT VILLAGE	00624	512.69	
			INV-17186 - REDUCTION PRUNE DIRK HARTOG COVE HEATHRIDGE	00624	629.38	
EF127754	31/03/2025	TREE AMIGOS TREE SURGEONS TRUST T/AS TREE AMIGOS TREE				7,169.32
			INV-16943 - BEACH RD, SANDSTONE PLACE TO MARMION RD	00524	5,548.58	
			INV-17152 - ARBORICULTURAL SERVICES	00524	103.17	
			INV-17209 - AFRIC WAY KALLAROO	00524	103.17	
			INV-17210 - SYCAMORE DRIVE DUNCRAIG	00524	103.17	
			INV-17211 - ABERDARE WAY WARWICK	00524	103.17	
			INV-17217 - REDUCTION PRUNE CODE 4 - WITHIN HOURS 10	00624	341.79	
			INV-17218 - SEAWARD LOOP SORRENTO	00624	314.69	
			INV-17219 - REDUCTION PRUNE CODE 4 - WITHIN HOURS 5-	00624	209.79	
			INV-17231 - REDUCTION PRUNE CODE 4 - WITHIN HOURS 10	00624	341.79	
EF127242	14/03/2025	TRISTAN ROBERT STEVEN GLOVER				3,720.00
			TG250302 - EVENT PRODUCER JOONDALUP FESTIVAL 2025		3,720.00	
EF127611	31/03/2025	TRISTAN ROBERT STEVEN GLOVER				3,720.00
			TG250301 - EVENT PRODUCER JOONDALUP FESTIVAL 2025		3,720.00	
EF127357	14/03/2025	TRITON ELECTRICAL CONTRACTORS PTY LTD				8,996.35
			25821TE - ILUKA SPORTS REPAIRS	01321	2,047.65	
			25978TE - BARRIDALE PARK	01321	330.00	
			26142TE - NOAL GANNON PARK REPAIRS	01321	198.00	
			26157TE - RUTHERGLEN PARK REPAIRS	01321	2,405.70	
			26158TE - MCCUBBIN PARK	01321	1,710.50	
			26165TE - OCEAN REEF PARK REPAIRS	01321	264.00	
			26172TE - PERCY DOYLE SOCCER	01321	1,446.50	
			26180TE - HILLWOOD NORTH REPAIRS	01321	198.00	
			26182TE - VILLAGE WALK PARK - OCEAN REEF	01321	264.00	
			26192TE - BLUE LAKE PARK	01321	132.00	
EF127757	31/03/2025	TRITON ELECTRICAL CONTRACTORS PTY LTD				1,421.20
			26083TE - FALKLANDS PARK REPAIRS	01321	66.00	
			26127TE - BLACKALL PARK REPAIRS	01321	132.00	
			26202TE - KEPPELL PARK	01321	695.20	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			26205TE - BARRIDALE PARK	01321	396.00	
			26215TE - ABROHLOS PARK REPAIRS	01321	132.00	
EF127377	14/03/2025	TRUCK UNIT TRUST T/AS W A HINO SALES & SERVICE				911.09
			315431 - PARTS ONLY		911.09	
EF127328	14/03/2025	TRUSTEE FOR SUPERSEALING UNIT TRUST T/AS SUPERSEALING				68,032.80
			36359 - SCHEDULED CONTRACTORS CRACK SEALING MAIN		68,032.80	
EF127601	31/03/2025	TRUSTEE FOR THE JANSEN GRAY FAMILY TRUST T/AS GEOFF'S TREE				21,653.50
			J25030411804 - OCEAN REEF ROAD FENCELINE PRUNING	00624	21,653.50	
EF127536	31/03/2025	TRUSTEE FOR THE MAxSPEED FAMILY TRUST (BEST WEST DRIVING				75.00
			INV-34914 - VOLUNTEER MENTOR ASSESSMENT		75.00	
EF127307	14/03/2025	TRUSTEE FOR THE SHEPHARD FAMILY TRUST (POOL ROBOTICS PERTH)				7,101.67
			25-00000983 - ROBOTIC CLEANER		7,101.67	
EF127747	31/03/2025	TRUSTEE FOR THE WILSON TRUST (SESSIONS AT CRAIGIE)				125.40
			INV-0036 - COFFEES SATURDAY 8 FEBRUARY 2025		125.40	
EF127387	14/03/2025	TRUSTEE FOR WEST COAST SHAD TRUST (WEST COAST SHADE)				3,850.00
			13708 - DUNCRAIG RECREATION CENTRE		3,850.00	
EF127787	31/03/2025	TRUSTEE FOR WEST COAST SHAD TRUST (WEST COAST SHADE)				990.00
			14065 - PLAY EQUIPMENT		990.00	
EF127713	31/03/2025	TRUSTEE FOR WHEELRIGHT FAMILY TRUST (RW QUANTITY SURVEYORS)				5,280.00
			INV-0836 - MACNAUGHTON PARK CLUBROOMS		5,280.00	
EF127662	31/03/2025	TUTAKI UNIT TRUST				1,454.00
			150325 - HIRE & INSTALLATION OF MARQUEES		1,454.00	
EF127565	31/03/2025	TYROWN JAMES WAIGANA (CRAWLIN CROCODILE)				2,200.00
			251 - IAP ARTIST FEE		2,200.00	
EF127372	14/03/2025	UES (INT'L) PTY. LTD. (UES INTERNATIONAL)				266.37
			521060 - PARTS ONLY		175.78	
			521544 - PARTS ONLY		90.59	
EF127368	14/03/2025	ULVERSCROFT LARGE PRINT BOOKS				2,609.85
			I159439AU - STOCK FOR BOOKS ON WHEELS		1,192.29	
			I159593AU - STOCK FOR BOOKS ON WHEELS		475.16	
			I159833AU - STOCK FOR BOOKS ON WHEELS		116.14	
			I159834AU - STOCK FOR BOOKS ON WHEELS		826.26	
EF127370	14/03/2025	UNIDATA PTY LTD				16,898.20
			16687 - DRAINAGE-SUMPS INVOICE 21220		8,189.50	
			21154 - DRAINAGE		8,708.70	
EF127369	14/03/2025	UNITED EQUIPMENT PTY LIMITED T/AS UNITED FORKLIFT				5,908.76
			61F-092151 - FORKLIFT & TELEHANDLER HIRE		4,755.96	
			61F-092442 - HIRE OF CAT 2.5 TON ELETRIC CONTAINER MA		1,152.80	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
EF127769	31/03/2025	UNITED EQUIPMENT PTY LIMITED T/AS UNITED FORKLIFT				1,443.75
			61A-123449 - COJ FOR WATER DRAGONS		695.20	
			61F-092644 - 1X EWP AND 1X FORKLIFT FOR WATER DRAGONS		748.55	
EF127373	14/03/2025	UNITING GLOBAL PTY LTD				1,723.38
			INV-2574 - YOUTH TRUCK DETAIL CLEAN		632.50	
			INV-2619 - VARIOUS LOCATIONS	03922	980.87	
			INV-2633 - JOONDALUP ADMIN	03922	110.01	
EF127770	31/03/2025	UNITING GLOBAL PTY LTD				115,362.38
			INV0026282 - VARIOUS LOCATIONS	03922	696.91	
			INV-2354 - VARIOUS LOCATIONS	03922	348.54	
			INV-2504 - CARPET AND SOFT FURNISHINGS SHAMPOO	03922	6,435.00	
			INV-2618 - VARIOUS LOCATIONS	03922	6,272.25	
			INV-2620 - VARIOUS LOCATIONS	03922	1,445.46	
			INV-2621 - CLASS 4 - CLEANER (MONDAY TO FRIDAY)	03922	1,627.41	
			INV-2622 - GUY DANIELS CLUBROOMS	03922	186.13	
			INV-2623 - CLASS 4 - CLEANER (MONDAY TO FRIDAY)	03922	1,226.07	
			INV-2625 - CLASS 1 - CLEANER (MONDAY TO FRIDAY)	03922	335.60	
			INV-2626 - CLASS 4 - CLEANER (SATURDAY)	03922	883.17	
			INV-2627 - WOC WINDOW CLEANING	03922	218.81	
			INV-2628 - VARIOUS LOCATIONS	03922	322.72	
			INV-2629 - VARIOUS LOCATIONS	03922	1,080.83	
			INV-2631 - VARIOUS LOCATIONS	03922	335.62	
			INV-2632 - CARPET AND SOFT FURNISHINGS SHAMPOO	03922	438.37	
			INV-2634 - WINDOW CLEANING	03922	109.41	
			INV-2635 - VARIOUS LOCATIONS	03922	322.72	
			INV-2636 - VARIOUS LOCATIONS	03922	3,136.17	
			INV-2669 - CLASS 3 - CLEANER (MONDAY TO FRIDAY)	03922	67,841.52	
			INV-2681 - CLASS 3 - CLEANER (MONDAY TO FRIDAY)	03922	309.77	
			INV-2682 - RELIEF CLEAN FOR WOC	03922	4,129.84	
			INV-2683 - RELIEF CLEAN FOR ADMIN	03922	5,162.30	
			INV-2684 - VARIOUS LOCATIONS	03922	3,833.04	
			INV-2685 - VARIOUS LOCATIONS	03922	1,012.23	
			INV-2687 - PADBURY CHILD HEALTH	03922	150.04	
			INV-2690 - FLINDERS HALL & HEATHRIDGE COMM. CTR	03922	747.33	
			INV-2691 - CLASS 1 - CLEANER (MONDAY TO FRIDAY)	03922	367.53	
			INV-2692 - CLASS 3 - CLEANER (SATURDAY)	03922	582.27	
			INV-2693 - HIGH PRESSURE CLEANING	03922	437.61	
			INV-2694 - NEIL HAWKINS PARK	03922	206.49	
			INV-2737 - CLASS 4 - CLEANER (MONDAY TO FRIDAY)	03922	2,206.94	
			INV-2738 - CLASS 1 - CLEANER (MONDAY TO FRIDAY)	03922	516.23	
			INV-2739 - VARIOUS LOCATIONS	03922	1,211.44	
			INV-2740 - CLEANING OF GLASS HOUSE	03922	1,226.61	
EF127473	31/03/2025	V FESTA & C PATTEL				1,870.31

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			180065 - RATES REFUND		1,870.31	
EF127335	14/03/2025	VEOLIA RECYCLING & RECOVERY PTY LTD				6,399.33
			60455200 - WHITFORDS AVE CRAIGIE	03217	1,478.50	
			60455218 - MACDONALD AVE PADBURY	03217	217.54	
			60455234 - SAIL TCE HEATHRIDGE	03217	163.15	
			60455242 - SERVICE 3 M3 BIN (GENERAL WASTE - NON RE	03217	748.97	
			60455251 - SERVICE 3 M3 BIN (GENERAL WASTE - NON RE	03217	217.54	
			60455269 - MIAMI BEACH PROM ILUKA	03217	320.10	
			60455277 - MIAMI BEACH PROM ILUKA	03217	103.58	
			60455285 - BOAS AVE JOONDALUP	03217	598.22	
			60455293 - BOAS AVE JOONDALUP	03217	102.56	
			60455306 - LLOYD DRIVE WARWICK	03217	25.64	
			60455314 - WINTON RD JOONDALUP	03217	54.38	
			60455322 - LLOYD DRIVE WARWICK	03217	576.50	
			60455331 - OCEANSIDE PROM MULLALOO	03217	614.56	
			60455411 - KINGSLEY DR KINGSLEY	03217	598.22	
			60455517 - BANKS AVE HILLARYS	03217	136.75	
			60456421 - MIAMI BEACH ILUKA	03217	25.89	
			60457213 - ALBATROSS CT	03217	42.74	
			60457555 - LLOYD DR WARWICK	03217	54.38	
			60469521 - SERVICE 660 LITRE BIN (GENERAL WASTE - N	03217	34.19	
			60472149 - TRAPPERS DRIVE WOODVALE	03217	68.38	
			60474081 - DORCHESTER AVE	03217	217.54	
EF127737	31/03/2025	VEOLIA RECYCLING & RECOVERY PTY LTD				839,540.36
			167590 - DRIVE-BYS FOR DOMESTIC COLLECTION SERVIC		4,839.12	
			167590 - DRIVE-BYS FOR DOMESTIC COLLECTION SERVIC	03217	508,698.01	
			167591 - EVENT BINS	03217	4,078.96	
			60328841 - CREDIT FOR INV 60415451		-234.58	
			60415443 - CREDIT FOR INV 60415451		-967.62	
			60415451 - PROCESSING OF GARDEN ORGANIC WASTE (ARIS	VP370257	143,964.85	
			60415523 - BULK HARD WASTE - SORTING, PROCESSING, R	00824B	79,995.65	
			60443284 - SERVICE FEE - BASE GATE FEE FOR PROVISIO	01224	92,441.32	
			60455429 - KIDBROOKE WA, KINGSLEY	03217	6,656.27	
			60465029 - DUGDALE ST WARWICK	03217	68.38	
EF127468	31/03/2025	VERNON & GILLIAN COOK				500.00
			CRN-190225104810 - CCTV REBATE SCHEME REFUND		500.00	
EF127586	31/03/2025	VERTIV (AUSTRALIA) PTY LTD				523.60
			15196869 - COIL & CONDENSER CLEAN		523.60	
EF127376	14/03/2025	VEXEL PTY LTD				10,644.48
			54736 - COMPOSTABLE DOG WASTE BAG (ROLL OF 500)	01023	10,644.48	
EF127776	31/03/2025	VEXEL PTY LTD				10,644.48
			55185 - COJ WORK OPERATIONS CENTRE	01023	10,644.48	
EF127774	31/03/2025	VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS				29,251.20
			P1272771 - NETWORK SERVICES ADMIN		514.80	
			P1276177 - MONTHLY INTERNET		9,326.90	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			P1276526 - EQUIPTMENT		19,409.50	
EF127319	14/03/2025	W&D ROBERTSON INVESTMENTS PTY LTD T/AS LES MILLS ASIA				6,364.04
			6643Q - 3.7KG PLATES BOX OF 4		1,574.71	
			6705Q - LES MILLS SMART BAND		4,789.33	
EF127424	14/03/2025	WA SLASHING & FIREBREAK CONTRACTORS				440.00
			A1911 - BUSH FIREBREAK CLEARANCE		440.00	
EF127465	31/03/2025	WAGNER HUMBERTO N CASELLA				375.00
			209401 - VEHICLE CROSSING SUBSIDY		375.00	
EF127378	14/03/2025	WALGA				190.00
			AEF25-16 - WALGA ABORIGINAL ENGAGEMENT		190.00	
EF127777	31/03/2025	WALGA				10,170.00
			SI-013506 - DIPLOMA OF LOCAL GOVERNMENT		10,170.00	
EF127420	14/03/2025	WANNEROO ELECTRICS UNIT TRUST				50,523.58
			B29923 - CITY CENTRE TOILETS REPAIR	03022	96.80	
			B29936 - WINTON ROAD	03022	49.50	
			B50105 - CIVIC CHAMBERS	03022	2,623.59	
			B50237 - JOONDALUP ADMIN REPAIRS	03022	111.10	
			B50280 - JOONDALUP LIBRARY REPAIRS	03022	843.97	
			B50293 - SORRENTO NORTH BEACH TOILETS REPAIR	03022	111.10	
			B50315 - JOONDALUP ADMIN REPAIRS	03022	90.20	
			B50318 - JOONDALUP ADMIN	03022	104.50	
			B50326 - JOONDALUP ADMIN	03022	129.80	
			BGKH29877 - TESTING OF EXIT SIGNS OR EMERGENCY LIGHT VARIOUS BUILDINGS JAN 25	03022	20,389.60	
			G29862 - KINROSS SKATE PARK FORM 5	03022	111.10	
			G49320 - TEST OPERATION AND REPAIR – CHECK OPERAT	03022	1,174.80	
			G49982 - UNSCHEDULED MATERIAL - COST PLUS MARK-UP	03022	9,872.83	
			G50131 - TOM SIMPSON PARK BBQ	03022	649.55	
			G50270 - WHITFORD SENIOR CITZ REPAIRS	03022	464.20	
			G50345 - OTAGO PARK	03022	630.30	
			G50346 - HEATHRIDGE COMMUNITY CENTRE REPAIRS	03022	801.90	
			G50376 - CRAIGIE LEISURE CENTRE REPAIRS	03022	129.80	
			G50377 - CRAIGIE LEISURE CENTRE REPAIR AQUATIC GATES	03022	235.95	
			G50378 - WARWICK BOWLING CLUB REPAIRS	03022	388.30	
			G50387 - DUNCRAIG LIBRARY REPAIRS	03022	335.00	
			G50394 - HEATHRIDGE C/C	03022	1,320.00	
			G50401 - CRAIGIE LEISURE PUMP	03022	111.10	
			G50419 - SHEPHERDS BUSH	03022	111.10	
			G50420 - MULLALOO SOUTH	03022	370.70	
			G50426 - ADMIRAL CLUBROOMS	03022	196.63	
			H29927 - WORKS OPERATIONS	03022	2,238.50	
			K29922 - SORRENTO COMMUNITY HALL	03022	218.90	
			K50190 - P274618 - TOM SIMPSON PARK BBQS	03022	542.41	
			K50305 - BURNS BEACH SWITCHBOARD	03022	202.40	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			K50313 - TEST OPERATION AND REPAIR – CHECK OPERAT	03022	3,719.10	
			K50332 - FALKLAND PARK LIGHTS	03022	167.20	
			K50350 - TIMBERLANE PARK CLUBROOMS REPAIRS	03022	383.90	
			K50351 - WHITFORDS LIBRARY	03022	976.25	
			K50388 - JAMES COOK TOILET/CHANGEROOMS	03022	111.10	
			K50397 - NEIL HAWKINS PARK PIT LID	03022	201.30	
			K50398 - TOM SIMPSON PARK LIGHT	03022	309.10	
EF127830	31/03/2025	WANNEROO ELECTRICS UNIT TRUST				100,143.43
			B49579 - JOONDALUP CONVERSION TO ART GALLERY	03022	33,141.02	
			B49664 - JOONDALUP ADMIN	03022	53,620.60	
			B50379 - COJ JOONDALUP ADMIN	03022	97.90	
			B50384 - COJ JOONDALUP ADMIN	03022	129.80	
			B50391 - JOONDALUP ADMIN CIVIC CHAMBERS	03022	97.90	
			B50413 - JOONDALUP LIBRARY	03022	610.50	
			G49981 - CRAIGIE LEISURE CENTRE	03022	2,457.21	
			G50088 - CRAIGIE LEISURE CENTRE	03022	2,426.05	
			G50385 - FLEUR FREAME	03022	176.00	
			G50386 - WOODVALE LIBRARY	03022	176.00	
			G50423 - CHARONIA PARK	03022	754.60	
			G50428 - ELECTRICAL TRADES PERSON - NORMAL HOURS	03022	157.30	
			G50437 - CURRAMBINE CC LIGHTS	03022	935.00	
			H29928 - COJ WORKS OPERATIONS	03022	123.15	
			H49959 - WHITFORDS LIBRARY	03022	408.10	
			H50189 - COJ WORKS OPERATIONS	03022	162.80	
			H50446 - BLACKALL PARK TOILETS	03022	111.10	
			H50458 - PENISTONE C/R ROLLER DOORS	03022	407.00	
			H50468 - ELECTRICAL TRADES PERSON - NORMAL HOURS	03022	157.30	
			H50486 - MAWSON PARK	03022	273.90	
			H50488 - MELENE PARK TOILETS	03022	570.90	
			H50506 - CRAIGIE LEISURE CENTRE	03022	546.70	
			H50510 - BELDON PARK TOILETS REPAIR	03022	355.30	
			H50519 - FLEUR FREAME	03022	530.20	
			H50526 - FLINDERS C/C	03022	162.80	
			K50343 - FORM 5 NORMAL HOURS - FORM 5 COMPLETION	03022	111.10	
			K50392 - CURRAMBINE C/C	03022	1,443.20	
EF127104	6/03/2025	WARP PTY LTD				6,904.72
			177157 - TRAFFIC MANG HEPBURN AVE SORRENTO	VP401492	3,251.03	
			182520 - TRAFFIC MANG JOONDALUP DRV 16/02/25	VP401492	1,937.29	
			182523 - COOK AVENUE, HILLARYS	VP401492	1,716.40	
EF127383	14/03/2025	WARP PTY LTD				17,208.91
			179043 - WEDGEWOOD DVE & WISTERIA PDE	VP401492	2,024.64	
			182519 - TRAFFIC MANG BURNS BEACH RD ILUKA	VP401492	1,402.84	
			182522 - NON-MRWA ASSET - CREW OF ONE (1) TRAFFIC	VP401492	9,170.06	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			182616 - TRAFFIC MANG LAKESIDE DRV JOONDALUP	VP401492	1,062.73	
			182618 - OCEAN REEF RD TRAFFIC CONTROL	VP401492	368.85	
			182619 - OCEAN REEF RD TRAFFIC CONTROL	VP401492	561.00	
			182621 - NON-MRWA ASSET - CREW OF ONE (1) TRAFFIC	VP401492	2,618.79	
EF127781	31/03/2025	WARP PTY LTD				41,449.74
			177534 - TRAFFIC MANG HEPBURN AVENUE	VP401492	11,915.04	
			177539 - TRAFFIC CONTROL FOR SAIL TCE HEATHRIDGE	VP401492	1,335.16	
			178673 - WAHROONGA, GREENWOOD	VP401492	1,814.57	
			179790 - TRAFFIC MANG HODGES DRV JOONDALUP	VP401492	2,775.17	
			179791 - TRAFFIC MANG OCEAN REEF RD OCEAN REEF	VP401492	1,638.10	
			180561 - JOONDALUP DVE, JOONDALUP	VP401492	1,986.79	
			182125 - BURNS BEACH RD TRAFFIC MANAGEMENT	VP401492	6,001.52	
			182199 - TRAFFIC MANG HODBES DRV JOONALUP	VP401492	2,163.27	
			182200 - TRAFFIC MANG OCEAN REEF RD OCEAM REEF	VP401492	1,609.36	
			182617 - NON-MRWA ASSET - CREW OF TWO (2) TRAFFIC	VP401492	5,455.30	
			182644 - LAKESIDE DRIVE, JOONDALUP	VP401492	1,200.41	
			621000053 - OCEAN PARADE, BURNS BEACH	VP401492	1,555.38	
			621000056 - JOONDALUP DVE, JOONDALUP	VP401492	1,999.67	
EF127421	14/03/2025	WATER CORPORATION				17,996.79
			90 03061 01 0 20/02/25 - TROY AV MARMION		978.40	
			90 03068 85 3 25/02/25 - SORRENTO HALL		19.95	
			90 03073 08 9 19/02/25 - MARMION BEACH T/C		488.20	
			90 03073 12 6 25/02/25 - SORRENTO SLSC		3,146.40	
			90 03073 13 4 25/02/25 - SORRENTO NTH TOILETS		684.00	
			90 03077 09 8 19/02/25 - BRADEN PRK DNK FDN P		8.55	
			90 03081 34 5 25/02/25 - ROBIN AVE		8.55	
			90 03096 39 5 24/02/25 - GRANT STREET		390.45	
			90 03108 39 2 25/02/25 - MELENE PARK T/C		62.70	
			90 03121 00 1 21/02/25 - SEACREST PRK T/C		142.50	
			90 03148 02 8 25/02/25 - FLINDERS H&KINDY		1,929.45	
			90 03158 01 5 25/02/25 - FLEUR FREAME PAV		2,710.35	
			90 03165 27 4 25/02/25 - HILLARYS PARK T/C		39.90	
			90 03172 17 5 26/02/25 - HILLARYS NTH BCH		501.60	
			90 03198 47 1 27/02/25 - WHITFORDS NODES		759.99	
			90 03208 33 4 25/02/25 - GRANADILLA PARK		11.40	
			90 03222 63 8 21/02/25 - CARR CR WARWICK		532.95	
			90 03228 00 1 25/02/25 - GROVE CHILD CARE		873.47	
			90 03229 26 6 20/12/24 - DORCHESTER COMMUNITY HALL		290.70	
			90 03229 26 6 25/02/25 - DORCHESTER COMMUNITY HALL		485.62	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			90 03229 27 4 25/02/25 - WARWICK COM HALL		343.95	
			90 03231 62 2 25/02/25 - WARWICK SPORTS CENTRE		2,183.82	
			90 03238 23 4 19/02/25 - PENISTONE T/C		88.35	
			90 03270 51 7 25/02/25 - GLENGARRY T/C		31.35	
			90 03279 77 3 25/02/25 - BLACKALL T/C		34.20	
			90 03285 60 4 25/02/25 - CALECTASIA HALL		59.85	
			90 03285 61 2 25/02/25 - GREENWOOD SCOUT		59.85	
			90 03615 45 8 27/02/25 - WOODVALE LIB & COM		253.65	
			90 03616 95 2 27/02/25 - CHICHESTER PARK		112.91	
			90 03731 97 7 11/02/25 - NANIKA CR		5.63	
			90 03738 58 9 06/02/25 - MANAPOURI PARK		8.55	
			90 03759 83 0 07/02/25 - FAIRWAY DRINK FOUNT		17.10	
			90 03771 23 1 28/01/25 - SANTIAGO T/C		91.20	
			90 03794 47 6 10/02/25 - BALTUSROL DRINK FOUNTAIN		5.70	
			90 03805 96 4 11/02/25 - HUNTINGDALE CR		5.70	
			90 03823 84 7 07/03/25 - BURNS BEACH TOILETS		564.30	
			90 20667 28 4 07/02/25 - CENTRAL WLK DRINK FN		19.95	
			90 21647 61 3 19/02/25 - SHEPHERD BUSH TOILET		39.90	
			90 24117 26 3 19/02/25 - EAST GREEN RESERVE		5.70	
EF127831	31/03/2025	WATER CORPORATION				121,881.69
			90 03097 05 6 - MARRI PARK T/C		22.80	
			90 03170 46 0 21/02/25 - MAWSON PARK T/C		37.05	
			90 03187 64 1 26/02/25 - GIBSON PARK COMM CENTRE		74.10	
			90 03196 01 1 26/02/25 - BROADBEACH DRINK FOUNTAIN		14.25	
			90 03223 29 4 24/02/25 - HAWKER PARK T/C (H)		51.30	
			90 03229 71 7 24/02/25 - ELLERSDALE PRK (H)		797.86	
			90 03281 08 0 24/02/25 - BARRIDALE PARK TC		108.30	
			90 03313 20 6 18/03/25 - WHITFORDS SENIORS CITIZENS		353.40	
			90 03331 83 4 18/03/25 - MULLALOO SLSC & MULLALOO SOUTH TOILETS		3,015.30	
			90 03331 85 0 18/03/25 - MULLALOO NORTH T/C.		646.95	
			90 03340 03 6 14/03/25 - ROB BADDOCK HALL		245.10	
			90 03349 56 7 18/03/25 - JAMES COOK PARK (H)		31.35	
			90 03352 86 2 12/03/25 - KALLAROO PRE		108.30	
			90 03353 17 9 13/03/25 - BRIDGEWATER PARK		45.60	
			90 03359 03 6 13/03/25 - BELROSE PRK T/C		48.45	
			90 03375 24 7 21/03/25 - CRAIGIE LEISURE CENTRE		15,478.35	
			90 03390 84 2 18/03/25 - PADBURY PRE/CHC (L)		356.25	
			90 03393 40 2 19/03/25 - OTAGO PRK T/C		245.10	
			90 03603 66 8 27/02/25 - MOOLANDA T/C		51.30	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			90 03650 56 0 11/03/25 - SAIL TCE HEATHRIDGE		57.00	
			90 03650 57 9 11/03/25 - HEATHRIDGE CC/CLUBRM		165.30	
			90 03680 94 6 10/3/25 - EMERALD PRK CLUB (H)		359.10	
			90 10448 94 2 26/02/25 - HARBOUR VIEW PK		19.95	
			90 14414 76 6 - ILUKA BEACH FORESHORE T/C		270.75	
			90 14745 43 4 07/03/25 - BEACHSIDE PARK		82.65	
			90 15727 64 1 18/03/25 - RESERVE 28971 OCEAN REEF ROAD, O/REEF		48,467.89	
			90 15727 64 1 24/02/25 - OCEAN REEF RD LEASE PORTION		48,467.89	
			90 16054 12 7 10/03/25 - BRAMSTON PARK CSF		190.95	
			90 16138 94 5 19/03/25 - COYLE RD CRAIGIE		2,060.55	
			90 21992 65 2 26/02/25 - HEPBURN DRINK FOUNT		8.55	
EF127388	14/03/2025	WATERLINK ELEMENTS PTY LTD (WATER-LINK IRRIGATION)				8,129.88
			931 - WHITFORDS WEST PARK IRRIGTION PARTS	VP411218	8,129.88	
EF127788	31/03/2025	WATERLINK ELEMENTS PTY LTD (WATER-LINK IRRIGATION)				44,732.33
			854 - HEPBURN AVE/WALTER PADBURY INTERSECTION RETIC REPAIRS	VP411218	1,068.06	
			985 - GIBSON PARK REPAIRS	VP411218	25,339.88	
			986 - WARWICK BOWLING CLUB REPAIRS	VP411218	18,324.39	
EF127790	31/03/2025	WATTS ON ELECTRICAL GROUP PTY LTD				363.00
			INV-0308 - JOONDALUP FESTIVAL		363.00	
EF127789	31/03/2025	WAY FUNKY COMPANY PTY LTD				550.44
			INV129985 - CRAIGIE LEISURE CENTRE		134.64	
			INV129986 - CRAIGIE LEISURE CENTRE		415.80	
EF127384	14/03/2025	WCP CIVIL PTY LTD				82,643.70
			32820 - OCEAN REEF ROAD AND GWENDOLINE DRIVE		82,643.70	
EF127114	14/03/2025	WEST AUSTRALIAN NEWSPAPERS LIMITED				6,623.50
			1001864820250228 - NEWS ITEMS FEB 2025		5,871.10	
			1268804 06/03/25 - COJ GOVERNANCE NEWSPAPERS		752.40	
EF127440	31/03/2025	WEST AUSTRALIAN NEWSPAPERS LIMITED				641.99
			1062850 13/03/25 - WOODVALE NEWSPAPERS		209.99	
			126845 19/03/25 - ADMIN/REF/JOO NEWSPAPERS		432.00	
EF127502	31/03/2025	WEST COAST CONSTRUCTION & DEMOLITION				61.65
			BPC25/0064 - REFUND B/A FEE		61.65	
EF127151	14/03/2025	WEST COAST SPRING WATER (AUSSIE NATURAL SPRING WATER)				595.65
			3655134 - COJ CUSTOMER SERVICE		97.47	
			3681968 - SUPPLY OF WATER - PLANNING		119.13	
			3681969 - WATER BOTTLES COMMERCIAL 15LITRE		108.30	
			3681970 - COJ CUSTOMER SERVICE		162.45	
			3681971 - COJ CIVIC CENTRE		21.66	
			3703196 - COJ LEISURE & CULTURAL		86.64	
EF127512	31/03/2025	WEST COAST SPRING WATER (AUSSIE NATURAL SPRING WATER)				422.37
			3703195 - SUPPLY OF WATER - PLANNING		97.47	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			3703197 - WATER FOR CUSTOMER CARE		97.47	
			3703198 - COJ CIVIC CENTRE		21.66	
			3718647 - WATER BOTTLES COMMERCIAL 15LITRE		108.30	
			3724517 - COJ LEISURE AND CULTURAL		97.47	
EF127382	14/03/2025	WESTERN IRRIGATION PTY LTD				20,823.36
			G68879 - FITTING POLY 50MM X 20MM SCREW BUSH		1.27	
			G68879 - FITTING POLY 50MM X 20MM SCREW BUSH	03822	2.30	
			G69135 - RETIC PARTS	03822	937.81	
			G69279 - SPRINKLER HUNTER I-20-04 S/S	03822	373.17	
			G69281 - RETIC PARTS	03822	284.33	
			G69282 - PIPE PVC 100MM SWJ CL 9 (6M LENGTH)	03822	1,125.03	
			G69283 - RETIC PARTS	03822	1,400.43	
			G69285 - SPRINKLER HUNTER I-20-04 S/S	03822	773.34	
			G69353 - SPRINKLER HUNTER I-40-04 S/S	03822	392.03	
			G69354 - RETIC PARTS	03822	211.60	
			G69512 - RETIC PARTS	03822	246.84	
			G69514 - RETIC PARTS	03822	313.51	
			G69515 - RETIC PARTS	03822	3,380.10	
			G69516 - RETIC PARTS	03822	154.28	
			G69517 - RETIC PARTS	03822	72.49	
			G69518 - RETIC PARTS	03822	865.15	
			G69647 - KING ONE STEP WIRE CONNECTOR MEDIUM (BLA	03822	211.20	
			G69722 - RETIC PARTS	03822	1,766.73	
			G69723 - RETIC PARTS	03822	673.06	
			G69724 - RETIC PARTS	03822	869.75	
			G69796 - RETIC PARTS	03822	386.56	
			G69797 - RETIC PARTS	03822	10.76	
			G69799 - RETIC PARTS	03822	223.14	
			G69800 - RETIC PARTS	03822	249.40	
			G69801 - RETIC PARTS	03822	3,284.39	
			G69803 - RETIC PARTS	03822	729.45	
			G69843 - PIPE PVC 80MM SWJ CL 9 (6M LENGTH)	03822	1,690.04	
			G69845 - SPRINKLER IRRITROL BUBBLE ADJUSTABLE HS	03822	195.20	
EF127780	31/03/2025	WESTERN IRRIGATION PTY LTD				26,996.87
			G68808 - GIBSON PARK	03822	87.58	
			G70101 - SPRINKLER HUNTER I-20-04 S/S	03822	1,630.82	
			G70102 - SPRINKLER HUNTER I-20-04 S/S	03822	1,757.87	
			G70103 - DECODER (DATA COIL) SD SYSTEM SD-DC-E	03822	396.18	
			G70104 - SPRINKLER HUNTER I-25-06 S/S	03822	1,263.59	
			G70105 - PIPE PVC 80MM SWJ CL 9 (6M LENGTH)	03822	1,207.64	
			G70106 - PIPE PVC 25MM SWJ CL 9 (6M LENGTH)	03822	264.64	
			G70107 - SPRINKLER HUNTER I-20-04 S/S	03822	3,394.48	
			G70171 - SPRINKLER HUNTER I-40-04 S/S	03822	1,630.83	
			G70172 - GEAR DRIVE RAINBIRD 5004 PLUS S/S P/C SP	03822	2,332.88	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			G70237 - KING ONE STEP WIRE CONNECTOR MEDIUM (BLA	03822	42.24	
			G70238 - SPRINKLER HUNTER I-20-04 S/S	03822	636.53	
			G70240 - FITTING PVC VALVE SOCKETS 25MM	03822	32.63	
			G70241 - SOLENOID VALVE BERMAD 50MM GLOBE PATTERN	03822	286.30	
			G70242 - SPRINKLER HUNTER I-40-04 S/S	03822	163.09	
			G70311 - FITTING PVC COUPLING 50MM	03822	1,159.54	
			G70314 - SPRINKLER HUNTER I-40-04 S/S	03822	978.52	
			G70315 - SPRINKLER HUNTER I-20-06 S/S	03822	1,501.28	
			G70316 - PIPE PVC 80MM SWJ CL 9 (6M LENGTH)	03822	269.92	
			G70317 - SPRINKLER HUNTER I-40-04 S/S	03822	1,630.82	
			G70433 - IRRIGATION MTCE		196.35	
			G70511 - FITTING PVC TELESCOPIC COUPLING 80MM	03822	723.25	
			G70525 - PIPE PVC 25MM SWJ CL 9 (6M LENGTH)	03822	2,401.66	
			G70582 - SPRINKLER TORO 570Z-3P	03822	353.10	
			G70583 - FITTING PVC VALVE SOCKETS 80MM	03822	724.19	
			G70584 - SPRINKLER HUNTER I-40-04 S/S	03822	978.52	
			G70585 - SOLENOID VALVE COIL BERMAD 24VAC 2-WAY	03822	408.81	
			G70821 - PIPE POLY 50MM PN12.5 X 150M	03822	543.61	
EF127422	14/03/2025	WESTERN POWER				1,320.00
			CORPB0770230 - MAQUIRE RD DESIGN FEE		1,320.00	
EF127832	31/03/2025	WESTERN POWER				3,300.00
			CORPB0773432 - COAST DR SORRENTO		3,300.00	
EF127380	14/03/2025	WESTRAC				1,522.83
			SI 1820370 - SCHEDULED SERVICING		1,522.83	
EF127779	31/03/2025	WESTRAC				242.55
			SI1821215 - PARTS & REPAIR		242.55	
EF127118	14/03/2025	WHITFORD CHURCH OF CHRIST INC T/AS TRUE NORTH CHURCH				6,600.00
			INV-1504 - HEATHRIDGE CAROLS		6,600.00	
113411	12/03/2025	WHITFORD LIBRARY PETTY CASH				361.45
			PERIOD ENDING 07/03/25 - PETTY CASH		361.45	
EF127386	14/03/2025	WINC AUSTRALIA PTY LIMITED (WINC AUSTRALIA)				4,954.32
			9047308430 - STATIONERY		141.32	
			9047308761 - STATIONERY		104.74	
			9047389386 - STATIONERY		140.15	
			9047389752 - STATIONERY ETC		221.32	
			9047389977 - STATIONERY		286.66	
			9047402068 - DECOR ENTREE PLATE 185MM BLUE CARTON 50		108.63	
			9047417214 - STATIONERY		181.95	
			9047419750 - STATIONERY		444.24	
			9047437673 - STATIONERY		232.44	
			9047442168 - STATIONERY		774.61	
			9047449862 - STATIONERY		193.69	
			9047450483 - WINC PREMIUM CARBON NEUTRAL COPY PAPER A		32.59	
			9047456344 - REFER INV 9046168000		-304.07	
			9047457641 - STATIONERY ETC		306.26	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			9047460455 - STATIONERY ETC		584.74	
			9047468736 - MOCCONA CLASSIC MEDIUM ROAST INSTANT COF		218.25	
			9047468774 - STATIONERY		113.89	
			9047469116 - STATIONERY		253.36	
			9047474656 - STATIONERY ETC		286.91	
			9047475119 - STATIONERY		6.90	
			9047476020 - QUARTET PENRITE SLIMLINE MAGNETIC WHITEB		150.24	
			9047476585 - STATIONERY ETC		475.50	
EF127786	31/03/2025	WINC AUSTRALIA PTY LIMITED (WINC AUSTRALIA)				5,405.02
			9046384166 - STATIONERY ETC SEE CR 9047550395		456.23	
			9046609841 - STATIONERY ETC SEE CREDIT 9047541948		441.38	
			9047055083 - STATIONERY		604.45	
			9047108165 - STATIONERY ETC		300.85	
			9047151723 - STANDARD CITY OF JOONDALUP BUSINESS CARD		147.13	
			9047151724 - STANDARD CITY OF JOONDALUP BUSINESS CARD		147.13	
			9047158723 - STANDARD CITY OF JOONDALUP BUSINESS CARD		147.13	
			9047209416 - PINE O CLEEN MULTI PURPOSE DISINFECTANT		7.36	
			9047287123 - STATIONERY		56.54	
			9047408552 - LOGITECH C270 HD WEBCAM		90.03	
			9047438116 - BROTHER TZE-221 TAPE LABELLING BLACK ON		144.64	
			9047469032 - STATIONERY		269.41	
			9047474753 - STATIONERY ETC		244.61	
			9047492835 - WINC ADHESIVE GRIDDING TAPE IN DISPENSER		110.58	
			9047492948 - STATIONERY		17.40	
			9047496963 - STATIONERY		114.57	
			9047503513 - STATIONERY		267.81	
			9047503763 - WINC PREMIUM CARBON NEUTRAL COPY PAPER A		273.99	
			9047506281 - STANDARD CITY OF JOONDALUP BUSINESS CARD		147.13	
			9047514305 - ARTLINE 579 WHITEBOARD MARKER CHISEL SET		151.69	
			9047514334 - STATIONERY		294.92	
			9047515942 - BLUEANT TALKX WIRELESS WFH OVER EAR HEAD		156.68	
			9047523421 - STATIONERY		47.16	
			9047527862 - STATIONERY		48.09	
			9047541948 - STATIONERY ETC SEE INV 9046609841		-441.38	
			9047541964 - STANDARD CITY OF JOONDALUP BUSINESS CARD		294.25	
			9047541965 - STANDARD CITY OF JOONDALUP BUSINESS CARD		147.13	
			9047543379 - STATIONERY		121.72	
			904754367 - STATIONERY		99.99	
			9047545875 - STATIONERY		233.13	
			9047546594 - STATIONERY		133.54	
			9047550395 - STATIONERY ETC SEE INV 9046384166		-456.23	
			9047554649 - POST-IT SUPER STICKY EASEL PAD WHITE 635		245.44	

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			9047557882 - STATIONERY		121.44	
			9047564485 - STATIONERY		94.12	
			9047574582 - CITY OF JOONDALUP LETTERHEADS		31.24	
			9047574594 - CITY OF JOONDALUP LETTERHEADS 2 COLOUR R		93.72	
EF127122	14/03/2025	WIND CAVE AUSTRALIA				2,050.40
			2787276 - CREDIT CARD TRANSACTIONS FEB2025		2,050.40	
EF127783	31/03/2025	WITHERINGTON FAMILY TRUST T/AS WA LIBRARY SUPPLIES				198.20
			141096 - EASY COVER CODE 6807 (300MM X 15M)		198.20	
113412	12/03/2025	WOODVALE LIBRARY PETTY CASH				576.35
			PETTY CASH W/E 14/03/25 - REIMBURSEMENT OF PETTY CASH W/E 14/03/25		576.35	
EF127390	14/03/2025	YHI POWER PTY LTD				128.02
			9036020362 - PARTS ONLY		128.02	
EF127792	31/03/2025	YHI POWER PTY LTD				451.53
			9036020464 - PARTS ONLY		128.02	
			9036020718 - PARTS ONLY		323.51	
EF127767	31/03/2025	YOSSARIAN GEORGE TAYLOR				600.00
			1 - BILLBOARD ARTIST - SPRAY IT FORWARD		600.00	
EF127813	31/03/2025	ZBIGNIEW MIELCZAREK				190.00
			28/08/24 - 09/01/25 - BUS DUTIES		190.00	
						20,543,034.68

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 1

LIST OF MUNICIPAL PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
Cancelled payments issued in March 2025						
EF127206	28/03/2025	ALANNAH NARRELLE FLICK (COASTAL EDEN)				0.00
EF127217	28/03/2025	BRENNA VIVIENNE DAY				0.00
EF127124	26/03/2025	EMMA JULIE MENEGALDO				0.00
EF127109	31/03/2025	WEST AUSTRALIAN YOUNG READERS' BOOK AWARD				0.00
						0.00
Cancelled payments issued prior to March 2025						
EF126471	5/03/2025	EMMA JULIE MENEGALDO				-30.00
			EF126471 -		-30.00	
						-30.00
			NET PAYMENT AMOUNT			**$20,543,004.68**

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 2

LIST OF BOND PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
Payments						
EF127108	12/03/2025	CRAIG RODDY				750.00
			15473 - BOND		750.00	
EF127429	25/03/2025	DIANE THORBY				750.00
			152787 - BOND		750.00	
EF127431	27/03/2025	DIANNE BRUCE				750.00
			168703 - BOND		750.00	
EF127432	28/03/2025	GEORGE KOURTESIS				750.00
			1207484 - BOND		750.00	
EF127093	6/03/2025	HANNAH LEE-REYNOLDS				750.00
			101679 - BOND		750.00	
EF127434	28/03/2025	JUSTINE YOUNGHUSBAND				750.00
			251485 - BOND		750.00	
EF127426	14/03/2025	LYNDELL BOHNEN				750.00
			726651 - BOND		750.00	
EF127433	28/03/2025	MARC LAHAD				750.00
			31489 - BOND		750.00	
EF127092	6/03/2025	MARIA REYES				750.00
			995552 - BOND		750.00	
EF127430	25/03/2025	NICOLE GAUCI				750.00
			870178 - BOND		750.00	
EF127425	14/03/2025	ROBYN AND THOMAS ROGAN				2,750.00
			1206537 - BOND		2,750.00	
EF127089	6/03/2025	ROSA ILLINGWORTH				750.00
			796528 - BOND		750.00	
EF127091	6/03/2025	SARAH BULLARD				2,500.00
			119213 - BOND		2,500.00	
EF127107	12/03/2025	STACEY THOMPSON				750.00
			826987 - BOND		750.00	
EF127090	6/03/2025	STEVEN ELLIS				750.00
			930764 - BOND		750.00	
						15,000.00

CEO's Delegated Payments List - Regulation 13(1)

Local Government (Financial Management) regulations 1996 ATTACHMENT 2

LIST OF BOND PAYMENTS - Payment Detail for Month of March 2025

Payment No	Payment Date	Payee	Invoice Description	Contract	Invoice Amount	Payment Amount
			NET PAYMENT AMOUNT			**$15,000.00**

attachment 3

MUNICIPAL AND BOND FUND CHEQUES, EFT'S & VOUCHERS FOR THE MONTH OF MARCH 2025			
VOUCHER	**DATE**	**DETAILS**	**AMOUNT**
		Municipal Cheques & EFT Payments	
Creditor Payments	Mar-25	113406 - 113425 & EF127094 - EF127106 & EF127109 - EF127424 & EF127427 - EF127428 & EF127435 - EF127832	$ 20,543,034.68
			-$ 30.00
			$ 20,543,004.68
		Municipal Vouchers	
3980A	4/03/2025	Credit Card Refund	$ 29,794.23
3981A	4/03/2025	Payroll FE 04/03/25	$ 2,533,083.04
3982A	28/02/2025	PrePays FE 28/02/25	$ 1,732.20
3983A	7/03/2025	Click Super Direct Debit	$ 414,924.16
3984A	6/03/2025	Corporate Credit Card	$ 25,000.00
3985A	13/03/2025	Summonses Issued DotAG	$ 8,916.10
3986A	17/03/2025	Summonses Issued DotAG	$ 8,116.10
3987A	18/03/2025	Payroll FE 18/03/25	$ 2,532,351.20
3988A	14/03/2025	PrePays FE 14/03/25	$ 38,740.78
3989A	20/03/2025	Click Super Direct Debit	$ 422,030.87
3990A	3/03/2025	Bank Fees	$ 13,854.38
3991A	26/03/2025	FER e-Lodgement	$ 12,298.00
3992A	28/03/2025	Rates Refund Overpayment	$ 916.53
3993A	31/03/2025	Rates Refund Overpayment	$ 468.00
			$ 6,042,225.59
		Bond Cheques & EFT Payments	
Creditor Payments	Mar-25	EF127089 & EF127093 & EF127107 - EF127108 & EF127425 -EF127426 & EF127429 -EF127434	**$ 15,000.00**
			$ -
			$ 15,000.00
		TOTAL	**$ 26,600,230.27**

City of Joondalup

City of Joondalup
Financial Activity Statement
for the period ended 31 March 2025

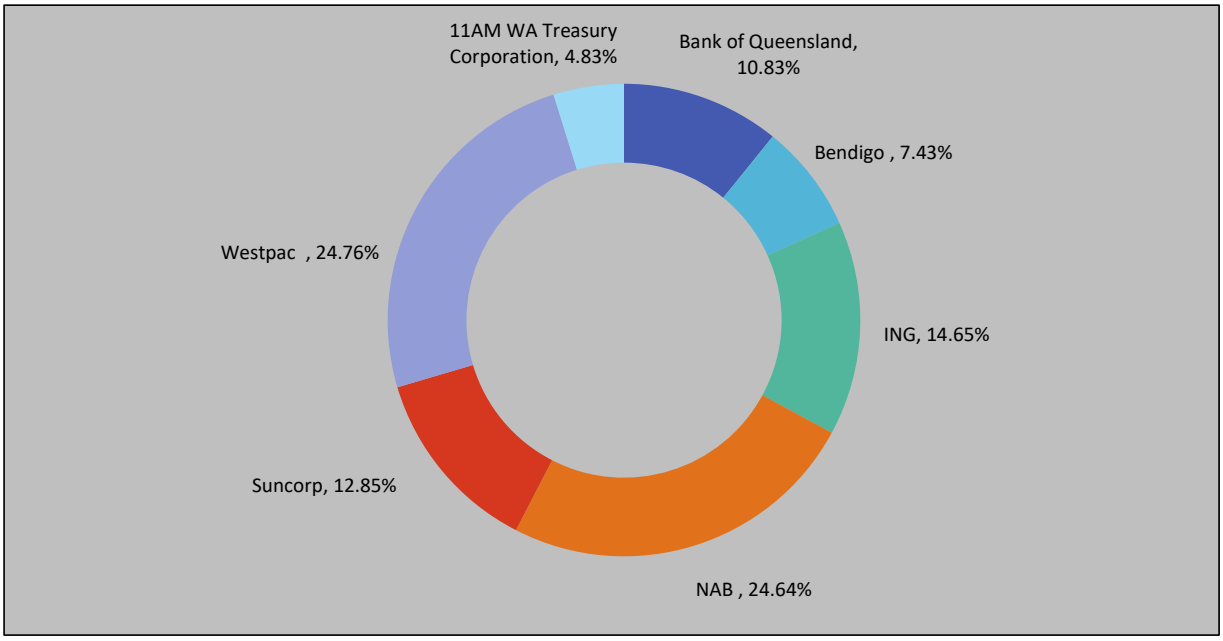
	Notes	Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance $	YTD Variance %
OPERATING REVENUE						
Rates		(111,628,660)	(111,628,660)	(111,669,310)	40,650	0%
Specified Area Rates		(799,518)	(799,518)	(802,157)	2,639	0%
Grants and Subsidies	1	(1,430,157)	(950,041)	(1,558,429)	608,388	64%
Contributions Reimbursements and Donations	2	(1,763,806)	(1,205,101)	(1,993,929)	788,828	65%
Profit on Asset Disposals		(265,995)	(194,158)	(198,288)	4,130	2%
Fees and Charges	3	(48,281,429)	(42,677,966)	(42,920,624)	242,658	1%
Interest Earnings	4	(10,322,918)	(8,162,789)	(8,309,260)	146,471	2%
Other Revenue/Income	5	(1,156,495)	(1,037,849)	(3,962,154)	2,924,305	100%
Total Operating Revenue		(175,648,978)	(166,656,083)	(171,414,152)	4,758,068	3%
OPERATING EXPENSES						
Employee Costs	6	82,003,381	61,690,204	60,875,598	814,606	1%
Materials and Contracts	7	68,078,050	50,459,985	44,362,337	6,097,648	12%
Utilities (gas, electricity, water etc.)	8	6,628,136	5,002,086	4,929,010	73,076	1%
Depreciation & Amortisation of Non-Current Assets	9	33,861,050	25,622,670	24,691,821	930,849	4%
Loss on Asset Disposals	10	98,834	72,985	38,107	34,878	48%
Interest Expenses		239,658	180,239	178,202	2,037	1%
Insurance Expenses		1,691,433	1,675,326	1,680,015	(4,689)	(0)%
Other Expenses		1,187,034	890,679	898,948	(8,269)	(1)%
Total Operating Expenses		193,787,576	145,594,173	137,654,038	7,940,135	5%
(SURPLUS)/DEFICIT FROM OPERATIONS		**18,138,598**	**(21,061,910)**	**(33,760,114)**	**12,698,203**	**60%**
OPERATING NON-CASH ADJUSTMENTS						
Depreciation & Amortisation of Non Current Assets		(33,861,050)	(25,622,670)	(24,691,821)	(930,849)	(4)%
Loss on Asset Disposal		(98,834)	(72,985)	(38,107)	(34,878)	(48)%
Profit on Asset Disposals		265,995	194,158	198,288	(4,130)	(2)%
Movement in Non-current Items	11	(100,000)	(100,000)	(394,128)	294,128	100%
OPERATING CASH (SURPLUS)/DEFICIT		**(15,655,291)**	**(46,663,406)**	**(58,685,882)**	**12,022,475**	**26%**
NON-OPERATING REVENUE						
Capital Grants and Subsidies	12	(23,998,603)	(19,585,249)	(20,652,990)	1,067,741	5%
Capital Contributions		(335,277)	(281,389)	(281,389)	-	0%
Equity Distribution - CRC		(11,666,667)	(7,083,333)	(7,083,333)	-	0%
Other Non-Operating (GST Reimb CRC Land Sales)	13	(563,482)	(563,482)	(698,047)	134,565	24%
Total Non-Operating Revenue		**(36,564,029)**	**(27,513,453)**	**(28,715,760)**	**1,202,307**	**4%**
CAPITAL EXPENDITURE						
Capital Projects	14	8,689,517	5,203,504	1,586,519	3,616,985	70%
Capital Works	15	49,900,228	26,674,770	29,129,945	(2,455,175)	(9)%
Vehicle and Plant Replacements	16	3,969,830	898,491	711,833	186,658	21%
Total Capital Expenditure		**62,559,575**	**32,776,765**	**31,428,297**	**1,348,468**	**4%**
CAPITAL (SURPLUS)/DEFICIT		**25,995,547**	**5,263,312**	**2,712,538**	**2,550,774**	**48%**
(SURPLUS)/DEFICIT FROM OPERATIONS AND CAPITAL		**10,340,256**	**(41,400,094)**	**(55,973,344)**	**14,573,249**	**35%**
FUNDING						
Proceeds from Disposal		(935,900)	(524,259)	(520,230)	(4,030)	(1)%
Loans - Repayment of Principal		962,667	719,431	719,431	-	0%
Payments of Principal Portion of Lease Liability		575,027	520,684	520,684	-	0%
Transfer from Reserve		(66,152,013)	-	-	-	0%
Transfer to Reserve		54,913,306	-	-	-	0%
Opening Funds		625,519	625,519	625,519	-	0%
CLOSING FUNDS	17	**328,862**	**(40,582,979)**	**(54,428,739)**	**13,845,759**	**34%**

City of Joondalup
Balance Sheet
as at 31 March 2025

Municipal Fund	Notes	Actuals YTD 2025	Actuals 2024
CURRENT ASSETS			
Cash and cash Equivalents		185,381,156	166,783,974
Trade and Other Receivables		17,737,902	9,493,566
		203,119,058	176,277,540
NON CURRENT ASSETS			
Trade and Other Receivables		2,327,028	2,327,028
Equity Investments		26,055,639	33,837,019
Property, Plant and Equipment		1,437,623,280	1,432,342,656
		1,466,005,947	1,468,506,704
TOTAL ASSETS		**1,669,125,005**	**1,644,784,244**
CURRENT LIABILITIES			
Trade and other Payables		17,593,193	26,703,374
Provisions		18,097,446	21,719,114
Borrowings		243,236	962,667
		35,933,875	49,385,154
NON CURRENT LIABILITIES			
Provisions		1,987,589	1,593,461
Borrowings		-	-
Lease Liability		6,355,724	6,355,724
		8,343,313	7,949,185
TOTAL LIABILITIES		**44,277,188**	**57,334,339**
NET ASSETS		**1,624,847,817**	**1,587,449,904**
EQUITY			
Retained Earnings		622,801,769	569,397,213
Reserves		114,275,890	130,282,533
Asset Revaluation Reserve		887,770,158	887,770,158
		1,624,847,817	**1,587,449,904**

INVESTMENT SUMMARY

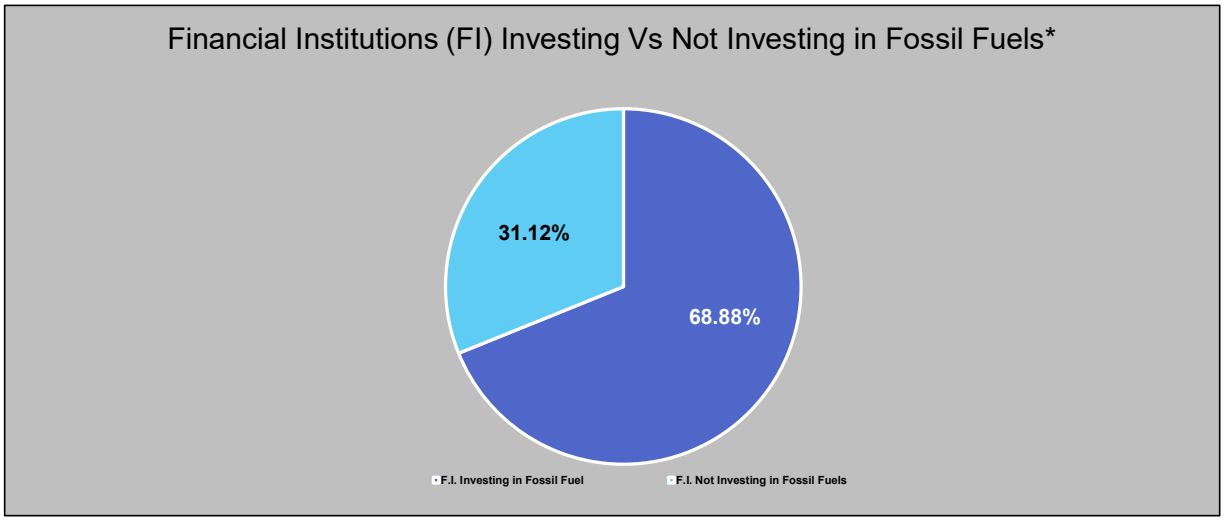
March-25



Municipal Funds	$93,275,565	YTD Return	5.03%
Reserve Funds	$114,275,890	Benchmark	4.60%
	$207,551,455	RBA Rate	4.10%

Investment Policy Limits					
	LT Rating	Limit		LT Rating	Limit
Bank of Queensland	A-*	10%	NAB	AA-	25%
Bendigo	A-*	10%	Rural Bank	A-*	10%
Commonwealth Bank	AA-	25%	Suncorp	A+	15%
ING	A+	15%	Westpac	AA-	25%
			11AM WATC	AA+	25%

*S&P Long Term Rating BBB, Based on the investment policy the Long Term Rating Used is (A-) Based on Moody's and Fitch Rating



*Based on Market Forces ratings (http://marketforces.org.au/)

Appendix 3

NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 MARCH 2025

1. Grants and Subsidies **$608,388**

Favourable timing variance arose from State – Other Grants and Subsidies – Operating $586,390 mainly due to Coastal Monitoring $338,235, Joondalup Festival $135,000, Sand Bypassing – Scheduled $123,000, offset by Tree Maintenance ($54,986).

2. Contribution, Reimbursements and Donations **$788,828**

This favourable variance occurred due to higher than estimated Other Miscellaneous Reimbursements for Waste Management Services $783,090 and higher than estimated Joondalup Festival Sponsorship $47,500.

3. Fees and Charges **$242,658**

		YTD Budget	YTD Actual	Variance
a)	Sports and Recreation Fees	$10,085,175	$10,499,158	$413,983
b)	Building and Development Fees	$1,636,043	$1,761,479	$125,436
c)	Fines and Penalties	$524,941	$592,418	$67,477
d)	Parking Fees	$2,490,463	$2,268,402	($222,061)
e)	Refuse Charges	$23,646,840	$23,518,851	($127,989)
	Other	$4,294,504	$4,280,316	($14,188)
		$42,677,966	$42,920,624	$242,658

a) A favourable variance mainly due to higher than estimated Membership Fees received from Craigie Leisure Centre $282,665 and timing of estimated Admission Fees $107,959 mainly due to Craigie Leisure Centre $130,124.

b) A favourable variance mainly due to higher than estimated Other Building and Development Charges $65,947 and Development Application Fees $52,919.

c) Favourable variance occurred due to higher than expected Local Government Act – Costs and Fines mainly due to Compliance $54,801.

d) Unfavourable variance due to lower than expected Parking Fees ($222,062), mainly due to On Street Parking Fees ($138,573).

e) An unfavourable variance for Refuge Charges due to lower than estimated Waste Refuse Service Charges received ($140,689).

Appendix 3

4. Interest Earnings **$146,471**

This favourable variance arose primarily due to higher than estimated Interest from Other Financial Institutions due to the cumulative impact of higher deposit interest rates on the City's investment portfolio and higher average volumes invested than budget estimates.

5. Other Revenue/Income **$2,924,305**

This favourable variance arose from Net Revenue from the Catalina Regional Council - Catalina Estate Sales $2,897,764.

6. Employee Costs **$814,606**

		YTD Budget	YTD Actual	Variance
a)	Salaries and Wages	$59,131,504	$57,669,027	$1,462,477
b)	Corporate Vacancy Credit	($747,816)	-	($747,816)
c)	Other Employment Costs	$3,306,515	$3,206,570	$99,945
		$61,690,203	$60,875,597	$814,606

a) Variance mainly due to vacancies across various teams $1,548,119.

The variance includes the impact of the reversal of June 2024 Long Service Leave (non-current provision) that incorporates the effect of End of Financial Year Net Present Value discounting for financial reporting. The monthly Long Service Leave (non-current) provision amounts do not include the end-of-year Net Present Value discounts which reflects a considerable upward movement year to date, approximately $449,025.

In addition, actuals include other leave provision movements year to date of ($589,503). Excluding the impact of additional casual salaries at Craigie Leisure Centre, the effect of non-current Long Service Leave Net Present Value discounting at End of Financial Year 2023-24 and the year-to-date movement in other leave provisions ($589,503), the salaries and wages positive variance is approximately ($1,607,222) year to date.

b) This is the revised year to date corporate vacancy credit budgeted for ($747,816) which is lower than the standard salaries and wages year-to-date positive variance calculated above (excluding leave provision movements and one-off effects, including Casual Loading Costs - casual costs).

c) Favourable variance occurred due to less than estimated Other Salaries and Wages $99,945, mainly due to the lower than estimated Standard Labour Charge $589,663, Staff Training $317,765, Employee Rewards & Recognition $79,064, Study Assistance & Professional Development $55,502 and Employee Support Services $50,996. This was partially offset by higher than estimated Standard Labour Recovery – Operating Activities ($589,661), Salaries and Wages - Agency Employees ($320,267) and Standard Labour Recovery – Capital Works ($142,227).

Appendix 3

City of Joondalup

7. Materials and Contracts **$6,097,648**

		YTD Budget	YTD Actual	Variance
a)	External Service Expenses	$18,221,320	$14,547,131	$3,674,189
b)	Professional Fees & Costs	$2,749,027	$1,924,867	$824,160
c)	Furniture, Equipment and Artwork	$2,757,204	$2,015,262	$741,942
d)	Contributions & Donations	$1,540,926	$1,047,920	$493,006
e)	Other Materials	$1,989,625	$1,699,629	$289,996
f)	Waste Management Services	$15,278,283	$15,002,539	$275,744
g)	Public Relations, Advertising and Promotions	$947,592	$699,031	$248,561
h)	Administration	$912,065	$756,653	$155,412
i)	Travel, Vehicles & Plant	$1,569,291	$1,497,158	$72,133
j)	Telephones and Communication	$731,672	$667,605	$64,067
k)	Accommodation & Property	$692,260	$640,932	$51,328
l)	Computing	$2,833,839	$3,246,565	($412,726)
m)	Charges and Recoveries	($139,207)	($86,399)	($52,808)
n)	Corporate Materials Credit	($400,000)	-	($400,000)
	Other Materials & Contracts	$776,088	$703,444	$72,644
		$50,459,985	$44,362,337	$6,097,648

a) A favourable timing variance arose from External Contractors & Services $3,381,883 $2,641,172 due to the timing of Project Axiom invoices $2,122,520 and Asset Management $302,963, Economic Development $119,950, Leisure and Culture Services $103,256, Engineering Services $77,419 Community Safety $67,930 offset by Communications and Stakeholder Relations ($51,645). Parks $933,644 due to Weeding Chemical Scheduled $219,683, Weeding – Other $192,091, Turf Mowing Scheduled $128,485, Tree Maintenance Power Line $115,224, SAR Landscape Upgrades $102,362, Irrigation Maintenance – Scheduled $61,187 and Tree Maintenance $60,711, offset by Turf Renovation – Scheduled ($114,581), also Natural Areas $124,812). An unfavourable variance occurred in Roads ($265,905) and also Buildings ($51,840). A favourable variance also arose from the timing of Programme Activities $215,456.

b) Favourable timing variance arose mainly due to lower than estimated Consultancy costs $601,482 for City Projects $202,032, Governance and Strategy due to Strategic Organisational Development $124,780 and Human Resources $133,781 and Planning Services $71,668. In addition, a favourable variance for Audit Fees $82,575.

c) Favourable timing variance for Hire of Equipment $201,124, Plant & Equipment Maintenance & Repair $199,286, Plant & Equipment Purchase – Minor $129,922, Computer & Communications Equipment Purchase - Minor $114,810 and Furniture & Office Equipment Purchase – Minor $110,093.

d) A favourable timing variance arose mainly due to the timing of Grants and Contributions Made $285,201 and Sponsorship payments for the Festival of Motoring $100,000.

Appendix 3

e) A favourable variance arose from Other Materials mainly due to External Material Purchases-Contract $297,412 as a result of Parks $241,605.

f) A favourable variance arose for Tipping Fees – General Waste $188,526, Processing Recycling $145,520, Collection-Bulk Green Waste $94,518, offset by Collections–Hard Waste Skips ($108,814) and Processing Domestic Green Waste ($55,949).

g) A favourable variance arose mainly due to Promotions $116,286 and Advertising – General $93,313.

h) Favourable variance mainly due to Other Sundry Admin Expenses $55,716.

i) A favourable variance mainly due to lower than estimated fuel costs $94,561.

j) A favourable variance arose mainly due to Postage, Courier & Freight Services $26,449 and Mobile Phones, Pagers, Radios $23,020.

k) A favourable variance arose due to Refuse Removal Charges $54,416 being less than expected.

l) An unfavourable variance due to Computer Software Subscriptions ($284,288), increase due to M365 E5 Licence uplift and Power BI Pro Licence increase as well as Computer Software Maintenance ($73,088) and Computer Software Licences ($70,758).

m) Unfavourable variance due to Vehicle Running Expenses $147,859, Overhead Charge $101,768 and Fleet and Plant Utilisation Charge $96,980, offset by Fleet and Plant Operational Recovery ($162,046), Overhead Recoveries ($154,977) and Fleet and Plant Capital Recovery ($65,672).

n) This is the year to date corporate materials credit budgeted for ($400,000) following the review of the adopted budget (as amended) which has taken into account what has transpired in the first half of the year, the likely operating environment over the remaining part of the year under prevailing economic conditions and the most likely impact on the City's financial position.

8. Utilities **$73,076**

Favourable timing variance arose mainly due to lower than estimated electricity charges $77,567 mainly for Roads $72,922.

9. Depreciation **$930,849**

This favourable variance arose mainly due to budget phasing of Impairment/Write off of assets $681,973, Depreciation for Other Infrastructure Assets $233,246, Depreciation Footpaths infrastructure $89,913 and Depreciation Lighting $58,969, offset by Depreciation – Open Reserves ($154,785).

Appendix 3

10. Loss on Asset Disposals **$34,878**

Favourable variance arose due to timing of assets disposals.

11. Movement in Non-current items **$294,128**

This variance arose in respect to an increase in Non-current Long Service Leave Liability compared that includes the impact of reversal of June 2024 provision that incorporates End of Financial Year Net Present Value calculations, which are not considered in monthly provisions movements. When the effect of the June 2024 Net Present Value adjustment is excluded, the movement in the non-current leave provision in this month is $159,084.

12. Capital Grants and Subsidies **$1,067,741**

		YTD Budget	YTD Actual	Variance
a)	Commonwealth Grants – Capital – Roads to Recovery	$1,283,329	$1,736,696	$453,367
b)	State Government Grants – Capital Other	$8,530,927	$8,771,836	$240,909
c)	Commonwealth Grants – Capital - Other	$1,507,683	$1,738,669	$230,986
d)	State Government Grants – Capital – Metropolitan Regional Road Group - Grant Roads	$2,917,143	$3,035,623	$118,480
	Other Grants and Subsidies	$5,326,167	$5,350,166	$23,999
		$19,565,249	$20,672,990	$1,067,741

a) Variance due to early funds received from Roads to Recovery for Quarter 2 report submission due to further progress than originally planned on RPR2936 Mermaid Way $257,367 and RPR3409 Waterford Drive - Waraker to Lymburner $196,000.

b) Variance to income relates to final milestone payment for completed project BCW2669 Greenwood Scout Hall Refurbishment $150,000 and grant funding received from Water Corp for PDP2271 Irrigation Renewals $90,909.

c) Variance as a result of funds expected last financial year for Local Roads and Community Infrastructure Grant Phase 3. Final claim received and allocated to multiple projects $287,971.

d) Variance due to early payment received for final claims to RPR3470 Whitfords Ave - Marmion Ave to Alexander $134,242, offset partially by RPR3474 Joondalup Dr - Moore Dr to Lakeside Dr ($15,762) due to minor delays in submitting progress claim.

13. Other Non-Operating Revenue **$134,565**

This favourable timing variance predominately arose from GST reimbursements in respect of the City's share of Community Resource Centre land sales undertaken.

Appendix 3



14. Capital Projects **$3,616,985**

This favourable timing variance arose mainly as a result of Ocean Reef Sea Sports Club $3,006,250 due to construction delays which have influenced the timing of the City's contribution, Integrated Parking and Compliance Management System Project $243,186, Network Infrastructure Upgrade Program $100,000, Craigie Leisure Centre Employee Outside Break Area $80,000, Installation of Electric Vehicle Charges $79,969 and Information Technology Disaster Recovery Facilities $60,077.

Appendix 3

City of Joondalup

15. Capital Works **$2,455,175**

		No. Budgeted Projects	YTD Budget	YTD Actual	Variance	Key Variance
a)	New Paths (FPN)	9	$2,220,104	$2,076,455	$143,649	FPN2321 - $89,198
b)	Street Lighting Program (STL)	18	$552,191	$502,030	$50,161	STL2122 - $49,658
c)	Road Preservation/Resurfacing Program (RPR)	111	$8,813,503	$10,170,881	($1,357,378)	RPR3471 - ($319,155)
d)	Major Projects Program (MPP)	6	$3,312,381	$3,954,641	($642,260)	MPP2081 – ($324,280)
e)	Major Building Capital Works Program (BCW)	18	$3,057,284	$3,316,864	($259,580)	BCW2640 – ($145,741)
f)	Major Road Construction Program (RDC)	7	$1,423,204	$1,536,913	($113,709)	RDC2029 – ($235,191)
g)	Blackspot Projects (SBS)	7	$1,442,495	$1,515,546	($73,051)	SBS2093 – ($63,506)
h)	Parks Equipment Program (PEP)	35	$2,529,947	$2,583,110	($53,163)	PEP2866 – ($89,769)
i)	Parks Facilities Program (PFP)	3	$946,977	$999,169	($52,192)	PFP2102 – ($48,738)
	Other Capital Works	57	$2,376,684	$2,474,336	($97,652)	
		271	$26,674,770	$29,129,945	($2,455,175)	

Appendix 3

a) Favourable variance relates to recently completed projects FPN2321 Megiddo Way $89,198 and FPN2290 Woodlake Retreat - North End Pathway $24,748, both with outstanding commitments. FPN2299 Hillarys Cycle Network also has a variance of $56,968 due to phasing, currently progressing on the southern section. These are offset by FPN2304 Plumdale Way - Monterey to Parkwood ($33,761) due to higher actuals than originally budgeted and savings identified elsewhere in the program.

b) Variance mainly relates to STL2122 Santiago Park Sports Lighting $49,658 due to early progress.

c) Multiple variances with the program including unfavourable variances for RPR3393 Dericote Way ($44,372), RPR3463 Shepherds Bush Dr ($42,527), RPR3434 Macarthur Ave ($39,247), RPR3440 Ackworth Crescent ($31,091), RPR3424 Moolanda Blvd - Hallidon to McDowell ($30,588) are all completed with overspend and partially offset with anticipated savings in other areas. Variances are showing in projects due to early completion of RPR3471 Lakeside Dr - Chancellor to Grassbird ($319,155), RPR2936 Mermaid Way ($174,973), RPR3403 Gleddon Way ($100,446), RPR3476 Bridgewater Drv - Shelley to Clevedon ($91,294), RPR3317 Ayton Way ($65,030), RPR3472 Shenton Ave - Lawley Ct to McLarty Ave ($50,372), RPR3429 Breen Place ($33,160).

d) Two projects showing significant variances due to early progress on MPP2081 Duncraig Adventure Hub ($324,280) and MPP2083 City Centre Place Activation ($278,841).

e) Variance mainly relates to early completed projects BCW2640 Percy Doyle Community Sporting Facility ($145,741) and BCW2679 Gibson Park UAT ($60,003). BCW2680 Joondalup Civic/Library Chiller Replacement ($39,402) and BCW2573 Short Life Services ($27,953) are experiencing early progress with higher actuals. Multi year project BCW2596 Prince Regent Park Facility Upgrade ($20,189) is currently in advance on progress with design complete and progressing with the tender. The above is partially offset by BCW2674 Grove Child Care UAT $40,001 with less actuals than planned and commitments raised.

f) Early progress on RDC2029 Joondalup/Lakeside Roundabout has led to a variance of ($235,191) with works due to be completed in June 2025. This is offset by RDC2031 Hepburn Ave - Lilburne/Walter Padbury $123,089 due to less actuals than phased with works in progress.

g) Unfavourable variance is showing due to early progress on SBS2093 Ocean Reef/Gwendoline Intersection Upgrade ($63,506) due for completion in June 2025 and also SBS2095 Hepburn/Amalfi Roundabout ($7,043) recently completed with remaining project budget re-phased into the following year.

h) Early completed project PEP2866 Mawson Park West Playspace has a variance of ($89,769) due to advance progress. PEP2893 Lysander Park Pump Track is also ahead of schedule with works in progress and a variance of ($54,967). The above is offset by less actuals than planned for PEP2761 Balanus Park Playspace $50,933 and PEP2885 Kingsley Clubroom and Playspace $30,000. PEP2890 Elcar Park Dog Exercise Extension $25,760 has less actuals than planned due to minor delays to be completed in May 2025.

i) PFP2102 Tom Simpson Nth/Sth Carparks Improvement is complete with a variance of ($48,738) and offset by anticipated savings on other projects in the program.

Appendix 3

City of Joondalup

16. Vehicle and Plant Replacements **($186,658)**

Timing variance due to various vehicles and plant purchased later than estimated.

17. Closing Funds **$13,845,759**

	June 2024	March 2025
Current Assets		
Cash and Investments	$166,770,587	$185,381,156
Rates Outstanding, Sundry Debtors and Other Receivables	$3,640,594	$13,584,916
Accrued Income	$3,235,011	$3,378,243
Prepayments	$1,182,732	$603,553
Inventories	$880,249	$171,190
Total Current Assets	**$175,709,173**	**$203,119,058**
Current Liabilities		
Trade Creditors	$3,807,080	$3,866,327
Sundry Payables	$385,240	$7,279,757
Accrued Expenses	$4,952,367	$5,170,899
Other Payables	$16,426,711	$1,221,867
Borrowings	$962,667	$243,236
Lease Liability	$575,027	$54,343
Provision for Annual Leave	$5,246,336	$5,607,185
Provision for Long Service Leave	$6,825,427	$7,018,127
Provision for Purchased Leave	$112,004	$141,822
Provision for Workers Compensation Insurance	$3,593,078	$4,454,467
Provision for Sick Leave	$934,882	$859,361
Other Provisions	$4,990,903	$16,484
Total Current Liabilities	**$48,811,722**	**$35,933,875**
Net Current Assets	**$126,897,451**	**$167,185,183**
Add back: Borrowings	$962,667	$243,236
Add back: Lease Liabilities	$575,027	$54,343
Add back: Contract Liabilities for developer contributions	$1,221,867	$1,221,867
Less: Cash Backed Reserves	$130,282,531	$114,275,890
Closing Funds – Surplus/(Deficit)	**($625,519)**	**$54,428,739**

CORPORATE CREDIT CARD TRANSACTIONS - MARCH 2025				
Corporate Card	Date	Amount	Payee	Description
CEO Credit Card	13/03/2025	21.49	Fairfax	Monthly Subscription - Nine News
	14/03/2025	5.75	Rendezvous Hotel, Scarborough	Coffee - Development WA Meeting
	14/03/2025	5.75	Rendezvous Hotel, Scarborough	Coffee - Development WA Meeting
	27/03/2025	3.75	Westpac	Monthly card fee
Corporate Travel Credit Card	9/03/2025	1,714.34	Stamford Plaza, Adelaide	Accomodation for Events Programming Research
	21/03/2025	28.60	ATPI	Flight booking fee
	21/03/2025	28.60	ATPI	Flight booking fee
	24/03/2025	861.24	Qantas	Flight costs - Australasian Reporting Awards
	24/03/2025	1,656.56	Qantas	Flight costs - Banksia Awards Melbourne
	25/03/2025	17.60	ATI	Flight booking fee
	26/03/2025	2,219.62	Qantas	Flight costs - Australian Local Government National General Assembly
	27/03/2025	3.75	Westpac	Monthly card fee
Civic Hospitality / Catering Credit Card	27/02/2025	76.63	Coles	FOI officers meeting
	1/03/2025	195.00	Woolworths	Admin stock coffee
	3/03/2025	479.73	Coles	Provisions for ELT, Strategy Session, RAPCRG and Stock
	5/03/2025	26.40	Coles	RAPCRG
	6/03/2025	144.03	Host	Equipment steam pans
	10/03/2025	229.30	Coles	Provions for CEO review comm meeting, ELT meeting
	10/03/2025	471.22	Coles	Provisions for Employee Excellence Awards, Corporate Business Workshop and Briefing dinner
	10/03/2025	14.04	Aldi	Stock
	10/03/2025	13.98	Lakeside Fresh	Stock
	14/03/2025	47.70	Dan Murphy's	Provisions for Citizenship Ceremony
	14/03/2025	40.00	The Reject Shop	Stock
	16/03/2025	47.80	Coles	Stock
	16/03/2025	514.88	Coles	Provisions for Major Projects, Citizenship Ceremony and Strategic Comm Ref Meeting
	18/03/2025	226.00	Coles	Admin Stock and provisions for NW Regional Roads Meeting
	23/03/2025	234.68	Coles	Provisions for Women in Leadership lunch and Council dinner
	23/03/2025	369.42	Coles	Provisions for Council dinner, Budget workshop and Bar stock
	26/03/2025	50.57	Coles	Provisions for ELT
	27/03/2025	3.75	Westpac	Monthly card fee
Purchasing Credit Card	26/02/2025	(60.00)	Kmart	Refund for collapsable stool x 3
	28/02/2025	253.27	Facebook	Facebook advertising - Joondalup Festival, Green Waste Iluka/Burns Beach/Kinross
	1/03/2025	590.49	Digital Ocean	Renewal of Digital Ocean hosting services for public forms
	2/03/2025	781.77	Pantone Connect	Multi-seat annual subscription
	4/03/2025	145.00	Kmart	Assorted items (glass jars, spray bottles, socks, pillow cases, pastel tumblers) for Youth Services
	4/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Kinross
	4/03/2025	166.34	Github	Github Copilot online annual subscription
	4/03/2025	169.77	Twilio Sendgrid	Renewal of SendGrid email service
	5/03/2025	475.00	Rebel Sports	MVP awards for grand final games - 19 x $25.00 physical gift cards (soccer, netball and basketball)
	6/03/2025	431.01	Sydney Tools	Facebook advertising - Joondalup Festival, Green Waste Kinross/Greenwood
	6/03/2025	316.95	Officeworks	Additional furniture for storage
	6/03/2025	3,939.62	The Fabric Printer	T-Shirts for Common People groups x 167
	7/03/2025	430.00	Kmart	Youth event stock up 2025 - storage tubs, sensory activation, table top games
	7/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Greenwood
	9/03/2025	44.00	News Pty Limited	The Australian, online subscription/mnth, CEO and Mayor Jacob
	10/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Greenwood
	11/03/2025	971.00	Coles	Gift cards for Bin tagging competition - 2 x $80, 16 x $50
	11/03/2025	410.28	Officeworks	Spray It Forward event supplies - Posca marker pens / fine tip set
	11/03/2025	231.00	Sprocket PTY LTD	Ipad Air wall mount and surround for Art Gallery
	11/03/2025	55.00	Sprocket PTY LTD	Additional $55 required for difference between 10" ordered and 13" required
	12/03/2025	8.22	Zerotier Inc	Monthly subscription for connections between CCTV towers and City CCTV systems
	12/03/2025	730.80	CBD Movers	Moving job for Spray it Forward event - 2 men , 6 tonnes
	13/03/2025	2,975.00	Humanitix	5 x tickets for FairGround Conference 2025
	13/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Greenwood
	14/03/2025	246.51	LW Jobs Board	Recruitment advertising - Lawyers Weekly
	15/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Greenwood
	15/03/2025	534.57	Economist Newspaper	Digital subscription annual renewal
	17/03/2025	97.90	Red Dust OCR Pty Ltd	Mayor Jacob registration for Mayors Throwdown
	17/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green Waste Greenwood
	18/03/2025	348.92	Intuit Mailchimp	Leisure centres Mailchimp monthly subscription
	19/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Step into Volunteering
	19/03/2025	782.39	Issuu, USA	Ebooks software for City of Joondalup website
	20/03/2025	316.95	Officeworks	Bookshelf required after recent refurbishment
	20/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green waste Greenwood
	21/03/2025	257.00	Coles	Farewell giftcard for over 15 years of service
	21/03/2025	369.85	Officeworks	Service Recognition - 1 x $200, 1 x $100, 1 x $50 giftcards
	21/03/2025	344.39	Humanitix	Registration to attend the Banksia Sustainabiltiy awards x 1

CORPORATE CREDIT CARD TRANSACTIONS - MARCH 2025				
Corporate Card	Date	Amount	Payee	Description
	22/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Green waste Greenwood
	24/03/2025	117.42	SP Armor, HK	Phone case for pool supervisor
	24/03/2025	505.00	Legalwise Seminars	Online registration for Commercial Litigation Conference x 1
	25/03/2025	154.75	Woolworths	Directorate morning tea - Council debrief
	24/03/2025	456.30	Novotel Melbourne	2 nights accomodation for Banksia Awards Melbourne
	25/03/2025	842.42	Extensis Connect	Multi-seat annual subscription - used by graphic designers
	25/03/2025	245.82	Officeworks	Clip and USB lanyards 3 x 50 pack for security passes
	25/03/2025	1,236.00	Facebook	Facebook advertising - Joondalup Festival, Walk of Fame 2024 Nominations
	25/03/2025	420.00	Tool Market	National Construction Code books
	26/03/2025	556.27	ACXPA	Annual renewal of Level 1 Business Membership
	26/03/2025	6,770.86	LuckyOrange, USA	Annual renewal of website analytics and optimistation tool for understanding how users interact with the COJ website.
	26/03/2025	(85.00)	Legalwise Seminars	Partial refund for online registration for Commercial Litigation conference
	26/03/2025	120.00	Magshop	Who magazine annual subscription for Libraries
	27/03/2025	156.00	Amart Furniture	4 x Harc 46cm stool light blue
	27/03/2025	3.75	Westpac	Monthly card fee
		$48,738.77		

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
28/02/2025	F94977	ULP	MINOR PLANT FUEL	35.31	0.00	35.31
28/02/2025	1EKD383	PRMDSLA	LIGHT TRUCK	161.98	0.00	161.98
28/02/2025	1EZC873	ULP	CAR FLEET	82.60	0.00	82.60
28/02/2025	1GMK837	PRMDSLA	LIGHT TRUCK	212.31	0.00	212.31
28/02/2025	1GPX 374	ULP	CAR FLEET	42.57	0.00	42.57
28/02/2025	1GPR 528	PRMDSLA	UTE FLEET	111.76	0.00	111.76
28/02/2025	1HNF 238	PRMDSLA	UTE FLEET	52.68	0.00	52.68
28/02/2025	1HPD682	PRMDSLA	MOWERS	30.66	0.00	30.66
28/02/2025	1HPD479	PRMDSLA	VAN FLEET	97.81	0.00	97.81
28/02/2025	1IBG279	PRMDSLA	UTE FLEET	102.45	0.00	102.45
28/02/2025	1IBG288	PRMDSLA	UTE FLEET	119.22	0.00	119.22
28/02/2025	1ICY327	ULP	CAR FLEET	64.55	0.00	64.55
28/02/2025	1IDS304	PRMDSLA	UTE FLEET	90.88	0.00	90.88
28/02/2025	1IHB259	PRMDSLA	MOWERS	143.42	0.00	143.42
28/02/2025	1IJM351	ULP	CAR FLEET	89.11	0.00	89.11
28/02/2025	1IJM350	ULP	CAR FLEET	91.64	0.00	91.64
28/02/2025	1IKI156	ULP	CAR FLEET	84.26	0.00	84.26
1/03/2025	1HWY906	PRMDSLA	VAN FLEET	108.84	0.00	108.84
2/03/2025	1GNK 678	PRMDSLA	CAR FLEET	84.23	0.00	84.23
2/03/2025	1IKI157	ULP	CAR FLEET	69.18	0.00	69.18
3/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	193.61	0.00	193.61
3/03/2025	1HPD029	PRMDSLA	VAN FLEET	64.55	0.00	64.55
3/03/2025	1HPD070	PRMDSLA	VAN FLEET	107.84	0.00	107.84
3/03/2025	1HWY905	PRMDSLA	VAN FLEET	93.87	0.00	93.87
3/03/2025	1HXZ 269	PRMDSLA	UTE FLEET	119.20	0.00	119.20
3/03/2025	1HLS809	CAR WASH	UTE FLEET	30.00	0.00	30.00
3/03/2025	1HLS809	PRMDSLA	UTE FLEET	158.96	0.00	158.96
4/03/2025	F94954	ULP	MINOR PLANT FUEL	15.74	0.00	15.74
4/03/2025	1EZZ500	ULP	CAR FLEET	65.16	0.00	65.16
4/03/2025	1EYR101	ULP	CAR FLEET	40.78	0.00	40.78
4/03/2025	1GJW884	PRMDSLA	UTE FLEET	131.28	0.00	131.28
4/03/2025	1GMP274	ULP	CAR FLEET	87.68	0.00	87.68
4/03/2025	1GPR 527	PRMDSLA	UTE FLEET	92.32	0.00	92.32
4/03/2025	1HAF268	PRMDSLA	LIGHT TRUCK	181.31	0.00	181.31
4/03/2025	1HGO247	PRMDSLA	BUS FLEET	107.39	0.00	107.39
4/03/2025	1HGT321	PRMDSLA	LIGHT TRUCK	130.07	0.00	130.07
4/03/2025	1HGW566	ULP	ATVS	36.85	0.00	36.85
4/03/2025	1HPD479	PRMDSLA	VAN FLEET	49.91	0.00	49.91
4/03/2025	1HRX 146	PRMDSLA	LIGHT TRUCK	119.64	0.00	119.64
4/03/2025	1IHB260	PRMDSLA	MOWERS	116.42	0.00	116.42
4/03/2025	1HBQ371	PRMDSLA	LIGHT TRUCK	205.38	0.00	205.38
5/03/2025	F94981	ULP	MINOR PLANT FUEL	17.34	0.00	17.34
5/03/2025	1EKT694	PRMDSLA	LIGHT TRUCK	134.65	0.00	134.65
5/03/2025	1EZW318	PRMDSLA	LIGHT TRUCK	131.16	0.00	131.16
5/03/2025	1GAQ376	PRMDSLA	LIGHT TRUCK	193.09	0.00	193.09

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
5/03/2025	123COJ	PRMDSLA	LIGHT TRUCK	103.21	0.00	103.21
5/03/2025	1GJX083	PRMDSLA	UTE FLEET	107.63	0.00	107.63
5/03/2025	1GKW982	PRMDSLA	UTE FLEET	116.05	0.00	116.05
5/03/2025	1GPX 372	ULP	CAR FLEET	67.99	0.00	67.99
5/03/2025	1GPX 372	CAR WASH	CAR FLEET	15.00	0.00	15.00
5/03/2025	1GPX 371	ULP	CAR FLEET	68.97	0.00	68.97
5/03/2025	1GLC 158	PRMDSLA	UTE FLEET	111.85	0.00	111.85
5/03/2025	1GXA947	PRMDSLA	LIGHT TRUCK	286.71	0.00	286.71
5/03/2025	1HAT216	PRMDSLA	HEAVY TRUCK	186.75	0.00	186.75
5/03/2025	1HGJ189	PRMDSLA	LIGHT TRUCK	134.48	0.00	134.48
5/03/2025	1HGX 396	PRMDSLA	UTE FLEET	106.67	0.00	106.67
5/03/2025	1HGM 314	PRMDSLA	UTE FLEET	104.02	0.00	104.02
5/03/2025	1HNF 304	PRMDSLA	UTE FLEET	107.99	0.00	107.99
5/03/2025	1HSN673	PRMDSLA	HEAVY TRUCK	496.54	0.00	496.54
5/03/2025	F98446	PRMDSLA	HEAVY TRUCK	168.62	0.00	168.62
5/03/2025	1HXZ 271	DIESEL	UTE FLEET	97.78	0.00	97.78
5/03/2025	1IDC458	PRMDSLA	LOADERS	63.93	0.00	63.93
5/03/2025	1IDC524	PRMDSLA	LOADERS	79.51	0.00	79.51
5/03/2025	1GLS203	PRMDSLA	VAN FLEET	133.66	0.00	133.66
5/03/2025	1IHB261	PRMDSLA	MOWERS	29.59	0.00	29.59
5/03/2025	1IKI157	ULP	CAR FLEET	40.16	0.00	40.16
6/03/2025	F94953	ULP	MINOR PLANT FUEL	19.05	0.00	19.05
6/03/2025	F94983	ULP	MINOR PLANT FUEL	13.35	0.00	13.35
6/03/2025	F94969	ULP	MINOR PLANT FUEL	12.49	0.00	12.49
6/03/2025	1ESR283	PRMDSLA	UTE FLEET	106.47	0.00	106.47
6/03/2025	1EYF497	PRMDSLA	LIGHT TRUCK	151.45	0.00	151.45
6/03/2025	1GET700	PRMDSLA	HEAVY TRUCK	206.44	0.00	206.44
6/03/2025	1GJW883	PRMDSLA	UTE FLEET	102.19	0.00	102.19
6/03/2025	1GKG594	PRMDSLA	MOWERS	142.35	0.00	142.35
6/03/2025	1GLS202	PRMDSLA	VAN FLEET	121.26	0.00	121.26
6/03/2025	1GNA 562	PRMDSLA	VAN FLEET	85.75	0.00	85.75
6/03/2025	1GLC 159	PRMDSLA	UTE FLEET	113.45	0.00	113.45
6/03/2025	1GLC 160	PRMDSLA	UTE FLEET	107.27	0.00	107.27
6/03/2025	1GNV 587	PRMDSLA	VAN FLEET	121.14	0.00	121.14
6/03/2025	1GOO 935	PRMDSLA	HEAVY TRUCK	254.60	0.00	254.60
6/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	195.64	0.00	195.64
6/03/2025	1GCJ709	PRMDSLA	LIGHT TRUCK	205.96	0.00	205.96
6/03/2025	1GUD 414	PRMDSLA	LIGHT TRUCK	258.08	0.00	258.08
6/03/2025	1ELP 781	PRMDSLA	LIGHT TRUCK	138.68	0.00	138.68
6/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	46.91	0.00	46.91
6/03/2025	1HIH562	PRMDSLA	UTE FLEET	97.76	0.00	97.76
6/03/2025	F94005	ULP	MINOR PLANT FUEL	45.58	0.00	45.58
6/03/2025	1HPD029	PRMDSLA	VAN FLEET	72.06	0.00	72.06
6/03/2025	1HPD070	PRMDSLA	VAN FLEET	69.38	0.00	69.38
6/03/2025	1HPR 183	PRMDSLA	LIGHT TRUCK	135.87	0.00	135.87

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
6/03/2025	1HQB153	PRMDSLA	HEAVY TRUCK	195.60	0.00	195.60
6/03/2025	1HPD479	PRMDSLA	VAN FLEET	56.11	0.00	56.11
6/03/2025	1HRX 082	PRMDSLA	LIGHT TRUCK	286.09	0.00	286.09
6/03/2025	1HTV858	PRMDSLA	LIGHT TRUCK	110.11	0.00	110.11
6/03/2025	1HWY906	PRMDSLA	VAN FLEET	88.34	0.00	88.34
6/03/2025	1HXZ 270	PRMDSLA	UTE FLEET	105.09	0.00	105.09
6/03/2025	1HXO 071	PRMDSLA	UTE FLEET	111.49	0.00	111.49
6/03/2025	1HXZ713	PRMDSLA	UTE FLEET	120.95	0.00	120.95
6/03/2025	1ICY325	ULP	CAR FLEET	65.38	0.00	65.38
6/03/2025	1IDS306	PRMDSLA	UTE FLEET	118.90	0.00	118.90
6/03/2025	1ICZ339	PRMDSLA	UTE FLEET	121.20	0.00	121.20
6/03/2025	1ICZ331	PRMDSLA	UTE FLEET	109.92	0.00	109.92
6/03/2025	1IHB261	PRMDSLA	MOWERS	49.69	0.00	49.69
7/03/2025	F94977	ULP	MINOR PLANT FUEL	13.48	0.00	13.48
7/03/2025	1ERU948	PRMDSLA	UTE FLEET	116.94	0.00	116.94
7/03/2025	1EYF498	PRMDSLA	LIGHT TRUCK	172.04	0.00	172.04
7/03/2025	F94006	ULP	MINOR PLANT FUEL	35.21	0.00	35.21
7/03/2025	1EKD382	PRMDSLA	LIGHT TRUCK	191.37	0.00	191.37
7/03/2025	1GKW983	PRMDSLA	UTE FLEET	82.72	0.00	82.72
7/03/2025	1GNV 595	PRMDSLA	VAN FLEET	62.07	0.00	62.07
7/03/2025	1GPX 373	ULP	CAR FLEET	32.96	0.00	32.96
7/03/2025	1GRY 350	PRMDSLA	UTE FLEET	106.20	0.00	106.20
7/03/2025	1EQQ668	PRMDSLA	LIGHT TRUCK	130.72	0.00	130.72
7/03/2025	1HGW566	ULP	ATVS	33.00	0.00	33.00
7/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	34.64	0.00	34.64
7/03/2025	1HMF578	PRMDSLA	UTE FLEET	85.66	0.00	85.66
7/03/2025	1HPD682	PRMDSLA	MOWERS	40.40	0.00	40.40
7/03/2025	1HWY905	PRMDSLA	VAN FLEET	87.25	0.00	87.25
7/03/2025	1HRW 078	PRMDSLA	UTE FLEET	65.25	0.00	65.25
7/03/2025	1IAV314	PRMDSLA	BUS FLEET	89.44	0.00	89.44
7/03/2025	1IBR445	PRMDSLA	VAN FLEET	132.00	0.00	132.00
7/03/2025	1IEP960	PRMDSLA	UTE FLEET	116.01	0.00	116.01
7/03/2025	1IHB260	PRMDSLA	MOWERS	155.51	0.00	155.51
7/03/2025	1IJM352	ULP	CAR FLEET	93.46	0.00	93.46
7/03/2025	1HBQ371	PRMDSLA	LIGHT TRUCK	170.96	0.00	170.96
8/03/2025	1HGO247	PRMDSLA	BUS FLEET	137.69	0.00	137.69
8/03/2025	1HNF 304	PRMDSLA	UTE FLEET	48.18	0.00	48.18
8/03/2025	1IDS305	PRMDSLA	UTE FLEET	118.74	0.00	118.74
9/03/2025	1HNF 238	PRMDSLA	UTE FLEET	49.81	0.00	49.81
9/03/2025	1HPD479	PRMDSLA	VAN FLEET	73.32	0.00	73.32
9/03/2025	1IBG288	PRMDSLA	UTE FLEET	114.04	0.00	114.04
9/03/2025	1IKI157	ULP	CAR FLEET	55.83	0.00	55.83
10/03/2025	F94974	ULP	MINOR PLANT FUEL	31.37	0.00	31.37
10/03/2025	F94978	ULP	MINOR PLANT FUEL	27.10	0.00	27.10
10/03/2025	F94981	ULP	MINOR PLANT FUEL	15.90	0.00	15.90

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
10/03/2025	1GFG869	PRMDSLA	VAN FLEET	132.97	0.00	132.97
10/03/2025	F94976	ULP	MINOR PLANT FUEL	42.49	0.00	42.49
10/03/2025	1HPD029	PRMDSLA	VAN FLEET	73.68	0.00	73.68
10/03/2025	1HPD070	PRMDSLA	VAN FLEET	90.48	0.00	90.48
10/03/2025	1HPD682	PRMDSLA	MOWERS	37.19	0.00	37.19
10/03/2025	1HPD677	PRMDSLA	MOWERS	46.13	0.00	46.13
10/03/2025	1HVD890	PRMDSLA	LIGHT TRUCK	153.69	0.00	153.69
10/03/2025	1HWE692	PREMIUM95	CAR FLEET	68.32	0.00	68.32
10/03/2025	1ICZ340	PRMDSLA	UTE FLEET	56.81	0.00	56.81
10/03/2025	1IEQ051	PRMDSLA	UTE FLEET	44.72	0.00	44.72
10/03/2025	1ICZ334	PRMDSLA	UTE FLEET	91.81	0.00	91.81
10/03/2025	1IHB262	PRMDSLA	MOWERS	74.74	0.00	74.74
11/03/2025	F94983	ULP	MINOR PLANT FUEL	9.21	0.00	9.21
11/03/2025	1EQC818	PRMDSLA	LIGHT TRUCK	168.03	0.00	168.03
11/03/2025	1EUM935	PRMDSLA	MOWERS	118.71	0.00	118.71
11/03/2025	1EUV979	PRMDSLA	HEAVY TRUCK	221.07	0.00	221.07
11/03/2025	1EYR101	ULP	CAR FLEET	45.83	0.00	45.83
11/03/2025	1GDL520	PRMDSLA	LIGHT TRUCK	116.03	0.00	116.03
11/03/2025	1GTW 208	DIESEL	HEAVY TRUCK	283.04	0.00	283.04
11/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	249.50	0.00	249.50
11/03/2025	1ELP 781	PRMDSLA	LIGHT TRUCK	110.78	0.00	110.78
11/03/2025	1HAF268	PRMDSLA	LIGHT TRUCK	219.27	0.00	219.27
11/03/2025	1HGJ189	PRMDSLA	LIGHT TRUCK	127.10	0.00	127.10
11/03/2025	1HGO247	PRMDSLA	BUS FLEET	64.71	0.00	64.71
11/03/2025	1HGT321	PRMDSLA	LIGHT TRUCK	133.25	0.00	133.25
11/03/2025	1HGX 396	PRMDSLA	UTE FLEET	100.55	0.00	100.55
11/03/2025	1HGM 314	PRMDSLA	UTE FLEET	96.21	0.00	96.21
11/03/2025	F94005	PRMDSLA	RIDE ON SWEEPERS	58.49	0.00	58.49
11/03/2025	1GJI868	PRMDSLA	UTE FLEET	92.21	0.00	92.21
11/03/2025	1ESR287	PRMDSLA	UTE FLEET	58.31	0.00	58.31
11/03/2025	F94005	ULP	MINOR PLANT FUEL	13.82	0.00	13.82
11/03/2025	1HPD676	PRMDSLA	MOWERS	87.20	0.00	87.20
11/03/2025	F98446	PRMDSLA	HEAVY TRUCK	157.60	0.00	157.60
11/03/2025	1HSN866	PRMDSLA	LIGHT TRUCK	220.84	0.00	220.84
11/03/2025	1HXZ 271	DIESEL	UTE FLEET	93.30	0.00	93.30
11/03/2025	1HZP999	PRMDSLA	LIGHT TRUCK	175.25	0.00	175.25
11/03/2025	1IBG279	PRMDSLA	UTE FLEET	90.51	0.00	90.51
11/03/2025	1IDC524	PRMDSLA	LOADERS	111.91	0.00	111.91
11/03/2025	1IBM089	PRMDSLA	VAN FLEET	119.32	0.00	119.32
11/03/2025	F98433	ULP	SPRAYER - LARGE	13.03	0.00	13.03
11/03/2025	1IEQ053	PRMDSLA	UTE FLEET	81.32	0.00	81.32
11/03/2025	1ICZ337	PRMDSLA	UTE FLEET	109.45	0.00	109.45
11/03/2025	1IHB261	PRMDSLA	MOWERS	56.50	0.00	56.50
11/03/2025	1IHB262	PRMDSLA	MOWERS	70.16	0.00	70.16
11/03/2025	1IHB262	PRMDSLA	MOWERS	27.40	0.00	27.40

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
11/03/2025	1IJM353	ULP	CAR FLEET	67.16	0.00	67.16
11/03/2025	1HBQ371	PRMDSLA	LIGHT TRUCK	111.33	0.00	111.33
12/03/2025	F94952	ULP	MINOR PLANT FUEL	9.36	0.00	9.36
12/03/2025	F94958	ULP	MINOR PLANT FUEL	10.51	0.00	10.51
12/03/2025	F94972	ULP	MINOR PLANT FUEL	49.37	0.00	49.37
12/03/2025	F94975	ULP	MINOR PLANT FUEL	7.34	0.00	7.34
12/03/2025	F94950	ULP	MINOR PLANT FUEL	15.32	0.00	15.32
12/03/2025	1EKD383	PRMDSLA	LIGHT TRUCK	186.04	0.00	186.04
12/03/2025	1EYF497	PRMDSLA	LIGHT TRUCK	169.66	0.00	169.66
12/03/2025	1GAQ376	PRMDSLA	LIGHT TRUCK	164.12	0.00	164.12
12/03/2025	1GJX083	PRMDSLA	UTE FLEET	222.09	0.00	222.09
12/03/2025	1GKE907	ULP	CAR FLEET	40.98	0.00	40.98
12/03/2025	1GLQ010	PRMDSLA	HEAVY TRUCK	257.53	0.00	257.53
12/03/2025	1GMK837	PRMDSLA	LIGHT TRUCK	195.27	0.00	195.27
12/03/2025	1GOS 407	PRMDSLA	UTE FLEET	109.94	0.00	109.94
12/03/2025	1GPR 529	PRMDSLA	UTE FLEET	108.94	0.00	108.94
12/03/2025	1GWP452	PRMDSLA	UTE FLEET	119.46	0.00	119.46
12/03/2025	1GXA947	PRMDSLA	LIGHT TRUCK	232.23	0.00	232.23
12/03/2025	1GIR472	PRMDSLA	UTE FLEET	99.49	0.00	99.49
12/03/2025	1HCZ440	ULP	CAR FLEET	68.69	0.00	68.69
12/03/2025	1HGO247	PRMDSLA	BUS FLEET	84.25	0.00	84.25
12/03/2025	1HPD682	PRMDSLA	MOWERS	79.81	0.00	79.81
12/03/2025	1HPR 183	PRMDSLA	LIGHT TRUCK	104.65	0.00	104.65
12/03/2025	1HPD479	PRMDSLA	VAN FLEET	69.92	0.00	69.92
12/03/2025	1HRX 146	PRMDSLA	LIGHT TRUCK	110.13	0.00	110.13
12/03/2025	1HTV858	PRMDSLA	LIGHT TRUCK	161.05	0.00	161.05
12/03/2025	1HWY905	PRMDSLA	VAN FLEET	67.16	0.00	67.16
12/03/2025	1HWY906	PRMDSLA	VAN FLEET	86.84	0.00	86.84
12/03/2025	1HMD 957	PRMDSLA	UTE FLEET	107.59	0.00	107.59
12/03/2025	1IAV314	PRMDSLA	BUS FLEET	39.90	0.00	39.90
12/03/2025	1ICM408	PRMDSLA	HEAVY TRUCK	254.58	0.00	254.58
12/03/2025	1IFQ737	PRMDSLA	HEAVY TRUCK	527.99	0.00	527.99
12/03/2025	1ICZ338	PRMDSLA	UTE FLEET	116.29	0.00	116.29
12/03/2025	1IHB261	PRMDSLA	MOWERS	55.27	0.00	55.27
12/03/2025	1IHB262	PRMDSLA	MOWERS	11.04	0.00	11.04
13/03/2025	F94968	ULP	MINOR PLANT FUEL	28.71	0.00	28.71
13/03/2025	F94982	ULP	MINOR PLANT FUEL	15.27	0.00	15.27
13/03/2025	1EQX796	PRMDSLA	LIGHT TRUCK	183.93	0.00	183.93
13/03/2025	123COJ	PRMDSLA	LIGHT TRUCK	115.94	0.00	115.94
13/03/2025	1EKD382	PRMDSLA	LIGHT TRUCK	159.21	0.00	159.21
13/03/2025	1GLC 157	PRMDSLA	UTE FLEET	90.49	0.00	90.49
13/03/2025	1GOO 935	PRMDSLA	HEAVY TRUCK	290.65	0.00	290.65
13/03/2025	1GPX 374	ULP	CAR FLEET	36.81	0.00	36.81
13/03/2025	1GPR 526	PRMDSLA	UTE FLEET	109.64	0.00	109.64
13/03/2025	F94980	ULP	MINOR PLANT FUEL	18.50	0.00	18.50

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
13/03/2025	1HPD682	PRMDSLA	MOWERS	65.32	0.00	65.32
13/03/2025	1HQB153	PRMDSLA	HEAVY TRUCK	158.94	0.00	158.94
13/03/2025	1HXZ 270	PRMDSLA	UTE FLEET	100.84	0.00	100.84
13/03/2025	1IBG278	PRMDSLA	UTE FLEET	108.57	0.00	108.57
13/03/2025	1IEP961	PRMDSLA	UTE FLEET	118.89	0.00	118.89
13/03/2025	1IDS302	PRMDSLA	UTE FLEET	114.95	0.00	114.95
13/03/2025	1ICZ332	PRMDSLA	UTE FLEET	95.25	0.00	95.25
13/03/2025	1IHB260	PRMDSLA	MOWERS	102.75	0.00	102.75
13/03/2025	1IHB262	PRMDSLA	MOWERS	24.69	0.00	24.69
14/03/2025	F94951	ULP	MINOR PLANT FUEL	16.85	0.00	16.85
14/03/2025	F94974	ULP	MINOR PLANT FUEL	16.43	0.00	16.43
14/03/2025	F94987	ULP	MINOR PLANT FUEL	14.90	0.00	14.90
14/03/2025	1EUM935	PRMDSLA	MOWERS	41.86	0.00	41.86
14/03/2025	1EYF498	PRMDSLA	LIGHT TRUCK	160.89	0.00	160.89
14/03/2025	1EZW318	PRMDSLA	LIGHT TRUCK	119.29	0.00	119.29
14/03/2025	1GCJ254	PRMDSLA	LIGHT TRUCK	232.59	0.00	232.59
14/03/2025	1GLC 156	PRMDSLA	UTE FLEET	99.43	0.00	99.43
14/03/2025	1GOS 408	PRMDSLA	UTE FLEET	106.22	0.00	106.22
14/03/2025	1GPX 372	ULP	CAR FLEET	56.17	0.00	56.17
14/03/2025	1GPR 528	PRMDSLA	UTE FLEET	97.74	0.00	97.74
14/03/2025	1GRY 350	PRMDSLA	UTE FLEET	124.70	0.00	124.70
14/03/2025	1GYG391	PRMDSLA	LOADERS	208.27	0.00	208.27
14/03/2025	1GNK 678	PRMDSLA	CAR FLEET	89.59	0.00	89.59
14/03/2025	1EQQ668	PRMDSLA	LIGHT TRUCK	140.94	0.00	140.94
14/03/2025	1HGJ189	PRMDSLA	LIGHT TRUCK	115.45	0.00	115.45
14/03/2025	1HGO177	PRMDSLA	MOWERS	66.49	0.00	66.49
14/03/2025	1HGX 396	PRMDSLA	UTE FLEET	93.98	0.00	93.98
14/03/2025	1HGM 314	PRMDSLA	UTE FLEET	97.61	0.00	97.61
14/03/2025	1HGW566	ULP	ATVS	50.49	0.00	50.49
14/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	74.36	0.00	74.36
14/03/2025	1HLP164	PRMDSLA	LIGHT TRUCK	238.93	0.00	238.93
14/03/2025	1HNF 238	PRMDSLA	UTE FLEET	60.67	0.00	60.67
14/03/2025	1HNF 304	PRMDSLA	UTE FLEET	62.55	0.00	62.55
14/03/2025	1HPD029	PRMDSLA	VAN FLEET	71.11	0.00	71.11
14/03/2025	1HPD682	PRMDSLA	MOWERS	34.20	0.00	34.20
14/03/2025	1HRX 082	PRMDSLA	LIGHT TRUCK	119.90	0.00	119.90
14/03/2025	F98446	PRMDSLA	HEAVY TRUCK	143.10	0.00	143.10
14/03/2025	1HTH959	PRMDSLA	UTE FLEET	99.67	0.00	99.67
14/03/2025	1IAV314	PRMDSLA	BUS FLEET	20.69	0.00	20.69
14/03/2025	1IDC458	PRMDSLA	LOADERS	115.16	0.00	115.16
14/03/2025	1IEG429	PRMDSLA	UTE FLEET	103.12	0.00	103.12
14/03/2025	1IHB261	PRMDSLA	MOWERS	49.42	0.00	49.42
14/03/2025	1IHB262	PRMDSLA	MOWERS	45.71	0.00	45.71
14/03/2025	1IJM351	ULP	CAR FLEET	82.72	0.00	82.72
14/03/2025	1IJM350	ULP	CAR FLEET	86.46	0.00	86.46

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
15/03/2025	1EZZ500	ULP	CAR FLEET	56.17	0.00	56.17
15/03/2025	1GMP274	ULP	CAR FLEET	86.27	0.00	86.27
15/03/2025	1HGO247	PRMDSLA	BUS FLEET	109.38	0.00	109.38
15/03/2025	1HPD070	PRMDSLA	VAN FLEET	90.98	0.00	90.98
15/03/2025	1HWY906	PRMDSLA	VAN FLEET	89.21	0.00	89.21
15/03/2025	1IBG288	PRMDSLA	UTE FLEET	50.69	0.00	50.69
16/03/2025	1GPX 371	ULP	CAR FLEET	53.39	0.00	53.39
16/03/2025	1HPD479	PRMDSLA	VAN FLEET	61.36	0.00	61.36
17/03/2025	F94978	ULP	MINOR PLANT FUEL	45.99	0.00	45.99
17/03/2025	1EKT694	PRMDSLA	LIGHT TRUCK	122.98	0.00	122.98
17/03/2025	1GDL520	PRMDSLA	LIGHT TRUCK	111.55	0.00	111.55
17/03/2025	1GET700	PRMDSLA	HEAVY TRUCK	253.85	0.00	253.85
17/03/2025	1GJW882	PRMDSLA	UTE FLEET	90.95	0.00	90.95
17/03/2025	1GLC 159	PRMDSLA	UTE FLEET	114.10	0.00	114.10
17/03/2025	1GNV 587	PRMDSLA	VAN FLEET	113.82	0.00	113.82
17/03/2025	1GPX 373	ULP	CAR FLEET	39.53	0.00	39.53
17/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	228.74	0.00	228.74
17/03/2025	F94970	ULP	MINOR PLANT FUEL	18.50	0.00	18.50
17/03/2025	1GUD 414	PRMDSLA	LIGHT TRUCK	294.55	0.00	294.55
17/03/2025	1GXA947	PRMDSLA	LIGHT TRUCK	234.86	0.00	234.86
17/03/2025	1GZR676	PRMDSLA	HEAVY TRUCK	223.03	0.00	223.03
17/03/2025	1ELP 781	PRMDSLA	LIGHT TRUCK	108.87	0.00	108.87
17/03/2025	1HGT321	PRMDSLA	LIGHT TRUCK	120.76	0.00	120.76
17/03/2025	1GOF 367	PRMDSLA	VAN FLEET	117.33	0.00	117.33
17/03/2025	1GNA 563	PRMDSLA	VAN FLEET	123.29	0.00	123.29
17/03/2025	1HPD029	PRMDSLA	VAN FLEET	54.80	0.00	54.80
17/03/2025	1HRX 146	PRMDSLA	LIGHT TRUCK	102.27	0.00	102.27
17/03/2025	1HWY905	PRMDSLA	VAN FLEET	123.29	0.00	123.29
17/03/2025	1IDS305	PRMDSLA	UTE FLEET	117.83	0.00	117.83
17/03/2025	1IHB260	PRMDSLA	MOWERS	70.22	0.00	70.22
18/03/2025	F94981	ULP	MINOR PLANT FUEL	14.87	0.00	14.87
18/03/2025	F94985	ULP	MINOR PLANT FUEL	15.84	0.00	15.84
18/03/2025	F94969	ULP	MINOR PLANT FUEL	16.38	0.00	16.38
18/03/2025	1EQC818	PRMDSLA	LIGHT TRUCK	180.05	0.00	180.05
18/03/2025	1EYF497	PRMDSLA	LIGHT TRUCK	174.01	0.00	174.01
18/03/2025	1EYR101	ULP	CAR FLEET	47.60	0.00	47.60
18/03/2025	1GKE907	ULP	CAR FLEET	45.76	0.00	45.76
18/03/2025	1GNV 595	PRMDSLA	VAN FLEET	80.91	0.00	80.91
18/03/2025	1GOS 407	PRMDSLA	UTE FLEET	112.75	0.00	112.75
18/03/2025	1GCJ709	PRMDSLA	LIGHT TRUCK	214.94	0.00	214.94
18/03/2025	1GVI308	PRMDSLA	MOWERS	168.79	0.00	168.79
18/03/2025	1HBZ562	PRMDSLA	UTE FLEET	87.08	0.00	87.08
18/03/2025	1HEL551	PRMDSLA	LIGHT TRUCK	115.28	0.00	115.28
18/03/2025	1HCZ440	ULP	CAR FLEET	46.01	0.00	46.01
18/03/2025	1HGO247	PRMDSLA	BUS FLEET	73.24	0.00	73.24

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
18/03/2025	1HMF578	PRMDSLA	UTE FLEET	111.50	0.00	111.50
18/03/2025	1HPD682	PRMDSLA	MOWERS	55.95	0.00	55.95
18/03/2025	1HPD677	PRMDSLA	MOWERS	38.07	0.00	38.07
18/03/2025	1HPD479	PRMDSLA	VAN FLEET	50.40	0.00	50.40
18/03/2025	F98446	PRMDSLA	HEAVY TRUCK	161.89	0.00	161.89
18/03/2025	1HVD890	PRMDSLA	LIGHT TRUCK	173.46	0.00	173.46
18/03/2025	1HXZ 961	PRMDSLA	UTE FLEET	108.23	0.00	108.23
18/03/2025	1IBB826	PRMDSLA	VAN FLEET	164.62	0.00	164.62
18/03/2025	1IBG288	PRMDSLA	UTE FLEET	97.98	0.00	97.98
18/03/2025	1IDC524	PRMDSLA	LOADERS	131.36	0.00	131.36
18/03/2025	1HLS809	PRMDSLA	UTE FLEET	183.09	0.00	183.09
18/03/2025	1IEQ051	PRMDSLA	UTE FLEET	41.27	0.00	41.27
18/03/2025	1IEQ053	PRMDSLA	UTE FLEET	86.77	0.00	86.77
18/03/2025	1ICZ331	PRMDSLA	UTE FLEET	121.47	0.00	121.47
18/03/2025	1ICZ336	PRMDSLA	UTE FLEET	112.53	0.00	112.53
19/03/2025	F94971	ULP	MINOR PLANT FUEL	25.25	0.00	25.25
19/03/2025	F94992	ULP	MINOR PLANT FUEL	19.04	0.00	19.04
19/03/2025	1GIR473	PRMDSLA	UTE FLEET	122.33	0.00	122.33
19/03/2025	1GKW983	PRMDSLA	UTE FLEET	100.32	0.00	100.32
19/03/2025	1GKW982	PRMDSLA	UTE FLEET	114.74	0.00	114.74
19/03/2025	1GMK837	PRMDSLA	LIGHT TRUCK	182.44	0.00	182.44
19/03/2025	1GOO 935	PRMDSLA	HEAVY TRUCK	294.05	0.00	294.05
19/03/2025	1GTW 208	PRMDSLA	HEAVY TRUCK	257.83	0.00	257.83
19/03/2025	1HGX 396	PRMDSLA	UTE FLEET	94.46	0.00	94.46
19/03/2025	1HGM 314	PRMDSLA	UTE FLEET	89.95	0.00	89.95
19/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	70.93	0.00	70.93
19/03/2025	1HHZ562	PRMDSLA	LIGHT TRUCK	116.65	0.00	116.65
19/03/2025	1HNF 238	PRMDSLA	UTE FLEET	46.78	0.00	46.78
19/03/2025	1HPD070	PRMDSLA	VAN FLEET	91.15	0.00	91.15
19/03/2025	1HPD682	PRMDSLA	MOWERS	41.19	0.00	41.19
19/03/2025	1HPR 183	PRMDSLA	LIGHT TRUCK	122.70	0.00	122.70
19/03/2025	1HQB153	PRMDSLA	HEAVY TRUCK	166.29	0.00	166.29
19/03/2025	1HST563	PRMDSLA	UTE FLEET	110.77	0.00	110.77
19/03/2025	1HXZ 269	PRMDSLA	UTE FLEET	111.24	0.00	111.24
19/03/2025	1HXZ 271	PRMDSLA	UTE FLEET	96.76	0.00	96.76
19/03/2025	1HXZ 962	PRMDSLA	UTE FLEET	118.60	0.00	118.60
19/03/2025	1IBG279	PRMDSLA	UTE FLEET	103.99	0.00	103.99
19/03/2025	1IDS303	PRMDSLA	UTE FLEET	109.79	0.00	109.79
19/03/2025	1ICZ333	PRMDSLA	UTE FLEET	102.80	0.00	102.80
19/03/2025	1ICZ337	PRMDSLA	UTE FLEET	100.26	0.00	100.26
19/03/2025	1IHB260	PRMDSLA	MOWERS	87.77	0.00	87.77
19/03/2025	1IHB261	PRMDSLA	MOWERS	63.70	0.00	63.70
19/03/2025	1IHB262	PRMDSLA	MOWERS	57.42	0.00	57.42
19/03/2025	1HBQ371	PRMDSLA	LIGHT TRUCK	127.98	0.00	127.98
20/03/2025	F94953	ULP	MINOR PLANT FUEL	14.58	0.00	14.58

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
20/03/2025	F94959	ULP	MINOR PLANT FUEL	15.12	0.00	15.12
20/03/2025	1ELE 101	PRMDSLA	UTE FLEET	68.89	0.00	68.89
20/03/2025	1EUM935	PRMDSLA	MOWERS	104.10	0.00	104.10
20/03/2025	1EZW318	PRMDSLA	LIGHT TRUCK	112.43	0.00	112.43
20/03/2025	1GAQ376	PRMDSLA	LIGHT TRUCK	170.99	0.00	170.99
20/03/2025	123COJ	PRMDSLA	LIGHT TRUCK	116.12	0.00	116.12
20/03/2025	1GJW883	PRMDSLA	UTE FLEET	83.10	0.00	83.10
20/03/2025	1GJX083	PRMDSLA	UTE FLEET	103.50	0.00	103.50
20/03/2025	1GLC 160	PRMDSLA	UTE FLEET	107.77	0.00	107.77
20/03/2025	1GSL 227	PRMDSLA	UTE FLEET	124.82	0.00	124.82
20/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	245.12	0.00	245.12
20/03/2025	1GLC 158	PRMDSLA	UTE FLEET	107.72	0.00	107.72
20/03/2025	1HAT216	PRMDSLA	HEAVY TRUCK	198.05	0.00	198.05
20/03/2025	1HGJ189	PRMDSLA	LIGHT TRUCK	126.06	0.00	126.06
20/03/2025	1HPD029	PRMDSLA	VAN FLEET	75.90	0.00	75.90
20/03/2025	1HPD682	PRMDSLA	MOWERS	65.75	0.00	65.75
20/03/2025	1HPD677	PRMDSLA	MOWERS	32.30	0.00	32.30
20/03/2025	1HSN673	PRMDSLA	HEAVY TRUCK	423.19	0.00	423.19
20/03/2025	1HSN866	PRMDSLA	LIGHT TRUCK	234.18	0.00	234.18
20/03/2025	1HTV858	PRMDSLA	LIGHT TRUCK	175.36	0.00	175.36
20/03/2025	1HZP999	PRMDSLA	LIGHT TRUCK	173.22	0.00	173.22
20/03/2025	1IDC458	PRMDSLA	LOADERS	60.52	0.00	60.52
20/03/2025	1IDC524	PRMDSLA	LOADERS	93.18	0.00	93.18
20/03/2025	1ICY325	ULP	CAR FLEET	66.81	0.00	66.81
20/03/2025	1IFQ737	PRMDSLA	HEAVY TRUCK	463.66	0.00	463.66
20/03/2025	1ICZ339	PRMDSLA	UTE FLEET	97.90	0.00	97.90
20/03/2025	1ICZ334	PRMDSLA	UTE FLEET	95.94	0.00	95.94
20/03/2025	1IHB262	PRMDSLA	MOWERS	22.13	0.00	22.13
21/03/2025	F94977	ULP	MINOR PLANT FUEL	49.53	0.00	49.53
21/03/2025	1EYF498	PRMDSLA	LIGHT TRUCK	146.03	0.00	146.03
21/03/2025	1GET700	PRMDSLA	HEAVY TRUCK	206.49	0.00	206.49
21/03/2025	1EKD382	PRMDSLA	LIGHT TRUCK	187.71	0.00	187.71
21/03/2025	1GKW285	PRMDSLA	UTE FLEET	116.28	0.00	116.28
21/03/2025	1GLC 157	PRMDSLA	UTE FLEET	95.42	0.00	95.42
21/03/2025	1GNV 587	PRMDSLA	VAN FLEET	116.35	0.00	116.35
21/03/2025	1GNV 595	PRMDSLA	VAN FLEET	56.92	0.00	56.92
21/03/2025	1GOS 407	PRMDSLA	UTE FLEET	112.13	0.00	112.13
21/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	113.91	0.00	113.91
21/03/2025	1GUK 639	PRMDSLA	VAN FLEET	61.89	0.00	61.89
21/03/2025	1HAF268	PRMDSLA	LIGHT TRUCK	181.27	0.00	181.27
21/03/2025	1EQQ668	PRMDSLA	LIGHT TRUCK	103.61	0.00	103.61
21/03/2025	1HGO247	PRMDSLA	BUS FLEET	81.63	0.00	81.63
21/03/2025	1HGT321	PRMDSLA	LIGHT TRUCK	126.94	0.00	126.94
21/03/2025	1HGW566	ULP	ATVS	39.29	0.00	39.29
21/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	49.69	0.00	49.69

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
21/03/2025	1HIH562	PRMDSLA	UTE FLEET	105.34	0.00	105.34
21/03/2025	1HPD070	PRMDSLA	VAN FLEET	50.93	0.00	50.93
21/03/2025	1HPD479	PRMDSLA	VAN FLEET	57.91	0.00	57.91
21/03/2025	1HRX 082	PRMDSLA	LIGHT TRUCK	149.60	0.00	149.60
21/03/2025	F98446	PRMDSLA	HEAVY TRUCK	159.67	0.00	159.67
21/03/2025	1HXZ 270	PRMDSLA	UTE FLEET	99.00	0.00	99.00
21/03/2025	1HRW 078	PRMDSLA	UTE FLEET	88.59	0.00	88.59
21/03/2025	1IAV314	PRMDSLA	BUS FLEET	68.46	0.00	68.46
21/03/2025	1IBR445	PRMDSLA	VAN FLEET	123.25	0.00	123.25
21/03/2025	1IDS304	PRMDSLA	UTE FLEET	95.62	0.00	95.62
21/03/2025	1IHB262	PRMDSLA	MOWERS	26.33	0.00	26.33
21/03/2025	1IJM350	ULP	CAR FLEET	79.09	0.00	79.09
22/03/2025	1GJW884	PRMDSLA	UTE FLEET	123.71	0.00	123.71
22/03/2025	1GMP274	ULP	CAR FLEET	88.81	0.00	88.81
22/03/2025	1GPX 371	ULP	CAR FLEET	53.17	0.00	53.17
22/03/2025	1IBG288	PRMDSLA	UTE FLEET	34.06	0.00	34.06
22/03/2025	1ICY327	ULP	CAR FLEET	66.45	0.00	66.45
23/03/2025	1HPD029	PRMDSLA	VAN FLEET	69.61	0.00	69.61
23/03/2025	1HPD070	PRMDSLA	VAN FLEET	73.31	0.00	73.31
23/03/2025	1HPD479	PRMDSLA	VAN FLEET	59.63	0.00	59.63
23/03/2025	1HWY906	PRMDSLA	VAN FLEET	97.36	0.00	97.36
23/03/2025	1IEQ051	PRMDSLA	UTE FLEET	49.76	0.00	49.76
24/03/2025	F94955	ULP	MINOR PLANT FUEL	14.50	0.00	14.50
24/03/2025	1ESR283	PRMDSLA	UTE FLEET	109.75	0.00	109.75
24/03/2025	1GJW882	PRMDSLA	UTE FLEET	104.10	0.00	104.10
24/03/2025	1GRY 350	PRMDSLA	UTE FLEET	124.75	0.00	124.75
24/03/2025	1GWP452	PRMDSLA	UTE FLEET	119.44	0.00	119.44
24/03/2025	1GXA947	PRMDSLA	LIGHT TRUCK	229.11	0.00	229.11
24/03/2025	1ELP 781	PRMDSLA	LIGHT TRUCK	98.17	0.00	98.17
24/03/2025	1HEL551	PRMDSLA	LIGHT TRUCK	115.24	0.00	115.24
24/03/2025	1GJI868	PRMDSLA	UTE FLEET	92.38	0.00	92.38
24/03/2025	1HPD682	PRMDSLA	MOWERS	63.33	0.00	63.33
24/03/2025	1HWY905	PRMDSLA	VAN FLEET	117.64	0.00	117.64
24/03/2025	1IBU908	PRMDSLA	MOWERS	33.54	0.00	33.54
24/03/2025	1ICM408	PRMDSLA	HEAVY TRUCK	247.18	0.00	247.18
24/03/2025	1IEG429	PRMDSLA	UTE FLEET	99.58	0.00	99.58
24/03/2025	1IHB259	PRMDSLA	MOWERS	106.25	0.00	106.25
24/03/2025	1IHB260	PRMDSLA	MOWERS	117.26	0.00	117.26
24/03/2025	1IHB262	PRMDSLA	MOWERS	20.04	0.00	20.04
24/03/2025	1IJM352	ULP	CAR FLEET	94.95	0.00	94.95
25/03/2025	F94974	ULP	MINOR PLANT FUEL	25.78	0.00	25.78
25/03/2025	F94978	ULP	MINOR PLANT FUEL	31.15	0.00	31.15
25/03/2025	F94981	ULP	MINOR PLANT FUEL	40.96	0.00	40.96
25/03/2025	1EKD383	PRMDSLA	LIGHT TRUCK	203.22	0.00	203.22
25/03/2025	1EZZ500	ULP	CAR FLEET	53.44	0.00	53.44

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
25/03/2025	1EYR101	ULP	CAR FLEET	46.55	0.00	46.55
25/03/2025	1GIA358	PRMDSLA	VAN FLEET	98.13	0.00	98.13
25/03/2025	1GIA696	PRMDSLA	VAN FLEET	132.28	0.00	132.28
25/03/2025	1EKD382	PRMDSLA	LIGHT TRUCK	68.24	0.00	68.24
25/03/2025	1GLS201	PRMDSLA	VAN FLEET	125.75	0.00	125.75
25/03/2025	1GLC 156	PRMDSLA	UTE FLEET	91.78	0.00	91.78
25/03/2025	1GNV 595	PRMDSLA	VAN FLEET	64.26	0.00	64.26
25/03/2025	1GOS 408	PRMDSLA	UTE FLEET	95.56	0.00	95.56
25/03/2025	1GPX 372	ULP	CAR FLEET	63.47	0.00	63.47
25/03/2025	1GPR 526	PRMDSLA	UTE FLEET	118.76	0.00	118.76
25/03/2025	1GPR 527	PRMDSLA	UTE FLEET	123.73	0.00	123.73
25/03/2025	1GVI308	PRMDSLA	MOWERS	146.68	0.00	146.68
25/03/2025	1HCZ440	ULP	CAR FLEET	53.63	0.00	53.63
25/03/2025	1HGO247	PRMDSLA	BUS FLEET	79.60	0.00	79.60
25/03/2025	1HHZ562	PRMDSLA	LIGHT TRUCK	27.82	0.00	27.82
25/03/2025	1HHZ562	PRMDSLA	LIGHT TRUCK	82.69	0.00	82.69
25/03/2025	F94980	ULP	MINOR PLANT FUEL	31.10	0.00	31.10
25/03/2025	1HMF578	PRMDSLA	UTE FLEET	101.31	0.00	101.31
25/03/2025	F94005	PRMDSLA	VAN FLEET	55.26	0.00	55.26
25/03/2025	1HPD682	PRMDSLA	MOWERS	35.34	0.00	35.34
25/03/2025	1HPD676	PRMDSLA	MOWERS	98.74	0.00	98.74
25/03/2025	1HRX 146	PRMDSLA	LIGHT TRUCK	99.79	0.00	99.79
25/03/2025	1HWE692	PREMIUM95	CAR FLEET	57.69	0.00	57.69
25/03/2025	1IAV314	PRMDSLA	BUS FLEET	37.75	0.00	37.75
25/03/2025	1IDC458	PRMDSLA	LOADERS	84.90	0.00	84.90
25/03/2025	1IHB262	PRMDSLA	MOWERS	36.77	0.00	36.77
25/03/2025	1HBQ371	PRMDSLA	LIGHT TRUCK	174.77	0.00	174.77
26/03/2025	F94958	ULP	MINOR PLANT FUEL	15.18	0.00	15.18
26/03/2025	F94985	ULP	MINOR PLANT FUEL	17.60	0.00	17.60
26/03/2025	1EQC818	PRMDSLA	LIGHT TRUCK	174.18	0.00	174.18
26/03/2025	1EQX796	PRMDSLA	LIGHT TRUCK	180.60	0.00	180.60
26/03/2025	1EZC873	ULP	CAR FLEET	79.16	0.00	79.16
26/03/2025	1GDL520	PRMDSLA	LIGHT TRUCK	138.17	0.00	138.17
26/03/2025	1GKE907	ULP	CAR FLEET	54.80	0.00	54.80
26/03/2025	1GLQ010	PRMDSLA	HEAVY TRUCK	256.14	0.00	256.14
26/03/2025	1GMK837	PRMDSLA	LIGHT TRUCK	164.52	0.00	164.52
26/03/2025	1GOO 935	PRMDSLA	HEAVY TRUCK	251.39	0.00	251.39
26/03/2025	1GPX 373	ULP	CAR FLEET	42.69	0.00	42.69
26/03/2025	1GUD 414	PRMDSLA	LIGHT TRUCK	249.92	0.00	249.92
26/03/2025	1GNK 678	PRMDSLA	CAR FLEET	91.97	0.00	91.97
26/03/2025	1HAT216	PRMDSLA	HEAVY TRUCK	247.83	0.00	247.83
26/03/2025	1HGX 396	PRMDSLA	UTE FLEET	96.20	0.00	96.20
26/03/2025	1HGW566	ULP	ATVS	44.13	0.00	44.13
26/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	74.90	0.00	74.90
26/03/2025	F94976	ULP	MINOR PLANT FUEL	42.74	0.00	42.74

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
26/03/2025	1HNF 238	PRMDSLA	UTE FLEET	74.81	0.00	74.81
26/03/2025	1HPD070	PRMDSLA	VAN FLEET	63.27	0.00	63.27
26/03/2025	1HQB153	PRMDSLA	HEAVY TRUCK	177.39	0.00	177.39
26/03/2025	1HPD479	PRMDSLA	VAN FLEET	76.98	0.00	76.98
26/03/2025	1HRX 082	PRMDSLA	LIGHT TRUCK	141.71	0.00	141.71
26/03/2025	1HTV858	PRMDSLA	LIGHT TRUCK	226.45	0.00	226.45
26/03/2025	1HVD890	PRMDSLA	LIGHT TRUCK	138.87	0.00	138.87
26/03/2025	1HXZ 271	PRMDSLA	UTE FLEET	101.28	0.00	101.28
26/03/2025	1HMD 957	PRMDSLA	UTE FLEET	113.67	0.00	113.67
26/03/2025	1IAV314	PRMDSLA	BUS FLEET	74.51	0.00	74.51
26/03/2025	1GLS204	PRMDSLA	VAN FLEET	105.69	0.00	105.69
26/03/2025	1IDC524	PRMDSLA	LOADERS	135.50	0.00	135.50
26/03/2025	1IDS305	PRMDSLA	UTE FLEET	121.82	0.00	121.82
26/03/2025	1IDS302	PRMDSLA	UTE FLEET	107.26	0.00	107.26
26/03/2025	1IHB262	PRMDSLA	MOWERS	50.17	0.00	50.17
27/03/2025	F94959	ULP	MINOR PLANT FUEL	15.57	0.00	15.57
27/03/2025	F94968	ULP	MINOR PLANT FUEL	35.33	0.00	35.33
27/03/2025	1EUM935	PRMDSLA	MOWERS	4.38	0.00	4.38
27/03/2025	1EZW318	PRMDSLA	LIGHT TRUCK	111.10	0.00	111.10
27/03/2025	1GAQ376	PRMDSLA	LIGHT TRUCK	172.45	0.00	172.45
27/03/2025	1GKE907	ULP	CAR FLEET	13.10	0.00	13.10
27/03/2025	1GLS202	PRMDSLA	VAN FLEET	118.95	0.00	118.95
27/03/2025	1GNV 587	PRMDSLA	VAN FLEET	124.64	0.00	124.64
27/03/2025	1GOS 407	PRMDSLA	UTE FLEET	108.98	0.00	108.98
27/03/2025	1HAF268	PRMDSLA	LIGHT TRUCK	204.24	0.00	204.24
27/03/2025	1EQQ668	PRMDSLA	LIGHT TRUCK	110.7	0.00	110.70
27/03/2025	1HGJ189	PRMDSLA	LIGHT TRUCK	120.98	0.00	120.98
27/03/2025	1HGM 314	PRMDSLA	UTE FLEET	68.2	0.00	68.20
27/03/2025	1HPD682	PRMDSLA	MOWERS	112.15	0.00	112.15
27/03/2025	1HPR 183	PRMDSLA	LIGHT TRUCK	132.53	0.00	132.53
27/03/2025	F98446	PRMDSLA	HEAVY TRUCK	165.74	0.00	165.74
27/03/2025	1HSN866	PRMDSLA	LIGHT TRUCK	168.76	0.00	168.76
27/03/2025	1IBG288	PRMDSLA	UTE FLEET	115.75	0.00	115.75
27/03/2025	1IDC458	PRMDSLA	LOADERS	47.52	0.00	47.52
27/03/2025	1GLS203	PRMDSLA	VAN FLEET	117.62	0.00	117.62
27/03/2025	1IEP961	PRMDSLA	UTE FLEET	117.39	0.00	117.39
27/03/2025	1ICZ340	PRMDSLA	UTE FLEET	85.85	0.00	85.85
27/03/2025	1ICZ338	PRMDSLA	UTE FLEET	119.71	0.00	119.71
27/03/2025	1IEQ053	PRMDSLA	UTE FLEET	104.15	0.00	104.15
27/03/2025	1IHB260	PRMDSLA	MOWERS	104.87	0.00	104.87
27/03/2025	1IHB261	PRMDSLA	MOWERS	45.27	0.00	45.27
27/03/2025	1IHB262	PRMDSLA	MOWERS	53.16	0.00	53.16
27/03/2025	1IHB262	PRMDSLA	MOWERS	39.78	0.00	39.78
28/03/2025	F94956	ULP	MINOR PLANT FUEL	15.1	0.00	15.10
28/03/2025	F94978	ULP	MINOR PLANT FUEL	31.88	0.00	31.88

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
28/03/2025	F94983	ULP	MINOR PLANT FUEL	12.82	0.00	12.82
28/03/2025	F94969	ULP	MINOR PLANT FUEL	37.95	0.00	37.95
28/03/2025	1EKT694	PRMDSLA	LIGHT TRUCK	130.11	0.00	130.11
28/03/2025	1ESR282	PRMDSLA	UTE FLEET	113.01	0.00	113.01
28/03/2025	1EYF498	PRMDSLA	LIGHT TRUCK	139.04	0.00	139.04
28/03/2025	1GET700	PRMDSLA	HEAVY TRUCK	210.07	0.00	210.07
28/03/2025	1GKE907	ULP	CAR FLEET	12.14	0.00	12.14
28/03/2025	1GLC 159	PRMDSLA	UTE FLEET	114.37	0.00	114.37
28/03/2025	1GPX 371	ULP	CAR FLEET	44.22	0.00	44.22
28/03/2025	1GTW 208	PRMDSLA	HEAVY TRUCK	255.62	0.00	255.62
28/03/2025	1GUP916	PRMDSLA	HEAVY TRUCK	207.47	0.00	207.47
28/03/2025	1GCJ709	PRMDSLA	LIGHT TRUCK	198.71	0.00	198.71
28/03/2025	1GXA947	PRMDSLA	LIGHT TRUCK	266.66	0.00	266.66
28/03/2025	1ELP 781	PRMDSLA	LIGHT TRUCK	129.72	0.00	129.72
28/03/2025	1HAT216	PRMDSLA	HEAVY TRUCK	129.77	0.00	129.77
28/03/2025	1HEL551	PRMDSLA	LIGHT TRUCK	134.07	0.00	134.07
28/03/2025	1HGT321	PRMDSLA	LIGHT TRUCK	137.42	0.00	137.42
28/03/2025	1HFR848	PRMDSLA	RIDE ON SWEEPERS	62.15	0.00	62.15
28/03/2025	1HPD682	PRMDSLA	MOWERS	47.81	0.00	47.81
28/03/2025	1HPD677	PRMDSLA	MOWERS	42.03	0.00	42.03
28/03/2025	1HPD676	PRMDSLA	MOWERS	44.16	0.00	44.16
28/03/2025	1HXZ 962	PRMDSLA	UTE FLEET	115.4	0.00	115.40
28/03/2025	1HZP999	PRMDSLA	LIGHT TRUCK	222.28	0	222.28
28/03/2025	1IAV314	PRMDSLA	BUS FLEET	55.61	0	55.61
28/03/2025	1IBG295	PRMDSLA	UTE FLEET	103	0	103.00
28/03/2025	1IDC524	PRMDSLA	LOADERS	53.41	0	53.41
28/03/2025	1IFQ737	PRMDSLA	HEAVY TRUCK	483.31	0	483.31
28/03/2025	1ICZ337	PRMDSLA	UTE FLEET	114.83	0	114.83
28/03/2025	1ICZ331	PRMDSLA	UTE FLEET	107.12	0	107.12
28/03/2025	1ICZ334	PRMDSLA	UTE FLEET	86.98	0	86.98
28/03/2025	1IJM351	ULP	CAR FLEET	93.05	0	93.05
29/03/2025	1HNF 238	PRMDSLA	UTE FLEET	66.82	0	66.82
29/03/2025	1HPD029	PRMDSLA	VAN FLEET	98.61	0	98.61
29/03/2025	1ICY327	ULP	CAR FLEET	35.19	0	35.19
29/03/2025	1IJM350	ULP	CAR FLEET	80.78	0	80.78
30/03/2025	1EZZ500	ULP	CAR FLEET	35.96	0	35.96
30/03/2025	1GJW882	PRMDSLA	UTE FLEET	100.77	0	100.77
30/03/2025	1HNF 304	PRMDSLA	UTE FLEET	75.76	0	75.76
30/03/2025	1HPD070	PRMDSLA	VAN FLEET	71.27	0	71.27
30/03/2025	1HWY905	PRMDSLA	VAN FLEET	114.01	0	114.01
30/03/2025	1HWY906	PRMDSLA	VAN FLEET	75.87	0	75.87
30/03/2025	1ICZ339	PRMDSLA	UTE FLEET	75.15	0	75.15
31/03/2025	123COJ	PRMDSLA	LIGHT TRUCK	115.34	0	115.34
31/03/2025	1GJW884	PRMDSLA	UTE FLEET	77.5	0	77.50
31/03/2025	1GMP274	ULP	CAR FLEET	92.24	0	92.24

Fuel transactions - ReportMar25

DATE	REGO/PLANT NO	PROD/SERVICE	FLEET TYPE	PRD INCGST	TRN FEE	TOTAL PYMT
31/03/2025	1HGO247	PRMDSLA	BUS FLEET	114.13	0	114.13
31/03/2025	1HGM 314	PRMDSLA	UTE FLEET	72.31	0	72.31
31/03/2025	1GOF 367	PRMDSLA	VAN FLEET	121.25	0	121.25
31/03/2025	1HRX 146	PRMDSLA	LIGHT TRUCK	101.24	0	101.24
31/03/2025	1HXZ 270	PRMDSLA	UTE FLEET	95.67	0	95.67
31/03/2025	1IJM353	ULP	CAR FLEET	80.77	0	80.77
				$62,106.75	**$0.00**	**$62,106.75**

Community Funding Program Council Policy

Responsible directorate: Corporate Services

Objective: To support the delivery of community-initiated activities for the benefit of the City of Joondalup community.

1. Statement:

The City has a role to partner and support local community-based organisations to deliver programs, services and events which build community capacity, enrich quality of life for residents, deliver social, cultural, and environmental outcomes and strengthen the City of Joondalup community. The City therefore provides grants to eligible applicants to support these initiatives.

2. Details:

2.1. Community funding program:

Grants will be made available for programs, services and events which are in line with the following funding priorities:

- Strengthen community participation
- Encourage connected communities
- Promote healthy and active lifestyles
- Build resilient and sustainable communities.

The Community Funding Program is only available to incorporated community organisations that deliver activities for the benefit of the City of Joondalup community.

Successful grant recipients will be required to complete a grant acquittal (Project Completion Report) and acknowledge the City's financial support accordingly.

2.2. Funding guidelines:

All community grant funding programs will be managed through specific guidelines that will include details on the following:

- Eligibility
- Funding criteria
- Terms of grants
- Application, assessment, and approval process
- Recognition requirements
- Acquittal process
- Audit and accountability procedures.

These funding guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer.

2.3. Funding approvals:

The Chief Executive Officer may approve applications for funding up to and including $10,000 (excluding GST), within any 12-month period, while applications for funding greater than $10,000 (excluding GST) will require the approval of Council.

Creation date:	December 1998 (CJ286-12/98)
Formerly:	• Community Funding Policy • Junior and Disabled Sport and Recreation Donations Policy • Sports Development Program Policy
Amendments:	CJ303-09/99, CJ298-09/01, CJ206-10/05, CJ170-08/12, CJ046-03/16, CJ127-08/21, CJ161-08/23
Last reviewed:	August 2023 (CJ161-08/23)
Related documentation:	• Arts Development Scheme Council Policy • Community Funding Procedures • Funding Guidelines • Register of Delegation of Authority
File reference:	109777



COMMUNITY CONSULTATION OUTCOMES REPORT

Major land transaction — 40 Ocean Parade, Burns Beach

CONTENTS

OVERVIEW 3
STAKEHOLDERS 4
CONSULTATION MATERIALS 5
RESPONSE RATE 7
DEMOGRAPHICS 8
OUTCOMES 9
APPENDIX 10

OVERVIEW

The community was invited to provide feedback from Thursday 7 November 2024 to Wednesday 8 December 2024 on the City's Business Plan for the proposed major land transaction for a section of 40 Ocean Parade, Burns Beach. The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node. Under section 3.59 of the *Local Government Act 1995*, this is defined as a 'major land transaction'. For projects such as these, the City is required to prepare a Business Plan and make the Business Plan available for public inspection and comment.

A total of 30 valid submissions were received during the 42-day consultation period. This included a submission from the Director of the Burns Beach Sunsets Village Caravan Park, who was identified as a stakeholder. The majority of the respondents indicated that they reside in either the North Ward, or the North Central Ward, particularly Burns Beach and Iluka.

Common themes from the feedback include a concern for environmental impacts should the project go ahead, a view that the proposed location was not appropriate, concern that the proposal did not include enough parking, or that parking at the site was already an issue, concern that the proposal could result in increased noise, anti-social behaviour, or overcrowding, and the belief that a new café/restaurant was not needed as there was either already a café at the site, or there were other hospitality precincts close by, especially at Ocean Reef Marina.

It should be noted that a number of the submissions from individual community members contain identical or repeated statements, similar phrasing and/or similar paragraphing. This suggests that these may have been written by the same person or persons. It is estimated that at least 6 submissions may be affected, and it is likely that these have skewed the data. Notwithstanding, these have been treated as individual submissions where different, individual contact details were provided.

STAKEHOLDERS

A total of 4 stakeholders were directly engaged by the City of Joondalup. Stakeholders identified included:

- Environmental/friends' groups (1)
  - Joondalup Community Coast Care Forum
- Resident/ratepayer groups (1)
  - Burns Beach Residents Association Inc
- Local businesses (2)
  - Burns Beach Sunsets Village Caravan Park
  - Sistas Burns Beach Café

CONSULTATION MATERIALS

Identified stakeholders were sent emails on 7 November 2024 advising them of the consultation and linking them to the City's website for further information. These stakeholders were invited to provide written feedback via post or email.

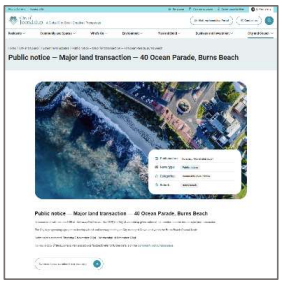
Email to environmental/friends' group, resident/ratepayer group, and local businesses (see Appendix 1 for full):



In addition to directly contacting identified stakeholders via email, the City advertised the consultation to other community members via the following means:

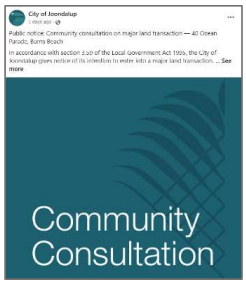
- Public notice webpage linked through the Latest News Updates section of the City's website published on 7 November 2024.
- Public notice poster erected at the Administration Building and displayed in the City's libraries from 7 November 2024 to 8 December 2024.
- Public notice advertisement published in the state-wide newspaper, *The West Australian*, on 7 November 2024.
- Public notice post on Facebook published through the City's Facebook account on 7 November 2024.
- Item published in the Public Notice eNewsletter emailed to subscribers on 7 November 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 7 November 2024.
- Webpage linked through the Community Consultation section of the City's website published on 7 November 2024.
- Frequently asked questions published on the webpage linked through the Community Consultation section of the City's website on 7 November 2024.
- Signage erected on-site at 40 Ocean Parade, Burns Beach, from 7 November 2024 to 8 December 2024.

Public notice webpage, poster, newspaper advertisement and Facebook post (see Appendix 2–5 for full):

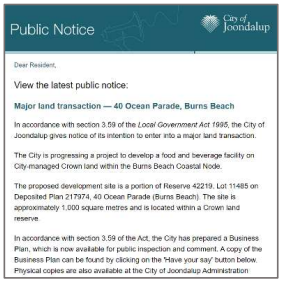






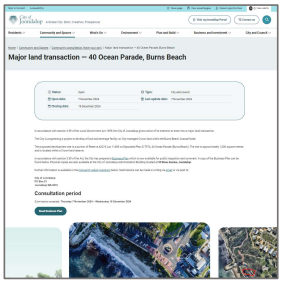


Public Notice eNewsletter and Community Consultation eNewsletter (see Appendix 6–7 for full):



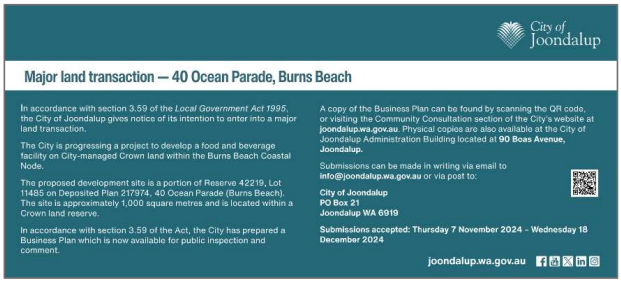


Community consultation webpage and frequently asked questions (see Appendix 8–9 for full):





Signage erected on-site at 40 Ocean Parade, Burns Beach (see Appendix 10 for full):



Photograph of signage in situ at 40 Ocean Parade, Burns Beach:



RESPONSE RATE

The City collected a total of 30 valid submissions throughout the 42-day advertised consultation period. Submissions that were considered valid include all those which contained contact details enabling identification and were submitted within the advertised timeframe. These submissions include one from the identified stakeholder, Burns Beach Sunsets Village Caravan Park, which is provided in full at Appendix 11. This indicates a 25.0% response rate. The remaining submissions received were from interested community members. This data is shown in the table below.

	Feedback sought	Feedback received	Response rate
Responses received by stakeholder type:	**N**	**N**	**%**
Environment/friends' groups	**1**	**0**	**0.0%**
Joondalup Community Coast Care Forum	1	0	0.0%
Resident/ratepayer groups	**1**	**0**	**0.0%**
Burns Beach Residents Association Inc	1	0	0.0%
Local businesses	**2**	**1**	**50.0%**
Burns Beach Sunsets Village Caravan Park	1	1	100.0%
Sistas Burns Beach Café	1	0	0.0%
Other community members (engaged indirectly)	**—**	**29**	**—**
Total response rate (engaged directly)	**4**	**1**	**25.0%**
Total responses	**—**	**30**	**—**

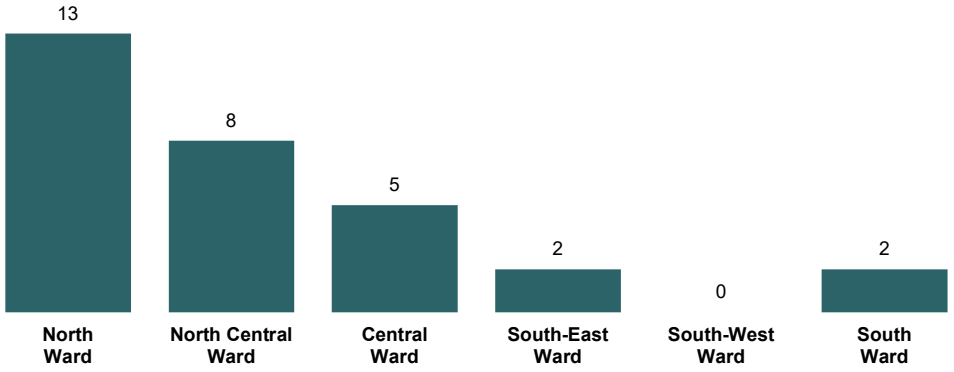
DEMOGRAPHICS

Respondent address

Respondents were asked to provide their contact address and the majority indicated that they reside in suburbs in the North Ward (13), and the North Central Ward (8). In particular, Burns Beach (6) and Iluka (6). This data is shown in the table and chart below.

Responses received by suburb and ward:	N	%
City of Joondalup	**30**	**100.0%**
North Ward	**13**	**43.3%**
Burns Beach	6	20.0%
Currambine	3	10.0%
Joondalup	0	0.0%
Kinross	4	13.3%
North Central Ward	**8**	**26.7%**
Connolly	1	3.3%
Edgewater	0	0.0%
Heathridge	0	0.0%
Iluka	6	20.0%
Ocean Reef	1	3.3%
Central Ward	**5**	**16.7%**
Beldon	1	3.3%
Craigie	0	0.0%
Mullaloo	3	10.0%
Woodvale	1	3.3%
South-East Ward	**2**	**6.7%**
Greenwood	2	6.7%
Kingsley	0	0.0%
Warwick	0	0.0%
South-West Ward	**0**	**0.0%**
Hillarys	0	0.0%
Kallaroo	0	0.0%
Sorrento	0	0.0%
South Ward	**2**	**6.7%**
Duncraig	0	0.0%
Marmion	2	6.7%
Padbury	0	0.0%
Total responses	**30**	**100.0%**

Responses received by ward:



OUTCOMES

Submissions on the Burns Beach Major Land Transaction Business Plan

Respondents were asked to submit feedback on the Burns Beach Major Land Transaction Business Plan. A total of 29 submissions were received from individual community members and these have been broadly grouped and summarised in the table below. Common themes include a concern for environmental impacts should the project go ahead (12), a view that the proposed location was not appropriate (9), concern that the proposal did not include enough parking, or that parking at the site was already an issue (8), concern that the proposal could result in increased noise, anti-social behaviour, or overcrowding (8), and the belief that a new café/restaurant was not needed as there was either already a café at the site (6), or there were other hospitality precincts close by, especially at Ocean Reef Marina (8). The full verbatim comments are provided at Appendix 12, and the full submission from the Director of the Burns Beach Sunsets Village Caravan Park is provided at Appendix 11.

Submissions on the Burns Beach Major Land Transaction Business Plan:	N*	%
Support the business case/project (in general)	7	24.1%
Oppose the business case/project (in general)	1	3.4%
Proposal does not include enough parking/parking at the site is an issue	8	27.6%
Support the inclusion of additional parking	2	6.9%
Concerned about the environmental impact	12	41.4%
Concerned about erosion/inundation	2	6.9%
Believe financial assumptions are incorrect/not sufficient	4	13.8%
Project is not needed as there are other hospitality precincts nearby (especially Ocean Reef Marina)	8	27.6%
Project is not needed as there is already a café at the site	6	20.7%
Do not believe location is suitable for a café/restaurant	9	31.0%
Do not believe the City should not be running a commercial enterprise/do not believe project will be profitable	3	10.3%
Concerned there will be increased noise/anti-social behaviour/ overcrowding	8	27.6%
Other/additional infrastructure suggestions	6	20.7%
Believe area needs more amenities/investment	4	13.8%
Other/miscellaneous comment	7	24.1%
Total responses (individual community members)	**29**	**100.0%**

* Numbers may not add up to total, as respondents can address multiple themes in their comments.

APPENDIX 1 — Email to environmental/friends' group, resident/ratepayer group, and local businesses

From: Consultation
Sent: Thursday, 7 November 2024 8:17 AM
To: [redacted]
Subject: Community consultation: Major land transaction — 40 Ocean Parade, Burns Beach

Dear [redacted]

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node.

The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan which is now available for public inspection and comment. The City invites you to provide feedback on behalf of Sistas Burns Beach Café

A copy of the Business Plan can be found by clicking the Have Your Say button below. Physical copies are also available at the City of Joondalup Administration Building located at **90 Boas Avenue, Joondalup**.

Submissions can be made in writing via email or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

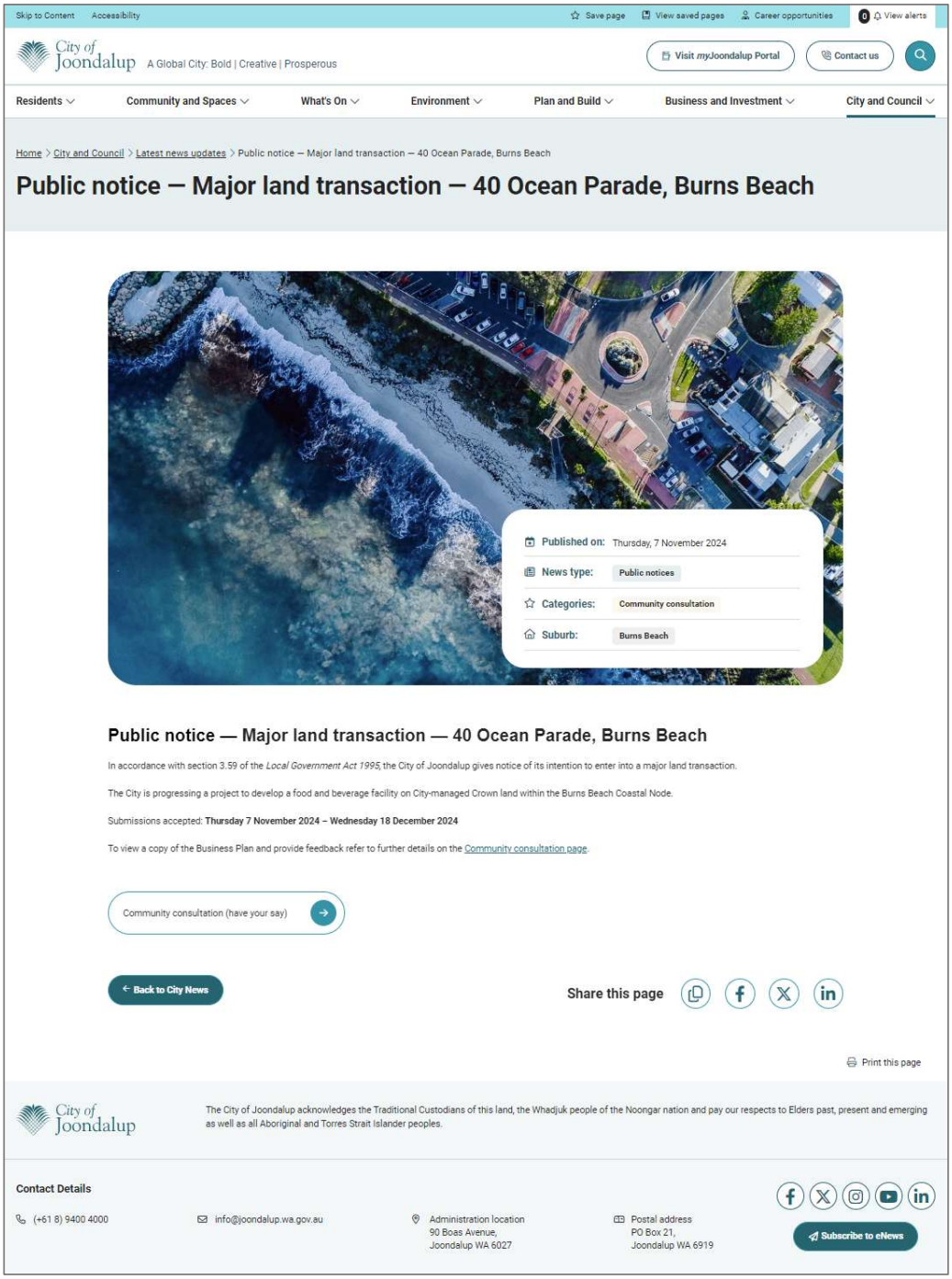
Submissions accepted: Thursday 7 November 2024 – Wednesday 18 December 2024

Thank you

City of Joondalup
T: 08 9400 4000
E: info@joondalup.wa.gov.au
W: Joondalup.wa.gov.au

1

APPENDIX 2 — Public notice webpage



APPENDIX 3 — Public notice poster

City of Joondalup

Public notice — Community consultation

Major land transaction — 40 Ocean Parade, Burns Beach

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node.

The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan which is now available for public inspection and comment. A copy of the Business Plan can be found by scanning the QR code, or visiting the Community Consultation section of the City's website at **joondalup.wa.gov.au**. Physical copies are also available at the City of Joondalup Administration Building located at **90 Boas Avenue, Joondalup**.

Submissions can be made in writing via email to **info@joondalup.wa.gov.au** or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: Thursday 7 November 2024 – Wednesday 18 December 2024

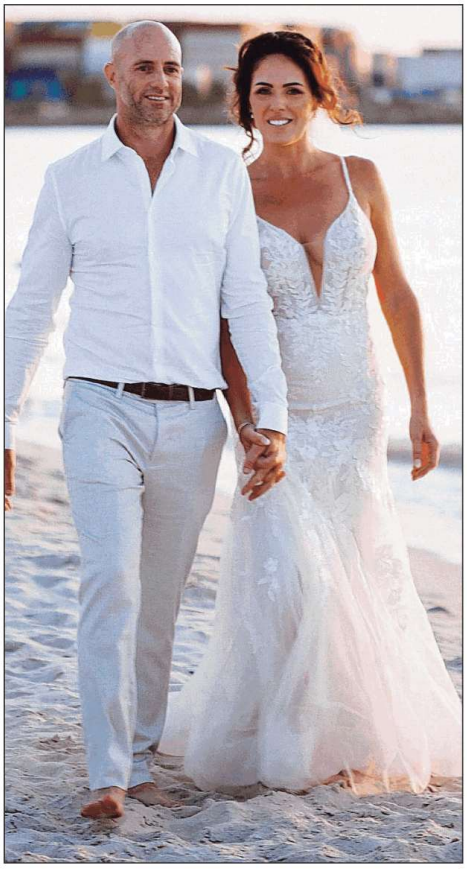
JAMES PEARSON
Chief Executive Officer

joondalup.wa.gov.au

APPENDIX 4 — Public notice advertisement in a state-wide newspaper (*The West Australian*, 7 November 2024, page 13)

The West Australian
Thursday, November 7, 2024

SURROUNDED BY LOVE



'Army of support' for stricken dad after alleged one-punch attack

JESSICA EVENSEN

The victim of an alleged one-punch attack in Hillarys after Melbourne Cup celebrations is a father of two young girls who has an "army of friends surrounding him with love and support".

Glen Cahill was in a critical condition at Royal Perth Hospital on Wednesday morning after the incident outside Hillarys Beach Club about 4pm on Tuesday.

The 43-year-old was with his wife Tarryn waiting for a rideshare vehicle outside the venue on John Wilkie Tarn when he was allegedly approached by a 40-year-old stranger.

Police claim the accused, Matthew Anthony Jennings, was acting in an "intimidating manner before becoming involved in a physical altercation with the victim".

"During the altercation, the accused allegedly punched the victim to the face causing him to lose consciousness and fall backwards, striking his head on the road," police said.

Mr Cahill, who had been celebrating the Melbourne Cup earlier in the day, was rushed to RPH with serious head and facial injuries.

Security staff at the venue detained Mr Jennings until police arrived and took him into custody.

"Glen is a devoted dad to two girls aged four and six and a loving husband to Tarryn," Mr Cahill's devastated family said in a statement on Wednesday.

"He has an army of family and friends surrounding him with love and support at this tough time."

Mr Jennings has been charged with causing grievous bodily harm.

He faced Joondalup Magistrates Court on Wednesday where he did not apply for bail and was remanded in custody.

He is due to face court again on November 22, where it is expected he will apply for bail.



Left: Glen and Tarryn Cahill in a picture supplied by the family. Above: Hillarys Beach Club.

Australia sweet on 16 in a world first for social media age limits

Australia is poised to be the first nation in the world to impose a minimum social media age of 16 as Labor backs the limit to protect children from online harms.

Anthony Albanese will call a special National Cabinet meeting for Friday where he will ask States and Territories to support the proposal endorsed by his Cabinet earlier this week.

The Prime Minister previously committed to introducing legislation to raise the age by the end of this year, but had not specified a number.

A national age limit of 16 would be a world-first. Platforms such as TikTok, Instagram and Facebook have a minimum age of 14, but experts have criticised tech companies for a lack of enforcement. Australia's eSafety Commissioner recently estimated 1.34 million Australian children aged 12 or younger have used social media since the beginning of this year.

Describing the issue as a "national challenge that requires national leadership", Mr Albanese said his Government was "stepping up to deliver".

"I want Australian parents and families to know we've got their back," he said.

"Social media is doing social harm to our young people, and I'm calling time on it."

Mr Albanese said he knew an age limit alone was "not the solution" and there was "more to do".

City of Joondalup

Public Notice
Community consultation

Major land transaction - 40 Ocean Parade, Burns Beach

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node. The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan which is now available for public inspection and comment. A copy of the Business Plan can be found by scanning the QR code, or visiting the Community Consultation section of the City's website at **joondalup.wa.gov.au/consultation**. Physical copies are also available at the City of Joondalup Administration Building located at **90 Boas Avenue, Joondalup**.

Submissions can be made in writing via email to **info@joondalup.wa.gov.au** or via post to:

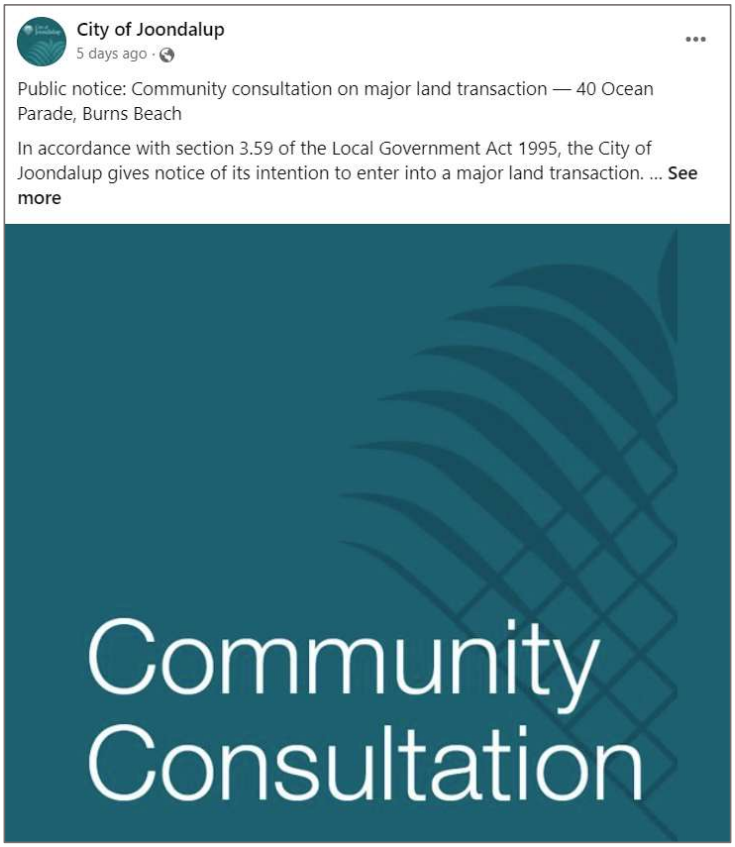
City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: **Thursday 7 November – Wednesday 18 December 2024**

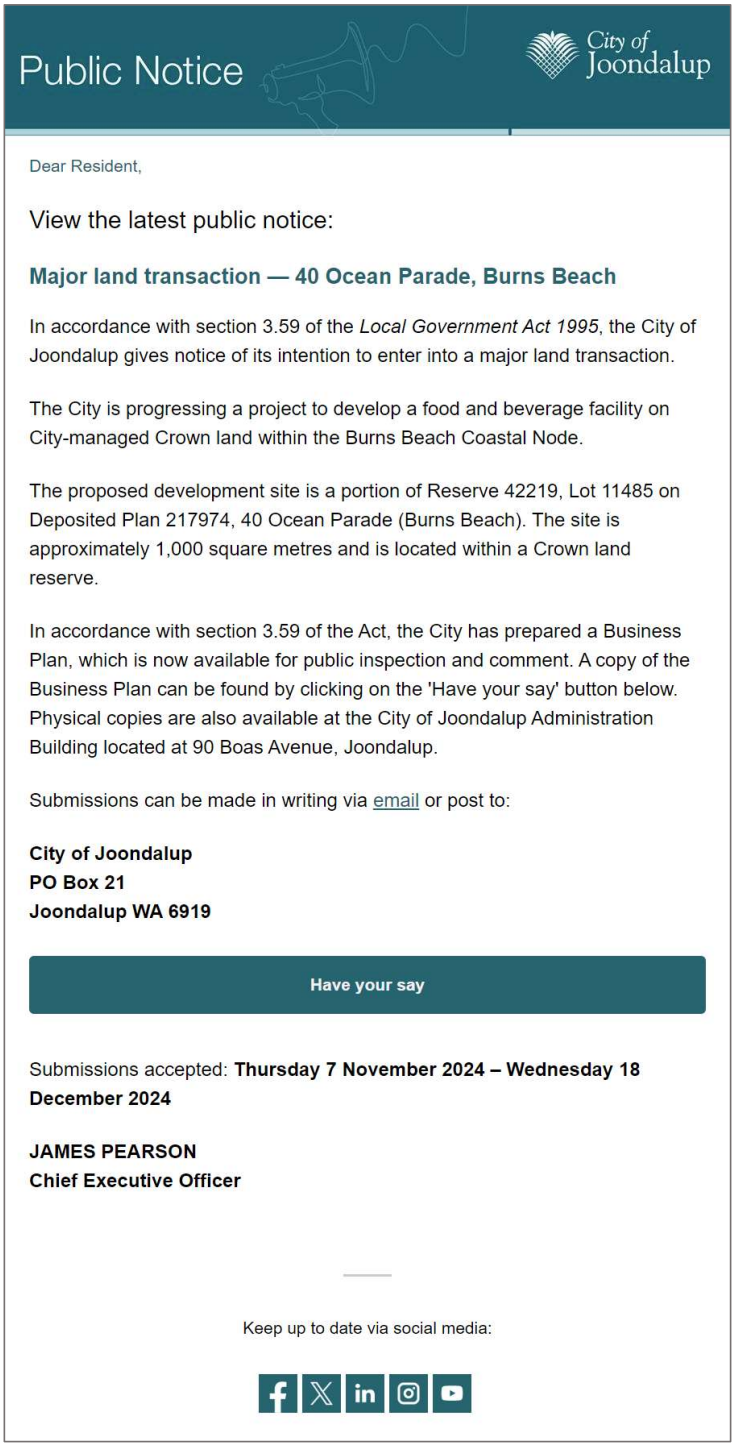
James Pearson
Chief Executive Officer
City of Joondalup

joondalup.wa.gov.au

APPENDIX 5 — Public notice post on Facebook



APPENDIX 6 — Public Notice eNewsletter



Public Notice

City of Joondalup

Dear Resident,

View the latest public notice:

Major land transaction — 40 Ocean Parade, Burns Beach

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node.

The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan, which is now available for public inspection and comment. A copy of the Business Plan can be found by clicking on the 'Have your say' button below. Physical copies are also available at the City of Joondalup Administration Building located at 90 Boas Avenue, Joondalup.

Submissions can be made in writing via email or post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

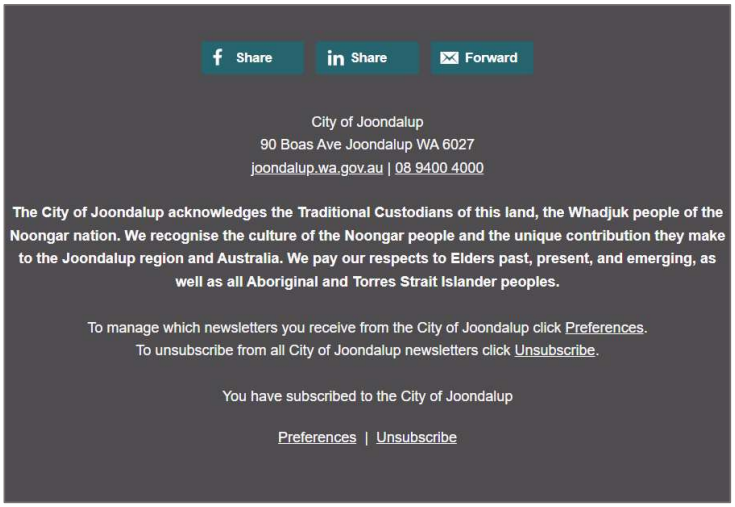
Have your say

Submissions accepted: **Thursday 7 November 2024 – Wednesday 18 December 2024**

JAMES PEARSON
Chief Executive Officer

Keep up to date via social media:

(continues)


Share
Share
Forward
City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000
The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.
To manage which newsletters you receive from the City of Joondalup click Preferences.
To unsubscribe from all City of Joondalup newsletters click Unsubscribe.
You have subscribed to the City of Joondalup
Preferences | Unsubscribe

APPENDIX 7 — Community Consultation Newsletter

Community Consultation

City of Joondalup

Thursday 7 November 2024

Dear Community Consultation Member,

View the latest community consultation opportunity



Major land transaction — 40 Ocean Parade, Burns Beach

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

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The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan, which is now available for public inspection and comment. A copy of the Business Plan can be found by clicking on the 'Have your say' button below. Physical copies are also available at the City of Joondalup Administration Building located at 90 Boas Avenue, Joondalup.

(continues)

Submissions can be made in writing via email or post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: **Thursday 7 November 2024 – Wednesday 18 December 2024**

Have your say

New website

The City of Joondalup has redesigned its website with you in mind. Access online services 24/7 in our new *my*Joondalup customer portal or find what you're looking for through the intuitive search feature. It's easy to use. You can find the latest City news, book events in the new events calendar, explore local projects, check out the new home renovation guides, find your bin collection date, and so much more. Or try the improved community directory for comprehensive local support resources. Stay connected with the City, jump online and visit the new website, **joondalup.wa.gov.au**.

Keep up to date via social media:

Forward

City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

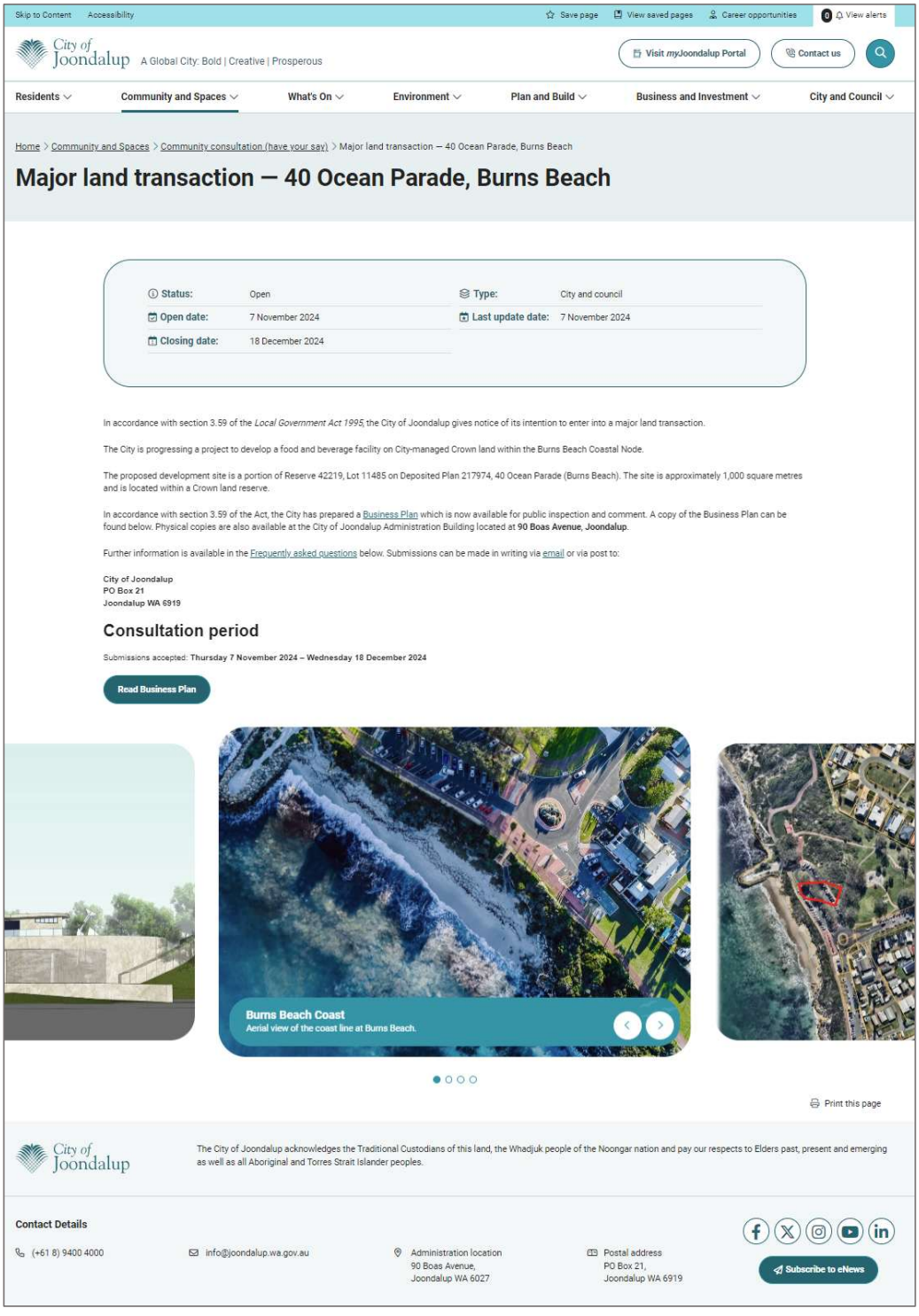
The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

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To unsubscribe from all City of Joondalup newsletters click Unsubscribe.

You have subscribed to the City of Joondalup.

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APPENDIX 8 — Community consultation webpage



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City of Joondalup A Global City: Bold | Creative | Prosperous

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Residents Community and Spaces What's On Environment Plan and Build Business and Investment City and Council

Home > Community and Spaces > Community consultation (have your say) > Major land transaction — 40 Ocean Parade, Burns Beach

Major land transaction — 40 Ocean Parade, Burns Beach

Status:	Open	Type:	City and council
Open date:	7 November 2024	Last update date:	7 November 2024
Closing date:	18 December 2024		

In accordance with section 3.59 of the *Local Government Act 1995*, the City of Joondalup gives notice of its intention to enter into a major land transaction.

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node.

The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve.

In accordance with section 3.59 of the Act, the City has prepared a Business Plan which is now available for public inspection and comment. A copy of the Business Plan can be found below. Physical copies are also available at the City of Joondalup Administration Building located at **90 Boas Avenue, Joondalup**.

Further information is available in the Frequently asked questions below. Submissions can be made in writing via email or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

Consultation period

Submissions accepted: **Thursday 7 November 2024 – Wednesday 18 December 2024**

Read Business Plan

Print this page

City of Joondalup

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.

Contact Details

(+61 8) 9400 4000 info@joondalup.wa.gov.au Administration location 90 Boas Avenue, Joondalup WA 6027 Postal address PO Box 21, Joondalup WA 6919

Subscribe to eNews

APPENDIX 9 — Frequently asked questions

The following content was published in full on the City's new website from 7 November 2024 until the consultation closed on the 18 December 2024.

Frequently asked questions
Major land transaction — 40 Ocean Parade, Burns Beach

What is the purpose of the community consultation?

To seek community feedback on the City's Business Plan for the proposed major land transaction for a section of 40 Ocean Parade (Burns Beach).

Why has the City prepared a Business Plan?

The City is progressing a project to develop a food and beverage facility on City-managed Crown land within the Burns Beach Coastal Node. Under section 3.59 of the *Local Government Act* 1995, this is defined as a 'major land transaction'. For projects such as these, the City is required to prepare a Business Plan and make the Business Plan available for public inspection and comment.

What is included in the Business Plan?

The Business Plan outlines the impact of the project on the City. Section 3.59 of the *Local Government Act 1995* has specific requirements for what must be included in the Business Plan as follows:

- Expected effect of the project on the provision of facilities and services by the local government.
- Expected effect of the project on other persons providing facilities and services in the district.
- Expected financial effect of the project on the local government.
- Expected effect of the project on matters referred to in the local government's current plan prepared under section 5.56.
- Ability of the local government to manage the undertaking or the performance of the transaction.

Where can I find the Business Plan?

A copy of the Business Plan is available here. Physical copies are also available at the City of Joondalup Administration Building located at **90 Boas Avenue, Joondalup**.

Where is the proposed development site?

The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). The site is approximately 1,000 square metres and is located within a Crown land reserve. A map showing the location of the site can be found within the Business Plan.

Who currently owns and manages the proposed development site?

The proposed development site is located within a Crown land reserve. It is currently managed by the City on behalf of the Department of Planning, Lands and Heritage.

What is included in the project?

The project includes the construction of a two-storey food and beverage facility. An artist's impression of the concept design can be found within the Business Plan. The City is proposing to construct the facility, and then lease the facility to commercial operators.

Has community consultation been conducted previously?

Yes, the City conducted community consultation in 2021. The outcomes of this consultation were reported to the Council in July 2021. A report on the outcomes is available via the Community Consultation section of the City's website at **joondalup.wa.gov.au**.

Who is being consulted?

All information relating to this consultation is available on the City's website. Anyone interested in the proposal can submit feedback. Responses are limited to one per person, or one formal response per club/organisation.

How do I provide feedback?

The Business Plan is available. Submissions on the Business Plan be made in writing via email or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

If you need assistance in providing feedback, please contact the City on **9400 4000** or via email.

When is the community consultation period open?

The community consultation period is open **Thursday 7 November 2024** to **Wednesday 18 December 2024**.

What happens next?

After the close of the consultation period, the City will consider all feedback received and prepare a report for the Council on the outcomes. The outcomes will also be made available via the Community Consultation section of the City's website.

Who do I contact for more information?

For further information on the Business Plan please contact the City on **9400 4000** or via email.

APPENDIX 10 — Signage



APPENDIX 11 — Submission from Burns Beach Sunsets Village Caravan Park (page 1)

From: [redacted]
Sent: Wednesday, 27 November 2024 10:17 AM
To: info@joondalup.wa.gov.au
Subject: RE: Community consultation: Major land transaction — 40 Ocean Parade, Burns Beach

Thank you for your advice, below.

Having been appraised of this Plan some years ago I have no real objection to it overall, however, some concerns exist with car parking matters & I would offer a few comments & an observation in particular regard to the new(er) carpark

Firstly, comments; I have other interests in the eastern states, one being a motel (Sails) & restaurant at Brunswick Heads in far north coastal NSW, 15 minutes from Byron Bay. In visits there, I often fly into Sydney & drive up the coast, availing myself of talks to accommodation operators along the way & in some instances, local government officials. From those discussions, there seemed to be a general approach to the location of coastal amenities, of keeping carparks "back" from the beach, thus providing more access & useability of near ocean-front areas to the public at large (I didn't go into specifics of how far "back" they were to be).

Co-incidentally, I have just returned from a trip to the US, driving on the west coast from Los Angeles to San Franciso & on the east coast, along the Atlantic seaboard from Miami up through Georgia. This is not meant to be a re-counting of a travelogue but rather, again, I talked to various relevant parties & wasn't all that surprised to be informed that many local ordinances are being pushed to have facilities like carparks at least 400 yards back from a beach-side location (though this seemed to have more to do with their oversized Winnebagos & such than just car parking).

The point is, could the location of the proposed new carpark be taking up space which could otherwise be dedicated to more public general usage, with the car park being located further back? This is similar to suggestions I took up with a previous COJ planning officer ([redacted]), back in 2008 but which backfired somewhat on me, ending up with the additional carpark spaces we now have on either side of Ocean Parade & later, on our western boundary (now a nightmare of hooliganism).

As was the case then & exacerbated ever since, no number of additional spaces is ever enough – there will always be calls for more & we are faced with evermore policing & dealing with indiscriminate parking by individuals within the confines of the caravan park on busy days (for the Café). Without being too fatalistic, I see a likely state on busy Sundays of traffic pandemonium in the areas concerned, attempting access to either of the eating outlets, let alone the expected overflow of patrons parking here, to access the other café (a 3rd outlet) further up into Burns Beach - & particularly affecting us.

1

(page 2)

An additional factor is the one we are now experiencing more & more, as the warmer months approach. Car parks at night often provide an arena for public mischief & rowdy behaviour; we experience this already on our western boundary. The proposed carpark will be empty at night; it would seem to present an ideal forum for hooligans to gather & create their form of amusement. Unlike supermarket & shopping mall carparks, this one will be adjacent to 2 areas of domestic dwellings – ours across the road & the old(er) Burns Beach village residential area to the east & north. I leave you to ponder the possible, probable outcomes there.

Secondly, an observation; in looking at the carpark layout, it appears that Ocean Parade becomes part of the internals of the carpark & thus would lose its identify as a proper address &/or destination point; However, I may well be mistaken in my understanding of that plan.

If I have interpreted the plan correctly (& again, I may be mistaken here) it would seem to create a very difficult situation for access & egress to the caravan park. Many of my owner/residents (there are 61 of them – mostly elderly) have expressed their concerns about their comings & goings, if this is the case. I would also see difficulties in tourist movements, particularly as caravans & motor homes often need additional room for manoeuvring normally, let alone in more confined spaces of a car park; & directions "….yes, just go through the car park until you hit the end of it….." – I find this incongruous.

I regret I have nothing much to offer as options or alternatives to allay my (& my residents) concerns.
My thoughts here are not meant to be unfavourably critical of this development or to stymie it.
I simply offer them to you for what they may be worth.

Yours Sincerely
[redacted]
Director - *Newzone Holdings Pty Ltd*
trading as *Burns Beach Sunsets Village Caravan Park.*

APPENDIX 12 — Verbatim comments

Submissions on the Burns Beach Major Land Transaction Business Plan

*Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. No alterations have been made to spelling/grammar.

Submissions on the Burns Beach Major Land Transaction Business Plan (N = 29)
Looks good - a nice upgrade. Like the added parking as its always so busy on weekends and for events. Rgds [- - -] Connolly 6027 [- - -]
Hello Thanks for the opportunity to comment on the business plan for the proposed new cafe at Burns Beach. Whilst I am generally supportive of such a facility, my comments are as follows: 1. The financial information provided is insufficient to form an informed view of whether the financial projections are realistic and achievable. More information should be provided including critical assumptions. 2. Has adequate thought been given to the impact that the new marina and catering facilities will have at Burns Beach. The impact could be significant. 3. Why is the City choosing to build and then lease the facility when it could simply seek private sector capital to fund the building. The private sector owner of the building would then have a site lease and would pay rates as normal. I am not saying this is the best approach, only that it is an option that should be considered. Thank you [- - -]
WONDERING WHY, DO WE REALLY NEED THIS WITH ALREADY A PLEASANT CAFE/RESTAURANT AT SAME LOCALITY. how much more beautiful coastal vegetation are we too loose
To build yet another entertainment and retail precinct on the Coast is foolhardy. Your own climate and erosion documents are telling you that this building if built suffer from coastal inundation in the next 50 to 100 years. Although this sitting council will not be here, the generations to following will and all rate payers will be environmentally an economically affected by these short sighted plans to develop this coastline adversely. This area already suffers from erosion, and what should be happening here is large scale dune restoration in line with your supposed Climate change policy. There are plenty of other places to eat and drink along the coast. There is very little natural dune areas left along the coast. [- - -]
Just to register my opposition to the proposal. Crazy to think that you are considering this on prime real estate. [- - -] Sent from my iPhone
Dear sir or madam, Local government has no business getting involved in owning and running a hospitality, indeed any, business. This includes the City ofJoondalup. So I am totally against the CoJ continuing with this proposal. Regards, [- - -] [- - -] Mullaloo Mob: [- - -]

RE: The proposed development site is a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade (Burns Beach). I have read the business plan relating to the proposed development site at 40 Ocean Parade, Burns Beach. Burns Beach is a popular beach destination that houses a beautiful and peaceful caravan park, a fabulous cafe and a food kiosk. The location is wonderful so I'm not surprised developers wish to exploit this location by providing additional food and drink services. I imagine that there would be demand for additional services however. The proposed plan appears to be the low cost option with the poorest environmental and climate outcomes. This would seem to be at odds with a council wishing to promote its green credentials. I believe the correct term is "greenwashing". My concerns relate to this proposal as providing very poor environmental and climate outcomes. 1. The development will include necessary additional parking spaces. Which will consume existing green space (albeit lawn). The existing green space will be recovered by removing the remnant dune vegetation and planting with environmentally sterile lawn. Parking could be constructed under the new facility reducing its damaging footprint. 2. The provision of the car park will act as a heat sink in a time we are trying to reduce suburban heat sinks. Poor quality shade trees are being shown on the plans but we know council doesn't like environmentally appropriate shade trees since they just removed them from Mullaloo beach car parks (another heat sink). 3. The Facility itself will require destruction of remnant dune vegetation and the surrounding lawned areas will remove existing remnant dune vegetation. Another poor environmental choice. When habitat is removed wildlife dies. The surrounding areas are already stressed from development hence the resident organisms are doomed to die. I hope the council doesn't give consideration to how environmentally poor the proposed development is and that with additional expense they can mitigate this damage entirely Yours Faithfully [- - -] [- - -], Mullaloo, 6027
Hi, In response to your community consultation opportunity for the Major land transaction proposed for 40 Ocean Parade, Burns Beach, I would like you to further clarify the perceived success of any business entering into a long term lease with the City based on the income estimated at $366,000 per annum? To cover costs only any business would need to generate a daily income of circa $28,000 that will only cover the cost of the lease and make no provision for any other cost such as utilities, wages, salaries, profits etc. Based on the above, I cannot see how the City can invest in this knowing the failed outcome of any potential business leasing the property with the ultimate result being a burden on the rate payers of the City? I am not against the development per say, I question the business plan and the costs. Kind regards, [- - -]
Please undertake an assessment of the impact of the development on the local Bandicoot population prior to approval. If the Bandicoot will be impacted, consider another location. Thank you [- - -] Silent elector Sent from Outlook for Android
I support the plan . One comment I make I that in beach developments such as this the disabled parking bays be doubled. Thankyou. John [- - -] Sent from my iPad

To whom it may concern and Councillors, RE: Public notice: Community consultation on major land transaction — 40 Ocean Parade, Burns Beach. I oppose the land transaction and business plan for numerous reasons. Although the current parking in the area is limited and often overburdened, I disagree with the City demolishing more bushland, and building a cafe/restaurant to compete with the current Cafe. With the construction of ocean reef marina, people will have both Mindarie and the new marina to enjoy, leaving this parkland, caravan park and intimate cafe setting as is. I believe the City could better direct these funds in securing land as a nature reserve for the struggling native flora and fauna, improving the natural environment, rather than further destruction. The City could also redirect these funds to replace the dilapidated and termite eaten timber staircases behind Craige leisure centre, that are used daily by many ratepayers, rather than building more infrastructure that will require ongoing maintenance. Thanks for your consideration. Kind regards, [- - -]
Hi, Please find my questions and comments relating to this project. Please note that I live in the caravan park next door to the proposed new Burns Beach cafe/restaurant/larger car park/project. Whilst most residents are OK with the concept of the restaurant and the larger car park, we bought our houses on the proviso that after 10pm would be quiet time. Please also note that most residents (95%) are over 70 years old. 1. Are you able to say yet, whether the chosen operator will ask for a licence to stay open until after 10 pm? 2. Will there be appropriate traffic calming measures in the car park? 3. With a larger car park that is likely to be significantly used in the evenings, the risk of unauthorised access to the caravan park is increased. Will there be adequate CCTV coverage in the car park that will cover the whole of the length of the car park? 4. Will there be adequate controls in place to ensure that people parked in the car park cannot just sit in their vehicles with the engine running, thus polluting the area. I'm assuming that I will receive answers to these questions. Many thanks [- - -] [- - -] [- - -]
Hi Team, My name is [- - -], my husband & I live at [- - -], Iluka. We agree to the new business going in. My concern lays around removing any currently used section of the existing grass and park for parking. The existing long term dead grass north east of the Burns, Maui, Ocean parade roundabout is an eye sore and is already used for unofficial parking with the markets. Turn the dead grass section into official parking, removing the dead grass eyesore and relieve parking in the ocean front zone. This area is also visible from the main road, unlike the mystery of driving into a heaving carpark with no spaces and being stuck in the jam for 15mins. Choosing this land for parking also allows for more valuable areas that people can enjoy. Parked cars don't need ocean views, but families do. Thank you for your time and listening to my concerns. Warm Regards [- - -] Get Outlook for iOS

Good morning Having read the above business plan, as a resident / property owner within the City of Joondalup, I wish to voice my opposition to this plan. My reason for this is that our green areas / bushland is continuously being eroded and resulting in less natural areas for residents to enjoy. There is also the issue of the impact on wildlife. This area is home to bandicoots and other rare, native flora and fauna. Its current use is far more beneficial to residents and our mental health. Building another commercial enterprise at the expense of bushland / green space when there is already a cafe at the location, a new cafe being built approximately 750 metres north up the path, the Iluka pub / restaurant, Currambine central with plenty of restaurants and the building of the new Ocean Reef Marina within the area, will not further benefit the community. The City sold what was zoned 'forever bushland' to the State Government for the marina and I think that the destruction of more green space / native bushland in this area would be another sad loss for our community. The demolition of the current bush / trees and then re-planting around new infrastructure is simply not going to be adequate for the wildlife or the residents due to the length of time it takes for trees / bushland to re-grow. This is not an appropriate place for such a development. Regards [- - -] [- - -] Currambine WA 6028
Dear Councillors, Having read the above business plan, as a property owner within the City of Joondalup, I wish to voice my opposition to this plan. My reason for this is that our green areas and bushland is continuously being eroded, resulting in less natural areas for residents to enjoy. There is also the issue of the impact on wildlife. This area is home to bandicoots, carnaby cockatoos feed here and other rare and native flora and fauna exist here too. Its current use is far more beneficial to residents and our mental health and wellbeing. Building another commercial enterprise at the expense of bushland and green space when there is already a cafe at this location, The Iluka and Currambine Central which has plenty of restaurants, as well as the new Ocean Reef Marina within the area, will not further benefit the community. The City sold what was zoned 'forever bushland' to the State Government for the marina and I think that the destruction of more green space and native bushland in this area would be another sad loss for our community. The demolition of the current bush and trees and then re-planting around new infrastructure is simply not going to be adequate for the wildlife or the residents due to the length of time it takes for trees and bushland to re-grow. This is not an appropriate place for such a development and I implore all Councillors to reconsider this proposal and vote against this. Regards [- - -]
Community Consultation Comments: The Proposed Development of a New Cafe and Restaurant would greatly benefit to the local community and is welcome. Ocean Parade does get very busy on the weekends, events such as market days, community events and also during the week. The shortfall with this proposal is the proposed 150 car parking bay would be inadequate. On weekends currently there could be more than 150 cars parked both in the current designated car park, on the Council verge on either side of Ocean Parade and the 43 Bay car park identified as Item 6 in the Concept design. If a new Cafe restaurant were to be built this would exacerbate the parking problem. The plan needs to be revisited with a view of increasing car parking bays. Kind Regards [- - -] [- - -] Currambine

[- - -]
[- - -]
KINROSS WA 6028
8 November 2024
City of Joondalup Council
90 Boas Avenue
JOONDALUP WA 6027
Dear Members of the Joondalup Council,
Major Land Transaction — 40 Ocean Parade, Burns Beach
I am writing to express my concerns regarding the proposed development of portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade, Burns Beach. As a resident who frequently visits this area, I have serious reservations about the impact this development will have on our fragile environment and community wellbeing.
Firstly, the biota in this region is extremely delicate. Over the years, I have noticed a significant reduction in bird life, which is a clear indicator of the environmental stress this area is already experiencing from the surge in population in surrounding suburbs with various residential developments over the past few years. Introducing more development will further disrupt the local wildlife and could lead to irreversible damage.
Additionally, current parking in this area is already at a premium. With the current surge in population, it is becoming increasingly difficult to find suitable parking spaces. Not even the disabled bays are free. Further development will undoubtedly exacerbate this issue, leading to more congestion and potential safety hazards.
Moreover, I have observed many individuals who come to this beach to find peace and solace. The serene environment of Burns Beach plays a crucial role in the mental health of many residents and visitors. Increasing the number of people in this area will diminish this unique aspect of our community, depriving many of the calming influence that the beach provides.
I have also witnessed instances where the overcrowding has become a significant problem. Recently, I saw a mother with a small baby struggling to find a place to sit, while tending to her child, and had to perch on a wooden beam due to the lack of available seating. This situation highlights the strain on our current infrastructure and the urgent need for careful consideration before any further development is approved.
In conclusion, this area is too fragile to sustain further development. Encouraging more people to visit will only amplify the negative impacts on both the environment and the community. I urge the council to reconsider this proposal and prioritise the preservation of our limited natural and peaceful spaces. Thank you for considering my concerns.
Sincerely,
[- - -]
cc Cr Lewis Hutton – North Ward

Hello,
I'm in support of this proposal, especially the overarching coastal node concept design.
Regards,
[- - -]

Hi,
If like to give feedback on the proposed Burns Beach development. It seems this can only be done via hardcopy letter or email; is there a reason there is no online form like with other community consultations? It seems to be a blockage to people easily giving feedback.
Feedback:
I don’t have an issue with a new cafe opening, however from the plan it looks like it will sit over half of the existing car parking spaces. Parking is already incredibly short there, so this is concerning and Additional parking needs to be factored into the plan.
The children’s playground next to the site is really important to the community, as is the open grass space, and walking tracks, so this should be retained please.
Kind regards,
[- - -]
Get Outlook for iOS

To whom it may concern Having read the above business plan, as a resident / property owner within the City of Joondalup, I wish to voice my opposition to this plan. My reason for this is that our green areas / bushland are continuously being eroded and resulting in less natural areas for residents to enjoy. There is also the issue of the impact on wildlife. This area is home to bandicoots, Carnaby cockatoos feed here and other rare, native flora and fauna exist here too. Its current use is far more beneficial to residents and our mental health. Building another commercial enterprise at the expense of bushland / green space when there is already a cafe at the location, a new cafe being built approximately 750 metres north up the path, the Iluka pub / restaurant, Currambine central with plenty of restaurants and the building of the new Ocean Reef Marina within the area, will not further benefit the community. The city sold what was zoned ‘forever bushland’ to the State Government for the marina and I think that the destruction of more green space / native bushland in this area would be another sad loss for our community. The demolition of the current bush / trees and then re-planting around new infrastructure is simply not going to be adequate for the wildlife or the residents due to the length of time it takes for trees / bushland to re-grow. This is not an appropriate place for such a development. Yours sincerely [- - -]
Hello, I am providing feedback for 'Major land transaction — 40 Ocean Parade, Burns Beach'. I am in support of the business plan. The area requires more amenities and improved public toilets. The current car park has the best location at the beach, moving it back is a benefit. I am a resident of Kinross. Regards, [- - -]
To whom it may concern , Having read the above business plan, as a resident / property owner within the City of Joondalup, I wish to voice my opposition to this plan. My reason for this is that our green areas / bushland is continuously being eroded and resulting in less natural areas for residents to enjoy. There is also the issue of the impact on wildlife. This area is home to bandicoots, carnaby cockatoos feed here and other rare & native flora and fauna exist here too. Its current use is far more beneficial to residents and our mental health. Building another commercial enterprise at the expense of bushland / green space when there is already a cafe at the location, a new cafe being built approximately 750 metres north up the path, the Iluka pub / restaurant, Currambine central with plenty of restaurants and the building of the new Ocean Reef Marina within the area, will not further benefit the community. The City sold what was zoned ‘forever bushland’ to the State Government for the marina and I think that the destruction of more green space / native bushland in this area would be another sad loss for our community. The demolition of the current bush / trees and then re-planting around new infrastructure is simply not going to be adequate for the wildlife or the residents due to the length of time it takes for trees / bushland to re-grow. This is not an appropriate place for such a development. Regards’ [- - -]

To whom it may concern. My name [- - -].I'm a resident of Burns Beach tourist park,which is adjacent to the new proposed land development.There are a few points that I would like to bring up,which I feel need addressing. Besides our address being in the future carpark,how will the council provide access or exit from our driveway once the roadworks commence(for emergency services,residents, visitors, caravans etc). How will all vehicles(including big trucks delivering goods to the cafe)be able to turn around the corner near the beach at (18 on map) as there doesn't appear to be enough space provided.I was wondering also will speed bumps be included in the new plan for the car park,to slow cars down. I assume that all the groundworks will be completed before the new restaurant is built(access for deliveries etc).With so many more people coming down to Burns Beach,anti-social behaviour will increase, hoons etc.Will the council be providing more security patrols patrolling the area. I was wondering if the new restaurant would be open after 10pm,as most of the residents in the tourist village are over 70.With regards to toilets, with all the extra human traffic,will the one toilet built under the new restaurant be adequate,and have plenty of toilets in each. As I'm a regular user of the bus service,will there be a bus shelter at the new bus stop,as there is not one shown on the map and doesn't appear to be enough space for one. Within the new park area, are there going to be many park benches,as I feel you need some apart from the b.b.q shelter seating,for those who are not eating. With the trees along the front near the water,the council took out the ones that were there a year ago because they were blown almost horizontal with the wind and have never been replaced,won't this happen to the new trees.Also the new tree's within the new carpark,won't they need regular pruning and eventually push up the concrete or asphalt etc. The last point I'd like to bring up is who do you plan on enticing to the area,is it families,others to enjoy the beach(as burns beach is not a swimming beach with all the rocks) if so as i came from sydney where they have a lot of rock pools there,maybe this could be included in the plan. I'm not against the project,I just feel that a few things need addressing(if they haven't already) as the project progresses. It would be good if I could get a reply back of how these points will be dealt with. Yours Sincerely.....[- - -] I
Hello City of Joondalup I am a homeowner and resident in Burns Beach, and have been for the past 14 years. I am opposed to the development as detailed in the Business Plan for 40 Ocean Parade, Burns Beach until further clarifications are provided. In general my concerns are listed below. 1. The business plan, item 5, incorrectly states that other food and beverage facilities are now in operation. They are not, the one is still under construction. 2. Burns Beach currently has the development of a food and beverage facility underway less than 500m away at the Burns Beach Foreshore Lookout, why is there a need for an additional facility. a. If there is a need for another facility, how was it determined? 3. The business plan is not transparent on the following major key points: a. how many seats the new facility will have b. how many parking bays are currently available, and how many additional bays will be created to allow for the new facility c. what will the business hours be d. will construction works close the foreshore walkway/bicycle path at any stage Thank you [- - -]

Dear Mr Pearson, Thank you for the opportunity to comment on this submission. I appreciate that the Burns Beach area would benefit from a modern architect designed structure with offers amazing views and another hospitality outlet in the area. In response to your request for comments however, I see a number of shortfalls in the business plan and proposal: 1. Based on the income/expense figures provided, 6.61% pa return on investment (including rates) is undervaluing a premium property of this nature. This ROI is based on a $15.2 million proposed spend which is likely to end up short of the actual cost. 2. Suggesting that annual recurring expenses of $26000 will cover maintenance and crown land leases seems inappropriate. This is an ocean front property of significant size exposed to full force weather and this amount would barely cover annual painting. 3. The business plan does not indicate expenses related to insurances, interest on loans or other ongoing overheads. 4. The building is extremely close to the ocean and I would have thought subject to major climate change issues of soil/beach erosion. 5. Point 9 on the map legend suggests that the “existing dune vegetation to be retained and rehabilitated”. I am wondering where funds for this process are allocated. 6. On another note, it is disappointing that further bush reserve is being cleared to create carparks. Please do not hesitate to contact me should you require further elaboration. Yours sincerely, [- - -] [- - -] Marmion WA 6020 [- - -]
To City of Joondalup Council: Re: Major land transaction — 40 Ocean Parade, Burns Beach I would like to register my opposition to the proposal. We have an existing park which is beautiful and well patronised. Burns Beach itself (the beach), will never compete against the likes of Cottesloe, Scarborough Beach for the tourism argument. The beach closest to the access points is very rocky & therefore dangerous. An interesting point is that the rocks become more prominent during the summer season when it is busier and then get covered by sand in the winter season! Continuing with the desire to increase tourism, when one comes in to the “old” Burns Beach, the focal point is the existing park. Under the proposed development, the focal point upon entering will now be an ugly car park and no matter how many trees you plant in the car park, it will always be a car park. Also, the city now has the Ocean Reef Marina in the process being built, so we now have 3 marinas in close proximity - Hillarys, Ocean Reef & Mindarie. That should be enough for the tourists! With regard to the proposed new car park area, it seems that no consideration has been given to the existing residents, permanent & casual, of the Sunset Village, who will now have an unpleasant outlook. Apart from the City’s desire for a greater income stream, is there a real need for another eatery in this small area? Monelli’s is about to open in the adjacent Beachside Drive park and I presume that the Ocean Reef Marina will have a number of food outlets as well. However, if you really want the proposed restaurant/cafe, I would suggest that it be placed in area 14 with minimal disruption to the existing park, and retaining the current parking situation along the pathway. This should save a reasonable amount in the development budget while keeping the beauty of an existing facility. Yours sincerely, [- - -] [- - -], Burns Beach

Hi, I do NOT support this business plan. It's a waste of taxpayers money for a Local Government to be engaging in such activity. The much debated (behind closed doors) Pinaroo Point Cafe was bad enough: such an expensive let down, fails to activate the space and does not provide what ratepayers want: coffee and ice-cream while using the beach. The bit the public wanted, the 'kiosk' bit, is shut most of the time. This is worse because it will be competing with the existing public cafe! Stick to rubbish and roads please and stop spending OUR money on commercial ventures. Your involvement can stop with a coding proposal. The community and local business can take it from there. Kind regards, [- - -]
Dear Joondalup Council Members I am writing to express my concerns regarding the proposed development of portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade, Burns Beach. As a resident who frequently visits this area, I have serious reservations about the impact this development will have on our fragile environment and community well being. Firstly, the biota in this region is extremely delicate. Over the years, I have noticed a significant reduction in bird life, which is a clear indicator of the environmental stress this area is already experiencing from the surge in population in surrounding suburbs with various residential developments over the past few years. Introducing more development will further disrupt the local wildlife and could lead to irreversible damage. Additionally, current parking in this area is already at a premium. With the current surge in population, it is becoming increasingly difficult to find suitable parking spaces. Not even the disabled bays are free. Further development will undoubtedly exacerbate this issue, leading to more congestion and potential safety hazards. Moreover, I have observed many individuals who come to this beach to find peace and solace. The serene environment of Burns Beach plays a crucial role in the mental health of many residents and visitors. Increasing the number of people in this area will diminish this unique aspect of our community, depriving many of the calming influence that the beach provides. I have also witnessed instances where the overcrowding has become a significant problem. Recently, I saw a mother with a small baby struggling to find a place to sit, while tending to her child, and had to perch on a wooden beam due to the lack of available seating. This situation highlights the strain on our current infrastructure and the urgent need for careful consideration before any further development is approved. In conclusion, this area is too fragile to sustain further development. Encouraging more people to visit will only amplify the negative impacts on both the environment and the community. I would like to have my objection to this proposal noted and urge the Council to reconsider this development and prioritise the preservation of our limited natural and peaceful spaces. Thank you for considering my concerns. Kind regards [- - -] [- - -] [- - -] KINROSS 6028 WA M [- - -] [- - -]

Hi,
As a long term resident of Burns Beach I am supportive of this land transfer and proposed development.
Whilst the council has noted the project Feasibility the project will produce a return in the long term so don't need to compare to similar profit returns. Importantly it provides a food and beverage offering in the area that is lacking when compared to others further north in Jindalee (EdenEstate).
The foreshore is ripe for development and would have underlying demand from Burns Beach and Iluka residents.
I'm also supportive of more funds going into the new build to ensure it is a quality finish and large enough to cater for growing population.
Regards
[- - -]

City of Joondalup

Burns Beach Major Land Transaction Business Plan



Contents

1. Introduction 1

2. Background 2

3. Local Government Act 1995 requirements 3

4. Expected effect on the provision of facilities and services by the local government 4

5. Expected effect on other persons providing facilities and services in the district 5

6. Expected financial effect on the Local Government 5

7. Expected effect on matters referred to in the Local Government's plan prepared under section 5.56 6

8. The ability of the Local Government to manage the undertaking or the performance of the transaction 6

Attachment 1: Location of disposal site (approximate - shown in red) 7



1. Introduction

The City of Joondalup (City) has prepared this business plan to be exhibited for public comment to satisfy the requirements of the *Local Government Act 1995 (Act)* where a local government is considering entering into a major land transaction.

The City is proposing to lease a portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade, Burns Beach, WA 6028 from the State Government to develop a food and beverage facility on the site and sub-lease the facility to a commercial operator.

This document provides the required business plan details for a major land transaction which involves the disposal of the property.

A six-week public notice period from **Thursday 7 November 2024 – Wednesday 18 December 2024** (both dates are inclusive) allows the community to make a submission on the proposed disposal.

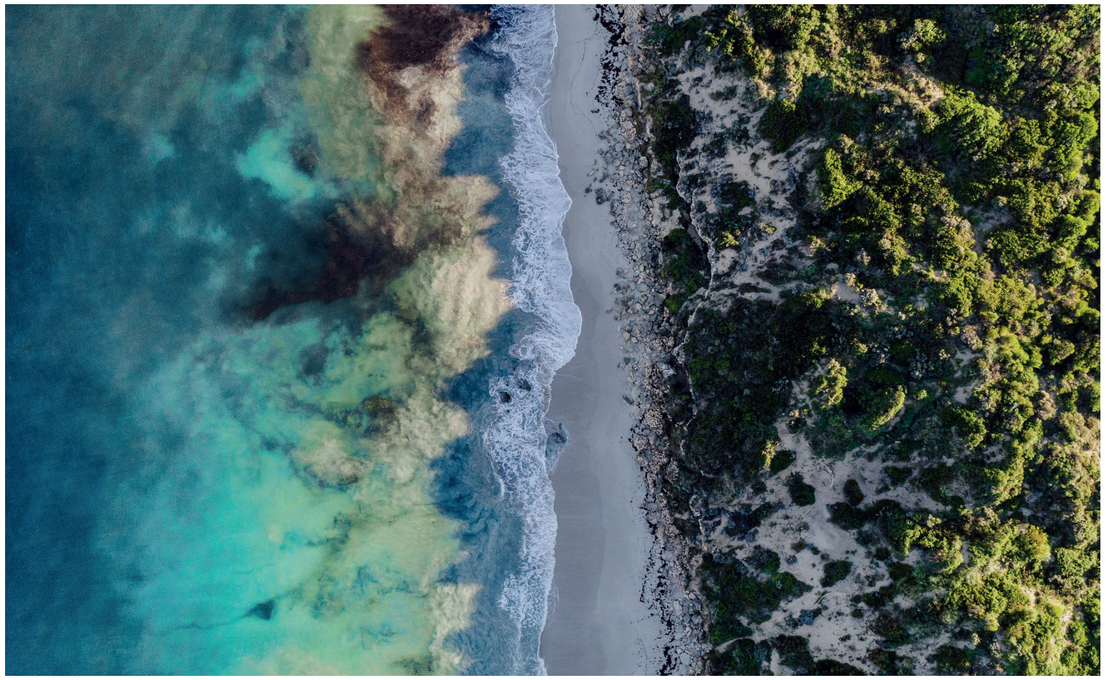
Council seeks the input of its community as an integral part of the decision-making process.

Please send any submissions by email to **info@joondalup.wa.gov.au** or by mail to

The Chief Executive Officer
City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions must be received by **4.00pm** on **Wednesday 18 December 2024**.

JAMES PEARSON
Chief Executive Officer



2. Background

The City is progressing a project to provide a food and beverage facility in the suburb of Burns Beach. It is considered that this project will advance the City's ability to attract visitors and tourists for entertainment and socialising and has the ability to provide employment, business opportunities and a greater awareness and enjoyment of the City's natural assets.

The proposed facility will be environmentally, socially and commercially sustainable providing for the lifestyle and culture of Western Australians whilst creating an opportunity for greater social and economic contribution by tourists.

The proposed development site is a 1000sqm (approximately) portion of Reserve 42219, Lot 11485 on Deposited Plan 217974, 40 Ocean Parade, Burns Beach, WA, 6028. The site is located within a parks and recreation Crown land reserve, managed by the City on behalf of the Department of Planning Lands and Heritage (DPLH).

In 2021 the City submitted a proposal to DPLH seeking to excise a portion of Reserve 42219 for the grant of a lease for the construction of the café / restaurant facility. The City was advised that subject to the approval of the Minister for Lands the DPLH supports 'in-principle' a lease term of 21 years plus the option of a further term of 21 years pursuant to section 51 and 79 of the *Land Administration Act 1997 (LAA).*

The City is currently negotiating the lease terms with DPLH for the required portion of Crown land. On acquiring a lease for the site, the City proposes to seek development approval for a food and beverage facility and construct the building. The building would then be leased (disposed) to commercial operators.

The approximate location of the proposed disposal site is shown in Attachment 1.

3. *Local Government Act 1995* requirements

This business plan has been prepared to comply with the provisions of Section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996.*

The Act details the process governing 'commercial enterprises' by local governments, including 'Major Land Transactions'. The Act requires that before a local government enters into a major land transaction it is to prepare a business plan that complies with the requirements of the Act and any associated Regulations.

A 'Major Land Transaction' means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act, and where the total value of:

(a) The consideration under the transaction; and

(b) Anything done by the local government for achieving the purpose of the transaction;

is more or is worth more than either $10,000,000 or 10 per cent of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year

To meet the public notice requirement in the Act, the business plan will be advertised in the West Australian newspaper inviting public submissions on the proposal detailed in the business plan for a period of six weeks. Additionally, public notice will be included in the *PerthNow Joondalup* newspaper, on social media and a notification sign will be placed in a prominent position at the proposed disposal site.

For the duration of the public notice period, the business plan will be available online at **joondalup.wa.gov.au** or a hardcopy can be obtained from the Customer Service area of the City's Administration Centre at 90 Boas Avenue, Joondalup during normal office hours.

Council will consider any submissions made during the public notice period and may resolve by Absolute Majority to proceed with the transaction as proposed. In the event that Council makes significant changes to the proposal, a further six-week advertising period will take place.

Submissions on this business plan are to be forwarded to the Chief Executive Officer, City of Joondalup, PO Box 21, Joondalup WA 6919 or emailed to **info@joondalup.wa.gov.au**

JAMES PEARSON
Chief Executive Officer





4. Expected effect on the provision of facilities and services by the local government

The proposed leased building is expected to deliver a new food and beverage (hospitality) facility at the Burns Beach location shown on Attachment 1. The building developed by the City will be leased to a commercial operator with the lease agreement providing the City with an annual rent and local government rates income.

The operation of the food and beverage facility is expected to deliver a financial return to the City over the life of the project and is not expected to negatively impact the City's ability to delivery facilities and services.

The acquisition and disposal of the building through a lease arrangement will assist the City to enhance visitor attraction to the region, boost tourism, and create jobs, while promoting local natural assets.

5. Expected effect on other persons providing facilities and services in the district

The City arranged a feasibility study in 2017 to identify the viability of this proposal. The feasibility study, at the time, identified that there was sufficient capacity and latent spend in the catchment area to support the continuation of the project.

It is recognised that since the 2017 feasibility study, other food and beverage facilities in the Burns Beach/ Iluka areas are now in operation. The intention and focus of the City's proposal is not to compete, but to facilitate enhancements connected to the redevelopment of the Burns Beach coastal node project, create resident benefits by activating the City's coastline and encourage tourism to the City – all of which is expected to have a direct positive impact for the local community and businesses.

6. Expected financial effect on the Local Government

The City has prepared financial evaluations for the project at each stage of the project. In 2021 a business case was endorsed by Council for the purposes of community consultation, which included financial evaluation. The whole of life costs for the project would have a positive financial effect on the City because the recurring lease income would be adequate to pay back the initial investment costs by the City.

The City continues to update the financial evaluation for the project, the most recent update was in May 2024. The key outcomes of the 2024 update were:

- One-off Capital costs estimated at $5.2 million.
- Recurring expenses of $26,000 per year (ground lease to Crown and structural maintenance costs of the building).
- Recurring income of $344,000 per year comprising of lease income and new rates income.
- Depreciation of the building of $156,000 per year.
- Whole of Life positive impact (over 42 years) of $16.5 million.

The lease income to the City from the operator and the ground lease payable by the City to the Crown would be subject to further negotiation. The capital costs are subject to change as part of economic conditions and tenders.

Note that the financial evaluations undertaken also include an evaluation of other investment in the area referred to as the "Coastal Node Redevelopment", which is outside the scope of this business plan and therefore not included in the financial summary above.

Since 2021 when the business case was endorsed, the project has been included in the City's Strategic Financial Plan and Capital Works Program. The project cashflows are reviewed each year and where necessary the Strategic Financial Plan and Capital Works Program are updated.

As part of the 2024/25 adopted budget (item CJ156-06/24 refers) the City has:

i) Design phase – set aside $665,000 budget in 2024/25

ii) New reserve – created a new reserve specifically for this project. The reserve is set up with $5.2 million to be used for the construction of a new public café/kiosk/restaurant.

The City evaluates its financial sustainability using a set of guiding principles, key ratios and an overall financial sustainability indicator. The Burns Beach Café/Kiosk/Restaurant project will contribute positively to some of the key ratios and overall financial sustainability of the City.

7. Expected effect on matters referred to in the Local Government's plan prepared under section 5.56

Section 5.56 of the *Local Government Act 1995* requires that a local government is to plan for the future of the district.

In accordance with this provision, the City of Joondalup has developed a 10-Year Strategic Community Plan - *Joondalup 2032*, which encompasses values and principles that address the desires of the Joondalup community. The plan is operationalised through the 5-Year Corporate Business Plan. The Burns Beach café/restaurant development initiative is listed in the 5-year Corporate Business Plan.

8. The ability of the Local Government to manage the undertaking or the performance of the transaction

The City of Joondalup ordinarily administers large-scale financial undertakings in its day-to-day business as a local government entity, with the assistance of suitably qualified professionals and specialist advisors as required.

The City has the capability and capacity to implement the proposed transaction as set out in this business plan having direct negotiation and management experience on Crown land and commercial food and beverage facility lease arrangements.

The progression of land tenure negotiations to secure the required Crown land lease for the facility will be coordinated by the City with key decisions being subject to Council and State Government approval. Development of the site will be subject to normal planning and building approval processes administered by the City and the State Government.

Attachment 1: Location of disposal site (approximate - shown in red)



Coastal Node Concept Design



Aerial view

City of Joondalup

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PO Box 21 Joondalup WA 6919
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This document is available in alternative formats upon request.

TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE

SUMMARY OF TENDER SUBMISSIONS

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Understanding of the Required Tasks	Demonstrated Experience Completing Similar Projects	Capacity	Social and economic effects on the local community			
D.B. Cunningham Pty Ltd t/as Advanteering Civil Engineers All requirements have been met.	**Yes**	It demonstrated a strong understanding of the required tasks, presenting a detailed construction methodology and a clear grasp of the project requirements. The proposed six-month schedule aligns with the City's expectations. The traffic management plan is appropriate, involving a single lane closure regulated by portable traffic lights, with qualified traffic controllers onsite at all times. Full road closures are limited to the installation of bored piles and bridge segments.	It demonstrated relevant experience by detailing four comparable projects completed between 2020 and the present, each similar in scope and value. These projects were delivered for Main Roads WA, the City of Perth, and the City of Gosnells. Their expertise covers a broad range, including concrete and steel construction, bridgeworks, landscaping, community open space renewals, earthworks, roadworks, drainage and sewerage systems, as well as marine infrastructure.	Established in 1980, the company brings over 45 years of industry experience, it has proposed a team of 7 key personnel to manage this project and a team of 20 available skilled operators capable of operating the machinery and equipment required for the project. It has successfully delivered projects for eight local governments across Western Australia and holds ISO 9001, ISO 45001, and ISO 14001 certifications for quality, safety, and environmental management.	The company's main office is located in West Perth. 16% of its employees are City of Joondalup residents. It supports a wide number of environmental and community initiatives.	74.8%	$2,911,455	1

TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Understanding of the Required Tasks	Demonstrated Experience Completing Similar Projects	Capacity	Social and economic effects on the local community			
Fortec Australia Pty Ltd All requirements have been met.	**Yes**	It demonstrated a clear understanding of the scope of work; however, the proposed 8-month program timeline may be too long to meet the targeted completion date of 19/12/2025. The proposed piling methodology—using vibratory steel pile casing and an auger attachment on an excavator—may encounter challenges in reaching the required depth in areas with limestone layers or pinnacles. Clarifications were sought, and Fortec has expressed confidence in the suitability and effectiveness of their approach.	It provided five examples of similar projects, including three bridge works, most of which were delivered for Main Roads WA, projects include Bridge 3019 on Coalseam Road, replacement of Bridge 5023 on Springdale Road, the Collie River Suspension Bridge, the Kimberley Bridge (Halls Creek to Kununurra), and the Mount Street Cable Stay Bridge Project. It also holds a B3 prequalification level, demonstrating its capability to undertake complex bridge construction activities.	Partially owned by ERTECH Holdings, the company operates across Queensland, Western Australia, and New South Wales. Operating since 2015, the WA division employs 63 personnel, comprising a mix of experienced and newer staff with five key personnel proposed for this contract. It owns a fleet of specialist equipment, including Utes, trucks, excavators, compactors, a telehandler, and concrete tooling. It has ISO 9001, and ISO 45001, certifications for quality, and safety.	The company's main office is located in Malaga. It currently employs personnel who reside in the City of Joondalup and has committed to sourcing materials and services from City-based suppliers if its offer is successful.	67%	$2,720,923	2

TENDER 002/25 MOOLANDA BOULEVARD PEDESTRIAN AND CYCLIST BRIDGE

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Understanding of the Required Tasks	Demonstrated Experience Completing Similar Projects	Capacity	Social and economic effects on the local community			
Fulton Hogan Industries Pty Ltd All requirements have not been met. Fulton Hogan proposed departures from the Contract relating to the following clauses: limit on liability, consequential/ indirect loss, security guarantees, rise and fall, payments, reliance, liquidated damages, delay costs, variations, and defaults.	**Partial**	It demonstrated a good understanding of the scope of works and proposed a credible methodology. However, its approach involves completing sections of the work under a total road closure, which deviates from the requirements outlined in the tender. This proposal would necessitate community consultation and further Council approval, presenting potential risks and non-compliance with project specifications.	Fulton Hogan included examples of major regional bridge construction projects, demonstrating more than sufficient relevant experience, including the replacement of timber bridges with precast concrete structures. The company also holds the highest Main Roads prequalification level, B4, indicating strong capability to undertake the proposed works.	In operation for over 90 years, the company employs over 11,000 personnel across Australia and New Zealand. It is owned by the FHA Group, with a significant portion of its WA workforce located in Bunbury. It proposed four key personnel for this project, each with strong experience across a variety of projects. Specialised equipment for this project, including piling rigs and cranage, would be sourced through subcontractors. It has the needed ISO 9001, and ISO 45001, certifications for quality, and safety.	The company's main office is located in Hazelmere. It has committed to relocating much of its selected project workforce to Joondalup, showing strong local engagement. It has estimated around $150,000 in local spending on food and accommodation, plus an additional $35,000 on fuel, contributing to the local economy.	63.3%	$3,333,811	3

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

SUMMARY OF TENDER SUBMISSIONS

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Hickey Constructions Pty Ltd All requirements have been met.	**Yes**	Hickey Construction has demonstrated strong capability in delivering community sporting facilities, supported by examples of completed projects of similar scope, timeframe and typology. These include ongoing work for the City of Joondalup's Percy Doyle Sporting Facility and the successful completion of the Craigie Leisure Centre Extension and External Swimming Pool in 2023.	It demonstrated excellent capability through the provision of appropriate and relevant method statements and risk identification. A comprehensive list of subcontractors with previous working relationship was included. Furthermore, a Gantt chart indicating a 201-day timeframe was provided, aligning with the City's expectations.	Hickey Construction has demonstrated excellent capacity to execute the contract, supported by a having previously completed over 40 projects for the City of Joondalup. The qualifications and experience of the proposed project team further reinforce their capability with key personnel bringing over 20 years of experience in their respective fields.	The company's main office is located in Yanchep. Hickey Construction has committed to sourcing materials and suppliers locally. It employs residents from the City of Joondalup and support local City community initiatives.	75.3%	$1,127,697	1

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
LKS Constructions (WA) Pty Ltd All requirements have been met.	Yes	LKS Construction demonstrated excellent capability through the submission of four detailed examples of similar projects undertaken between 2023 and 2024. This includes the recently completed Langley Park change room refurbishment with comparable scope of works. The submission is further supported by a summary list of 25 additional projects, reinforcing the company's experience in delivering comparable outcomes.	LKS Construction's methodology, along with examples of previous building work, demonstrates an good understanding of the requirements and a strong capability to meet the contract obligations; however, the submission lacked information on their previous work experience with their proposed subcontractors.	It has been in operation since 2010 employing 12 full-time staff with Proposed 5 key personnel, and 12 subcontractors. The proposed project team personnel demonstrated solid experience and relevant qualifications, supporting their ability to deliver the project successfully	The company's main office is located in Malaga. LKS Constructions has committed to sourcing materials and suppliers locally. It employs residents from the City of Joondalup and support its local community initiatives.	74%	$1,546,800	2

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Colgan Industries Pty Ltd All requirements have been met.	**Yes**	Colgan Industries' portfolio reflects solid experience in construction and refurbishment projects, including notable work on the City of Joondalup Administration building balustrade wall replacement. It demonstrated the capability to manage high-risk, high-value building projects; however, no specific examples related to toilet or change room facilities were provided.	Colgan Industries' methodology indicates sufficient capability. It has outlined a support network of 20 subcontractors, with a significant number of them based in the City of Joondalup. Additionally.	Colgan Industries has been in operation since 1973, it employs 32 experienced full-time staff, who collectively own 50% of the business. It has proposed 2 site specific key personnel with a combined 39 years at the company.	The company's main office is located in Greenwood. Colgan Industries is based in the City of Joondalup, it has committed to sourcing materials and suppliers locally. It employs residents from the City of Joondalup, as well as support local community initiatives. The company has been recognised with the UNESCO Asia-Pacific Award for Cultural Preservation in 2012.	71.8%	$1,180,326	3

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Hoskins Investments Pty Ltd as Trustee for M R Hoskins Family Trust (A E Hoskins Building Services) All requirements have been met.	**Yes**	AE Hoskins has demonstrated strong experience in delivering community sporting facilities, providing five relevant examples from 2022 to 2025. These projects reflect similar scope, value, and outcomes, notably including the Ray Owen Reserve and the Burrendah South change room upgrade.	Its methodology demonstrates a sufficient understanding of the project requirements, with only minor uncertainties noted—such as those relating to the site layout. It listed 14 subcontractors, each showing solid experience and capability in their respective fields	The company is a family-owned business operating since 1911, the company has over 100 years of industry experience. It employs 145 staff and maintains offices in both Balcatta and Bunbury, WA. It has proposed 6 key personnel for the project team with a combined 130 years in the building industry.	The company's main office is located in Balcatta. Hoskins Investments has committed to sourcing materials and suppliers locally. It employs residents of the City of Joondalup, as well as supports its local community initiatives.	69.4%	$1,458,576	4

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
CLPM Pty Ltd All requirements have been met.	**Yes**	CLPM provided a Substantial body of work dating back from 2007 displaying great capability to build, however it did not highlight its past experience on community sporing facilities projects.	CLPM demonstrated a good methodology for completing the required scope of works and provided a list of 16 subcontractors, including several locally based within the City of Joondalup. A minor discrepancy was noted between the stated overall completion date and the Gantt chart timeline	CLPM has been operating since 1994 and employs six full-time staff. It has successfully delivered over 150 projects with a combined value exceeding $64 million and holds a Level 2 Complex classification under the BMW framework. Three key personnel were proposed to lead the project.	The company's main office is located in Mount Lawley. CLPM has committed to sourcing materials and suppliers locally. It employs residents of the City of Joondalup, as well as supports its local community initiatives.	67.9%	$1,412,144	5

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
AWB Co. Pty Ltd (Access Without Barriers) All requirements have been met.	**Yes**	The company provided nine project examples, including five with very similar scopes of work. The projects ranged from 2020 to ongoing. The submission included a strong list of relevant past projects, with historical examples aligning well with the required timeframe and project framework.	It provided a detailed methodology plan that addressed site-specific risks, including safety and the protection of existing structures. However, some key elements—such as sewer connection and power upgrades—were not addressed in the methodology. Additionally, the proposed shorter project timeframe appears unrealistic.	Established in 2014 the company specialises in commercial building maintenance projects and employs 75 full-time staff. A list of 16 subcontractors was provided. AWB provided a list of 5 project specific team members and multiple contingency personnels demonstrating more than sufficient capacity to accomplish the project.	The company's main office is located in Burswood. AWB Co. has committed to sourcing materials and suppliers locally. It employs residents of the City of Joondalup, as well as supports its local community initiatives.	63.8%	$1,223,279	6

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Orixon Pty Ltd All requirements have been met.	**Yes**	Orixon provided multiple construction project examples; however, only one was directly relevant in terms of scope, value, and timeframe.	Orixon provided an adequate general method statement for the scope of works; however, it lacked key project-specific details, such as a clear breakdown between new build and refurbishment components, and a defined refurbishment timeline.	Operating since 2007, the company has assembled a team with the necessary skills and experience to support project delivery. A list of 15 subcontractors was included in the proposal, along with a proposed project duration of seven months. A project team of three key personnel was proposed, with some details provided regarding their roles and expertise.	The company's main office is located in Osborne Park. Orixon has committed to sourcing materials and suppliers locally. It employs residents of the City of Joondalup, but did not indicate their current support of its local community initiatives.	62.1%	$1,343,420	7

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Topend Living Pty Ltd (Buildon Construction) All requirements have been met.	**Yes**	Buildon Construction provided three previous project examples: a youth centre, a defence facility, and a healthcare project with a combined value of $19.5 million. While the scopes were not an exact match, the complexity of these projects demonstrates a strong capability to meet the City's requirements	While Buildon Construction methodology was somewhat generalised, it addressed the complexity of the project. It listed six subcontractors; however, limited information was provided regarding their previous work with Buildon construction. A project completion timeframe of six months was proposed in line with the City's expectations.	The company experienced a temporary closure during the COVID-19 period (2020–2024), during which its staff were employed by other firms. It has since actively re-engaged in operations and provided details of the proposed project team's experience and qualifications. Six key personnel were proposed, collectively bringing over 90 years of relevant experience.	The company's main office is located in Belmont. Buildon Construction has committed to sourcing materials and suppliers locally. It doesn't employ residents of the City of Joondalup. It was unclear about its current support for their local community initiative, instead emphasising its intention to participate in the future.	54.8%	$1,594,974	8

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Shipstone Building Services Pty Ltd All requirements have been met.	**Yes**	Shipstone Building Services presented multiple examples of previous works including some for the City of Joondalup; with several having similar scope of works. Examples included works at a childcare centre, community centre, and library, with project values ranging from $10,000 to $892,000.	It demonstrated some understanding though not fully convincing, Some proposed timeline dates did not align with the tender, and the program did not account for demolition works. While construction programs were provided, a Gantt chart was not included as part of the submission.	Operating since 2021 and based in Yanchep, the company provided limited information about its key personnel and their experience in delivering similar projects. It listed eight subcontractors and proposed a project completion timeframe of 11 months.	The company's main office is located in Yanchep. Shipstone Building Services has committed to sourcing materials and suppliers locally. It employs residents of the City of Joondalup, as well as supports its local community initiatives.	48.2%	$1,056,401	9

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
M4 Construction WA Pty Ltd All requirements have been met.	**Yes**	M4 Construction included several images of previous projects; however, key details such as project value, contract duration, scope and location were not provided.	M4 Construction provided some understanding of the project, proposing a broad methodology approach and completion timeframe of 9 months. A list of 8 subcontractors was also provided	Established in late 2024 early 2025 the company very new, it provided 4 key personnel team brings a combined 70 years of experience.	The company's main office is located in Iluka. M4 Construction WA is based in the City of Joondalup and has committed to sourcing materials and suppliers locally. It employs residents from the City of Joondalup, as well as support local community initiatives.	44.2%	$1,012,347	10

TENDER 001/25 PRINCE REGENT PARK NEW CLUB FACILITIES AND EXISTING TOILETS REFURBISHMENT

Tenderer & Description of Response	Is it Compliant? Yes or No	Comment Against Criteria				Evaluation Score	Price	Rank
		Demonstrated Experience in Completing Community Sporting Facility Construction Projects	Demonstrated Understanding of The Required Tasks	Capacity	Social and economic effects on the local community			
Brausch Construction Group Pty Ltd All requirements have been met.	**Yes**	Brausch Construction Group's Project Manager has experience with sporting facility projects; however, no relevant previous work directly related to this tender was provided.	Brausch Construction proposed a 7-month completion timeline in line with the City's expectations. While a methodology was provided, it was generalised and lacked convincing, project-specific detail.	Brausch Construction has been operating since 2020. The company has a team of three full-time staff with some relevant experience, in addition a total of 9 subcontractors were listed. The company has completed local government projects valued up to $5 million.	The company's main office is located in Joondanna. Brausch Construction has committed to sourcing materials and suppliers locally as well as support local community initiatives. It doesn't employ residents of the City of Joondalup.	32.1%	$1,118,659	11



City of Joondalup

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24/01/2025

1:4000



Joondalup Resort
Local Development Plan

January 2025

element.
the art and science of place

element.

Local Development Plan



General Provisions

1. This Local Development Plan (LDP) has been prepared in accordance with Clause 19 (Additional Uses) of the City of Joondalup Local Planning Scheme No. 3 (LPS3), with No. 17 of Table 4 of LPS3 providing that Grouped Dwellings and Multiple Dwellings are Additional Uses at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site). This LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.
2. In accordance with the Clause 1.2.2 of the Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2), this LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2.
3. Unless provided for below, the provisions of the R-Codes Volume 2, LPS3 and any relevant State Planning Policy or Local Planning Policy, will apply.
4. As this LDP is a "due regard" document, variations to this LDP may be approved through a Development Application, provided that the development achieves the objectives of this LDP and the relevant Element Objectives of the R-Codes Volume 2, and any relevant State or Local Planning Policy (as applicable).

Design Objectives

5. The following Design Objectives are to be read in addition to the relevant Sections and associated Element Objectives of the R-Codes Volume 2. These Design Objectives are to be satisfied as part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.

Enhanced Environment

6. Orienting the built form toward the view and optimising solar aspect.
7. Designing buildings to provide high levels of visual surveillance of the public realm.
8. Deliver an innovative response to sustainability particularly in relation to energy and water use which goes beyond business as usual.
9. Development to deliver landscape quality through:
    a) An integrated landscape approach which merges the podium with the landscape and which promotes greening on balconies; and
    b) Adequate in ground and on structure landscaping areas to facilitate planting of trees to contribute towards a high level of amenity of the development and public spaces.

Sensitive design

10. Integrating the proposed residential development with the existing amenity of the Joondalup Resort.
11. Building bulk and scale for Site A, to be broken down using two distinct built forms and design treatment including on-structure landscaping, horizontal and vertical articulation, and variations in colours and materials.
12. Finishes and materials to reflect the character of the golf course including render, limestone and timber.
13. Depth and detail is provided to all facades, with facades shaded in line with their orientation and differentiation between upper and lower floors.

Safe and attractive place for living

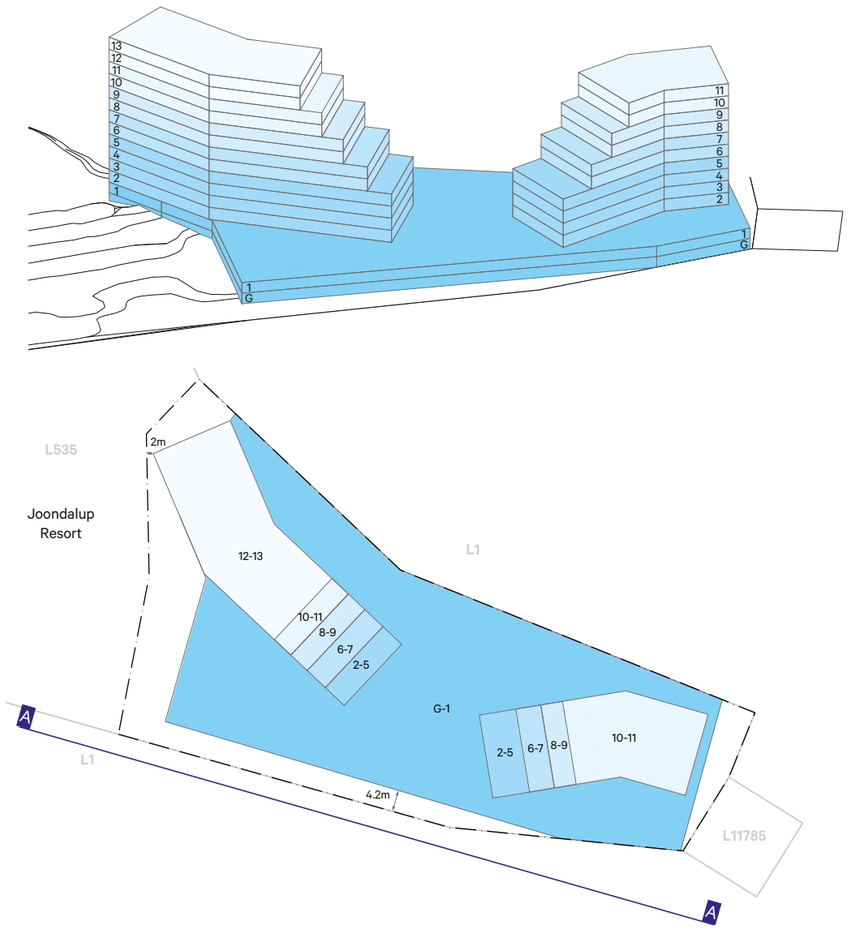
14. Provide canopies for the pedestrian paths on the podium level.
15. Provide legible and safe movement of residents and visitors, as pedestrians and in vehicles to the proposed development and throughout the structure.
16. Retain and enhance the pedestrian network to link the developments to the existing hotel, club house and golf course.
17. Accessible to all.
18. Landscape frontages.

Thriving place with a sense of community

19. An integrated apartment lifestyle, integrated with existing hotel resort and golf club house that has history and existing presence in the community
20. Main podium of Site A provide lounges, meeting and reading areas for residents and resort guests.
21. All residents have access to facilities of resort.
22. Diversity of dwellings provided.
23. Street furniture, lawn areas and play areas will be provided.

element.

Site A



Legend

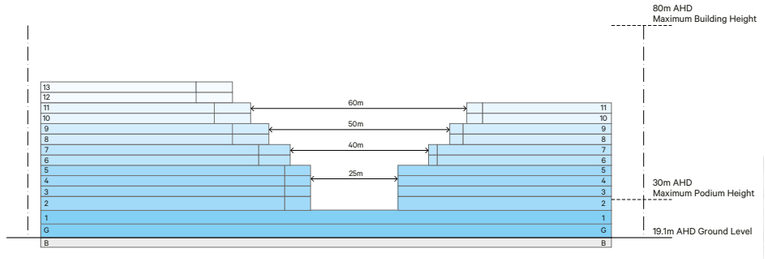
- Site Boundary

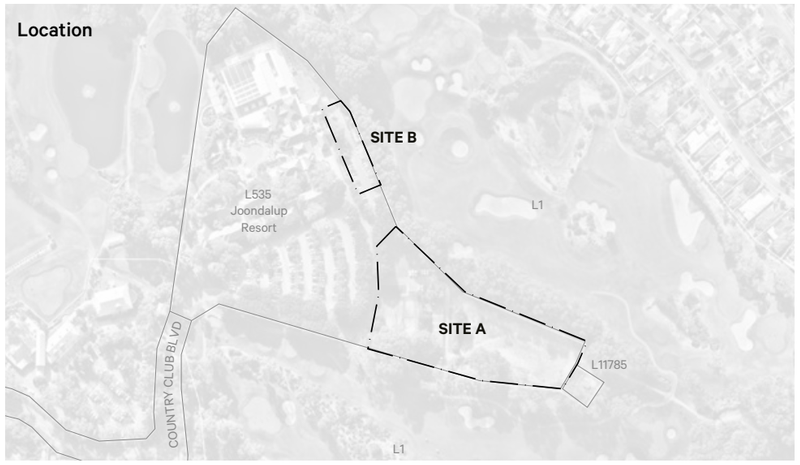
Indicative Building Envelope
Level / Floor

- G-1
- 2-5
- 6-7
- 8-9
- 10-11
- 12-13

0 15 30m

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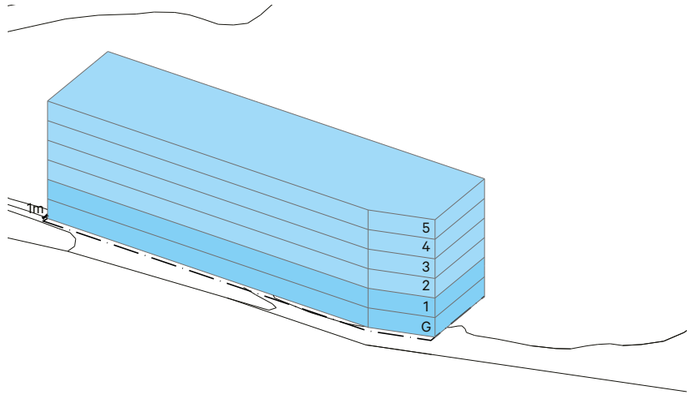
Development Controls

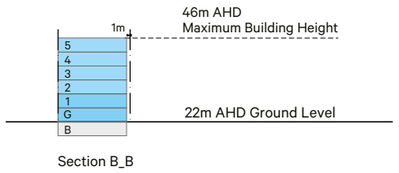
The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site A		
Development Control	**Requirement**	
Building Height	Maximum Podium Height 30m AHD. Maximum Building Height of 80m AHD or 14 Storeys.	
Boundary Wall Height (Storeys)	2	
Minimum Primary Street Setback (Western Setback of Building Facing Car Park)	2 metres	
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil	
Average Side Setback	N/A	
Plot Ratio	1.5	
Building Separation	Level	Separation (metres)
	G - 1	0
	2 - 5	25
	6 - 7	40
	8 - 9	50
	10 and above	60
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses *4.1 Solar and daylight access* and *4.2 Natural ventilation* of the Residential Design Codes Volume 2.	

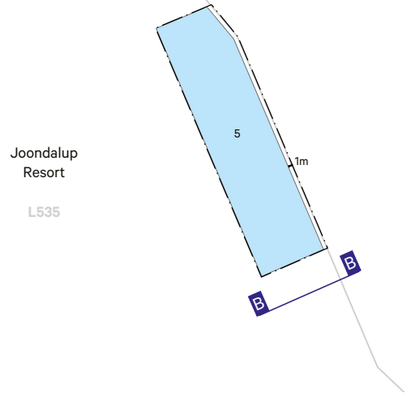
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Site B





Section B_B



Legend

Site Boundary

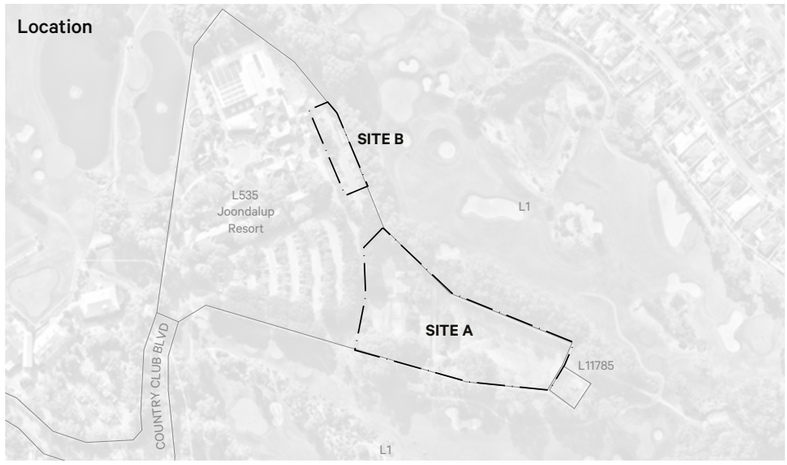
Indicative Building Envelope
Level / Floor

G-1

2-5

0 15 30m

N



Development Controls

The development controls outlined in Table 1 – Primary Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.

Primary Control Table - Site B	
Development Control	**Requirement**
Building Height	Maximum Building Height of 46m AHD or 6 Storeys. The maximum height includes all building plant and equipment, lift and stair overruns and roof terraces.
Boundary Wall Height (Storeys)	6
Minimum Primary Street Setback (Eestern Setback)	1 metre
Minimum Side and Rear Setbacks (North, East and South Setbacks)	Nil
Average Side Setback	N/A
Plot Ratio	1.5
Building Depth	Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to clauses *4.1 Solar and daylight access* and *4.2 Natural ventilation* of the Residential Design Codes Volume 2.

Lot 535 (No. 45) Country Club Boulevard, Connolly

Proposed Local Development Plan

November 2024 | 23-413

Document ID:					
Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
1	22/11/2024	For lodgement	Mark Scarfone	Daniel Lees	DL

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We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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Contents

1. Introduction 1
1.1 Project Overview 1
1.2 Purpose 1
1.3 Pre-Lodgement Consultation 1
2. Site Overview 3
2.1 Site Location and Property Description 3
2.2 Legal Description and Ownership 3
2.3 Environment and Heritage 5
3. Proposed Local Development Plan 6
3.1 Key provisions 6
3.2 Effect 6
3.3 Variations 6
3.4 Relationship to Other Planning Documents 6
3.5 Staging 7
4. Planning Framework and Assessment 8
4.1 Metropolitan Region Scheme 8
4.2 City of Joondalup Local Planning Scheme No. 3 8
4.3 City of Joondalup Local Planning Policies 9
4.3.1 Joondalup Design Review Panel Local Planning Policy 9
4.3.2 Private Community Purposes Zone Local Planning Policy 10
4.3.3 Residential Development Local Planning Policy 10
4.3.1 Environmentally Sustainable Design Local Planning Policy 10
4.4 State Planning Framework 10
4.4.1 Planning and Development (Local Planning Schemes) Regulation 2015 (the Regulations) 10
4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) 11
4.4.3 State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) 11
4.4.4 Residential Design Codes Volume 2 (R-Codes) 11
4.4.5 Transport Impact Assessment Guidelines 11
5. Conclusion 13
Appendix 1 – Certificate of Title 14
Appendix 2 – Proposed Local Development Plan 15

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1. Introduction

1.1 Project Overview

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre.

The Joondalup Resort includes a range of a facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The subject site is contained within a landscaped setting and is remote from the surrounding lower density residential development.

The subject site is zoned 'Private Community Purposes' under the provisions of City of Joondalup Local Planning Scheme No. 3 (LPS3). Clause 19 of LPS3 identifies the subject site as being within 'Additional Use Area 16'. This allows for addition uses of 'Grouped and Multiple Dwellings' subject to the preparation and approval of a Local Development Plan (LDP).

This LDP seeks to satisfy the requirements of LPS3 to facilitate future residential development on the subject site. The future residential development is consistent with the objectives of LPS 3 and the City of Joondalup Local Planning Strategy which seek to accommodate high quality, higher density development in appropriate locations and to diversify the housing stock in the City to cater for a range of housing needs.

The provisions contained within the LDP will facilitate an exciting residential component to the existing facilities at Joondalup Resort. The residential development will be high quality commensurate with the unique location, providing future residents with direct access to natural and physical amenities which are not available in a typical grouped or multiple dwelling' development.

The proposed LDP is contained in Appendix 2 of this report.

1.2 Purpose

The purpose of this LDP is to facilitate residential development on the subject site as required by LPS3. The development standards and requirements within this LDP seek to facilitate well designed residential development in response to the key opportunities and constraints present on the subject site. The LDP will coordinate and guide the development of subject site, specifically:

- Residential development within the eastern portion of the subject site which is generally vacant except for some existing maintenance facilities; and
- Residential development to the east of the existing Joondalup Resort Hotel which currently contains a staff car park.

These two development sites are noted as 'Residential Site' and 'Hotel Site' on Figure 2 – Location Plan

This LDP is a document of due regard and will be referenced in the assessment of development applications relating to the subject site.

1.3 Pre-Lodgement Consultation

Relevant members of the project team have undertaken comprehensive pre-lodgement consultation with City officers and the City of Joondalup Design Review Panel (DRP). The proposed LDP was

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presented to the DRP twice during the pre-lodgement stage. The City officer and DRP comments have been considered in the preparation of this LDP.

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2. Site Overview

2.1 Site Location and Property Description

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre. The subject site contains a wide range of amenities including the Joondalup Resort Hotel, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure.

Most of the subject site is surrounded by Lot 1 (No. 39) Country Club Boulevard, Connolly, which contains the Joondalup Resort Public Golf Course. To the south west of the subject site is Lot 531 (No. 37) Country Club Boulevard, Connolly, which contains the Joondalup Resort Club House. These two lots provide a substantial physical separation to the residential zoned land surrounding the golf course.

The subject site measures approximately 4.8 hectares surrounded on all sites by the Joondalup golf course and associated facilities as noted above. Access to the public road is provided in the south west corner of the subject site. Hodges Drive, Marmion Avenue and the Mitchell Freeway provide good vehicle access from the subject site to surrounding attractions and amenities. The location of the subject site is shown in Figure 1 Context Plan.

The LDP has been designed considering the existing opportunities and constraints which are present on the site. The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations. The LDP, which has been reviewed on multiple occasions by the DRP pre-lodgement, provides for significant separation between buildings and a distinct tiered form which will ensure any future development is high quality and visually interesting.

2.2 Legal Description and Ownership

The lot particulars of the subject site are detailed in Table 1. A copy of the Certificate of Title is contained in Appendix 1 of this report.

Table 1 - Subject Site Details

Lot	Plan	Folio / Volume	Owner	Approx. Area
535	17167	1851/847	Joondalup Hotel Investments PTE LTD	4.8ha

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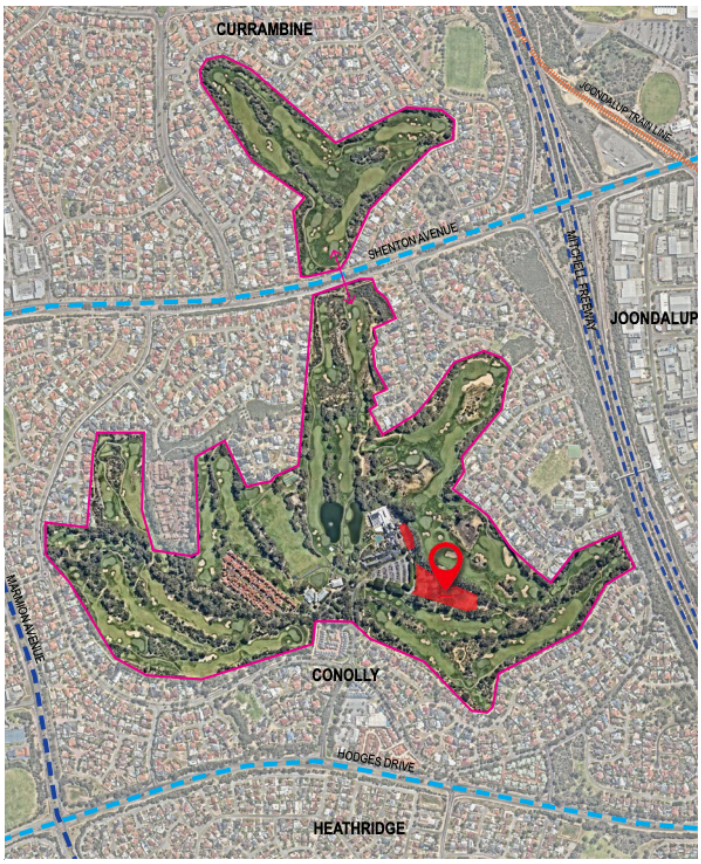


Figure 1 – Context Plan

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Figure 2 – Location Plan

2.3 Environment and Heritage

A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future.

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3. Proposed Local Development Plan

3.1 Key provisions

The proposed Local Development Plan contained in Appendix 2 of this report provides for residential development on the subject site in accordance with Clause 19 of LPS3. The LDP applies to the development of Grouped Dwellings and/or Multiple Dwellings on the subject site.

The key provisions of the proposed LDP are described below:

1. The LDP sets out design objectives under the headers of Enhanced Environment, Sensitive Design, Safe and Attractive Place for Living and Thriving Place with a Sense of Community. These design objectives, require high quality, site responsive design to be achieved on the subject site and respond to the key comments received as a part of the consultation with City officers and the DRP. The design objectives are to be read in conjunction with the relevant provisions of the Residential Design Codes Volume 2 (the R-Codes). These objectives will form part of the consideration of a Development Application, including where a variation to the Acceptable Outcomes of this LDP are proposed.
2. The LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. These provisions include a range of matters including building height, plot ratio and building separation. These provisions provide for flexible design outcomes while ensuring any future development provides an appropriate response to the site.
3. The LDP provides a masterplan, site plans and indicative building envelopes to clearly describe the location of the proposed development sites within the overall confines of the subject site.
4. The masterplan details key features of the future development including vehicle and pedestrian links, active ground floor uses and podium landscaping.
5. Visualisations are provided to illustrate the potential development outcomes which may be expected on the site in the future.

The proposed provisions of the LDP ensure that high quality residential development can be accommodated on the subject site in the future.

3.2 Effect

The proposed LDP will come into effect on the date it is approved by the City of Joondalup (the City). All residential development within the subject site is subject to the provisions of this LDP. Under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, LDP's are valid for 10 years from the date of approval by the Local Government

3.3 Variations

In determining any development application that seeks to vary the provisions of this LDP, the decision-maker shall have due regard for the overarching objectives of this LDP and LPS3.

3.4 Relationship to Other Planning Documents

This LDP is to be read in conjunction with the LPS3, any relevant State and local planning policies and the Residential Design Codes.

Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.

3.5 Staging

Development of the subject site is likely to be implemented in stages taking into consideration market demand for residential uses.

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4. Planning Framework and Assessment

4.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS) the subject site is zoned 'Urban'. The urban zone accommodates a range of land uses including residential, commercial, food and beverage and recreation activities. The proposed residential land uses contemplated by the LDP are consistent with the 'Urban' zone.

4.2 City of Joondalup Local Planning Scheme No. 3

LPS3 is the key statutory planning document for the City and provides the statutory planning framework for the subject site.

The aims of LPS3 include:

- *To cater for the diverse needs of the community by encouraging the provision of a range of housing, employment, business, recreation, transport and education opportunities;*
- *To support the provision of a variety of housing choices that cater for an ageing population and changing household structures*;
- *To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents; and*
- *To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation*

The proposed LDP is consistent with these aims. It will facilitate residential development with a range of sizes and layouts to cater for a broad range of residents. It provides for high quality residential development in a high amenity area, is designed to ensure the development has a positive impact on its surroundings and will incorporate environmental sustainability principles.

Under the provisions of LPS3, the subject site is zoned 'Private Community Purposes', the objectives of the zone are:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area*.

The Joondalup Resort, includes a range of a facilities including a golf course, accommodation, wedding and conference facilities, and multiple food and beverage outlets. The accommodation, wedding and conference facilities, and multiple food and beverage outlets are located on the subject site while the golf course and associated facilities are provided on the surrounding sites covering an area of over 100 hectares.

The proposed residential development will be incidental and ancillary to the existing land uses, occupying a small percentage of the overall site, and are designed in a manner which will respect

element.

and enhance the existing golf course amenity. The proposed development is consistent with the objectives of the 'Private Community Purposes' zone.

Under Clause 17 of LPS3, Grouped Dwellings and Multiple Dwellings are 'X' uses in the 'Private Community Purposes' meaning these are not permitted. Despite this, the subject site is nominated under Table 4 Clause 19 of LPS3 as being in Additional Use area 17. This permits Grouped Dwellings and Multiple Dwellings subject to the preparation and approval of an LDP. The proposed LDP has been prepared to satisfy this requirement to facilitate residential development on the subject site.

This LDP has been prepared in accordance with the overarching objectives of LPS3 and the objectives for the Private Community Purposes' zone. The LDP will facilitate high quality residential development on the subject site while ensuring it is ancillary to the main 'Private Community Purpose' which is the Joondalup Resort development.

Figure 3 below shows the zoning of the subject site in the context of its surroundings.



Figure 3 – LPS3 Map

4.3 City of Joondalup Local Planning Policies

There are several City of Joondalup local planning policies which are relevant to the assessment of this LDP as outlined below.

4.3.1 Joondalup Design Review Panel Local Planning Policy

This Local Planning Policy (LPP) sets out the City's expectations regarding the role of the Design Review Panel (DRP), the types of development which should be referred to the DRP and the process which should be followed. The LPP notes that LDP's should be presented to a DRP where the City consider this may benefit the proposal.

As will be described in detail later in this report, the proposed LDP was presented to the DRP twice prior to the lodgement of this LDP. The DRP support the approach which has been proposed, particularly in relation to the building separation and the 'tiered' built form.

The key matters raised by the DRP have been addressed in this LDP. These include:

1. Including objectives for the design vison and strong development controls to assist in ensuring a high quality built form.

2. Allow for planting and sustainability of trees on the landscaped podium.
3. Allow for legible and safe movement of residents and visitors, both as pedestrians and in vehicles.

4.3.2 Private Community Purposes Zone Local Planning Policy

This LPP seeks to ensure all non-residential development on the subject site is designed to meet minimum standards in terms of setbacks, height and built form quality. As the purpose of the proposed LDP is to facilitate residential development, the provisions of this LPP do not apply.

4.3.3 Residential Development Local Planning Policy

This LPP seeks to ensure residential development provides for improved streetscape outcomes and complements the visual character, bulk and scale of the surrounding built form. It also seeks to ensure that development is of a high quality and provides high levels of street surveillance.

This development has been designed considering the existing opportunities and constraints which are present on the subject site. The residential development is proposed to be located on underutilised sections of the site which are located a minimum of 150 metres from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties. The LDP, which has been reviewed by the DRP pre-lodgement, provides for significant separation between buildings and a tiered form which will ensure any future development is high quality and visually interesting. The proposed residential development will provide visual surveillance over the existing car park.

The proposed LDP is consistent with the objectives of this LPP.

4.3.1 Environmentally Sustainable Design Local Planning Policy

The purpose of this LPP is to encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings.

As part of the design review process, the DRP encouraged LDP provisions which provide a strong commitment to sustainable design. This feedback has been considered in the preparation of the LDP.

Details of sustainable design measures to be incorporated in the future residential development will be included in a future development application.

The proposed LDP promotes sustainable design outcomes consistent with the provisions of this policy

4.4 State Planning Framework

4.4.1 Planning and Development (Local Planning Schemes) Regulation 2015 (the Regulations)

Under the provisions of Part 6 of Schedule 2 of the Regulations, a Local Development Plan may be prepared and adopted to provide specific and detailed guidance for future development in certain circumstances. Under Clause 47(c) of the Regulations, these circumstances include a situation where the local planning scheme specifically requires a local development plan. As noted previously Clause 19 of LPS3 requires a LDP to facilitate residential development on the subject site. It is therefore appropriate for the City to adopt the proposed LDP after following the required process set out in Part 6.

In preparing this LDP, consideration has been given to a range of guiding documents including the manner and form guidance provided by the State Government in the WA Planning Manual. Pre-lodgement discussions have been held with City officers regarding the content of the LDP and this has been considered by the project team. It is understood the assessment of the proposed LDP by

the City will follow the process outlined in Part 6 of the Regulations and will include community consultation. We are happy to continue to liaise with the City throughout the assessment process to respond to any issues which are raised during the assessment process.

4.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides the foundation for land use planning to address bushfire risk through effective risk-based management practices. The primary objectives of SPP 3.7 are to ensure future development is resilient to bushfire related impacts while managing the risk to people, property, and infrastructure.

The south easter portion of the golf course, near the freeway is located within a bushfire prone area under the provisions of SPP 3.7, however the subject site is not. As such there are no bushfire planning matters to be resolved as a part of the preparation of this LDP.

4.4.3 State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

SPP 7.0 provides a foundation to guide design quality and built form outcomes in Western Australia. It has been a key consideration for the preparation of this LDP and will also be considered as part of any future DA for the subject site.

The proposed LDP has been considered by the City of Joondalup Design Review Panel on two separate occasions being 21 February and 15 May of 2024. On each occasion the DRP outlined the strengths of the proposal and recommended matters for further consideration. The DRP provided a detailed assessment of the proposal against the 10 Design Principles contained in SPP 7.0. The recommendations of the DRP have been considered by the project team in the preparation of the LDP.

4.4.4 Residential Design Codes Volume 2 (R-Codes)

The R-Codes are a Planning Code is made under Part 3A of the Planning and Development Act 2005 and '*provide a comprehensive basis for the control of residential development throughout Western Australia'*.

In accordance with Clause 1.2.2 of the R-Codes Volume 2, the proposed LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2. This provides the framework to facilitate site responsive residential development on the subject site in the future. The proposed provisions contained in the LDP are consistent with the corresponding Element Objectives and the relevant objectives of LPS3 and the City's Local Planning Strategy.

The LDP does not seek to amend or replace any of the Acceptable Outcomes set out at Clause 1.2.3 of the R-Codes, and therefore does not require the approval of the Western Australian Planning Commission.

4.4.5 Transport Impact Assessment Guidelines

The Transport Impact Assessment Guidelines (the Guidelines) provide guidance for land use planners and transport planning professionals, when considering land use development. The Guidelines are applicable at all stages of development from scheme amendments to individual development applications.

The subject site and the surrounding lots contain a wide range of land uses associated with the Joondalup Resort, including the Hotel, Golf Course, Wedding and Function Centre and food and beverage outlets. The proposed LDP aims to facilitate residential land uses on the subject site. It is anticipated that the Residential development will generate at different times to the existing land uses on site and as such will not have an impact on the existing road network. Despite this, it is acknowledged that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site in accordance with the Guidelines.

The concept plans presented to the DRP indicated approximately 130 dwellings will be provided on the Residential Site. Up to approximately 60 dwellings could potentially be located on the Hotel site. Based these indicative numbers, the anticipated vehicle movements vehicle trip rates are noted

below. These have been determined using the Residential trip generation rates provided in Table 1 of Volume 5 of the guidelines.

Land Use	Indicative Dwelling Numbers	AM Peak (Total)	PM Peak (Total)
Residential	190	0.8 (152)	0.8 (152)

In accordance with Figure 2 of the Guidelines, individual developments which are anticipated to generate more than 100 trips during peak hour are required to be supported by a Traffic Impact Assessment (TIA). Subject to the approval of this LDP, this will be appropriately addressed at the future development application stage.

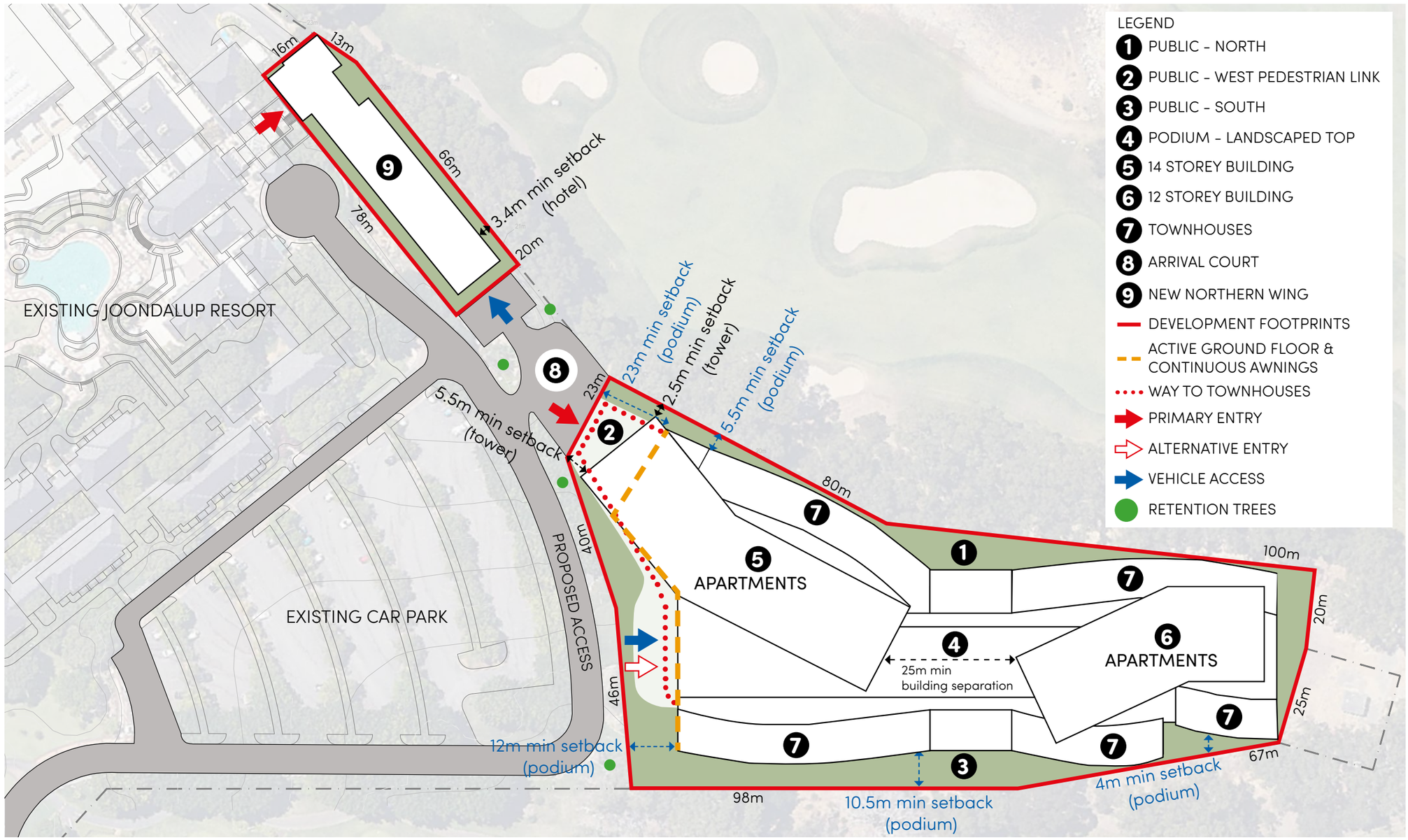
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5. Conclusion

The proposed Local Development Plan (LDP) has been prepared in accordance with Clause 19 of the City of Joondalup Local Planning Scheme No. 3 to facilitate residential development at Lot 535 (No. 45) Country Club Boulevard, Connolly. The proposed LDP has been designed to respond to feedback from the City of Joondalup Design Review Panel, to facilitate a highly site responsive design outcome which will deliver a high level of amenity to future occupiers while minimising any impacts on the surrounding residential zoned land. The proposed LDP is consistent with the relevant local and state planning framework and we request the City of Joondalup grant approval for the LDP on that basis.

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Masterplan



source: Christou

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Perspective Views











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Lot 535 (No. 45) Country Club, Boulevard

Traffic Impact Statement

December 2024 | 23-413

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			Name	Name	Signature
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Contents

1. Introduction 1
2. Overview 2
2.1 Description of Proposal 2
2.2 Site Description 2
2.3 Existing Road Network 2
2.4 Existing Traffic Volumes 3
3. Vehicle Access and Parking 5
3.1 Existing Land Uses and Access Arrangements. 5
3.2 Proposed Access Arrangement 5
3.3 Proposed Vehicle Parking 5
3.4 Service Vehicles 6
4. Traffic Volumes 7
4.1 Overview 7
4.2 Existing Trip Generation 7
4.3 Anticipated Additional Trip Generation 8
4.4 Implications 8
5. Active Transport 9
5.1 Pedestrian Access And Facilities 9
5.2 Cycle Access and Facilities 9
5.3 Public Transport 9
6. Conclusion 10

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1. Introduction

This Transport Impact Statement (TIS) has been prepared in support of a proposed Local Development Plan for Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site). The LDP seeks to satisfy the requirements of City of Joondalup Local Planning Scheme No. 3 (LPS3) to facilitate future residential development on the subject site

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016).

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2. Overview

2.1 Description of Proposal

The subject site is zoned 'Private Community Purposes' under the provisions of City of Joondalup Local Planning Scheme No. 3 (LPS3). Clause 19 of LPS3 identifies the subject site as being within 'Additional Use Area 16'. This allows for addition uses of 'Grouped and Multiple Dwellings' subject to the preparation and approval of a Local Development Plan (LDP).

The LDP seeks to satisfy the requirements of LPS3 to facilitate future residential development on the subject site. The LDP will coordinate and guide the development of subject site, specifically:

- Residential development within the eastern portion of the subject site which is generally vacant except for some existing maintenance facilities; and
- Residential development to the east of the existing Joondalup Resort Hotel which currently contains a staff car park.

2.2 Site Description

The Joondalup Resort, located at Lot 535 (No. 45) Country Club Boulevard, Connolly (the subject site) is located approximately 28 kilometres north of the Perth Central Business District and approximately 3 kilometres west of the Joondalup City Centre. The subject site contains a wide range of amenities including the Joondalup Resort Hotel, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure.

Most of the subject site is surrounded by Lot 1 (No. 39) Country Club Boulevard, Connolly, which contains the Joondalup Resort Public Golf Course. To the south west of the subject site is Lot 531 (No. 37) Country Club Boulevard, Connolly, which contains the Joondalup Resort Club House. These two lots provide a substantial physical separation to the residential zoned land surrounding the golf course.

The subject site measures approximately 4.8 hectares surrounded on all sites by the Joondalup golf course and associated facilities as noted above.

2.3 Existing Road Network

The subject site is provided with access to the public road in the south west corner. Country Club Boulevard links the subject site to Hodges Drive which provides direct access to the Joondalup City Centre. Hodges Drive also links to Marmion Avenue, Ocean Reef Drive and the Mitchell Freeway which provide good vehicle access from the subject site to surrounding attractions and amenities.

The surrounding road network classed under the Main Roads Functional Road Hierarchy:

- Country Club Boulevard – is a single carriageway Local Distributor Road.
- Hodges Drive – is a dual carriageway road which is nominated as a Distributor A Road under the Main Roads Functional Road Hierarchy and is an 'Other Regional Road' under the Metropolitan Region Scheme.
- Marmion Avenue - is a dual carriageway road which is nominated as a Distributor A Road under the Main Roads Functional Road Hierarchy and is an 'Other Regional Road' under the Metropolitan Region Scheme.
- Kwinana Freeway – is a primary distributor Main Roads Functional Road Hierarchy and is an 'Primary Regional Road' under the Metropolitan Region Scheme.

Under the Main Roads Functional Road Hierarchy, the roads above are likely to exhibit a range of characteristics with the key matters relating to capacity and traffic speed summarised below:

- A Local Distributor Road has a capacity to carry up to 6,000 vehicles per day, these generally have a speed limit of 50km/h to 60km/h as they are in built-up residential areas
- District Distributor A road have the capacity to carry more than 8,000 vehicles per day. District Distributors generally operate at desired speeds between 60-80kms per hour.
- A Primary Distributor is estimated to have an Average Annual Weekday Traffic count of between 20,000 and 25,000 vehicles per day. Primary Distributors can have speeds of between 60km/h and 110km/s depending on design characteristics.

2.4 Existing Traffic Volumes

Existing traffic volumes for Country Club Boulevard are not available from the Main Roads Metropolitan Traffic Digest (the Digest). A request has been lodged with the City for existing data for Country Club Boulevard. The City has noted this is available however the data is approximately 12 years old and it is a general requirement for a TIS to use traffic data which is no more than 4 years old. In this respect it is noted that there is unlikely to have been any substantial changes to the traffic numbers along Country Club Boulevard in the past years for the following reasons:

- The Joondalup golf course commenced operations in 1985 and the second stage was operational in 1988.
- The Joondalup resort has been operating on the subject site since 1996 when the first stage was completed.

- Many of the surrounding dwellings in the suburb of Connolly were constructed in the 1980's and 1990's. While some of the traffic from the surrounding dwellings is likely to use Country Club Boulevard, it is noted that there are multiple roads in the area which provide access to higher order roads such as Hodges Drive to the south and Shenton Avenue to the north.

It is understood that Country Club Boulevard currently accommodates substantially less than 6000 vehicles per day and therefore is operating within the anticipated capacity for a Local Distributor Road. In April 2020, the Metro North West Joint Development Assessment Panel (as it was known at the time), considered a Development Application for Multiple Dwellings at Lot 407 (3) Glenelg Place, Connolly, (DAP Ref: DAP/19/01696). In response to concerns raised regarding traffic the RAR prepared by the City noted the following:

- *The applicant has provided a Traffic Impact Statement in accordance with the requirements of DPLH's Transport Impact Assessment Guidelines Volume 4 – Individual developments. The applicant is not required to provide data on current traffic volumes;*
- *Country Club Boulevard is designated by Main Roads WA as a 'local distributor' road in accordance with the Road Hierarchy for Western Australia which has a desirable traffic volume of up to 6,000 vehicles per day. There is adequate capacity within the surrounding road networks to support the development.*

Given above, it is not proposed to provide updated traffic counts for Country Club Boulevard as part of this TIS however it is understood this may be required as part of a TIA lodged as part of any future development application.

Data obtained from MRWA indicates Hodges Drive west of Country Club Boulevard carries approximately 11,500 vehicles. This number has been relatively stable between 2019/20 to 2023/24 with a maximum number of 11,590 and a minimum of 11,340. These traffic volumes are consistent with the expectations for District Distributor roads which are capable of accommodating more than 8,000 vehicles per day.

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3. Vehicle Access and Parking

3.1 Existing Land Uses and Access Arrangements.

The subject site contains a wide range of amenities including the Joondalup Resort Hotel which contains approximately 70 hotel rooms, wedding and conference facilities, and multiple food and beverage outlets as well as the associated car parking and supporting infrastructure. Access to the Joondalup Resort Hotel is provided via the existing single carriageway Country Club Boulevard.

The Joondalup Resort Golf Course is located at Lot 531 Country Club Boulevard and contains the club house and other associated facilities including car parking. Access to the Joondalup Resort Hotel is also provided via a single existing crossover to the single carriageway Country Club Boulevard. Joondalup Resort Hotel, the golf club and the other facilities act as a regional attractor bringing people to it to experience the high quality golf course and high quality hospitality offer.

The Joondalup Resort hosts events throughout the year including New Years Eve celebrations. The Joondalup Resort operators are skilled at accommodating additional traffic as part of these events employing a range of traffic management techniques including the use of temporary car parking on the driving range to accommodate additional vehicles.

3.2 Proposed Access Arrangement

The LDP aims to facilitate residential uses on the subject site in locations which are currently vacant or underutilised. Access to the proposed residential uses will be obtained via the existing access point on Country Club Boulevard and through the existing car park. The proposed access points are show on the LDP.

3.3 Proposed Vehicle Parking

The LDP aims to facilitate future residential development on the subject site. While detailed designs of the future buildings are yet to take place, it is expected that resident and visitor parking will be located within the future building footprint in accordance with the requirements of the Residential Design Codes and designed to meet relevant Australian Standards. This will ensure the future residential development does not negatively impact on the operations of the Joondalup Resort

It is anticipated that further detail in relation to the future residential and visitor parking will be provided as a part of a future development application and supported by a Traffic Impact Assessment.

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3.4 Service Vehicles

The existing Joondalup Resort operations are serviced by private waste collection vehicles. Other service vehicles such as emergency services can access the site via the existing road network and car park.

It is expected that waste collection will be in a safe and convenient location in accordance with the requirements of the Residential Design Codes and any relevant local planning policies and designed to meet relevant Australian Standards.

It is anticipated that further detail in relation to the future waste management and emergency vehicle access will be provided as a part of a future development application and supported by a Traffic Impact Assessment.

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4. Traffic Volumes

4.1 Overview

The Transport Impact Assessment Guidelines (the Guidelines) provide guidance for land use planners and transport planning professionals, when considering land use development. The Guidelines are applicable at all stages of development from scheme amendments to individual development applications.

As noted above, the subject site and the surrounding lots contain a wide range of land uses associated with the Joondalup Resort, including the Hotel, Golf Course, Wedding and Function Centre and food and beverage outlets. All these uses are provided with access to car parking, with approximately 145 bays provided on the Golf Course, 223 for the Joondalup Resort and 37 for staff.

The proposed LDP aims to facilitate residential land uses on the subject site. It is anticipated that the Residential development will generate at different times to the existing land uses on site and as such will not have an impact on the existing road network. Despite this, it is acknowledged that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site in accordance with the Guidelines.

4.2 Existing Trip Generation

As noted above a range of land uses currently exist on the subject site, including various food and beverage uses and accommodation. Using the Trip generation Rates provided in Table 1 of Volume 5 of the Guidelines an indicative trip generation is provided below. In preparing this table we have taken a cautious approach and treated the Hotel Accommodation as per the residential land use. We have also treated the food and beverage spaces as 'Retail – Food' as these generate the highest trip numbers. It is noted Table 1 below relates only the existing uses on the subject site and does not include the Joondalup Golf Course on the surrounding site.

Table 1 – Trip Rates from Existing Use

Land Use	Indicative Dwelling Numbers/GFA	AM Peak (Total)	PM Peak (Total)
Residential	70	0.8 (56)	0.8 (56)
Retail (Food)	3,500	2.5 (86)	10 (350)

4.3 Anticipated Additional Trip Generation

The concept plans presented to the DRP indicated approximately 130 dwellings will be provided on the Residential Site. Up to approximately 60 dwellings could potentially be located on the Hotel site. Based these indicative numbers, the anticipated vehicle movements vehicle trip rates are noted below. These have been determined using the Residential trip generation rates provided in Table 1 of Volume 5 of the guidelines.

Table 2 – Additional Trip Generation

Land Use	Indicative Dwelling Numbers	AM Peak (Total)	PM Peak (Total)
Residential	190	0.8 (152)	0.8 (152)

In accordance with Figure 2 of the Guidelines, individual developments which are anticipated to generate more than 100 trips during peak hour are required to be supported by a Traffic Impact Assessment (TIA). Subject to the approval of this LDP, this will be appropriately addressed at the future development application stage.

4.4 Implications

The future traffic volume facilitated by this LDP is likely to be relatively low in the context of the existing uses and surrounding uses. This additional traffic is therefore likely to have negligible impact on adjacent roads and intersections. On this basis it is considered the LDP can be approved by the City noting a detailed TIA will be provided in support of any future DA for residential development on the subject site.

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5. Active Transport

5.1 Pedestrian Access And Facilities

The subject site is not currently serviced by a pedestrian footpath which leads to the property boundary. The existing pedestrian footpath along Country Club Boulevard, runs along the eastern side of the street and links to Hodges Drive in the south however this ends approximately 30 metres from the property boundary. This footpath provides safe and convenient access to local amenities including the local shopping centre.

Pedestrians are provided for within the subject site and surrounds by a series of footpaths which link the golf course and the various hotel and hospitality offerings.

5.2 Cycle Access and Facilities

The subject site is identified as being close to several cycling routes which are shown on the Department of Transport Comprehensive Bike Maps as described below:

- Fairway Cir leading east from the subject site, is noted as being an 'other shared path'. This provides direct access to the Principal Shared Path along Mitchell Freeway and direct access to the Joondalup City Centre.
- To the west of the subject site Fairway Cir is nominated as an 'other shared path' which leads to the Continuous Signed Route NW1. This path provides access to a range of amenities to the north and south of the subject site.
- Country Club Boulevard is nominated as a good riding environment.

The subject site has good access to surrounding bicycle paths which can assist in encouraging cycling in the area particularly for local trips. Any future residential development on the subject site will be provided with bike parking for residents and visitors as per the requirements of the Residential Design Codes.

5.3 Public Transport

The subject site is serviced by a local bus route and is also within short drive or cycle to the Joondalup Train Line as described below

Bus Route 462: This bus route services the south western suburbs of Joondalup connects the site to Joondalup and Padbury Train Stations. The bus route is located within 800m of the subject site with the closest stop No.17923 being located along Hodges Drive.

Joondalup Train Service: The subject site is located approximately 3km from the subject site.

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6. Conclusion

This Traffic Impact Statement has considered, at a high level, the transport related aspects of the proposed Local Development Plan including the existing and proposed land uses, the existing traffic conditions, access, car parking, public transport, pedestrian movements and cycle facilities.

From this review, the future development facilitated by the LDP can be accommodated by the local road network without any modification. Further, the future development is unlikely to result in any safety impacts.

A more detailed Traffic Impact Assessment will be provided at the individual development application state subject to the approval of this LDP.

The proposed LDP has been considered by the City of Joondalup Design Review Panel (DRP) on two separate occasions being 21 February and 15 May of 2024. On each occasion the DRP outlined the strengths of the proposal and recommended matters for further consideration. The DRP provided a detailed assessment of the proposal against the 10 Design Principles contained in SPP 7.0. The recommendations of the DRP have been considered by the project team in the preparation of the LDP.

A response to the key comments from the May 2024 DRP comments is provided in the table below.

Table 1 - Response to Joondalup Design Review Panel comments.

Key Design Review Comments	Applicant response
Following DR2, the proposal has the following design strengths: *• Updates to the design are largely supported, although note the comments in the evaluation on suggested improvements.* *• The LDP is an ideal opportunity to link the supported architectural concept (from DR1) with planning provisions. At this initial stage the draft LDP provisions on building separation and the desired tiered form read well.*	Noted
The Panel recommends: *Updating the draft LDP to include the objectives for the design vision, stronger development controls and relevant metrics to 'guarantee' the desired design quality outcomes (refer to comments in Principle 1: Context and Character).*	The LDP provides a range of Design Objectives which are to be satisfied as part of the consideration of future development applications. While the design quality cannot be 'guaranteed' as a part of the LDP process, these objectives clearly convey the expectations for future residential development on the subject site.
Evolving the Joondalup Resort masterplan and enshrining fundamental design principles in the LDP that relate the existing uses with the new development on sites A and B.	The proposed LDP shows the relationship between the existing Joondalup resort, the car park and the proposed residential buildings. It provides indicative locations for future access points for pedestrians and vehicles ensuring the existing uses will have a strong relationship with any future residential development.
Spatial allowance for planting and sustainability of trees on the podium deck.	The perspective views and the design objectives particularly 9a and 9b note the intent for the podium deck to accommodate high quality landscaping.
Balancing the articulation of the massing of the two towers with the original strong horizontal design language.	The perspective views included in the LDP show the intent to break down the building bulk and scale horizontally and vertically, using a range of materials and finishes and design response including stepping the building to merge it into the surrounding golf landscape.
Understanding the impact of the stair cores on the design and the possibility of rationalisation.	A range of approaches to the stair cores has been considered by the project architect. This will be the subject of future refinement and consideration at the Development Application stage.
Screening of back of house areas and services from view of publicly accessible areas.	The location of back of house areas and services has been considered by the project architect. This will be the subject of future refinement and consideration at the Development Application stage.
Embedding sustainability performance targets in the LDP.	The design objectives in the LDP note the need to deliver an innovative response to sustainability. This will be the subject of further detail at the DA stage.

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	The building concepts have been designed with facades shaded in line with the orientation, high level of cross ventilation, good access to open space and provide for a range of dwelling sizes. Each of these contribute to the social, economic and environmental sustainability of the future residential buildings.
Canopies for the pedestrian paths on the podium level.	This will be the subject of future refinement and consideration at the Development Application stage. It is anticipated that the landscaped deck podium will be available to the resort guests and residents within the estate and street furniture, lawn areas and play areas will be provided.
Legible and safe movement of residents and visitors (as pedestrians and in vehicles) to the proposed development and throughout the structure.	The proposed LDP shows the location of key access points for vehicles and pedestrians ensuring there will be safe and legible movement in the future.
Improving the design and materiality of the townhouses and uppermost penthouses on both towers to better align with the organic architectural language of the towers.	It is anticipated the finishes and materials of the building will be inspired by the golf course featuring render, limestone and timber. This will be the subject of future refinement and consideration at the Development Application stage.
Considering successful precedence examples of biophilic buildings such as Park Royal Pickering, Singapore.	The proposed LDP includes a range of perspectives which show the integration of landscape with the building. This will be the subject of future refinement and consideration at the Development Application stage.



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Structural:

Mechanical:

Electrical:

Hydraulic:

Civil:

Other:

23040
JOONDALUP RESORT_LDP

Drawing Title: TREE CANOPY PLAN

Status: ----

Drawn: TH Checked: ----

Scale: 1:400 Job Number: 23040

FORMERLY JAMES CHRISTOU + PARTNERS ARCHITECTS

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ARCHITECTURE / URBAN DESIGN / INTERIOR DESIGN

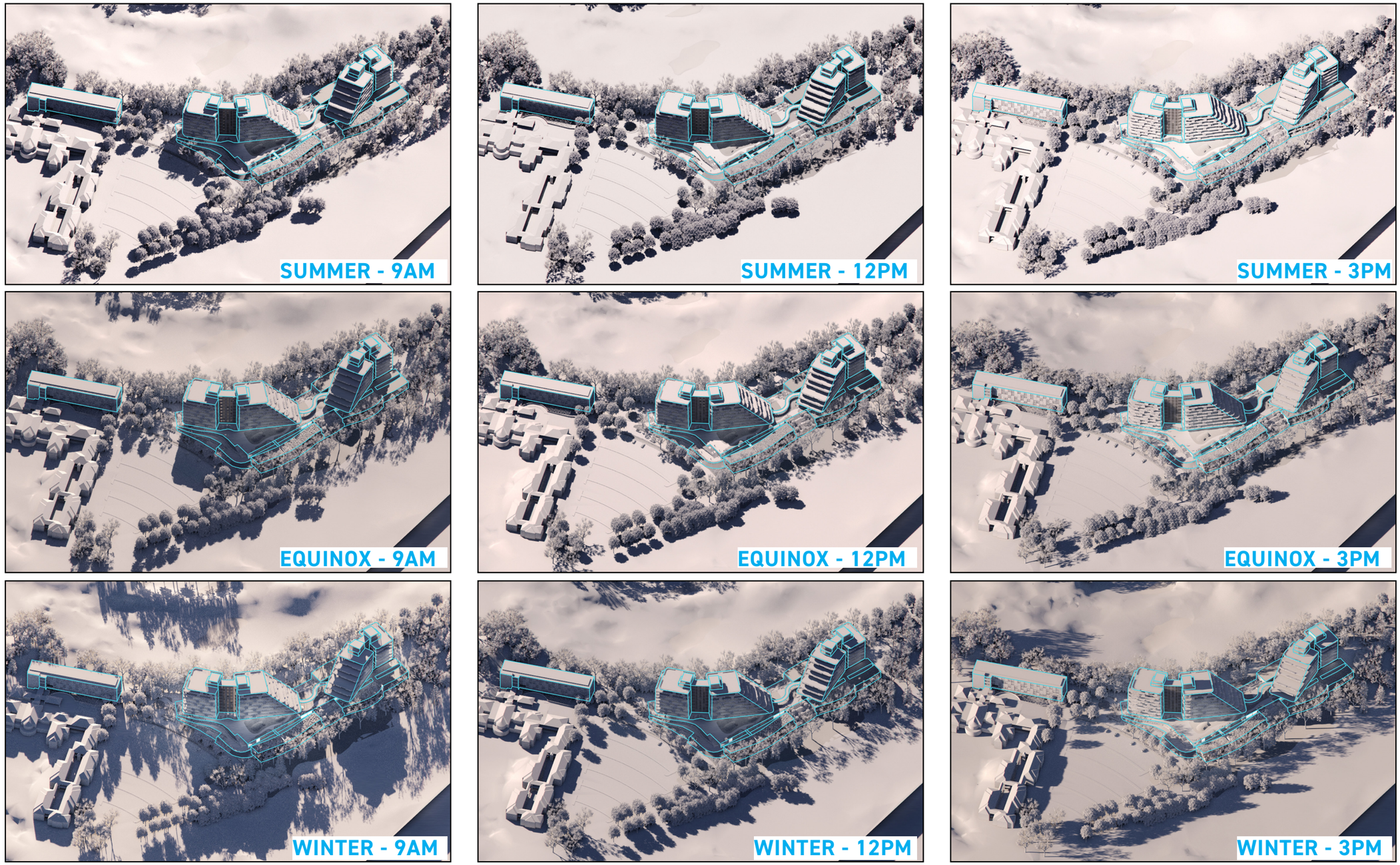
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01

Revision

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ARCHITECTURE / URBAN DESIGN / INTERIOR DESIGN

Shadow Studies



Prepared for Joondalup Resort
21.02.2025

Issue theme:	Issues raised:	Applicant response:	City comments:
Building height	• The proposed building height is inconsistent with established residential character in Connolly. • The proposed building height will adversely impact visual amenity for existing residences in Connolly. • The proposed building height will adversely impact established views of the natural landscape throughout the golf course. • The proposed height will result in a development bulk and scale which will adversely impact existing residences. • The 150m setbacks to adjoining properties is not sufficient to justify the height proposed. • Some community support provided for development of a smaller scale on the site which is restricted to a reduced height and preferably below the existing tree line.	• It is acknowledged that the proposed LDP aims to facilitate future residential development which is different to the existing residential character of Connolly in terms of height and scale. • The proposed LDP aims to facilitate a high quality future development which responds to the site conditions and minimises any potential impacts. • Clause 2.7 – Building Separation of the Residential Design Codes (the R-Codes) notes that: *The spacing between buildings influences the character of a location and the physical conditions of the built environment, as well as the amenity of individual residences by improving access to outlook, visual privacy, daylight and ventilation. As buildings get taller, it is import they have more separation to achieve these outcomes.* • Under Table 2.7 – Building Separation of the R-Codes a minimum distance of 12 metres to the adjoining property boundary is required where a building height exceeds 9 storeys to minimise building bulk. • The proposed LDP provides a minimum separation distance of approximately 170 to the closest residential property with many dwellings located more than 200 metres from the site. These dwellings are separated from the subject site by the fairways and landscaping of the golf course, providing a high amenity visual buffer. • The proposed LDP requires separation between the buildings on site A which will further break up the building bulk and scale and minimise any amenity impact on the nearby residential dwellings. • The proposed separation from the subject site to the surrounding properties ensures the LDP facilitates development which can meet the Acceptable Outcomes and the Element objectives of the R-Codes.	The indicated maximum allowable heights included within the draft LDP for Sites A and B when assessed in relation to the site context, separation to adjoining residential development and built form provisions and objectives, is considered to respond appropriately to the unique nature of the location. The separation of the proposed development from the adjoining residential land uses provides for a unique opportunity for a development response which deviates from the established low-density developments in the broader Connolly suburb given the established amenity on site and the reduction in bulk and scale to adjoining residential lots which is provided by the large setbacks given the location of the golf course. The established tree line surrounding the development sites provides for an additional softening of the impact of any future development and the built form controls included in the draft LDP ensure a split tower design which is scaled back in size as height increases to contribute to a reduction in the overall impact of the proposed maximum allowable height.
Visual privacy	• The height of the development will result in a loss of privacy for existing residences with outdoor living areas adjacent to the golf course.	• Clauses 2.7 Building Separation and Clause 3.5 Visual Privacy of the R-Codes combine to provide guidance in relation to visual privacy for adjoining landowners. • These provisions require a minimum distance of 12 metres to the adjoining property boundary is required where a building height exceeds 9 storeys to ensure an appropriate level of visual privacy. • Due to the site location, significant separation of over 170 metres is provided between the subject site and the residential dwellings on the other side of the golf course. • This separation ensures the LDP facilitates development which can meet the Acceptable Outcomes and the Element objectives of the R-Codes	The draft LDP applies the R-Codes Volume 2 to any future residential development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the visual privacy standards outlined in the R-Codes Volume 2. These standards apply minimum setback and screening requirements based on a cone of vision, floor height and the room type. The largest minimum setback requirements applicable under the R-Codes is 12 metres to an adjoining property boundary. Given the established setbacks to adjoining residential properties created by the golf course, visual privacy requirements would be satisfied for any proposed development.
Overshadowing	• The proposed LDP does not include any overshadowing diagrams to indicate the impact on adjoining properties.	• Under Clause 3.2 Orientation of the R-Codes, buildings should be designed to ensure they overshadow less than 25% of adjoining properties coded 25 or less on 21 June. • Based on the proposed LDP provisions, which note a maximum building height of 80 metres, the total length of shadow cast at midday on will be approximately 125 metres. • The dwellings to the south are located more than 170 metres from the subject site and therefore it is anticipated that these will not be impacted by overshading from a future building. • The project architect has prepared indicative Overshadowing Study based on concept plans for the subject site. The Overshadowing Study demonstrates that there will be no overshadowing of residential dwellings caused by a future development.	Given the location of the subject site, overshadowing will impact the golf course fairways, or the established resort facilities, therefore overshadowing will not impact adjoining residential development.

		• Detailed overshadowing drawings will be provided at the Development Application (DA) stage in support of any proposal.	
Transport	• The development will result in excessive vehicle numbers on the established local road network. • Traffic counts included in the TIS provided are out of date and therefore not relevant. • Further transport impact analysis with updated traffic counts should be undertaken to inform the proposed LDP. • Access to existing public transport from the Joondalup Resort is poor and will therefore exacerbate traffic issues. • Concern over noise and amenity impacts of additional traffic on Country Club Boulevard. • Concern over the capacity of Country Club Boulevard to handle additional traffic given it is narrow and comprises two single lane of traffic in either direction. • Safety concerns for traffic conflicts between additional vehicle movements created and pedestrians using local roads including students walking/riding their bikes to school. • Safety concern for golfers crossing the access road when using the course. • Question as to whether any road or pedestrian infrastructure upgrades will be undertaken to facilitate the development.	• The proposed LDP is supported by a Traffic Impact Statement (TIS) which provides a high level overview of the transport and traffic matters relating to the site. • The TIS indicates that current traffic counts are not available. It notes that the traffic numbers in the area are unlikely to have changed substantially in the past 12 years since the most recent count due to a range of factors. For these reasons updated traffic counts are not warranted in support of the proposed LDP. • A detailed Traffic Impact Assessment (TIA) will be required to be submitted in support of any future development application. This may include updated traffic counts. • The TIA is likely to cover a range of issues including the capacity of the road to accommodate the proposed traffic and potential management measures to address safety issues. • No road or pedestrian upgrades have been identified as being necessary to support the proposed development at this stage.	The Transport Impact Assessment guidelines does not set out any requirement for transport information to be provided for a Local Development Plan. Notwithstanding this, a Transport Impact Statement has been provided with the draft LDP which is considered sound in its findings, subject to a full detailed Transport Impact Assessment (TIA) being provided as part of any future development application. In accordance with the Transport Impact Assessment Guidelines a TIA is required to be provided for any development application with greater than100 vehicle trips generated in the peak hour. As such any future development application over the site which exceeds this requirement would require a TIA to be provided. This assessment will identify the appropriateness of the local road network to accommodate any future proposed development on the subject lot and would include any recommended transport infrastructure upgrades as part of that process.
Car parking	• Concern that the number of car parking bays provided for residential units will be insufficient and would result in parking issues for the overall site. • Potential for existing car parking issues at Joondalup resort to be exacerbated by a development of this scale.	• The proposed LDP does not detail the number of car parking bays to be provided on site. • The R-Codes sets out the car parking standards for residential development and this is anticipated to be addressed as part of any future DA. • The proposed LDP does not propose to remove any of the existing car parking for the Joondalup Resort. • The TIA submitted as part of any future DA will is likely to provide an overall analysis of existing and proposed car parking numbers and identify parking management strategies to deal with peak parking demand.	The draft LDP applies the R-Codes Volume 2 to any future development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the parking standards outlined in the R-Codes Volume 2. These standards apply minimum parking requirements based on location and the dwelling size.
Tree canopy	• The LDP does not provide clear tree retention information for the established mature trees surrounding the subject site. Preference is for this information to be included in the LDP. • A tree retention strategy should be included with the LDP. • Any outcome where loss of mature trees on the site or golf course is not supported by the community. • Concern regarding heat island impacts of any mature tree removal.	• The proposed LDP aims to facilitate development within the subject site only. • It is acknowledged that several trees on site will be required to be removed from site to accommodate a future development. • Despite this the design intent is to retain several trees on the subject site as demonstrated on the Tree Canopy Plan prepared by the project architect. The concept plan for the subject site includes a two storey podium level with gaps in the car parking to allow the trunks to protrude through it. This will allow for natural light into the car park and for cross ventilation. This will be subject to detailed design work and the recommendations of the arborist report at the DA stage • The intent is for the existing trees outside of the subject site to be retained and protected as far as possible. • It is likely a detailed site survey and high level arborist report may be provided as part of any future DA to demonstrate how the buildings can be designed to accommodate some of the existing trees on site and to minimise the impact on existing mature trees outside of the subject site. • A landscaping concept plan will also be provided as part of any future DA.	The draft LDP applies over two sites on Lot 535 (45) Country Club Boulevard, Connolly. Information has been provided in relation to tree removal and retention anticipated as part of any future development on the subject land. The majority of the trees in proximity to the proposed development are located on adjoining Lot 1 (39) Country Club Boulevard, Connolly (the gold course) which is not subject to the draft LDP. this information indicates the trees on the adjoining golf course lot are not intended to be removed to accommodate the proposed development. The draft LDP applies the R-Codes Volume 2 to any future residential development on the lot. As such any development application lodged for multiple dwellings on the lot will be subject to assessment against the tree canopy requirements outlined in the R-Codes Volume 2. These standards include minimum tree planting and deep soil area requirements, inclusive of provisions relating to the retention of mature trees on site.
Environmental impacts	• Concern that there has been no environmental site survey or impact report undertaken.	• This level of detail is outside of the scope and purpose of the proposed LDP.	The draft LDP applies to two sites (A and B) on the subject lot. Site A is currently comprised of a vacant portion of land, tennis courts, a storage shed, a car park and landscaping. Site B is currently

	• Preference for environmental impact study to be undertaken for the site. • Concern over implications for wildlife, particularly Carnaby cockatoos which have been seen nesting in the adjacent trees and kangaroos which live on the golf course. • Implications of noise, light and air pollution as a result of the development and the implications for wildlife.	• The intent is for the existing trees outside of the subject site to be retained and protected as far as possible. • Detailed information regarding lighting can be provided as part of any future DA.	comprised of an existing car park. Information relating to tree retention indicates the removal of a small number of trees on Site A as a result of future development. It is not considered this proposal will have a significant environmental impact given the existing condition of the subject sites and that the LDP proposes to maintain the majority of the established trees on the surrounding golf course. The City does not agree that an environmental impact study is required.

Local infrastructure	• Concern that established service and community infrastructure will not be able to accommodate the population increase resultant from a development of this scale. Areas of concern include:
	  ○ Water, power, gas, NBN infrastructure
	  ○ Roads
	  ○ Public transport
	  ○ Schools
		• This level of detail is outside of the scope and purpose of the proposed LDP.
		• The future development facilitated by this LDP is not expected to generate a requirement for upgrades to roads, public transport or schools however some upgrades to existing services may be required.
			Consideration of infrastructure upgrades required to support future development is undertaken as part of a future development application wherein detail relating to the specifics of the development are known.

Impact on open space	• Concern regarding the impact of the additional population increase on the established provision of public open space in Connolly. • Resident concern that Connolly already has limited public open space given the golf course is privatised and additional population will result in over-use of the established public open space. • Concern that the proposed development will not include any provision of public open space to address this shortfall and to cater for the additional population.	• The provision of public open space is outside of the scope and purpose of the proposed LDP. • Any future apartment development on the subject site will be required to provide communal open space in accordance with the relevant requirements of the R-Codes. • It is anticipated that future occupants of the apartments may have access to the recreational facilities at the Joondalup Resort, minimising the impact on the existing public open space in the surrounding suburbs.	The draft LDP is proposed over land which is privately owned in an area of high public amenity. There is no requirement for the development to provide any additional public open space beyond what is existing within the area. As outlined in the applicant's report, and response, it is anticipated that future occupants will have access to the Joondalup Resort facilities, promoting the use of on-site amenities. Notwithstanding, any future dwellings proposed will also be assessed against the communal open space provisions of the R-Codes Volume 2, providing additional on-site amenities for the future residents.
Bushfire evacuation	• Concern over one way entry and exit in the event of a bushfire. • Additional population will impact the ability for timely evacuation in the case of a fire on the golf course.	• The subject site is not within an area designated as bushfire prone on the Department of Fire and Emergency Services Map of Bushfire Prone Areas. As such, a Bushfire Attack Level (BAL) Assessment is not required in accordance with *State Planning Policy 3.7 -Planning in Bushfire Prone Areas* (SPP 3.7). • An evacuation plan is not required under the planning framework.	The subject lot is not located within a bushfire prone area and is therefore not subject to assessment against the provisions of State Planning Policy 5.4 – Planning in a Bushfire Prone Area.
Impact on the operation of the golf course	• Concern over the implications on the use of the golf course during construction given the constrained site and development up to the boundaries. • Additional population will likely put strain on existing resort facilities. • Concern over golf ball impacts into development once constructed.	• Operational matters relating to the golf course and the Joondalup resort will need to be managed by the operators of the site during the construction phase and following the occupation of the future dwellings. • This is outside of the scope of the LDP.	Not a valid planning consideration.
Construction concerns	• Noise during construction. • Traffic during construction. • Vibration from construction. • Dust from construction. • Health impacts for the community. • Concern staged approach could prolong construction periods. • Traffic and parking disruption during construction.	• Amenity concerns relating to future construction can be managed via an appropriate condition of approval on any future development approval.	Any future development approval over the site will be subject to a construction management plan to manage amenity impacts to surrounding landowners during construction.
Property values	• Concern that the proposed development will adversely impact property values in Connolly.	• The impact on property values is not a valid planning matter.	Not a valid planning consideration.
Scale of development relative to the location	• Concern the proposed scale and number of additional dwellings is not strategically co-located with transport nodes, amenities or activity centres. • Smaller intensity of development would be more appropriate.	• The proposed LDP aims to facilitate a high quality residential development on the subject site within a locality with high amenity which provides an alternative to existing and proposed apartments on major roads or within urban locations. • Future occupants are likely to have some access to the facilities at the Joondalup Resort, including the golf course and various food and beverage outlets. • A range of facilities are located within a short distance of the subject site including the commercial offerings at the Connolly Shopping Centre.	The subject lot was identified as being an appropriate location for multiple dwellings given its large size, has large separation from surrounding residential development and adjoining amenity provided by the Joondalup Hotel facilities on site. In recognition of the unique nature of the site, residential land uses were considered to be complementary to the existing hotel and serviced apartment uses.

		• The site is well served by the existing road network which provides access to various public transport options as outlined in the TIS.	
Community benefit	• Concern there is no community benefit proposed as part of the LDP to offset the loss in amenity to surrounding residents.	• There is no community benefit proposed as a part of this proposed LDP. • Any future built form on the site, facilitated by this proposed LDP can be accommodated with minimal impact on the amenity of the surrounding properties.	The draft LDP seeks to establish a framework to facilitate future development of the subject site. Accordingly, and pursuant to Clause 2.8 of the R-Codes Volume 2, the application does not seek to vary any existing controls or requirements for additional development potential. Therefore, no community benefit provisions have been proposed.
Precedent	• Concern that allowing for this scale of development will create a precedent for other developments of this nature in the area/similar areas.	• This proposed LDP will not create a precedent, noting that this is a site specific provision (to enable the preparation of an LDP) under the City's local planning scheme. • Any future development application will need to be considered on its merits based on the site context and planning framework.	Any future proposed local development plan or development application in the locality would be assessed independently and in accordance with the applicable planning framework.
Legitimacy of the perspectives	• Concern that the architectural perspectives included with the LDP are misleading and do not accurately represent the visual impact of the development.	• The architectural perspectives have been prepared by an experienced architect to provide an indication of a potential built form outcome which may be accommodated by this proposed LDP. • Any future DA is likely to be supported by updated drawings and perspectives which will assist to demonstrate the visual impact of the proposed built form.	The perspectives do not form part of the LDP however are considered to be of assistance in demonstrating a future built form outcome and visual impact.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

Support	77
Comment	17
Object	539
Total	633

NO.	COMMENT
1	**Oppose** No way! This would change our relaxed suburbs forever and there is no way our roads can support the amount of traffic this would bring.
2	**Oppose** The traffic studies is at a desktop level and insufficient. Common sense indicates that the current roads in and out will not accomodate the number of dwellings proposed. Additionally the 14 Storey development does not support the local community but benefits the property developers while diminishing the environment and visual aesthetics of the suburb and surrounds. Additionally no noise pollution studies have been considered in the construction of this development and the impact on the local community during this phase.
3 & 176	**Oppose** The size and height of this project is way too big and imposing for the area. I don't oppose a development but I strongly oppose the size especially the height. 14 stories is extreme for this area. Also 190 residences would seem to have a major affect on traffic as well. I would request that this development be more in keeping with the current resort development with no more than 2 stories. **Oppose (submission 176)** I don't have a problem with a development but I would wish it more in keeping with the suburban surroundings. It is very large and imposing on our peaceful beautiful suburb *NB: Submissions 3 & 176 were submitted by the same person. Both comments have been provided.*
4	**Support** Love what you're doing. Please keep it up!
5	**Oppose** I strongly oppose the following proposed planning proposal number 111922 local development plan 45 Country Club Boulevard, Connolly, as below: Site A – proposed 6 storeys – strongly oppose Site B – proposed 14 storeys – strongly oppose This will have a huge impact on us directly by having 6 and 14 stories of high density housing looking into our backyards as well as being a huge eyesore to everyone living in Connolly. Come on City of Joondalup, do the right thing and reject this massive development. We do not want this type of high density housing getting built in Connolly!

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
6	**Oppose** Lack of infrastructure and increase in traffic volume around country club boulevard as only one exit road. View from our balcony would change
7	**Oppose** The height of these building will impact surrounding residential properties, reducing privacy. The height of these proposals will create an eyesore. This will also negatively impact the value of properties in Connolly.
8	**Support** We'd love the resort to be more like the Crown resort, more than happy to see development…just hoping they use some of the profits to reinvest back into upgrading the rest of the resort – in particular bars and restaurants to attract visitors and locals alike. We love being able to walk down the road for a coffee/drink/meal/golf, but it all definitely needs an upgrade. If the resort improves its attractiveness for visitors (and locals) and becomes a destination then it's a good thing for the local economy and community. Perhaps more visitors and residents would sustain the survival of a grocery store in Connolly once again! Development is scary and uncertain but also brings opportunity and a wider community. Not sure about others in community, but I'd rather we had an IGA or CoOp in the place of the Fyre restaurant. Perhaps part of the development negotiations should include a significant contribution from Joondalup resort to the Connolly shopping centre to develop a new grocery store. The community needs this.
9 & 207	**Support** An important development for the Joondalup Resort and the local business community. I look forward to its completion. **Support (submission 207)** Such a development will bring vibrancy and life to an old dying suburb. An increase in population will be a welcome uplift for the businesses at the shopping centre and the local school. This is a great opportunity for Connolly/Joondalup that should not be overlooked. *NB: Submissions 9 & 207 were submitted by the same person. Both comments have been included.*
10	**Support** Please don't let uneducated locals stop this development from happening
11	**Oppose** We have lived in Connolly for over 36 years and have seen high rise development proposals come and go. We still have our lovely suburb and see no reason for any high rise development here. We strongly oppose this proposal.
12	**Support** (no comments provided)
13	**Oppose** We do not want such a huge blot on our beautiful landscape. Smaller developments yes but a most definite NO! to the question of high-rise
14	**Support** Progress requires more people I would rather this than reducing size of sub divisible blocks. I support any movement to increase rate payers.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
15	**Oppose** We do not want such a huge blot on our beautiful landscape. Smaller developments yes but a most definite NO! to the question of high-rise. These are going to be an absolute eyesore and not in keeping at all with the environment
16	**Oppose** 14 story apartments will be too big for Connolly. Currently from my property I can see into the apartments in Joondalup. The properties should be no higher than 4 stories and would still supply enough housing/apartments. Connolly is a community and not the CBD. The planning is not thought out and far too big for our suburb.
17	**Oppose** What a terrible decision this would be if council agreed to such atrocities being built in such a lovely leafy suburb – so much in keeping with the area – NOT!
18	**Oppose** (no comments provided)
19	**Support** I think it would be great, although we do need some grocery shops to then support the additional dwellings
20	**Oppose** As an existing resident of Connolly, I oppose the height of the construction which would substantially alter the suburb. A maximum 8 storey building would be more acceptable and not impact house values in the suburb and result in less traffic, which would retain the suburb's safety and reputation as good for families with young children. The traffic report seems to state there would be no impact from increased traffic but this has not been substantiated in any way, as the data is wildly outdated. A development on the site has my broad support in principle otherwise.
21	**Oppose** 14 stories is too high. I'm not opposed to the Joondalup Golf course thriving as a business by investing in something the suburb may need, but not at the expense of our suburbs beautiful skyline. I think it needs to be revised at a more acceptable height of 6 or 7 stories.
22	**Oppose** The proposed structure does not fit the suburb outlook. It will overlook too many people's backyards and invade their privacy. Possible increase of crime due to population increase and reduced open space. Strongly oppose submission as it stands.
23	**Oppose** Totally inappropriate for the area
24 & 399	**Neutral** I understand the need for more housing and high rise developments but oppose the size and height of this development. The sheer size of this construction, (including two towers well above 10 stories) should it proceed, will imprint on the privacy and well being of not just neighbouring properties but the whole suburb! Thus become a huge eyesore to all who live in Connolly and the surrounding suburbs.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Oppose (submission 399) My following concerns… Height, will be a visual eyesore and totally out of character with the surrounding houses and suburb. Scale of the development will take several years and noise and large construction vehicles will impact traffic and noise to a very quiet suburb. Loss of existing trees and shrubs will be detrimental (apart from visual impact) detrimental to the birds/wildlife inhabitants. Once development complete additional traffic on the one feeder road…. does this mean another entrance in the resort ….where will this be located? *NB: Submissions 24 & 399 were submitted by the same person. Both submission comments have been provided.*
25 & 303	**Oppose** I am writing to formally express my objection to the proposed high-rise development at 45 Country Club Boulevard, Connolly in our neighbourhood. While I appreciate the need for development and growth in our community, I believe that the current plan for a 14-story building is excessive and would have detrimental effects on our residential area. I urge you to consider lowering the height of the proposed structure to a maximum of 5 stories. 1. Compatibility with Neighbourhood Character: Our neighbourhood is predominantly composed of low-rise buildings and single-family homes. A 14-story high-rise would not only be out of scale with the existing structures but would also disrupt the architectural harmony that defines our community. Lowering the height to 5 stories would allow for a design that is more in keeping with the character and aesthetic of our area. Also many of us have paid a premium price for our property because of the golf course views we currently have. If this development goes ahead in it's current form we will be looking directly at a 12 & 14 storey apartment block. We will lose all of our privacy as every apartment will look directly into our backyard and living area. We have moved back home to Perth to retire away from the highrise buildings of the Eastern States and bought in this quiet suburb only to have that dream shattered by this development. This is causing both myself and my husband great anxiety and concern for the possible loss of quiet lifestyle we paid a great deal of money for. 2. Mitigating Traffic and Congestion: A development of this magnitude will significantly increase traffic in our neighbourhood, leading to congestion and safety concerns for residents, especially children and the elderly. Reducing the height and density of the building to 5 stories would help mitigate these issues, making it easier for our infrastructure to manage the additional residents and visitors. 3. Community Input and Engagement: It is essential that community members have a voice in developments that significantly impact their living environment. The current proposal has not adequately engaged residents, and I encourage the council to prioritize open discussions to ensure that the views and concerns of the community are taken into account. 5. Sustainability Considerations: A shorter building would align better with sustainable development principles by reducing the environmental impact associated with high-rise construction. This includes minimizing disruption to local wildlife and residents living in the quiet leafy suburb of Connolly. In conclusion, I strongly urge the council to reconsider the proposed height of the development and reduce it from 14 stories to 5 stories. This change would better reflect the needs and desires of our community while still allowing for responsible development. Thank you for your attention to this important matter, and I hope you will advocate for a solution that benefits our neighbourhood as a whole. The photo below is the view we paid a lot of money for. If this development proceeds we will be looking directly at and be overlooked by this entire development!

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	 **Oppose (submission 303)** I am writing to formally express my objection to the proposed high-rise development at 45 Country Club Boulevard, Connolly in our neighbourhood. While I appreciate the need for development and growth in our community, I believe that the current plan for a 14-story building is excessive and would have detrimental effects on our residential area. I do not support any change to the current zoning of the area of this proposed development. 1. Compatibility with Neighbourhood Character: Our neighbourhood is predominantly composed of low-rise buildings and single-family homes. A 12 & 14-story high-rise along with an above ground multi story carpark would not only be out of scale with the existing structures but would also disrupt the architectural harmony that defines our community. Also many of us have paid a premium price for our property because of the golf course views we currently have. If this development goes ahead in it's current form we will be looking directly at a 12 & 14 storey apartment block. We will lose all of our privacy as every apartment will look directly into our backyard and living area 2. Mitigating Traffic and Congestion: A development of this magnitude will significantly increase traffic in our neighbourhood, leading to congestion and safety concerns for residents, especially children and the elderly. There is also inadequate road access and parking even with the preposed development having a multi story above ground carpark – yet another eyesore 3. Community Input and Engagement: It is essential that community members have a voice in developments that significantly impact their living environment. The current proposal has not adequately engaged residents, with only 500 homes receiving a letter informing them of the prosed development. 4. There will be absolutely NO ANCILLARY BENEFITS for Connolly residents from this development 5. Fire Risk – There have already been 2 major fires on the Joondalup Golf Course, both would have impacted the proposed dwellings. There is no way this many residents could be safely evacuated if a sudden bushfire were to ignite. We live directly across from the development and SGIO, Western Australia's own government insurance company refused to insure our home as it deemed it to be in a high fire risk zone 7. Greenspace and trees – The developers propose to leave only 4 trees which will be at their discretion in this development. This will decimate the flora, fauna and wildlife habitat that now exists in this area 8.Public Open Space – Connolly already has less than the required amount of open space deemed necessary for suburban living. This development will make that much worse 9. Planning -

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The Proposal is not consistent with planning frameworks and policies. These essential documents protect against abuse, but are being altered to suit the nature of the development *NB: Submissions 25 & 303 were submitted by the same person. Both comments have been provided.*
26	**Support** Modern high end apartments will be great for the area.
27	**Support** (no comments provided)
28 & 606	**Oppose** I believe that the proposed area needs an upgrade however the height of the building is outrageous. As it is also for housing, I think this will negatively impact the suburb and devalue homes in the area. We want to preserve Connolly's nature faced, family sized properties. Bringing in small apartments into the suburb goes against the values of the small community and will increase local traffic. Speeding is already a big issue on Fairway Circle and as we have many native animals like Kangaroos, we are putting them at danger by building a large multi-storey apartment. Another resort that is more modern without a highrise building would be much better and drive tourism and property values in Connolly *NB: Submissions 28 & 606 were submitted by the same person. No additional comments were provided with submission 606.*
29	**Support** (no comments provided)
30	**Oppose** I do not want a high rise building to be built in Connolly. It will look out of place in our beautiful suburb. The traffic is bad enough down fairway circle with the amount of residents at the moment. Prvacy for residents is also a big issue.
31	**Oppose** Connolly is a beautiful residential surburb with a strond community presence and a building the size of the proposed woul be an absolute eyesore and not add value on any level to the Connolly community on any level! I strongly oppose the building and hope it doesn't get approved
32	**Support** This will be wonderful for the area and breathe life and vibrancy into our suburb.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
33 & 115	**Support** Fantastic addition to the resort. Residents of Connolly should be grateful **Support (submission 115)** Fantastic addition to the resort and suburb. *NB: Submissions 33 & 115 were submitted by the same person. Both comments have been provided.*
34	**Oppose** Not adequate for the neighborhood
35	**Oppose** Connolly is such a beautiful sort after area – with a lovely skyline – leafy and green suburb Residents don't want a high rise building it will attract the wrong type of resident to such a peaceful close knit community in a leafy suburb –
36	**Oppose** It will be a eyesore in our community not only looking over in to peoples backyards and properties but the noise and extra traffic in our quiet suburb This should definitely be rejected Another big company trying to make money not thinking about anyone else
37	**Oppose** I strongly oppose this development due to the increased traffic , the environmental impacts and detrimental effects on the community
38 & 191	**Support** I would like to see extra amenities in the area. Maybe supermarket at the Connolly shops **Neutral (submission 191)** I would interested in finding out what facilities will be available and perhaps purchasing an apartment *NB: Submissions 38 & 191 were submitted by the same person. Both comments have been included.*
39	**Oppose** a development of this size in the middle of a residential area is totally inappropriate. A refurbished existing facility would be much better as it is run down.
40	**Oppose** 14 stories is way too high. It will be an eye sore for existing residents of Connolly. I understand we need to move forward but 5 or 6 stories would be enough.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
41, 199, 540 & 542	**Oppose** Massive concerns for wildlife that find sanctuary here. Carnebys Roos and other wildlife will be displaced, Development not in keeping with local area Not averse to a development as such, just on much smaller scale, with consideration to local area and without encroachment on green land and bush. The applicants could perhaps make residents feel more positive if they had maintained the existing hotel with more care. It's in a terrible state, which leads one to believe that upkeep of a new apartment block will not be a priority for investors **Oppose (submission 199)** The proposed building is too high and too large There is insufficient roads/access to support that level of accommodation The area is also a safe haven for local displaced flora and fauna included endangered Carneby cockatoos The developers should consider this and significantly reduce the size of the proposed dwelling, which should not exceed tree height Parking should be capped at one car per dwelling and surrounding roads should be earmarked as no parking There should be allowance within the proposed multi occupancy dwelling for a small store to further reduce local traffic so local residents can walk rather than drive to shops Environmental risks should be addressed to avoid displacement of resident Roos and birds. The occupancy should not come with automatic membership to the local club which currently cannot accommodate all its local members and risk of surge times Developers must ensure they engage with long term local residents Connolly is an area with low level movement and many residents have lived in the suburb for a very long time and their voices should be heard and respected CoJ should also consider how this may impact traffic and access around its annual successful valentines concert. **Oppose (submissions 540 & 542)** I'm looking at the proposed plan now for areas A and B which seem to already have housing and not a lot of trees in either area. So I imagine we just need to ask the developers to keep the trees and design around them? Anyway here's my response so if you want to pinch bits thats fine with me. Looking at 2.3 Environment & Heritage, the proponent states there is "no environmental or heritage constraints". That is incorrect because those large trees around the 2 areas are vital foraging habitat to endangered black cockatoos. These trees also provide a cooling effect and shade. Your design should allow for these trees to remain and development around them. It's made easier that the big old trees are at the perimeter. These would be a few hundred years old and not easily replaced or offset. The proposal mentions "enhanced environment", that should mean that trees remain and provide shade for the people living in and around the development. We currently are beginning to rethink the bulldoze everything and put up houses rooftop rooftop which are lacking in sustainability and are in effect urban heat islands. How do you "enhance the existing golf course amenity" when you remove trees. Trees are an intrinsic part of golf so the skill of the golfer is tested while also providing a cooling effect and place to rest under while waiting the team mates to finish their shots.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	"2. Allow for planting and sustainability of trees on the landscaped podium." If the majority of those big old trees remained you would be ensuring there is a beneficial effect to the development. You can't rip out big old trees, plant a few saplings and call it sustainability. Thats a nonsense. Sustainable is keeping the trees and the design taking them into effect. Tree removal cannot be viewed in isolation. The impact is cumulative, whether it's removing foraging for endangered cockatoos who are facing a local extinction crisis due to lack of forage or the cooling effect by removing big old trees only to be replaced with saplings which do not increase the cooling effect, nor do these saplings provide any amenity where there once was amenity. We are losing trees to PSB and extreme heat and lack of water from our increasingly drying summers. There is so much against these big trees who are trying to survive and do their job for us yet all too often we chose to bulldoze and clear the landscape to put in units, houses rooftop rooftop which are often unsightly and give the appearance of a dystopian world. You have a chance to do better for this area. I'd urge you to reconsider the plan and put more effort into retaining those big old trees which took 100 plus years to grow. *NB: Submissions 41, 199, 540 & 542 were submitted by the same person. All comments have been provided. Submissions 540 & 542 has the same comments.*
42	**Oppose** The proposed development of 14 storeys is too high for the Connolly area, this will block the views onto the golf course of residents in Connolly. The golf course views are un parallelled and it is a haven in the northern suburbs, a 14 storey dwelling will affect the tranquillity and world class appeal of Joondalup Resort creating a negative visual impact on the surrounds. Joondalup resort has hosted football teams and celebrities, the venue will lose its appeal with a 14 storey dwelling which would be better located in the Joondalup CBD. The 14 storey dwelling will cast shadows on nearby properties limiting their ability to use their outdoor spaces. The construction of the 14 storey dwelling will impact native flora and fauna that is so unique to Joondalup resort and our Carnaby Cockatoo habitat the construction will also cause noise pollution and inconvenience for residents and patrons of Joondalup resort. The proposed develeopment will increase traffic congestion in Connolly as well as increase the demand on Connolly Primary School and our small shopping precinct which will not be able to cater for those additional dwellings. A town house community is better suited to Connolly which will fit in better with the aesthetic of the suburb and keep Joondalup Resort as a world class venue and a haven for native flora and fauna. High rise buildings are better suited to Joondalup.
43	**Oppose** (no comments provided)
44	**Oppose** A 14 storey dwelling doesn't suit the golf course resort of Connolly, it would be better suited to Joondalup CBD. This does not fit in with the look and feel of our suburb and we do not have the amenities nor Infrastructure to support this additional number of dwellings. There will be marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighbourhood kerbside parking under pressure. Personal privacy for home owners becomes an issue with current Connolly residents being overlooked at all times.
45 & 117	**Support** (no comments provided) **Support (submission 117)**

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Look forward to this *NB: Submissions 45 & 117 were submitted by the same person. Submission 117 comments provided.*
46	**Oppose** I'm not opposed to development however I am completely opposed to 14 stories!!!!! 2-3 stories MAX will suits our suburb and maintain the character, charm, and livability of our neighborhood. A 14-story building would be an absolute eyesore, drastically alter the skyline, increase congestion, and strain our local infrastructure. It's vital that any development respects the existing community and its values. The current plan sees 190 apartments which sees a minimum of 400 occupants, adding cars on our roads, plus staff and visitors.
47	**Oppose** I think the idea of appartments is fine but I think the proposal for 14 stories high is too much and will negatively impact the look of the area and it's surrounding residential homes.
48	**Oppose** Opposed. Will ruin aesthetic of Connolly and affect those backing onto the golf course. Privacy of those homes backing onto the course will be affected.
49	**Oppose** I strongly oppose the proposed development near the Joondalup Golf & country club. I do not wish for a denser populated area in the suburb where my young family living.
50	**Oppose** Connolly is a very small suburb and does not have the infrastructure to support this number of residents coming and going from the suburb. We do not have a shopping center with a food shop, we have minimal facilities within the suburbs like our parks. Our roads are very old and it has taken me four years to get the council to agree to re-surface our street. The condition of the rest of the suburb's streets is very poor. The council needs to address all of these things before it allows this type of development to occur. Connolly can not handle this number of residents in the suburb. The residents of Connolly enjoy a small and quiet suburb and we want it to stay that way. This proposal is a joke and the people who have proposed it have not been to Connolly and do not understand what it is like here. This is not a major city center, a 12 and 14-story building can not be supported.
51 & 145	**Oppose** (no comments provided) *NB: Submissions 51 & 145 were submitted by the same person and no comments were provided with either submission.*
52	**Oppose** Connolly is a small old suburb and would not I such a large development .We already have less open space it will be an eyesore to existing residents.This is not abb vs place to put high rise building
53	**Oppose** I would hate 12 or 14 story high rise buildings in Connolly. It will completely change the beautiful, quiet, family suburb that I chose to raise my family. The increased traffic would also br alarming and more risk to my children who ride to school.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
54	**Oppose** This proposal stands to ruin the quiet, community feel of Connolly with a strong connection to nature. The development will visually be an isor, and will directly impact hundreds if not thousands of residents by having a towering block of housing looking into their backyards! You will de value the area, ruin the tranquility, drive the nature away (goodbye kangaroos and bird life). The infrastructure and roads in/out simply couldn't cope with the increase in traffic, the roads will become peppered with cars parked on the verge because that many dwellings brings in a lot of cars! And above all, more people, more activity almost always equates to more crime. My children will no longer be able to play out the back without fear of someone from one of the 190 dwellings looking in. I won't be able to open my blinds as our privacy will be completely comprised. Wealthy developers will get richer and local families will loose hundreds of thousands of dollars value on their homes by having their view and privacy taken away. I urge you to please consider the impact on the existing residents. As a group we are all mortified by this proposal and will rally together to have our concerns heard. This would ruin the appeal of Connolly and negatively impact the local environment and wildlife which we know is such a big draw card for Connolly. Please listen to our concerns and consider them in your assessment of this proposal.
55	**Oppose** As a Connolly resident this proposal is too high for a suburb like Connolly. 2 or 3 stories high would be much more in keeping with the surrounding areas. A 12 or 14 level high rise building would be totally out of place in this location as it is not a city centre.
56	**Oppose** The height of the development is a concern along with the existing infrastructure (roads,schools, etc) would not be able to support this without major disruption to the local and wider community. Not totally opposed but needs refining.
57	**Oppose** I don't believe a 14 storey high rise building should be in an already built up area. If they were to scale back to 2/3 stories, I would be more inclined to support the development.
58	**Support** Diversification of housing types is needed in the suburb. Currently the majority of housing stock is 4x2 family homes with some smaller properties in Spyglass and Long Island Pass. The latter 2 examples are problematic with insufficient car parking and very narrow roads limiting visitor parking. Some over 55 developments exist but these are by far the minority but probably sufficient for demand. By adding new, high density housing, much needed first time buyer, downsizer and lock and leave style accommodation will be added to the existing limited housing choice. This will create a balanced community offering homes to a more diverse range of buyers. Instead of having a dominance of 4x2 family homes, homes suitable for retirees, first time buyers (rich or poor), work from home professionals, singles and investors will be created. In addition, the hotel will get a much needed extension able to provide enough rooms for large groups and offer high quality Holliday Resort accommodation which it currently does not. Provided suitable access and car parking is provided then the development should be a resounding success and a positive addition to the housing stock within the City of Joondalup.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
59	**Oppose** I have recently moved to my current address. The things that attracted me to the area was the tree canopy and lack of high building structures. It is a very quiet area. This proposal in my mind is not well thought out, as it will create significantly create more traffic in the area affecting our lovely peaceful neighbourhood. Who wants to be confronted with a 14 storey high rise building every time I step out the door. I appeal to the council to please consider the residents and impact.
60	**Oppose** 14 storeys is a preposterous height in a residential suburb. The artist's impressions provided show 6-7 storey building at the tree line which is extremely misleading.
61 & 212	**Oppose** Please be advised I agree that the space could be better used for the community and I do not think 14 storey apartments would benefit the community. Public/community meeting places would be better suited with strategically placed townhouses. My property is opposite the open space and we get a lot of damage from golf balls and that side would be worse off therefore safety of the community needs to be considered with the height. **Oppose (submission 212)** I believe it is too high as we live directly opposite the site. I aggregate it should be developed but in line with the tress or more like spyglass/Long Island townhouses. *NB: Submissions 61 & 212 were submitted by the same person. Both submission comments have been provided.*
62 & 341	**Oppose** A 14 storey apartment block is not in the best interest of the whole community – it should be a useable space for everyone in the area to utilise with public amenities/cafes/playgrounds along with strategically placed townhouses house to ensure no damage is caused by golf balls. I am in support of development yo the area however it needs to be in the communities best interest. **Oppose (submission 341)** Too high *NB: Submissions 62 & 341 were submitted by the same person. Both submission comments have been provided.*
63	**Oppose** As a young adult who has grown up in Connolly and looks forward to contributing to the growth and future of our community, I oppose the idea of putting in apartment blocks so that someone can make money, I do not feel this is in the best interest of the community as a whole and strongly believe to encourage people and our future to spend time and money in our area the council should focus on public amenities such as parks/playgrounds/cafes with housing strategically placed in the surrounding area. I hope more young people share their opinions and it is considered (I am 18 years old). Lets try to think of everyone young and old when considering proposals
64	**Oppose** I would like to see the space be used for the whole community – I walk everyday and would like to enjoy the area

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
65	**Oppose** As a member of the community I would like to see the space be used by the whole community – public amenities such as parks/playgrounds//minigolf/cafes with town houses strategically placed. Apartment blocks does not support the community as a whole, currently we have no local shopping centre as it is and have to travel outside the area – let's make it more community minded instead of about money.
66	**Oppose** I am opposing the number and height of units in the plan. A project this size will not only aesthetically be an eyesore but it will impact traffic school and amenities.
67 & 173	**Oppose** The extent of this development will overwhelm our small and quiet suburb. As we live on Fairway Circle, it is already a busy street with many people using it as a cut through. With the amount of dwellings proposed, Fairway Circle will become intolerably busy. Connolly cannot and will not absorb this amount of extra housing and traffic. Renovation and some extension of the current Country Club is not opposed, but this to this level, is far, far too much. The extra traffic alone would make this a deal breaker, both for business reasons and safety reasons for the amount of children in the suburb. Users of Fairway Circle already speed, so with the extra amount of vehicles expected, this will also increase. We are vehemently against this proposal. **Oppose (submission 173)** Extra traffic and building far too high *NB: Submissions 67 & 173 were submitted by the same person. Both submission comments have been provided.*
68	**Support** Brilliant for our Community and surrounding suburbs. Look forward to it.
69 & 449	**Oppose** Way too high… what an eyesore for all residents in Connolly to see! **Oppose (submission 449)** Just wondering what benefit there will be to the Connolly residents? No infrastructure i.e. bus route. No shops here to buy milk or bread in Connolly. What about Connolly school, could it cater for extra students. How on earth is that eyesore fitting with the existing Connolly green zone? Will the apartments be offered to overseas investors only like they did with the golf course blocks initially or will us Aussies benefit? Bad idea… It's clear to see this will all be about money and who makes what at the end of the day!! *NB: Submissions 69 & 449 were submitted by the same person. Both submission comments provided.*

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
70	**Oppose** Connolly is an old suburbs and does not Need to be spoilt by appartments blocks Of this size we don't have enough open space as it is. That was taken away from us when the golf course was sold . We all paid premium prices for our land to live in a tranquil and beautiful place without the hustle and bustle of large appartments
71	**Oppose** (no comments provided)
72 & 121	**Support** I am just wondering what analysis has been done (if any) on the impact 190+ cars will have on the primary ring road Fairway Circle. **Neutral (submission 121)** I believe most of Connolly are using the older HFC cabling for nbn, will the node be move by the additional homes? Or will we get fibre upgrades soon? Asking for all the work from home people. *NB: Submissions 72 & 121 were submitted by the same person. Both comments have been included.*
73	**Oppose** (no comments provided)
74	**Support** I would support this project as long as it is for owner/occupier use and not short term rental or foreign investors to fly in for a game of golf and have no positive long term ongoing input into the community. We need more housing especially for the large amount of downsizers like my wife and I who would like to stay in the area, which would in turn free up our 5 bedroom house for a family.
75	**Oppose** I am writing to you in regard to the above Proposed Local Development Plan (LDP). I have reviewed the LDP and other documents provided and detail my concerns below: **The proposed development does not fulfil the requirements of Clause 19 of City of Joondalup Planning Scheme No.3 (LPS3).** The development proposal is in respect to Lot 535 (No 45) Country Club Boulevard, which is currently zoned '*Private Community Purposes'* under the LPS3. In addition, Lot 535 is identified as '*Additional Use Area 16'* in LPS3. Conditions related to Additional Use Area 16 as detailed in LPS3 are '*the predominant form of the development over the site is for Private Community Purposes*'. The proposed residential development covers the majority of Lot 535 and as such would be in breach of the conditions imposed under LPS3. It is noted that the LDP includes No 37 Country Club Boulevard (erroneously referenced as 39 Country Club Boulevard), being the 864,000m2 Joondalup Golf Course, when making a determination as to the Additional Use Area 16 condition imposed on No 45 Country Club Boulevard and concluding that the '*proposed residential development will be incidental to the existing land uses occupying a small percentage of the overall site*' **The proposed development does not fit within the established character of the area and is considered out of context for the locality**.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The LDP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the Residential Design Codes Volume 2 (R-Codes Volume 2). The proposed height of the Site A development identified in the LDP is 80 meters or 14 storeys, with the height of development B being 46 meters or six storeys. Both developments are significantly in excess of the 4 Storey height restriction for medium rise residential development set out in Table 2.1 of the R-Codes Volume 2 detailed below:

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments			Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy				
Streetscape contexts and character *refer A2*	Medium-rise	Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	4	4	5	3	6	7	9	

Connolly does not currently have any buildings within the suburb that are in excess to 2 storeys and as such the proposed development is clearly not suitable for the area.
The proposed development results in substantial view impacts as a result of the design choice for the development. It is considered that the view impacts are detrimental.
As detailed in section 4.3.3 of the DLP the proposed development is '*located a minimum of 150 meters from adjoining residential development*'. Clearly, a 46 meter and 80-meter height building of the nature to that proposed will have significant detrimental impact on any property 150 meters away.
In addition, it is noted that numerous properties on Kingston Heath Court, Royal Melbourne Avenue and Princeville Tor will be less than 300 meters from the proposed development.
The proposed development does not meet the aims of the LPS 3 specifically paragraph 9l '*To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents*'
The development will clearly have a detrimental impact on the physical environment of the surrounding area given the proposed height of the buildings.
The social impact on existing residents has not been considered in the LDP, the provision of 190 additional residences in a small suburb will increase the pressure on current infrastructure and amenities.
I would also note that the LDP in its current form and content is, in my view, somewhat misleading. The LDP includes reference to both 37 and 39 Country Club Boulevard when referring to '*the Joondalup Resort*'. The LDP is in respect to No 45 Country Club Boulevard only, and all information included in the LDP should, in my view, relate to this property reference only.
In addition, Section 4.3.1 of the LDP indicates the Joondalup Design Review Panel (DRP) '*supports the approach which has been proposed*'. My understanding is the DRP's role is advisory only, with no decision-making function. This is not explained in the LDP.
I would also note that the application is being made by Joondalup Hotel Investments Pte Ltd (JHI). A review of the latest available financial statements for JHI, being 31 December 2023, highlight the following matters of concern:

- [REDACTED]

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• The audit opinion contains a '*disclaimer of opinion'* in respect to *material uncertainty related* to the company's ability to continue as a going concern, and specifically the lack of '*sufficient appropriate audit evidence'* provided by the company. I am somewhat surprised that the City of Joondalup has allowed such a significant proposed development application to be submitted by a company whose ability to continue in operation has been highlighted in its most recent set of available financial statements.
76	**Oppose** Up to 14 stories is too high, and the artists impressions show buildings with fewer floors, which seems like subterfuge - Ugly visual impact above the trees - will negatively impact on house values in Connolly - High rise living has been shown elsewhere to increase crime, and have a negative effect on people's health, see attachment and link - effect on road traffic has been underestimated [HYPERLINK REDACTED]
77	**Oppose** I oppose the height of 14 stories and not the overall proposal.
78 & 607	**Oppose** Oppose to densification of Connolly including increase in traffic, noise. *NB: Submissions 78 & 607 were submitted by the same person. No additional comments were provided in submission 607*
79	**Oppose** I believe the proposed apartments would be an eyesore in what is currently a spectacular idyllic piece of Joondalup. I am also concerned about the impact of additional traffic. Already Country Club Blvd is very busy on the approach to the resort with many speeding vehicles. And lastly I am concerned if we residents had to evacuate if there was a fire or another major emergency situation.
80	**Support** I'm happy to see new building and life brought in to the community I think the resort is well over due for an upgrade
81 & 193	**Oppose** Too many dwellings, and much too high. Local infrastructure will be seriously impacted with so many extra cars/people, on the small roads we have. No fast way out in a fire. **Oppose (submission 193)** The proposed development is of great concern. It is very high, very big, and very obtrusive. It has an enormous detrimental effect to land, noise, flora/fauna & traffic flow. *NB: Submissions 81 & 193 were submitted by the same person. Both comments have been provided.*
82	**Oppose** Too congested roads not safe or enough roads leading to this. Spoil people's views from existing homes and harm the environment and animals

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
83	**Oppose** The buildings would obstruct the sunset views we have now.. There will be a wind tunnel effect created by high buildings and the large trees presently to the east of the proposed site. Removal of the large trees presently on site will drastically alter the appeal of the N0 2 golf fairway. THE ATMOSPHERE OF THE AREA WILL BE RUINED.
84 & 595	**Oppose** I do support the development but the buildings themselves will be far too tall for the surrounding area. Artist impressions are very misleading and do not at all provide a true representation of the extent to which the buildings will stand over the surrounding area. Something around 8-10 stories would be much more suitable and still in keeping with the area, perhaps expanding the footprint further if needed to allow the economics to work. Thanks for considering my thoughts. **Oppose (submission 595)** The proposed height of both buildings is absolutely unsuitable for the location and available infrastructure. It is good that the hotel wishes to develop and invest further but this can not be at the expense of the local environment, fauna and such that it creates a permanent overbearing structure which changed the whole nature of an entire suburb. We do need to look at ways of increasing density but this is about creating wealth for overseas and out of state investors into holiday and short term let's, rather than providing real downsizing or new family housing opportunities to enable larger housing to be freed up for the market. The environmental impact will be very significant and the measures proposed non committal and no doubt lip service. We should be developing tree dense areas rather than clearing large tracts of vegetated land in the suburbs for building. A development is a good thing – a development of such a magnitude and height is a VERY bad thing and no council should be willing to be pushed into approving such an overly intrusive and damaging project. *NB: Submissions 84 & 595 were submitted by the same person. Both submission comments have been provided.*
85	**Oppose** I can see the trees from my front of the house .the building is well above the trees from the views in the skyline .all Iam going to see is the top 8 floors .it will be like living in the gold cost .iam not against the development but the height .it going to impact a lot of people .also there is only one road in and out ,there was a fire at the resort last week with the buggies catching on fire .to big for the area.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
86	**Oppose** I strongly oppose this development – that traffic that comes down Country Club Boulevard is immense as it is – trucks, speeding cars, lots of extra vehicles, limousines and party buses when there are events at the Country Club or Resort – it is so busy as it is – how is a little road going to cope with a 14 storey apartment block? As for bus routes – it is probably about a 1km walk from the proposed apartments to the Caridean/Hodges bus stop. There is a closer bus stop, but buses are few and far between (outside Community Centre on Hodges Drive). There is no bus route on Fairway Circle, and no supermarket. We have a lot unit complexes with older people living in Connolly that it would impact – namely 192 Fairway Circle, 200 Fairway Circle, 174 Fairway Circle and 5 Spyglass Grove. There is lots of wildlife – kangaroos that would be in danger of being run over) – they are often seen on the verge, crossing Country Club Blvd or on Spyglass Grove – how would this impact our lovely kangaroos? What about kids walking or cycling home from school with all the extra traffic – it is an accident waiting to happen. Joondalup Resort is not well maintained as it is by its Singaporean owners and is in dire need of a facelift (the last one was a diabolical mess). It seems to be all about a money earner for an overseas investor, and certainly NOT looking after West Australians. We have a lovely suburb in Connolly, surrounded by nature and a lovely golf course, and adding a 14 storey (or even smaller) apartment complex will totally ruin what we have. A couple of years ago, there was talk about a 4 storey apartment complex on the corner of Hodges Drive/Country Club Boulevard, which would make more sense as it would have a lot less impact on our suburb. Please DO NOT go ahead with this crazy submission
87 & 88	**Oppose** The development is too high. I'm a member of the golf club and a resident of Connolly and feel the heights should be restricted to the height of the trees in the area and the buildings above Quarry 6 golf hole… around 6 storeys. Parking will also become a major issue as it is already an issue when there are events at the current resort hotel. *NB: Submissions 87 & 88 were submitted by the same person and have the same comments.*
89	**Oppose** I have been living in Connolly since 2008 and have always liked the feel and open spaces. When I purchased my current home a big part of this was the view from the front of my house looking out over the golf course. While I I have any objection to the golf course developing part of the land to make the resort a better space to live and visit, I am strongly opposed to the size of the development they are proposing. The duration it would take to build would be very detrimental to the entire suburb especially any one living with in close proximity the amount of construction material that would need to be bought in would see a massive increase in noise and air pollution during construction, once completed I feel that the height would be overwhelming with nothing even close to this size in Connolly. The views would be ruined for thousands of Connolly residents. Joondalup council needs to think very carefully if this is in the best interest of the residents of Connolly or as I feel it is going to change the suburb for ever and not in a good way.
90	**Oppose** (no comments provided)
91	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
92	**Oppose** The proposed development will adversely impact the local residents and property values as properties will have their privacy eroded and be overlooked by the large development.
93 & 416	**Oppose** My wife and myself definitely Oppose this planning proposal for these reasons 1 The buildings on block A height will be directly opposite our house and will and occupants will be able to see into our house. If the buildings were lowered down to 6 stories would be better. 2 We also believe that our house and the adjacent houses will be heavily devalued due to the proposed height of 13 levels. **Oppose (submission 416)** Concerns Regarding Local Development in Connolly 1. Huge Adverse Impact on Our Visual Amenity and Privacy The proposed development poses a significant threat to the visual appeal and privacy of the local community. The scale and design of the project are not in harmony with the existing aesthetic, leading to a potential loss of visual enjoyment and personal privacy for residents. 2. Ancillary & Incidental Impact The ancillary and incidental impacts of the development are expected to exceed the guidelines established for the area. This includes noise, light pollution, and other disturbances that would affect the quality of life for residents. 3. Inconsistency with the Character of Connolly The proposed development is not consistent with the established character of Connolly. The unique charm and identity of the area are at risk of being overshadowed by the new construction, which does not reflect the community's traditional architecture and lifestyle. 4. Environmental Concerns: Removal of Trees The developers plan to remove all but four trees from the site. This is a grave concern as it threatens the local fauna and flora, undermining the natural beauty and biodiversity of the surroundings. It is imperative to protect the existing trees to maintain the ecological balance. 5. Significant Traffic Impact The development is anticipated to lead to a substantial increase in traffic within the area. This would result in congestion, longer commute times, and a higher risk of accidents, thereby impacting the overall safety and convenience for residents. 6. Construction Challenges Due to Rock Foundation The rock foundation of the area means that the construction process will be lengthy, resulting in prolonged noise, dust, and potential security issues. These factors would disrupt the daily lives of residents and pose significant health and safety risks. 7. Lack of Proposed Amenities for Connolly Residents The development plan does not include any proposed amenities for the residents of Connolly. The absence of community facilities and services would limit the benefits of the development for the local population, leaving them without essential resources. 8. Non-Compliance with Planning Frameworks & Policies The local development is not consistent with existing planning frameworks and policies. This non-compliance raises concerns about the legality and appropriateness of the project, calling into question its approval and implementation process.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	NB: Submissions 93 & 416 were submitted by the same person. Both submission comments have been provided.
94 & 483	**Oppose** Buildings of 12 and 14 storeys far too tall for the site. Whole proposed development too large for present infrastructure. Access far too limited especially during construction and would cause major traffic problems along country club boulevard. **Oppose (submission 483)** Second submission to be read in conjunction with first I OPPOSE this plan 1.1 PROJECT Overview – The development is not in an appropriate location. The word REMOTE describes the site – in the middle of two fairways – highly dangerous. Dwellings would NOT have direct access to natural or physical amenities. 2.1 CONSTRAINTS is the word. This proposed development at 12/14 storeys would be almost twice as tall as the nearest trees at 24-28m tall. HIGHLY VISIBLE. 2.3 Environment and Heritage – a desktop analysis of site is insufficiently detailed to permit adequate consideration. Eg the whole of the golf course area was originally designated as the public open space for Connolly. Access to the site for leisure of non-golfing residents is now prohibited. The Quarry/Dune course has recently placed 11th in a National list of the best public access courses. This development adjoins the Course's signature hole (the 2nd) and undoubtedly will affect that judgement, and its local reputation as the most popular and attractive of the Resort's 3 courses. 3.1 Key provisions – Sense of Community ? Highly unlikely in a residential tall tower block in the middle of a golf course. A second tower as investment and 3rd 6 storey would be a hotel. 3.4 Relationship to other planning documents – The provisions of this LDP misrepresents the extent to which it will prevail over current established State and local planning policies. It is not acceptable, or conceivable, that the imposition of clause 3.4 in conjunction with clause 3.3 can override law, regulation, standards, guidelines and policy etc. Referenced documents are established for reason to protect and ensure compliance and orderly maintenance of standards etc. The facilitation for the use of inconsistent statements between documents and the application of order of precedence to accomplish specific objectives is not acceptable, rejected and to wish I object. 4.2 CoJ LPS No 3. – This development does not contribute to the needs of the community as a whole and is in fact remote and isolated from the majority of Connolly residents. And will not provide a variety of housing choices. This development WILL impact significantly the physical and social environment and health of residents. How can 12/14 storey buildings accessed by a single road sustain environmental principles. This development is NOT compatible with surrounding development and NOT in keeping with existing housing and so would not protect the amenity of the area. The development would not enhance the Quarry course, the most popular and most attractive of the three courses, it would be to its detrement. LPS3 map Figure 3 – shows perfectly how remote the development site is. 4.3.3 CONSTRAINTS – Many constraints so very unsuitable for development. 4.4.2 Bush fire plan – development site surrounded by mainly Eucalypts (24-28m tall) and native vegetation including grass trees which are highly flammable and nearby areas have burned in recent years

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	These trees are roosted in, provide 100 year old nesting holes and fodder for the ENDANGERED CARNABY COCKATOOS AND FOREST RED TAILS. 4.4.5 Transport Impact – Accesss for Construction traffic is totally inadequate and this plan does not provide for a second access in case of fire or another emergency. All traffic to this development would have to travel down County Club Boulevard past the Golf club carpark and its facilities, over several traffic calmers and A GOLF BUGGY PATH ACCESS TO THE QUARRY COURSE (in constant use) and past the existing hotel car park. 5. Conclusions - This development proposal will NOT minimize the impact on the nearby homes but conversely be seen from virtually every property in Connolly. The management of the Golf Course and Resort has been poor for many years eg. Boundary rotting fences not renewed, fallen tree limbs not removed and reluctance to honour payment of party fences surrounding the course. News of litigation against owners in Singapore does not inspire confidence in any development. This LOCAL DEVELOPMENT PLAN IS NOT CONSISTENT WITH PLANNING FRAMEWORK AND POLICIES. *NB: Submissions 94 & 483 were submitted by the same person. Both submission comments have been provided.*
95	**Oppose** I oppose to the planning proposal as Connolly is a quiet low crime area. I believe the planning proposal will bring an array of issues including a higher crime rate which in a while will affect the whole suburb. Connolly is a safe, family friendly and with the suggested planning proposal there is a higher crime rate chance this will alter the fact.
96	**Oppose** In general the proposal is sound however the sheer bulk of the largest proposed tower (I.e. 14 levels) in the development will dominate the whole neighbourhood. The height of this particular tower is similar to the Arthouse development in Joondalup CBD. That particular development dominates the landscape from many different viewing angles and the proposed Connolly development would do the same. In the case of Arthouse it is within a defined CBD location so the benefits (even for the privileged occupants of the upper level apartment) could be justified. As a apartment tower within a unique natural environment surrounded by low rise properties it is unacceptable. The overall development would have my support if the maximum height of the buildings was reduced to just above the height of the tallest trees surrounding the development. I would have no problem with an increase in overall footprint in that location if the developers require to maximise the number of dwellings without increasing height. A second point (which is more seeking clarification to enable further comment) is what parking arrangements are planned for the development occupants and visitors?
97	**Oppose** This development will increase the population in Connolly by a LOT. It will bring a ridiculous amount of traffic in, most of which will drive right past the back of our house as that is the direct route in. This street is already very busy and noisy with vehicles and especially delivery trucks. Often it is so noisy it prevents our daughter from sleeping properly. With the extra population boost, it will also pose problems at our local shop, where the carpark is often already nearly full. Connolly is a beautiful quiet suburb and we certainly don't need an extra 300 families suddenly arriving!

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
98	**Oppose** This proposal is too high for this small suburb. There is already a lot of traffic in Connolly and the increase in population will mean an increase in traffic. In the event of a fire or emergency there is only one exit and entrance – I would not object to a smaller complex and not as high. Country club boulevard already has a lot of traffic and increasing it tenfold will also be dangerous as at times it is hard to even cross at the roundabout there.
99	**Oppose** Too much, too soon. Population of the suburb, the aesthetics of the landscape- traffic and noise in construction and following. Too high. This is a quiet, peaceful suburb- not for a 12-14 story building of any kind. Property prices with decrease, Maybe a two or three story complex- not one that breaks the tree foliage.
100	**Oppose** The height of the building is not in keeping with the aesthetic of the suburb. Development at a height under the treeline is welcome. There is already considerable traffic in this small suburb, and adding approximately 200 extra families will significantly add to this.
101	**Oppose** As a community there is concerns of the large scale of this development and the impact it will have on the current infrastructure and limited amenities. There is only one road, entering in and out of the proposed area. This one road, with a small roundabout is not equipped for the extra 190+ more vehicles this development would bring to the area. I have concerns on what would happen in the event of an emergency, requiring an evacuation of the area and attendance by emergency services. The 190+ vehicles, is only taking into consideration the residents and does not include other services / businesses accessing the area. The proposed development includes two high rise buildings, of 14 and 12 storeys. I am not opposed to development and growth in our community, but feel smaller apartment blocks, of around 6-8 storeys would be more fitting to the surrounding environment, less of an eyesore and more feasible to the current infrastructure. Connolly also does not have a supermarket, bakery, petrol station and other amenities required to service a growing suburb. Consideration needs to be given to not just apartments / housing, but also other services required. I also wonder if Connolly Primary School has capacity to accept a massive growth in enrolments? I also wonder what impact this will have other schools, hospitals and services within the City of Joondalup. One of my biggest concerns is also the environmental impact this development will have on our famous local kangaroos, birdlife and wildlife. On one hand, the City of Joondalup is trying to increase the tree canopy in suburbs and “green” streets, but this development will see a massive loss of trees, bushes and natural area. Connolly is a small, very close knit community and whilst I I oppose growth, development and new members to our community, we I want to lose the aspects that make our suburb so special. Please consider a smaller footprint development that fits in with the current ideals of our community. It would be a huge shame to see this development, divide our community and ruin our community spirit, friendships and neighbourly relationships.
102	**Oppose** Not a good idea. Infrastructure, extra traffic and noise – not suitable for our small suburb. We do not need the population growth nor a multiple housing complex. Consider our wildlife and residents please. We do not want it.
103	**Neutral** I tend to agree that we require urgent residential development throughout Perth & feel this is a positive for this area. My concern is the height/size. A smaller version would be more suitable say 4/5 stories. Thankyou

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
104	**Oppose** Does not suit the local environment. Roads and other facilities would not cope with a development of this size.
105	**Oppose** This structure is not in keeping with the aesthetic of the area, I fear that once a structure like this is approved it will bring down the ambiance of the Suburb
106	**Oppose** This type of development is not a fit for Connolly. It would create a an over population in the area especially with Country club boulevard the only way in and out. With my house being located on Royal Melbourne I would have this development in full view from my house which takes away from the view I currently have and do not want to change.
107	**Support** (no comments provided)
108	**Oppose** Lots of concerns, traffic and parking for all the cars but also Connolly has a rich bird life and other small native animals. Loss of trees, loss of what little habitat is still available for wildlife in the facinity.
109	**Oppose** This development is too high and will stick out on the landscape. It is not in keeping with the suburb. It will bring too much traffic to roads that I use daily, particularly Fairway circle and change the general area too much. We regularly frequent the resort and golf course and strongly oppose this. No higher than 3 stories should be built in the middle of the golf course.
110	**Oppose** I agree the land should definitely be redeveloped, however the height and amount of apartments proposed is a concern. Visually this would not benefit the residents of Connolly especially those residents who will find a tower block looming over their homes. Significant increase in traffic is also a serious concern and I do not feel this has been addressed satisfactorily in the proposal.
111	**Support** Brownfield development is important to stop urban sprawl which has significant impact to the environment. High density development is important for a healthy urban landscape to support businesses, shops, resturants and leisure within our area. We should be encouraging investment into Connolly.
112	**Oppose** Connolly is a besutifu, quiet neighbourhood we don't need extra traffic and 14 storey monstrous building destroying it.
113 & 442	**Oppose** Proposed building is too tall relative to the neighbouring properties. It will be an eyesore to the beautiful views we already have. **Oppose (submission 442)** Good day I submitted an opposition to this plan before but didn't provide justification for this decision. I'm hoping my previous submission can be updated with these comments. I oppose the proposed planned height at 63m and I oppose the number of new dwellings.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Though not a requirement of the local planning development stage, the developers have not presented any preliminary evidence to suggest Country Club Boulevard can support this additional capacity in population. It is not clear how privacy is managed at 14 storeys into our neighbourhood gardens It is not clear how, at 14 storeys, neighbouring houses won't be affected by shading. It is not clear how noise to neighbouring houses will not become an issue. It is not clear what benefit this new build will bring to the community with developers unable to explain new amenities that may become available to the neighbourhood. I am a supporter of helping to reduce the housing crisis strain in Perth but not at a height similar to the Rendevous Hotel in Scarborough. I am willing to support a maximum treeline height for this development. *NB: Submissions 113 & 442 were submitted by the same person. Both submission comments have been provided.*
114	**Oppose** Its not in keeping with Connolly as a quiet suburb for familys
116	**Support** Looks great Fully support this property development. Let's bring some life into this amazing suburb.
118	**Oppose** It's far too high and completely out of context of its surrounding environment. Access in and out is a major concern if there were to be a fire. There aren't enough local amenities to sustain this many more residents and it would also affect the capacity of Connolly Primary. It could potentially bring more crime to the area if there's going to be homes west council homes included within it. I'm not opposed to something being built that fits within context of the surrounding fabric of Connolly, however, a huge high rise is not the right for the area.
119	**Support** (no comments provided)
120	**Oppose** Whilst I believe we need additional housing I feel the building is too high and too much for the area. I think the building should be reviewed and the amount of apartments reviewed.
122	**Support** (no comments provided)
123	**Oppose** Increase in population and traffic management. Imposes on privacy of people living along the golf course. Noise created by development and new residents. Eyesore on the natural beauty of the golf course.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
124	**Oppose** I don't mind about the development in fact it is good but the number of level of building is very concerning. If it is only 3 or 4 stories high I would accept them.
125	**Support** I support progress and development in my area for future generations
126	**Oppose** Far too large and high. There are already 1,000 plus units being built in ocean reef. Too much sudden population growth for a small area
127	**Oppose** This development of the size and scale of it will impact the whole suburb. Access road is too small and our small community does not need this and I totally disagree to it
128	**Oppose** (no comments provided)
129	**Oppose** I don't live in Connolly, but Connolly Primary School is my local PS. I can see a big impact on local traffic developing. Our children leave school and walk home. Families like mine walk/ cycle home. It's a nice and healthy practice. I also fear for the educational outcomes of crowded classrooms. Leave Connolly as it is, having green spaces and lower density of housing is for the greater good of the established families.
130	**Oppose** 1. Impact on Quality of Life: High-density housing often leads to overcrowded areas, which can negatively affect residents' quality of life. Limited space and crowded streets can reduce privacy, increase noise pollution, and create a sense of stress. For families or individuals who value personal space and peace, this can be an overwhelming environment. 2. Infrastructure Strain: High-density areas place considerable pressure on existing infrastructure, such as public transport, roads, sewage systems, and utilities. Often, the infrastructure is not upgraded at the same pace as the increase in population, leading to congestion, breakdowns in service delivery, and environmental degradation. 3. Environmental Concerns: Urban sprawl, often driven by high-density housing, can contribute to the loss of green spaces and natural habitats. While some argue that it can be more sustainable by reducing suburban sprawl, it can also mean more concrete and less green, which increases the urban heat island effect and reduces overall biodiversity. 4. Social Impacts: High-density accommodation can sometimes lead to the formation of disconnected or fragmented communities. With a greater number of people living in smaller spaces, there is often less sense of belonging or community cohesion. It can also result in higher crime rates, especially if the area lacks sufficient community engagement, services, and safety measures. 5. Health and Wellbeing: The physical and mental health of residents can suffer in high-density areas. Studies have shown that overcrowding can lead to increased stress, poorer air quality, and less opportunity for outdoor activities. The constant exposure to noise and pollution can affect residents' long-term wellbeing. 6. Aesthetic and Cultural Concerns: Many argue that high-density housing can negatively alter the character and aesthetic of the neighborhood. In areas that are known for their natural environment, new high-rise developments can disrupt the landscape and atmosphere that make the area attractive in the first place.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	In summary the potential harm to the environment, infrastructure, public health, and social fabric should not be overlooked in the quest to accommodate growing populations. This is not the space to be completing a building of this scale. It should be for CBD and for other city centres such as the Joondalup CBD. Not in the middle of suburbia which it will look completely out of place! Please note, this is a post for those opposing and not for those who are for the proposal. I will not be rebutting a response – it is purely to assist those who oppose.
131	**Oppose** Proposal is far to big and will cause to much impact on surrounding properties.
132	**Support** Great addition to Connolly and Joondalup. Local businesses and vibe is negatively impacted with the lack of density and aging population. Would be a great addition in the middle of the Ocean Reef Marina and ECU Joondalup Campus. We welcome the growth and hope for vibrancy.
133	**Oppose** Connolly suburb is too small for such a huge build – road is not ready for 300+ more cars, wildlife would be decimated. Not needed.
134	**Oppose** Concerned about the height of this building and it's impact on surrounding suburb. Particularly my concerns regard the increased traffic coming in and out of what is currently a relatively quiet suburb, and also the apartment complex overlooking neighbouring houses.
135	**Oppose** We have lived in Connolly 20 years and even downsized to stay forever here through retirement. Chosen for the trees and safe quiet suburb. Ridiculous to build here when CBD would be better for the new residents needing public transport etc. the extra traffic would cause more air pollution and noise pollution when we have already had to put up with freeway passing through. Move the high density housing to the CBD or the new marina but not in an established community.
136	**Support** Fantastic to see additional high-density housing, making use of existing infrastructure and allowing families to remain in the area they are were raised in. Also, a much more sustainable way to accommodate the Perth population. Much more of this please!
137 & 266	**Oppose** This will be a complete eyesore and should not be allowed by the City of Joondalup.I totally OPPOSE the buildings of appartnents,hotel,etc on this land in Connolly. **Oppose (submission 266)** If the Joondalup Shire allows this to go through at the Joondalup Golf Club it shows how [REDACTED] the Shire is. We do not need ugly high rise buildings in this area. I totally oppose these buildings being built. *NB: Submissions 137 & 266 were submitted by the same person. Both comments have been provided.*
138	**Oppose** Opposed to the height of the building and the narrow road leading to it.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
139	**Support** Development is centred in the golf course reducing impact to adjoining properties. Will bring much needed downsizing properties to the area
140	**Oppose** We have lived at the above address since April 2011. We are opposed to the proposal based on size and scale, we are not opposed to the hotel being redeveloped. Prior to buying our house, we stayed at the resort hotel many times in the late 90s and early 2000s when it was a thriving, clean and well run hotel and pool facility. Sadly, we would not stay there now and no longer eat there, despite discounts as golf club members. It's been run down, it's not clean and seeing rats from time to time is not unusual. It could be such a good resort and attraction for overseas visitors wanting a premier golf experience with the unique feature (for non Australians), of a kangaroo covered golf course. Sadly, the owners do not reinvest money received back into the resort and are still in dispute with one another over very differing ideas for its future development. As regards the proposal, it appears far too large for the small space involved. There appears only one way in and out, unless there are future additional roads planned that have yet to be mentioned. Already Country Club Boulevard gets congested when there are large scale hotel functions, the worst congestion being the annual Valentine's Day concert, which despite that, is a well attended, well run and wonderful civic experience. I presume it would no longer go ahead considering the land proposed for development is regularly used as a much needed overspill car park for this events. When they had the fires on the golf course back in the mid 201Xs the large fire tenders had difficulty getting through because CC Boulevard ceases at the entrance to the hotel car park which happened to have a very full car park at the time. Instead they had to use Land Rover type water tenders – we watched it all unfold from our property. We saw a similar situation a week or so back when the golf club cart room caught fire and destroyed up to 80 golf carts. The hotel car park seems to be too small an area for the existing hotel and visitors are often seen using the golf club car park. If the proposal proceeds with 190 units, that would suggest an average of 250 cars or more, maybe coming and going. The road from fairway circle would constantly be in use from car owners let alone the additional heavier vehicles required to service so many apartments and residents. The added local residential noise pollution will be considerable. Twelve or fourteen stories seems incredibly high. I know there's precedent on Grand Boulevard, but that is in the middle of the City! There are now hundreds of kangaroos compared to 15 years ago because they are no longer removed when they get large. The area being considered for development is home to many Roos which I imagine will require moving away from Joondalup Resort as I suspect the other parts of the golf course will not be able to accommodate them, there are that many, but they're a great attraction for visitors. The area involved is squeezed between holes 1 and 2 on the Quarry nine of the golf course. It is considered the best of the three nines and one reason why Joondalup is arguably the best golf course in WA, despite Lake Karrinyup thinking it is. As an aside, I don't think the WA Open tournament could continue to be held at Joondalup once construction started. The risk from golf balls would be considerable. In fact, being a golfer myself, I would question being able to continue to play golf on these two holes. The area would constantly be in danger of stray balls landing in the designated area from both tee boxes, creating a permanent risk of damage to property. The golf course already has a constant run of claims from local houses in Princeville Tore and other roads around the golf course and these houses are set back considerably further than the proposed buildings will be from Quarry 1&2 golf holes. They may even have to close these two holes. No doubt future residents would demand it, once golf balls hit the buildings, cars and worse, people. JRI should certainly be encouraged to redevelop the resort instead of developing a new and very lengthy construction project causing severe local disruption. Or, at least be required to submit alternative plans for the council to consider. There is a view that the golf course, which is incredibly popular amongst the public, subsidises the hotel operations and JRI's real aim is to move away from hotel operations. Perhaps this too should be explored by the council. The recent golf cart fire highlighted yet again the danger of storing lithium batteries in a very tight confined area that was not designed for such storage. The night in question was one of the hottest nights on record in Joondalup and all buggies were in use that day. Too many carts are cramped up together in storage,

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	something the authorities do not recommend for lithium batteries. It would be unwise of the club to continue storing the carts there once it is all cleaned up. A purpose built covered and secure facility, on the land currently proposed for development has been suggested as an alternative storage and charging place for the 80 – 100 replacement carts when they arrive. This plus a proper bespoke overspill car park area and general storage facility for the greenkeepers would I'm sure be greatly appreciated by the golf management.. But perhaps not the owners. I'm guessing there studies have concluded that a minimum of 190 would be required for them to achieve the profit margins required to undertake such a project. The small parcel of land would suggest the only way to achieve such volume is by building up… On Quarry 6 golf hole there is a very large pit, which is a water over spill from I'm told Joondalup when there are heavy rains. I have seen it full numerous times over the years. It has in the past spilt over onto Quarry 2 and it's no exaggeration to say that it becomes a boating lake when it does flood. There has been some mention of an underground car park for the high rise buildings. It could end up being an additional water retention facility were we ever to get Queensland like rain fall. Given climate change is real, who would want to bet again that happening. I'm retired but was in the insurance business and recall the 2010 / 2011 hail storm that destroyed thousands of cars and some properties when many people said Perth doesn't get hail… So to sum up, I'm not opposed to future development, but what is being proposed seems extraordinarily large and complex for the small area proposed. There is only one access road being CC Boulevard which would be overwhelmed. The area is bordered on three sides by golf holes 1 & 2 of the Quarry course and would be under serious threat from golf balls. Kangaroos will require removal. There would be no future car park overspill for large events such as the Valentine's Day concert. Following the recent club cart room fire it would be an ideal replacement site away from the commercial aspect of the club and people creating a safer place to store and charge the fleet of golf carts. Fire department access would be, in my opinion, very limited and difficult should there be a blockage on CC Boulevard or the Fairway Circle roundabout. JRI's motivation and future planning are questionable, I look forward to news of a public enquiry assuming there will be one…
141	**Oppose** Totally OPPOSE this developing project at the Joondalup golf course
142	**Oppose** I am writing to formally object to the proposed local development plan for 45 Country Club Boulevard, Connolly. The proposal does not align with the objectives of zoning under Local Planning Scheme 3 (LPS 3), particularly in regard to maintaining the amenity, character, and liveability of the area. 1. Height and Scale of Development The proposed 14- and 12-storey buildings (up to 80 metres) are significantly out of character with the surrounding environment and incompatible with existing structures. This excessive height will: • Overshadow the golf course and nearby residential properties, particularly those in Princeville Tor and Kingston Heath. • Introduce light pollution, affecting existing residents who will be impacted by internal lighting from such tall buildings. • Disrupt the landscape, as the proposed buildings will tower over surrounding trees rather than integrating with the natural setting. The City of Joondalup has previously rejected proposals for buildings of lesser height due to overshadowing concerns. (Refer Sorrento Area Local Plan 2018 – lots 2, 148 and 149 West Coast Drive, lots 146 and 147 Padbury Circle)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Concerns Regarding Generic Modelling and Inadequate Design Details in Development Proposals The reliance on generic massing models in development proposals raises significant concerns about the adequacy of design details required for proper assessment and approval. A recent case under the Sorrento Local Planning Scheme (PS Ref: 7629) saw both the City of Joondalup and the Western Australian Planning Commission (WAPC) refuse an application exceeding five storeys due to the absence of fine-grain design details and supporting analysis of the built form. The lack of detailed planning made it impossible for decision-makers to properly assess the impacts of additional height beyond five storeys. Without comprehensive architectural details, the council and WAPC were denied the necessary information to make an informed decision, while the community was left with no certainty regarding the quality and character of the final development. Similarly, in this current proposal, the reliance on generic "artist representations" fails to provide the scale, detail, and design assurances required for approval. This absence of specificity not only undermines the decision-making process but also fails to address legitimate community concerns. Approving buildings of up to 80 metres in height without robust design details would have a detrimental impact on the amenity and character of the area. A height limit of five storeys, in line with the existing Hotel B site, would be far more appropriate and better suited to the surrounding built environment. 2. Parking and Traffic Impact The traffic impact statement significantly underestimates the effects of this development. Currently, Country Club Boulevard is the only entry and exit point to Joondalup Resort, and increased traffic from 130 proposed residences, plus an additional 60 residences will cause congestion and safety concerns. • Traffic lights would be necessary at the Hodges Drive and Country Club Boulevard intersection to handle the increased traffic flow. • Based on comparisons to the Sorrento Local Planning Scheme (which proposed 75 dwellings with 155 parking bays), this development will likely require at least 380 parking bays (plus commercial and visitor parking). • The drawings fail to provide exact parking specifications, and the applicant's statement that parking will be "addressed in future applications" is unacceptable. A rough estimate suggests the basement level could only accommodate around 200 bays, which is significantly insufficient. Granting approval before detailed parking plans are provided risks future alterations that could negatively impact residents and the surrounding area. 3. Concerns about Future Development of the Site The application covers the entire site of 45 Country Club Boulevard, raising concerns that the developers may later seek to redevelop the Joondalup Resort itself into additional housing. Given the resort's unique status in Perth, any future plans for redevelopment must be addressed separately and explicitly excluded from this current application. Conclusion The primary issues with this proposal are: 1. Excessive building height, which is inconsistent with the surrounding environment and will negatively impact residents. 2. Insufficient traffic and parking planning, with vague commitments instead of concrete solutions. 3. Lack of detail in design and application. Given these concerns, it is imperative that any proposed development be subject to detailed and transparent design documentation before approval is granted. Without this, there is no certainty that the final built form will reflect what has been presented, nor that it will respect the existing character of the area. 4. Ensure the future safety of Joondalup Resort as a separate entity to the application This development could be a positive addition to Connolly if appropriate height restrictions are imposed and detailed plans are provided before approval. However, as it stands, approving this proposal without addressing these fundamental issues is unacceptable.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	I urge the Council to require more detailed plans and enforce a height restriction before considering approval.
143	**Oppose** 14 stories seems too high. It's a great idea… if it works seamlessly into the landscape.
144	**Support** I believe this kind of development is just what the City of Joondalup, Connolly and Joondalup Resort needs for future success. I am in full support of this development.
146	**Oppose** Happy for something to be built but not 14 stories. ¾ stories only. One entry and exit to this area worried about traffic and fires. Where do all their bins go? It won't be nice for some houses to have this building looking into their yard. By building this the number of people living in Connolly will be too many for what it can cope with. Also what about the trees/birds wildlife. We don't want high rise buildings in our suburbs
147 & 400	**Oppose** (no comments provided) **Oppose (submission 400)** I have lived at my address since 2011. I am well versed with the area designated as lot 45 within the proposed LDP. I know Country Club boulevard well and all the coming and going to the hotel and the golf course, by both private and commercial traffic. I am opposed to the scale of the development put forward within the current LDP. I am not opposed to JHI developing the area with either an hotel extension or town houses as they have discussed many times. My concerns are as follows; The scale of what is proposed, in terms of size of buildings is huge and seems far too big for the site in question. the number of units being proposed is 131. they believe this will add between 200 and 300 more cars. I disagree with their brief traffic assessment. Country Club boulevard can and does get quite congested and struggles to cope with more than two commercial vehicles at one time. The length of time to construct high rise buildings on this site will be years and will be extremely disruptive to all around. A cement plant will be required and the only place to build it will be the existing hotel car park. The noise pollution and construction works pollution form a cement works is considerable. If they build a hotel extension, (commercial not residential), on the existing staff parking area, where will staff park particularly in peak times when the hotel car park is full? cement mixers will be queuing for hours awaiting they turn to unload. There will be only one road for access, for all the new cars, service providers and visitors, sharing the road and parking with the hotel and golf club. in event of emergencies there seems to be no other access point. The area for development lies within holes one and two of the Quarry nine on the golf course. Golf balls will affect the site. Residents could take legal action to close or amend the holes in question. Many hundreds of people use and enjoy the golf course. long established trees will need removing, which was denied by the architect and town planner at the recent CRA meeting held with them at the resort. they also failed to answer numerous questions causing concern amongst those attending. [REDACTED] The area is regularly used as an overflow car park. waste disposal buildings and services from the new 131 apartments has not as yet been explained, but will be complex and immense. The resort already has at least one waste disposal truck remove waste daily for a 70 bedroom resort and restaurant. 131 apartments will require two a day maybe?

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	i am not opposed to some construction which if blended in with the trees and surroundings would little impact on the golf course, the local residents, the kangaroos that live all around the area and the abundant bird life that uses the trees on the site nightly. [REDACTED] to conclude I am not opposed to some development. Residential town houses if in keeping with the resort and the existing property in Spyglass would be attractive and make good use of the land, but what is proposed is simply excessive, seems to be more for financial gain and not an aesthetic use of the land to complement the hotel and the existing properties in the immediate surrounding roads. What we are being told is there will be no impact on the golf course which is very hard to believe. most people believe the golf course will be seriously compromised. The hotel has been allowed to be run down and the golf side of the business subsidizes the resort. it was once a welcoming and attractive resort. [REDACTED] Two substantial high rise buildings in the middle of a potentially great complex is not the answer. *NB: Submissions 147 & 400 were submitted by the same person. Both submission comments have been provided.*
148	**Oppose** I only oppose the height on the development. The front of our property faces where the development will take place thus the height is a big issue for us as it will interrupt the natural landscaped view.
149	**Oppose** I believe the current proposed development is too high I Would support development of lower height of under 6 floors rather than current proposed 14 floors. I also call for further traffic impact reports given current figures are based on over 12 years figures
150	Oppose Height of proposed apartments is excessive and will tower over golf course and surrounding houses.
151	**Oppose** Connolly is not an inner-city suburb. People built in Connolly with views of the golf course and open spaces uninterrupted by high-rise buildings. The golf course was developed from the monies of the people who built in Connolly and was intended to be for the people of Western Australia. Unfortunately, the Carmen Lawrence Labor government sold this for financial gain. If approved, this development will be the start of further developments such as a casino – just what we do not need. Current infrastructure does not support an increase in population. We already have traffic problem on Fairways circle due to drivers using it as a bypass and not driving to the speed limit. The current owners of the golf course and hotel have not maintained the buildings, facilities and fencing in good order – what will we see in years to come when they refuse to maintaining the existing facilities e.g. the golf course fencing on Shenton Ave. Facilities at the Golf Club have been allowed to deteriorate despite promises by the owners to upgrade these – their promises are obviously not trust worthy. Opposition to the previous proposal for rezoning was ignored indicating the Shire, and State, have no intention of taking the concerns of the electorate into account. It is a sad state that we are in where our shire and state representative are governed by finances first rather than by community.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
152	**Oppose** Only concern is parking availability which has not been addressed in current proposal. Most streets become car parks when there is a block of apartments/townhouses and this causes problems. Case in point: Long Island Pass, Connolly has a strata townhouse complex. It has 3 visitor car bays allocated. The whole street is congested with parked cars 24/7 creating a visibility hazard for drivers as people cannot see past the 4WDs when attempting to leave their homes or driving around the bend. It has also ruined all the grassed areas from cars being drive constantly and damaged kerbs -looks like a complete eye sore. As no doubt majority of these units will be investor bought and rented out, there will be multiple vehicles per unit so will have to park in streets and will be coming and going 24/7. Unless 3 vehicle bays are allocated per unit and a car park built underground for guests – it is not beneficial for the surrounding homes. Cannot support the project until 3.3 of the Traffic Impact Statement is released.
153	**Support** I am a resident of [REDACTED] and a member of the Joondalup Country Club. I play golf at the course 2 to 3 times a week and myself and my family use the resort facilities frequently, including dining and staying at the hotel. In my opinion, the Joondalup Resort and Country Club is a world class facility on our doorstep. I have read the proposed documents submitted for the LDP and I support the proposal for the following reasons: • It will provide additional diverse housing in the area which is needed. • The location is on underused, already cleared land. • The development will not encroach on the golf course, which should continue to function as normal. • The proposed buildings will be partially shielded by mature trees which line the edge of the golf course, thereby minimizing any negative visual impact from the golf course and adjacent properties. • The proposed development will enhance the facilities available to users of the resort. • Joondalup Resort and golf course are part of the original development of the suburbs adjoining Joondalup CBD; they are part of the fabric of the area and our community. They provide locals and international visitors with high quality golf and visitor experience, and it is essential they remain financially healthy to secure the facilities for the long term. I believe this proposed development will help to provide that security.
154 & 314	**Oppose** Please refer to the attached word document for my submission which is made as a debenture holding member of the 27 hole Joondalup Golf Club. I am very concerned regarding the negative impact of the proposed development of approximately 190 “dwellings” (flats, housing and hotel rooms) on the future viability of the current golf course operations, and the potential negative impact this could have on the wider Joondalup area through an inferior golfing and hotel resort. To be clear upfront, I am not against well designed developments which improve the Joondalup golf resort for the owners, the members, and the general public, but the current development proposal is fundamentally flawed by being an oversized development on an undersized site. Key issues for the Council to consider include the adequacy of the governance structure of the misaligned owners (Joondalup Country Club Holdings) to ensure the development is a success; the threat to the viability of the Quarry #1 and Quarry #2 golf holes; the lack of supporting road and car parking infrastructure in the cul de sac which is Country Club Boulevard; and the implications from the January 2025 cart room fire at the golf club in terms of the potential relocation of the cart room to an alternative site. **Attachment:** As a debenture holding member of the 27 hole Joondalup Golf Club, I am very concerned regarding the negative impact of the proposed development of approximately 190 “dwellings” (flats, housing and hotel rooms) on the future viability of the current golf course operations, and the potential negative impact this

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	could have on the wider Joondalup area through an inferior golfing and hotel resort. To be clear upfront, I am not against well designed developments which improve the Joondalup golf resort for the owners, the members, and the general public, but the current development proposal is fundamentally flawed by an oversized development on an undersized site. Apart from this fundamental flaw, the main issues as I see them are: 1. It is not at all clear from the information that has been provided by the owners that the current owners are able to ensure a successful implementation of such a challenging development. There is already public misalignment between the current owners of the golf club, namely Joondalup Country Club Holdings [REDACTED]. It is public knowledge that [REDACTED] focus is on growing the golf operations and the existing hotel facility, and [REDATED] focus is on maximising their return on investment through minimum expenditure on golf operations and seeking opportunities for additional revenues through housing developments such as this proposed development. I would like to understand what steps Joondalup City Council are taking to ensure that Joondalup Country Club Holdings has a robust governance structure in place to ensure that this development will be a success. 2. There is a clear threat to the viability of the first two holes of the Quarry nine holes through the construction of the 190# dwellings on a very constrained site between the Quarry #1 and Quarry #2 golf holes, with minimal separation between these two golf holes and these proposed dwellings. This lack of separation will inevitably cause major conflict between golf operations and dwelling owners due to errant golf balls. The golf course of course has many, many dwellings adjacent to several of the golf holes, but the separation in all cases is at least an order of magnitude greater than under this proposal (i.e. 10 times and more). It is also common knowledge that it makes no difference whether the golf course was built before the dwellings were built that dwelling owners can legally challenge the setup of the golf course to limit golf balls coming onto their properties. There are already examples such as on the Dune nine holes where the Dune #2 golf hole playing width was reduced as a result of a legal challenge by house owners on Long Island Pass. Significant modifications to the Quarry #1 and Quarry #2 hole designs resulting from dwelling owner legal action will be impractical from a golfing perspective, and legal disputes will become inevitable. 3. The proposed development will far exceed the physical capacity of the supporting road and car parking infrastructure available on Country Club Boulevard, which is already fully utilised on multiple occasions on a weekly basis. It should be recognised by the Council that Country Club Boulevard is fundamentally a cul de sac / car park, primarily providing access to the golf club and the hotel, with the public further accessing Café 28 at the golf club. It is in no way a through road, and it has a 15 kph speed limit with speed humps over much of its length. In addition, golfers need to cross Country Club Boulevard twice to play on the Quarry nine holes. The number of cars coming to the golf club and the hotel are not determined by normal road peak times, but are determined by the number of golfers on any day which are highest on member competition days and when corporates have primary access to the course (sometimes greater than 200 public players); numbers of public visiting Café 28; and the traffic in and out of the hotel which obviously includes public attending functions at the hotel function facility and restaurants and bars. The additional vehicles that would use Country Club Boulevard as a result of this development of 190# dwellings will obviously be significant and with car parking space at a premium, congestion is extremely likely with further safety implications from inadequate access / egress in the event of a fire within the proposed development. In addition, it would seem essential that the Council consider the implications of the recent January 2025 fire in the golf resort “cart room” which could see major changes to the setup of the golfing facilities, including where the golf carts are stored and charged, and these changes should be considered in this development proposal. The insurance company will have a key role in these changes, and one pertinent question is likely to be whether or not the existing cart room is an appropriate location to charge the golf carts, and if not where the storage and charging of the carts can be safely carried out. The implications of the cart room fire are at this stage unknown both in scope and timing.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Oppose (submission 314) Please refer to my attached word document. I have already provided a submission as a Joondalup Golf Club Member opposing Planning Proposal #111922 (Proposed local development plan 45 Country Club Boulevard) which, amongst other issues (oversized development / undersized location / inadequate road access / golf course interference), requested that Joondalup City Council engage not just with Joondalup Hotel Investments Pte Ltd (JHI) as the proponent of the Planning Proposal, but also with the parent company International Golf Resorts Pty Ltd (IGR), to ensure that the final LDP is supported by all owners, and the proponents have the proper standing to progress the LDP in a manner that maximises the chances of a successful outcome for all stakeholders. This is a follow up submission opposing Planning Proposal #111922 on the additional grounds that continuing the planning process with JHI as the proponent is fundamentally flawed on three grounds: [REDACTED[A. [REDACTED] B. [REDACTED] C. Lack of standing for JHI as the proponent: There is nothing in the Planning Proposal which identifies that JHI is acting on behalf of IGR, and absent such confirmation it is questionable that the application meets the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, and in particular Part 4 – Preparation or adoption of local planning scheme, Clause 19, Resolution to prepare or adopt scheme, and specifically the wording "Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land……", the emphasis being on "the owners of land", and not a company that may be representing one of the owners of the land. **Attachment:** I have already provided a submission as a Joondalup Golf Club Member opposing Planning Proposal #111922 (Proposed local development plan 45 Country Club Boulevard) which, amongst other issues (oversized development / undersized location / inadequate road access / golf course interference), requested that Joondalup City Council engage not just with Joondalup Hotel Investments Pte Ltd (JHI) as the proponent of the Planning Proposal, but also with the parent company International Golf Resorts Pty Ltd (IGR), to ensure that the final LDP is supported by all owners, and the proponents have the proper standing to progress the LDP in a manner that maximises the chances of a successful outcome for all stakeholders. This is a follow up submission opposing Planning Proposal #111922 on the additional grounds that continuing the planning process with JHI as the proponent is fundamentally flawed on three grounds: [REDACTED[A. [REDACTED] B. [REDACTED] C. **Lack of standing for JHI as the proponent:** There is nothing in the Planning Proposal which identifies that JHI is acting on behalf of IGR, and absent such confirmation it is questionable that the application meets the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, and in particular Part 4 – Preparation or adoption of local planning scheme, Clause 19, Resolution to prepare or adopt scheme, and specifically the wording "Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land……", the emphasis being on "the owners of land", and not a company that may be representing one of the owners of the land. *Planning and Development (Local Planning Schemes) Regulations 2015* *19. Resolution to prepare or adopt scheme* *(1) A resolution of a local government to prepare or adopt a local planning scheme must be in a form approved by the Commission.*

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT

	Note for this subregulation: Section 72(1) of the Act provides for a local government to prepare a local planning scheme or to adopt a local planning scheme proposed by the owners of land in respect of which the local government might have prepared a scheme
	Background
	Joondalup Hotel Investments Pte Ltd, 2023 Financial Accounts
	- [REDACTED]
	- [REDACTED]
	- [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	- [REDACTED] principal activities are "hotel owner and operator in Australia", and its assets are the hotel, and the land it is on [REDACTED]
	- [REDACTED])
	- [REDACTED]
	- [REDACTED]
	- [REDACTED]
	- [REDACTED]
	- [REDACTED]
	  o [REDACTED]
	[REDACTED]
	- The "Joondalup Resort" is owned by [REDACTED]
	- [REDACTED]
	- In 1992, the WA government sold the Joondalup 27-hole golf course to [REDACTED]. Subsequently:
	  o [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	  o [REDACTED]
	  o The draft local development plan has been prepared by Element Advisory WA on behalf of JHI
	There is a significant question over [REDACTED] position on the JHI draft local development plan, and ultimately on the likelihood of [REDACTED] progressing this proposed local development plan to the development stage
	
	NB: Submissions 154 & 314 were submitted by the same person. Both submission comments have been provided including both attachments.

155 & 157	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	NB: submissions 155 & 157 are from the same person and have no comments provided on both submissions.
156	**Neutral** I'm not against the development but 14 stories is far too high and will impede on local residents privacy.
158	**Oppose** I find this proposal totally against everything Sir Charles was trying to do. The course was built for the local community until Labour, [REDACTED] sold it for financial gain to overseas investors. The hotel is in a dire state and so is the fencing around the course, so how are they going to manage another hotel and high rise housing in the future and all access via a small over used road as is. This is just the start, next will be a casino and more high rise buildings to look like Scarborough, disgusting. Connolly is a lovely quiet suburb except for the excessive traffic along Fairway Circle already, let alone if we have another 380 people to contend with. Obviously money talks and the residents are being ignored – again!
159, 201, 203 & 461	**Oppose** This development is way to big for the Connolly area. Our house looks directly into the development area and will result in a loss of trees and bird life. **Oppose (submissions 201 & 203)** This development is too high and will permanently affect the skyline from our house. There is also be a great loss of wildlife and bird life as the cockatoos. **Oppose (submission 461)** I forgot to add that this development will need aot if mature trees removed that are the home of the endangered Carnaby Black Cockatoo and the Red tail Black Cockatoo. *NB: Submissions 159, 201, 203 & 461 are from the same person. All submission comments have been provided.*
160	**Oppose** This development will ruin the beautiful area of Connolly
161	**Oppose** The height of the proposed development is inappropriate and not sympathetic for the residents of Connolly. The structure will be overbearing in all aspects with the physical size and increased population density with the loss of privacy to the immediate residents properties. Connolly is not a CBD like Joondalup City. Muti Story High Density living should not be imposed on our small residential community. Please do not let a high rise development of this type destroy our Connolly village lifestyle.
162	**Neutral** Currently in a neutral position although would be opposing the plans if the current 14 storey buildings are approved.I would support the development on a smaller scale.
163	**Neutral**

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Want to attend meeting
164	**Oppose** Currently there is only one access road for the area. A further 200 odd cars trying to get in and out of the area including to the current hotel and Golf course would be too much let alone if there were emergencies or fires. The current hotel needs redevelopment more than a new hotel or residences need building
165	**Oppose** The development will likely increase the traffic on Fairway circle to Shenton Avenue. There will be extra congestion on the weekday mornings on St. Michaels Road, Country Club Boulevard and Chantilly Way to access Hodges Drive to the freeway. This will likely create hold ups on Hodges Drive. This will all have a negative effect on the pleasant ambience of the suburb.
166	**Oppose** (no comments provided)
167	**Oppose** It will be directly affecting the value and the scenic views of houses on the Princeville tor street, as my parents live there and the Joondalup resort being able to look out into the golf course from a balcony and watching the sunset on a summers day is incredible but with the building of this high rise those views will be gone Also a high rise being able to look into the backyards of the houses behind it goes the lack of privacy for home owners
168	**Oppose** Strongly oppose!
169	**Oppose** Strongly disagree with this proposal 14 stories is too much for our suburb! Extra Cars extra people Eye sore with 14 stories
170	**Oppose** - Heights up to 14 floor is excessive for Connolly. - The images showing relative height to surrounding trees appear deliberately deceptive from the perspective of the majority of the suburb. The City should address this with developer for more realistive perspective. Eg from Connolly shops, the school, road entrances to Connolly and City chambers. - A more reasonable proposal eg up to 5 floors would be more acceptable.
171 & 185	**Oppose** I am so much against this high rise development in Connolly. We are a small suburb and do not have the infrastructure to cope with it. It will affect all residents with increased traffic etc. I am not against new residential property's but not 12 and 14 stories plus a new hotel is unacceptable.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	NB: Submissions 171 & 185 were submitted by the same person. Comments are the same in both submissions.
172	**Oppose** I believe if there is to be any buildings built within this area then the height of the buildings should be no higher than the current resort height. This will enhance the area rather than spoil the area
174	**Oppose** The overall magnitude of this proposal is in conflict with not only the general ethos and environment of the area but also basic planning principals. In summary: - The development could be supported if it were reduced to align with the current building perspectives and sizes (2-3 stories, perhaps 4 stories in localized areas) but anything higher than this is unacceptable. - Effective traffic management at the entry to Connolly / the club access needs to be demonstrated.
175	**Oppose** No thought appears to have gone in to the infrastructure needed for the number of people this will bring into Connolly.
177	**Support** Looking forward to the completion of the project so I can buy myself an apartment when I'm ready to downsize and I still want to remain a Connolly resident
178	**Oppose** CONCERNS 1. The height at 14 storeys is not in keeping with the surroundings and would be an eyesore...Connolly is a small suburb NOT A SATELLITE CITY and a height of 4 to 6 storeys would be less overpowering 2. Despite the comments in the application I have serious concerns about the traffic flow.
179 & 428	**Neutral** (no comments provided) **Oppose** Was neutral until I attended the meeting. Now vehemently against building. *NB: Submissions 179 & 428 were submitted by the same person. Both submission comments provided.*
180	**Oppose** Height proposed is way to high and will detract from the local area. Height of 5 or 6 storeys would be more suitable and blend in with the local environment. How do developers plan to manage the noise and congestion during the build? Protection of mature existing trees is vital. Residents would like reassurances (preferably in writing) that developers will not redevelop the resort facility into further apartments.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
181	**Oppose** My thoughts are for the wildlife, the people affected with the building process, the people affected with the ongoing extra traffic while building and beyond for local residents, the proposed scale of works not in keeping with why we bought property in the area, currently only one way in and out of this area, the vibration and noise of extra trucks and cars, there really is no current need for this proposed building works apart from the greed of the proposers
182	**Neutral** At this stage further information is required. Concerns on parking of new residents and their guests and traffic within the suburb are an issue requiring further information and clarification. Stages of development are also an issue.
183	**Oppose** The impact of this proposal include: 1. Increased demand on locals schools 2. Increased demand on the already lacking green spaces in Connolly 3. Increased demand on the amenities at Connolly shopping Centre 4. Increased potential noise pollution 5. Potential shading of local properties 6. Environmental impact
184	**Support** The development looks good providing it gets built as per the current staggered design. Would be good to have more residents in Connolly.
186	**Oppose** The proposal has numerous drawbacks for existing Connolly residents with little to no benefit. My primary concerns with the proposal relates to the height of the development. The proposed buildings are significantly higher than other buildings in the area that will be detrimental in several aspects. The buildings will have direct line of sight to my second floor balcony and will be highly visible. The built form does not compliment the surrounding vegetation. Additionally, I have noise concerns as we can already hear announcements from the golf course PA system; we expect noise issues from numerous elevated apartments.
187	**Support** (no comments provided)
188	**Oppose** The Golf Course is supposed to be a top ranked Course. A jewel in the crown of Joondalup Council in attracting visitors to the area. I would question if golfers would recommend the course to others after seeing a high rise development. Has any consideration been given to people from the development walking onto the course and being injured by golf balls. Also the development being damaged by golf balls from the course, as already happens regularly.
189	**Oppose** Very worried about the increase in traffic in the area. Lack of infrastructure to support the sheer volume of the proposed buildings.
190	**Oppose** Connolly surrounds the golf course. It will ruin the whole aesthetics of Connolly. It is a low density suburb and foreign investors are looking to cash in on this beautiful space. For money????? Vehemently oppose 😡🤬

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
192	**Support** (no comments provided)
194	**Oppose** 1) This development will impact the whole of Connolly, the proposed height of the apartments of 80 meters (260 feet) means even I will see them from my property and everyone all over the Joondalup area, (shown at the CRA meeting Monday 10th February 2025) . 2) The loss of privacy for so many residents. 3) The additional income of proposed shire rates will be of minimum gain, even at 200 dwellings at an average of $1100 will only gave a boost of $220,000 pa for a development that will not only scar Connolly, but the whole Joondalup shire, only the strata company will gain and make a profit. 4) The environmental impact from so many people squeezed into a small space from traffic, litter, noise to light pollution will be immense and not only wildlife, but Connolly residents. 5) The total ruination of a prestige heritage area.
195	**Oppose** Agree resort/hotel complex needs development but do not agree for a 14 storey building for apartments. Only one road access. Think this is more about overseas investors than local community.
196	**Oppose** (no comments provided)
197	**Oppose** This development is totally out of scale and character for this suburb, and will directly impact on my property, with my living room within 200m directly of the 14 story apartments. Please see attached file for details of my opposition. **Attachment:** Please accept this document in response to calls for community feedback regarding Planning Proposal #111922 at 45 Country Club Boulevard, Connolly. I would like to lodge my strong opposition to this proposed development for the following high-level reasons – and I have provided further details for each of these in the attached table (attached separately), which includes references to relevant policy documents. • OBJECTION #1 The proposed Local Development Plan (LDP) does not satisfy the full conditions that apply to any potential development of this site - as required by the City of Joondalup's Local Planning Scheme No. 3 (LPS3). This will result in a development would ultimately be detrimental to the local community. • OBJECTION #2 The proposed development fails to meet multiple critical aspects of the "State Planning Policy 7.0 – Design of the Built Environment" (as referenced by the City of Joondalup's Design Review Panel Local Planning Policy). • OBJECTION #3 This proposal for high density development in Connolly is not supported by the current City of Joondalup planning strategy or previous community consultation.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
198, 205 & 359	**Oppose** A 14 storey building will be an eyesore and goes against the ambience of the suburb of Connolly. I can understand the desire to develop but building height consideration should be of paramount importance. I suggest 5-6 storey or lower, if this is not acceptable to owner then the scheme should be scrapped. High rise will not only impact on the beauty of Connolly, it will also have an impact on property prices, reducing the value of care and love put into many homes. Also I have looked at the very vague traffic impact statement which is so obviously biased in favour of development when it should be neutral. The roundabout on Country Club boulevard would be chaotic around 7.30-8am as would queues accessing Hodges Drive. Further, consider the danger to children cycling to the primary school. Go along Fairway Circle any school day to view youngsters crossing roads coming from all parts of the suburb, a large majority find their own way to school, not all are dropped off. I could go on, there are many negatives and very few (if any) positives. I feel it is the duty of the city to deny approval for this scheme or, at worse, restrict the structural level to a height which will blend in such that it does not detract from the beauty of Connolly **Oppose (submissions 205 & 359)** Will create traffic chaos, especially in the vicinity of Country Club Boulevard, Fairway Circle, and Connolly shopping area. Will intensify danger to pedestrians and cyclists, especially children Will be a blot on the skyline. No development should be higher than tree top level *NB: Submissions 198, 205 & 359 were submitted by the same person. Submissions 205 & 359 contained the same comments. All comments have been provided.*
200	**Support** I believe it would be a great opportunity for Connolly. It will boost local businesses, allow older residents to downside and get young families into bigger home and the flow in effect will also help Connolly Primary with more student intake.
202	**Oppose** The golf course is going to be changed substantially if this 14 storey building gets approval. The information provided at a recent residents session did nothing to alleviate this conclusion. It appears to be a commercial decision by the wealthy Singaporean owners which is being considered by the local planning people in Joondalup as potentially beneficial to their housing problems. Situated between two fairways of the golf course there will be inevitable issues with errant golf balls impacting these buildings, similar to issues already happening with existing housing surrounding the course. I believe that the only beneficiaries of this proposal will be these wealthy Singaporeans and that this proposal could be first of many that the owners will agree to such that they milk this asset (the golf course) for as much financial benefit as possible.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
204	**Oppose** The height and size is too great. The traffic will be an issue (most units having at least two cars). Site B is commercial use and planning states residential only. The impact/noise of chiselling two stories out of limestone bedrock (building and construction impact). There are 10 other sites please leave our green an pleasant Connolly alone.
206	**Support** I think it's a great step forward - more housing is sorely needed.
208	**Oppose** After going to the information meeting on Monday 10/02/25, i feel informed enough to be concerned. My wife and i moved to Connolly 3 years ago, we chose Connolly because in our opinion it has a unique feel to it ,and is often referred to as the village, as it has that village vibe, a community. Putting Huge high rise buildings in the Centre of the golf course will destroy that, this proposals will dominate the skyline for the whole suburb, as does the Arthouse in Joondalup. Which is only 3 stories higher. Thats without even thinking about an extra 500/600 residents, almost dropping on the suburb. I am hoping that common sense will prevail and Joondalup council will reject this proposal , please do not put profit before people.
209	**Oppose** The number of residents expected to reside at the development is too many for the current surrounding logistical infrastructure (roads, parking, etc…) Additionally, the golf course provides an open natural space within an urban setting where green space is at a premium for the extant community. We already have felt the adverse effects of the local marina build at Ocean Reef and to know that these effects will be further continued and compounded by another development which offers no reward to the current residents is bitterly disappointing.
210	**Oppose** Building too high. Will ruin the Connolly sky line. Tree top level (plus/minus) acceptable. Connolly infrastructure unsuitable for such a large population change. Connolly road system unsuitable large variation in traffic. Fairway circle used by many students to and from the primary school Please do not allow this monstrosity to proceed as indicated!!
211	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
213	**Oppose** The proposed 80 metre high multi-storey development is not in keeping with all the existing housing in the area. Connolly is exclusively a residential suburb with no industry or high rise development above 2 storey's. The opportunity clearly exists to increase the number of residents in Connolly using the available land adjacent to the golf course. It will help alleviate the demand for more housing in the area but to move from 2 storey's to even 10 levels, let alone 12 or 14 will destroy the existing neighbourhood and community cohesion.
214	**Oppose** I strongly think that the 14 stories appartments that has proposed, is going to far to high, also I'm worried about the traffic that will have a huge effect on the road leading Resort , particularly in an evacuation emergency , needs rethinking.
214	**Oppose** I oppose the proposed development due to its potential negative impact on Connolly's character and the safety of its residents. Connolly's green spaces, including those frequented by the local kangaroo population, are vital to our community's identity. This development threatens their habitat and raises concerns about their long-term survival. Furthermore, the increased traffic on Fairway Circle will significantly impact safety. Currently, I feel my children are very safe walking to and from school and riding their bikes to the local park. The added congestion will create a dangerous environment, particularly during peak hours. I urge the council to consider the detrimental effects of this development on our community's wildlife and the safety of its residents, not to mention the fire hazard of having one road in and out for the whole of spyglass residents, the resorts and for a further 400-800+ vehicles from the development should there be a fire.
215 & 217	**Oppose** Proposed Development at the Joondalup Golf Course I wish to register my strong opposition to the proposed development which in my opinion will simply destroy the relaxed atmosphere of Connolly. Our property looks straight at the proposed development. My main objections are listed below: • Where is the Environmental Impact Study. We have endangered 'Black Carnaby / Cockatoos' whose habitat will be destroyed, together with all the other wildlife in the area. • There is not enough amenities or green space shown to support 190 families, for children to play, so they will be playing on the golf course which will be very dangerous. • There is already limited green space in Connolly. • They will have to remove all the trees nearby to even start building. • As they will be building on a rock foundation the noise of construction will go on for quite some time. • There is no current traffic study & the existing road is inadequate which will therefore lead to major congestion, not just in the proposed area but throughout Connolly. • They are building in a Major Fire Risk area, there has been two major fires that I know of (see attached). • [REDACT] refused to insure our house as we were in a Fire Risk area. • The Glare from 14 stories of glass will be unbearable.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• The Noise from 190 families with over 400 cars etc will be a major problem. • Over 400 extra cars will also become a major parking problem. • Our Hospital & Police are not able to cope with the current population let alone an extra 190 families. • CRIME will be a big issue as with all large developments, plus they will be able to look directly into our homes & see when we are at home or not. • Our Visual privacy will be gone forever. • Ancillary & Incidental Impact is way above the guidelines for the area. • A major concern is that they will apply for FIRB approval off plan as they did in Long Island Pass. Resulting in units being sold to overseas investors who will not even live in them but use them as a tax dodge. • Current Zoning is Private Community Purposes. This proposal is not compliant. • There is no train station nearby or any adequate public transport. I am in favour of change but only where it is beneficial. This proposal is not beneficial for the residents of Connolly. Therefore I strongly oppose it.  *NB: Submissions 215 & 217 are from the same person with the same comments.*
218	**Neutral** I am not against development, but have concerns about the maximum height of 14 storeys. I think it is too high for the area and will be much higher than the current tree level. Maybe the maximum heigh is tree level.
219	**Oppose** Inappropriate location of multi story high density residential development.
220	**Support** I fully support the proposed development proposal. This initiative is long overdue and will significantly uplift a tired and outdated area. The new development will not only enhance the aesthetic appeal of the neighborhood but also bring much-needed modern amenities and infrastructure improvements. It's a positive step towards revitalizing our community and fostering a better quality of life for all residents. Let's embrace this change and look forward to a brighter future for our locality.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
221	**Oppose** This proposed development is unacceptable. It will not only destroy the character of Connolly but also endanger its residents. We cannot afford to lose the green spaces that provide habitat for our local kangaroo population – they are an integral part of our community. The increased traffic on Fairway Circle will turn a safe and family-friendly area into a dangerous thoroughfare. My children's safety walking to school and playing in the neighborhood is non-negotiable. Moreover, the single access road serving Spyglass, the resorts, and this proposed development creates a terrifying fire trap. The council must reject this proposal and protect our community.
222	**Oppose** Absolutely not in keeping with the low density family orientated zoning of this quiet suburb. No infrastructure to support the increase in people and traffic.
223	**Oppose** This are is zoned low density family oriented area with no infrastructure or open space to handle the amount of traffic,people,and cars. Also environmentally disastrous for the suburb
224	**Oppose** Too tall, too massive, too noisy
225	**Neutral** My concern is how much more traffic would be added to Fairway Circle and the Roundabout with Country Club Boulevard to reach the proposed development.
226	**Oppose** This proposal for residential development at the Joondalup Resort, while presented as an enhancement, represents a detrimental intrusion into a well-established and cherished community. It poses significant risks to the existing environment, infrastructure, and the overall quality of life for residents of Connolly and surrounding suburbs. This development, driven by profit rather than community benefit, should be rejected outright. 1. Environmental Devastation: Loss of Mature Trees and Impact on Fauna: The proposal's claim of a "landscaped setting" conveniently ignores the inevitable destruction of countless mature trees. These trees are not merely aesthetic; they are vital to the local ecosystem, providing habitat for a diverse range of bird species, including the iconic Carnaby's Black Cockatoo, and are frequented by kangaroos. The proposed development will fragment their habitat, likely leading to a decline in their populations. The long-term environmental consequences of this deforestation cannot be understated. Increased Fire Risk: The density of the proposed development, coupled with the loss of established trees, significantly increases the risk of bushfires. The existing open spaces and mature trees act as natural firebreaks. Replacing them with buildings and increased human activity creates a tinderbox effect, endangering both residents of the new development and the surrounding community. The proposal fails to adequately address this heightened fire risk. Water Consumption and Runoff: Increased residential density will inevitably lead to higher water consumption, placing further strain on already limited water resources. Furthermore, increased hard surfaces will exacerbate stormwater runoff, potentially leading to erosion, flooding, and pollution of nearby waterways. 2. Strain on Existing Infrastructure and Services: Traffic Congestion: The proposed development will add a significant number of vehicles to already congested roads, particularly during peak hours. The existing infrastructure is simply not designed to handle this increased traffic volume. This will lead to longer commutes, increased frustration, and a decline in air quality due to idling vehicles.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Overburdened Amenities: Local schools, medical facilities, and other essential services are already under pressure. The influx of new residents will further strain these resources, potentially leading to overcrowding and reduced quality of service for everyone. The proposal offers no concrete plan to address this increased demand. Inadequate Parking: The proposal's parking provisions are likely insufficient for the anticipated number of residents and their vehicles. This will lead to on-street parking congestion, impacting residents of existing homes and creating safety hazards. 3. Negative Impact on Community and Lifestyle: Increased Crime Rates: Higher population density is often correlated with increased crime rates. The proposal fails to address the potential impact on community safety and the need for additional policing resources. Loss of Amenity and Character: The unique character of Connolly, with its spacious green spaces and tranquil atmosphere, will be irrevocably altered by this high-density development. The proposal prioritises profit over preserving the existing lifestyle enjoyed by residents. Devaluation of Existing Properties: Increased density and traffic congestion can negatively impact property values in the surrounding area. Existing homeowners will suffer financially as a result of this ill-conceived development. 4. Flawed Justification and Lack of Transparency: "High Quality" Development - A Hollow Promise: The proposal's claim of "high quality" development is a vague and unsubstantiated assertion. There is no guarantee that the final product will live up to this claim, and the community has little recourse if it falls short. Lack of Community Consultation: Meaningful community consultation has been conspicuously absent throughout this process. Residents have not been given adequate opportunity to express their concerns and have their voices heard. This lack of transparency is unacceptable. This proposed development represents a short-sighted and detrimental intrusion into a thriving community. The environmental risks, strain on infrastructure, negative impact on lifestyle, and lack of transparency surrounding this project are undeniable. It offers no tangible benefits to the existing residents of Connolly and will, in fact, significantly diminish their quality of life. For all of these reasons, this proposal should be rejected in its entirety. The City of Joondalup must prioritise the well-being of its current residents and the preservation of its natural environment over the financial gain of developers!!!
227	**Oppose** (no comments provided)
228	**Support** Perth is in desperate need of these sort of developments to allow senior citizens to downsize. Joondalup Resort is such a wonderful place to go and to live in these high-quality apartments would be an amazing lifestyle.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
229	**Oppose** My property backs on to Country Club Boulevard (near the intersection of Spyglass Grove and Country Club Boulevard). We have open fencing (as per strata requirement) and our Master bedroom faces Country Club Boulevard. There is already significant pedestrian and vehicle traffic on this section of Country Club Boulevard, as the only access road for Golf Course and Hotel patrons and vehicles servicing these facilities (e.g. delivery trucks). Pedestrian and vehicle traffic is high in the mornings due to arriving golfers and workers and high at night time due to hotel guests (with loud and drunk people walking by a common occurrence). The noise from existing traffic is already disruptive. The planning proposal will significantly increase the foot and vehicle traffic and associated noise and disruption on this small road substantially. Additionally, there is an abundance of wildlife around this section of road (particularly kangaroos and native birds) who will be negatively impacted. Further, the planning proposal presents a risk in the case of fire, with timely evacuation from a single exit, a major concern. Lastly, the internet in this section of Connolly is very poor, with constant disruptions. If the planning proposal increases internet usage from the existing infrastructure, there is concern that the internet quality and reliability will be further reduced, impacting ability to work from home, use streaming services etc. In conclusion, as the owner resident of a dwelling that will be one of the most impacted by the proposal, I strongly oppose this planning proposal. The increase in traffic will negatively impact my and my neighbours health and wellbeing and enjoyment of the area.
230	**Oppose** I strongly oppose the proposed development of 12 and 14 storey appartments on a parcel of land surrounded by golf course fairways and in close proximity to existing residential homes it would be completely out of character with the small suburb of Connolly. A 14 storey building would not only negatively impact Connolly but also surrounding suburbs. Whilst I am not against the idea of appartments being built in this land, I strongly opposed to the height of 14 stories. The height should be limited to four storeys which we be closer to tree height and more in keeping with our suburb. I also have concerns with how sewage will be dealt with and would like more information on whether existing infrastructure will be used or upgraded if it won't be able to cope with the additional pressure put on it. I doubt that when the estate was built, 40 or so years ago it the sewage infrastructure was built to cope with another 190 dwellings. I have attached a photo of appartments in Dunsborough, a similar style would be more in keeping with Connolly. 

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
231	**Support** Good for the area and in a part of golf course that is at the lowest point of Connolly so won't be seen by many. Traffic won't be issue as close the main roads like Marmion, Hodges, Mitchell Freeway. There are more vehicles entering and leaving golf course on many days so not much increase.
232	**Oppose** I oppose this planning submission due to its size and height. This does not fit in with the surroundings and does not have appropriate access roads and will cause safety issues for the suburbs children especially. It directly affects the privacy of my own property and will add to the noise pollution from the extra traffic. The development is too big, too dense and obviously the height is not in keeping with the nature of the suburb.
233	**Oppose** All these apartments will disrupt the quite and beautiful neighbourhood of Connolly, not yo mention the extra traffic in and out of Connolly
234	**Neutral** (no comments provided)
235	**Oppose** Too much traffic in a lovely suburb. Will spoil the country ambience.
236	**Oppose** Increase traffic flow will make connolly streets unsafe.
237	**Oppose** I am not opposed to the entire development, but I am opposed to the planned height of the development. It is far too large/high, obtrusive for the proposed location. It will affect flora and fauna in the golf course. The number of people and cars to accommodate the proposed development can not be supported going in and out of Country Club Road. How will these people evacuate in an emergency? The recent fire in the clubhouse as an example. A building height of 4 to 5 storey's would be more acceptable to accommodate the additional residents to the Connolly community.
238	**Support** (no comments provided)
239	**Oppose** (no comments provided)
240	**Oppose** (no comments provided)
241	**Oppose** Absolutely not!!!! There is exactly zero benefits and multiple negative ramifications for local residents
242	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
243	**Oppose** (no comments provided)
244	**Oppose** This proposal is very inconsistent with the suburban feel of Connolly and feel that it will dominate the surrounding area to the detriment of the current residents.(and peoples privacy) If the proposal was limited to a few stories maximum,(maximum 4 stories) it would be much better received and not as obtrusive. The current proposal of 14 stories would tower over the surrounding area and dominate the landscape with adverse affects on traffic and ammenities.
245	**Oppose** The traffic impact is not supported under current information available for the area and cannot be substantiated with the limited calculations used. A proper current traffic count of the adjoining streets should be undertaken as the approaches are quiet residential streets and not designed for larger traffic volumes. The detail of public transport is biased also and not strictly correct. The 462 bus route is a limited service of weekdays only and therefore leaves the only public transport available in Caridean Street or further east along Hodges Drive.
246	**Oppose** Major concerns around the increased traffic, and adding high rise buildings and high density living to Connolly. Which will severly impact the kind of suburb Connolly currently is.
247	**Oppose** Dear City of Joondalup Planning Officers, I am writing to formally object to the Proposed Local Development Plan (LDP) for Lot 535 (No. 45) Country Club Boulevard, Connolly for the following reasons: 1. Zoning Non Compliance 1.1 Conflict with Current Zoning The subject site is zoned "Private Community Purposes" under the City of Joondalup Local Planning Scheme No. 3 (LPS3). This zoning is intended for community based and recreational facilities, not high density residential development. While Clause 19 of LPS3 allows Grouped and Multiple Dwellings under an LDP, such development must be incidental and ancillary to the primary community use of the site. However, the proposed development: - Dramatically alters the primary purpose of the site, prioritising private residential development over community use. - Reduces the availability of community and recreational space within Joondalup Resort. Objection: The proposal does not meet the test of being incidental or ancillary to the site's primary use, and may therefore be subject to legal challenge under the Planning and Development Act 2005 (WA). 1.2 Excessive Height as a Likely Negotiation Tactic The proposal seeks approval for a 14 storey building (80m AHD) on Site A, despite the fact that all other properties within a 200m radius are limited to just two storeys. This extreme height request appears to be a deliberate negotiation anchoring tactic designed to: a) elicit strong objections from the community, allowing the developer to later "compromise" on a lower—but still excessive—height while appearing to be cooperative.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	b) Set a precedent for high rise developments in Connolly, which would permanently alter the character of the area. Furthermore, the City of Joondalup's own planning policies and R Codes define building height restrictions based on zoning densities. For residential areas, the maximum allowable height is typically 6 9m (2 storeys), with an absolute maximum of 12m (3 storeys) in high density zones. The 80m (14 storey) height proposal is completely unjustifiable under these guidelines. Objection: The lack of precedent for high rise buildings in this location could be grounds for judicial review, as the proposal fails to align with the existing planning framework and local character. 2. Community Objections & Amenity Impacts 2.1 Significant Visual Amenity and Privacy Impacts The proposed 14 storey tower would: - Severely impact privacy, as high rise residents will have direct line of sight into existing homes and backyards. - Dominate the skyline, creating an intrusive and overbearing structure in a previously low rise, suburban area. - Create a loss of visual amenity, fundamentally altering the open, green, and suburban character of Connolly. Objection: The proposal is completely out of scale with the surrounding residential area and should be reduced to a more appropriate height. 2.2 Inconsistent with the Character of Connolly Connolly is a low density, residential suburb known for its spacious streets, landscaped areas, and golf course community setting. The introduction of a high density, high rise development would: - Completely disrupt the established character of the area, introducing urban style development into a suburban neighbourhood. - Set a dangerous precedent for further high rise buildings, further altering the low density feel of Connolly. - Create an eyesore that is visibly inconsistent with surrounding homes, which are predominantly single or double storey structures. Objection: The proposed development is not in keeping with the existing urban form and character of Connolly, and approval of this project would permanently alter the suburb's appeal. 2.3 Traffic Congestion & Road Safety Risks The Traffic Impact Statement (TIS) projects that 152 additional vehicle trips will be generated during peak hours, which raises significant concerns: - The traffic data used is outdated (12+ years old) and does not accurately reflect current congestion levels. - Country Club Boulevard is already under strain, particularly during peak resort events. - No cumulative traffic impact assessment has been conducted for future developments. Objection: The lack of updated and comprehensive traffic analysis is a serious flaw, and the proposal should not be approved until a full Traffic Impact Assessment is completed using recent data. 3. Environmental Risks 3.1 Loss of Green Space & Urban Heat Impact - Large sections of existing green space will be removed, negatively impacting biodiversity and urban cooling. - The LDP fails to include a tree retention strategy, leading to potential heat island effects. - The proposed podium landscaping is insufficient to compensate for the loss of mature trees. Objection: The developer should be required to conduct a full environmental impact assessment and implement clear tree preservation measures. 4. Concerns Over the 10 Year Approval Period

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The LDP seeks approval for a 10 year period, which is excessively long and raises serious concerns about the true intentions behind the proposal. 4.1 Risk of Strategic Land Banking Rather than Genuine Development - Approving a development plan for a decade without a firm timeline raises the risk that this proposal is simply being used to inflate the value of the golf course. - A developer may use the granted planning permission to artificially increase the land's valuation for sale, without any real intention to proceed with construction in the short term. Objection: The 10 year approval period should be rejected in favour of a shorter, more structured timeline, requiring the developer to meet certain construction milestones within a reasonable period of up to 4, years, and face financial consequences if milestones are not achieved on time. 5. Conclusion & Requested Actions Given the significant legal, community, environmental, and safety concerns associated with this proposal, I formally request that the City of Joondalup: 1. Reject the LDP in its current form, due to: - Excessive height and density that is inconsistent with local zoning and planning frameworks. - Significant loss of visual amenity and privacy for local residents. - A fundamental inconsistency with the established character of Connolly. - Insufficient traffic and environmental impact assessments. - Unacceptable uncertainty introduced by the 10 year approval period. 2. Require the developer to provide: - A revised height proposal that aligns with the existing two storey character of the area. - A new Traffic Impact Assessment (TIA) using recent, accurate data. - A detailed environmental assessment with concrete tree retention and sustainability measures. - A shorter and enforceable project timeline, preventing land banking and speculative development. Thank you for your time and consideration.
248	**Oppose** We don't need additional high rise buildings

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
249	**Oppose** Fundamentally this development is totally out of character for the area and will be a blight on the visual amenity of the landscape. We moved here for the expansive views of the green space around the golf course and quiet safe leafy surrounds of Connolly. As a member of the Golf club and a local resident for >10yrs and >20yrs in Ocean Reef/Connolly, i am not opposed to “appropriate development” of the Resort, its not unreasonable they need to improve and slightly expand; BUT; not via multiple 14? storey high buildings that will block views of many of the residents and clutter the very heart of the suburb. Thats an outrageous idea and a sign of grasping greed by the developers! Furthermore, the scale of this expansion is likely to have a heavy impact on local traffic to access the location, and this will have direct or indirect impact, including the traffic in and out of Fairway Drive, and its internal roads to access the site. Also as we have grandchildren who walk to Connolly school we are deeply concerned on the impact that extra traffic will have during and especially after the construction phase. How is that to be accommodated without any more roads? Furthermore, this will impact wildlife in and around the golf course, already the natural remaining bush is limited for the kangaroos to hide and sleep etc. The loss of mature trees and the land clearing will be big impact on visual Amenity and the birdlife. The increased population itself will negatively impact the nature of this community, potentially leading to more accidents and even crime which is low. The whole idea of this Connolly space with the golf course resort in the centre of a series of golf course-bounding estates and a safe internal ring road for safe cycling and walking is to safely enjoy the vistas and environment. A lower rise expansion of the resort i can understand but not this high rise, 3 storey max. Already the high rise development inside the Joondalup ciry centre is a visual blight. In summary if council approves this it will be a betrayal of the town planning arrangements and the residents and i will vote against this. There will be other less obvious issues including water supply logistics for such a tall development and the potential for increased fire risk. This development proposal needs to be restructured to keep within a lower profile, with less density and less traffic and environmental footprint, else rejected. I strongly oppose!
250	**Oppose** (no comments provided)
251	**Support** We support a development going forward however with a caveat. However please reduce the height - even to 7 or 8 stories to avoid a tall monolith. I appreciate there are economies of scale but perhaps the extra appartments can be made up if the area was reconfigured and there was more sideways movement. Thank you.
252	**Oppose** Far too high. Impact to environment and negative visual impact on suburb.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
253	**Neutral** Support is conditional on the following considerations: 1. Single point road access to the facility is not acceptable. It is a hazard in the case of an emergency or evacuation and restricts access by emergency services. 2. Parking is already restricted in the area. Provision must be made for at least two cars per dwelling otherwise major congestion will occur. Refer to Spyglass Grove and Long Island Pass for examples of this. Parking at the development must cater for the residents there and they must not be allowed to "steal" the existing parking facilities at the Resort and the Golf Club. 3. There appears to be no provision for amenities within the development. The facilities at the Golf Club are for Members only and an additional 500+ residents in close proximity will completely overload the facilities at the Resort. 4. A 14 story development is not consistent with current Planning Policy and the character of the area. The maximum height should be restricted to 60 metres. 5. There is nothing in the plan that provides anything for the existing Connolly residents like access to an increase in Public Open Space or to amenities. New residents will just be feeding off the existing infrastructure and amenities and overloading these facilities.
254	**Oppose** The main concern in the proposed heights for the Hotel extension and high density accommodation. Connolly is a Joondalup suburb that is envied by many for it's leafy presentation without any high rise dwellings virtually all are sinle or double stories. Fourteen and Twelve stories will create many problems particularly residents closest to the proposed development.. I was informed that a survey was undertaken to find high density building sites within Joondaup and over 10 were found none of which were within Joondalup Resort.One of the points in the LDP Clause 4.2 states that “To ensure that the Standards of development is in keeping with surrounding development and protects the amenity of the area" No nearby structure are in keeping with such development. The only current residents who may be in favour of such a development could be tradespeople and Technicians (Electricians, Plumbers, Welders, Concretors,Stonemasons, Computer Technicians etc) and shopkeepers, cafe owners and medical people at the Connolly Shopping Centre.
255	**Oppose** (no comments provided)
256	**Oppose** I can see no benefits to local residents and businesses and the application is not consistent with established planning policies. It will detract from the character of our suburb with a terrible removal of trees, plus the problems with extended building works.
257	**Oppose** (no comments provided)
258	**Oppose** This proposed development is not suitable for Connolly. The proposed heights of the high density high rise blocks of 14 and 12 storeys along with the hotel extension of 6 storeys is not in keeping with this suburb and would destroy the feel of the suburb. The shadows that would affect the nearby housing would be such that it would ruin the residents aspects and views. The higher structures would virtually be visible to all residents close to the golf course south of Shenton Avenue. There would also be a lot of noise that could not be blocked from the higher units. The use of solar panels would be limited as the roof ratio to people living there would be low. The higher structures would be subject to lightening strikes being the highest for quite some distance which could impact electricity supply. If units were sold to overseas residents they could be let out for most of the year with possible consequences of loud parties and anti social behavoir. I

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	attended the meeting last night at the resort there there had not been any inclusion of social housing which I thought was a requirement for such high density housing.
259	**Oppose** There are no real benefits to local residents and businesses and the application is not consistent with established planning policies and framework. It will detract from the character of our suburb with a terrible removal of trees, plus the problems with extended building works, noise and dust pollution and increase traffic of our narrow streets.
260	**Support** (no comments provided)
261	**Support** I support the proposal with a condition that the height is reduced by 4 stories on each appartment block that is 10 and 8 respectively.
262	**Oppose** This would have significant environmental repercussions for residents and local animal life. We must do everything we can to support our wildlife
263	**Oppose** (no comments provided)
264	**Oppose** (no comments provided)
265	**Oppose** Issues associated with roads and impact on natural fauna and flora are why I oppose this development
267	**Oppose** Please note I have tried to view the planning proposal but the link doesn't work. I used to live in Connolly and can only imagine the distress that current residents are experiencing. The golf course area is beautiful and offers much needed green space and trees for many of our native animals already challenged by the high human population and loss of natural habitat. The negative impacts of this proposed development are obvious but I'm struggling to think of any positives apart from provision of housing. There must be sites within Joondalup where high rise buildings would have less impact on both residents and nature. The removal of mature trees, especially when impacting already endangered birds, is heartbreaking. Please, please don't destroy even more habitat.
268	**Oppose** Impact on local roads and the huge impact on the natural wildlife and plants. This would be a terrible visible blockage for some of the surrounding properties.
269	**Oppose** No need to build something this high, no one wants to look at it, and this is not a holiday resort so who is going to be staying there

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
270	**Oppose** The infrastructure in Connolly and surrounds does not support those development. Additionally it will detract from the nature of the suburb
271	**Support** We need to density living to cut down on expansive urban sprawl
272	**Support** Build it
273	**Support** (no comments provided)
274	**Oppose** Without information from the owners of the resort on how they would improve the hotel and golf club I am unable to support this as the hotel and clubhouse is in poor state
275	**Oppose** Due to the lack of details and the evasive responses at the residents meeting I am unable to support something that I can't make an informed decision on.
276	**Oppose** Our tree canopy is dissipating with all the development throughout our suburbs. We cannot let this development proceed. We cannot lose more trees or displace more wildlife. The trees in Connolly are unique, there are not many suburbs in CoJ with mature trees anymore. With the destruction of the land for the marina, supposed forever bush we cannot lose any more natural bush. We will become a concrete jungle, an absolute eyesore.
277	**Oppose** (no comments provided)
278	**Oppose** We don't want these high rise slums
279	**Oppose** (no comments provided)
280	**Oppose** It will look ugly. Maybe build housing for our homeless
281	**Oppose** (no comments provided)
282	**Oppose** (no comments provided)
283	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
284	**Oppose** I strongly oppose this proposal, mainly because of the height of the two apartment buildings. We chose to live in this suburb because of the green and natural environment surrounding the houses. I feel that to build these structures of eleven and thirteen stories on the golf course would totally destroy the ambience and peacefulness of the area. They would be visible from my house, and I do not want to see what amounts to be a tower block,in this quiet and green environment. Furthermore, the statement that they would be 150 metres from the nearest housing is a joke, considering the height proposed of 80 metres. It must also surely subtract from the enjoyment of the golfers using the course. I will also remind you of the 'protective covenant' that was in place when we purchased land, and the subsequent long lists of what could and (mainly could not) be done, to ensure that all dwellings fitted into the natural environment. I am not against a development in principal, but feel that a much smaller and height restricted project would be more acceptable, and would not dominate and destroy the ascetics of our beautiful suburb. I urge everyone not to be driven by what can only be greed in the desire to build such high rise blocks, and to totally reject what would most definitely be a ' blot on the landscape' for those of us who would be forced to look at it everyday.
285	**Support** As a former resident of Currambine before moving out to Ellenbrook I highly support this would bring much needed growth, tourism and support to the city of Joondalup
286	**Oppose** We strongly oppose this submission. It's crazy to suggest this proposal. We all live here for the lifestyle of living around the resort. The proposal would devalue our lifestyle and houses. The proposed plan is not consistent with the current planning frameworks & policies and not consistent with character of Connolly. We are a quite neighbourhood I believe they plan to remove most of trees which is definitely not keeping with Connelly. This plan would bring in noise, traffic & potential crime Please please do not allow this project to process
287	**Support** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
288	**Oppose** I am totally against the proposed planning application. The proposed Local Development Plan shows 14 & 12 storey apartment blocks at a height of 62 metres along with town houses & additional hotel rooms which is totally unsuitable for the Connolly suburb. The proposed LDP is for 133 apartments, 7 town houses & 44 additional hotel rooms which will translate in the order of an additional 400 people plus associated cars to the Connolly area. The traffic forecast is totally unrealistic. All traffic will have to access & egress from Country Club Boulevard using a 15kph speed restricted single track road leading to a roundabout at the intersection of the Boulevard & Fairway Circle. What processes have been put in place to improve the local infrastructure. What impact will this scheme have on the environment, pollution levels & golf course to the Connolly area. What processes have been implemented on potential evacuation procedures should a bush fire erupted on the course similar to what happened a few years back. Connolly is not a City but a suburb made up of single & double storey family home In addition to the above these plans have been prepared by Element Advisory WA on behalf of Joondalup Hotels Pte Ltd (JHI) Joondalup Resort is owned by [REDACTED] [REDACTED] shareholders are [REDACTED] Why has this planning application been made by JHI & not the parent company [REDACTED]. Is the shareholder [REDACTED] aware & supports this proposal. does JHI have the capacity to put forward the proposed development. There is no indication in this proposal which identifies that JHI is acting on behalf of [REDACTED] Finally I would draw Council attention to the Audit report for [REDACTED] financial statements December 2023 under the heading “Basis for Disclaimer of Opinion” [REDACTED] My main concerns are 1. the impact & height of the apartments to the Connolly suburb & the golf course & that the proposal is fundamentally flawed by an oversized development on an undersized site. 2. the LDP will exceed the physical capacity of the supporting roads & car parking infrastructure on the Resort & Country Club Boulevard 3. I would like to understand what steps Joondalup Council are taking to ensure Joondalup Hotels Pte Ltd legally have a robust governance structure in place to ensure that this development will be a success.
289	**Oppose** Impacts the wonderful location, flora and fauna, surrounding suburbs and their value. Not something that we need to see, if highrises are required…build them in Joondalup hub.
290	**Oppose** The size and scope of this project are not in keeping with the spirit of the suburb. A two story building in keeping with the resort would have been understood and expected. The size of this building is more in keeping with Scarborough or in Perth City etc. This is also a sensitive are for the Carnaby population. The traffic through Connolly would be a significant issue.
291	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
292	**Oppose** Oppose. Definitely NOT supporting a high rise town in Connolly.
293	**Oppose** Too many stories high Therefore too many units
294	**Oppose** I see no benefit to us as local residents. Less open spaces. More traffic security issues.
295	**Oppose** (no comments provided)
296	**Oppose** (no comments provided)
297	**Oppose** It will ruin the neighbourhood aesthetics and increase traffic and parking congestion in this lovely neighbourhood
298	**Oppose** This proposal has not been thought through which is very concerning. Apart from visual impact, environmental, traffic etc. the LDP is not consistent with planning. Reasons for choosing a golf resort other than 10 other sites available. Is it revenue seeking for Council and Golf resort. No consideration for the community at all. Very disappointing of our local council if it is allowed to proceed.
299	**Oppose** No proposed amenities for Connolly residence. No protection for our fauna flora and beautiful surrounds. Extra traffic.
300	**Oppose** Not enough infrastructure to support this.

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NO.	COMMENT
3011	**Oppose** I live directly opposite the proposed development Site A. Although I support some form of development in the country club, I am strongly against a development of this height. We moved here from London to get away from high rise buildings and pollution, we purchased this property 2 years ago purely due to the view at the back of our house and the current country feel that Connolly has as a green leafy suburb, we even installed a pool that now directly looks over the planned Site A. We were aware of possibilities of future development and agree that the Country club does need an overhaul, however we never thought that a high rise building would be placed here. I have uploaded photos that show the redevelopment image we have been supplied which I find very misleading, side by side with a picture I took standing on our balcony to show the realistic height of a building of this size and as I hope you can see, this will ruin this beautiful leafy suburb. Also attached are 2 photos, 1 taken from my upstairs lounge window and 1 from the bedroom window. The view we have would be completely destroyed, we would not see any of the blue sky from the inside of our house. I very much hope that this will not be approved or if it is it would be given a maximum height of tree-line being 20 metres. The building itself is not suitable for a suburb like Connolly, this is suited to Joondalup city centre. Townhouses or low level apartments would be much more suitable. At the recent meeting at the country club where the community were invited to ask questions, we were very quickly shown an image of a different layout, that showed town houses wrapping around the planned site rather that a high rise building, they said they had rejected this as it did not provide enough dwellings, I feel this could be revisited and adjusted keeping in mind a height restriction. Unfortunately they were unable to answer most the questions that were being asked, being told this would all be reassessed at the development application stage, well by then they have the height approval so we could be looking at even worse. The country club should be spending funds on repairing the fences surrounding the golf course that are totally wrecked and a complete eyesore before putting funds into additional building works. Unlike other Connolly residents, I agree that there is space for additional dwellings within the suburb but before this happens the Connolly shops are in desperate need of redevelopment. We do not even have a shop there where we can purchase basic foods such as bread and milk, adding additional dwellings would only add to more traffic issues on surrounding roads where we need to leave the suburb to purchase from either Currambine, Beaumaris or Heathridge shops. Also of importance is that no more trees will be removed from Site A. When we first moved in there were thousands of birds that used to perch on these trees, at sunset every night they would all fly away together, since they started removing some of these trees last year we have also lost the majority of the birds which is a real shame. Thank-you for taking the time to read this and I hope that you at the very least restrict the height of this development. 
302	**Oppose** Increased traffic volume and noise. Inadequate road system.Removal of trees will effect fauna and flora of what is currently a beautiful area.

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NO.	COMMENT
304	**Oppose** Totally opposed to this project.
305	**Oppose** (no comments provided)
306	**Oppose** This is going to be an eyesore in the middle of our suburb, and will impact further on our public open space. It will increase the traffic in our already busy suburb given golf course, primary school and general suburb residents.
307	**Support** (no comments provided)
308	**Oppose** There is not any advantages to the residents of Connolly. It will be an eyesore, with increased traffic and no more amenities available. It will probably be sold as holiday apartments to overseas investors.
309	**Oppose** Visual eye sore in pristine nature area, not in character with the suburb or golfing experience, traffic a major concern, destruction of trees and effects on wildlife… spend the money on the tired resort and bring it back to a better standard.
310	**Oppose** This is a residential area not a commercial investment. Fairway circle has enough traffic on it. What a stupid proposal.
311 & 312	**Support** Believe it's a great opportunity for growth in our suburb *NB: Submissions 311 & 312 were submitted by the same person with the same comments.*
313	**Oppose** Joondalup resort land scape should be kept to its nature beauty if anything they should be redeveloping the hotel as not had a upgrade in years and it shows
315	**Oppose** DO NOT DO IT!!
316	**Oppose** I dont feel the proposed buildings suit the amenity of the area and are not consistant with the character of Connolly. The multi story buildings are intrusive on the residences that back onto the area - these houses currently have a beautiful outlook and do NOT deserve to have it taken away. The planned removal of most of the trees is definately NOT something I agree with. The birdlife, fauna and beautiful peaceful surrounds that make Connolly an attractive and desirable place to live MUST be preserved. Please do NOT tear up our suburb simply to create more unrequired buildings for the Resort.

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NO.	COMMENT
317	**Oppose** More Noise in area: CURRENTLY: there is lots of noise from Joondalup resort it's self: noise from Freeway +Hodges Drive + Marmion Ave + Shenton Ave +School Traffic. The Increase in Traffic especially past and around the school area. There is no Local Food Store in Connolly for people to shop ie Milk / Bread ect. Buses /Public transport is poor. There is no Park and Ride Facilities available in Joondalup to catch the train. Flats: one 14 stories + one 12 stories High is just too High for the area why do they need to be so High and so many. It's meant to be a golf course with hotel facilities not a private exclusive expensive residential estate with no public facilities.
318	**Oppose** We don't need another Burswood here!
319	**Support** (no comments provided)
320	**Oppose** I have enjoyed living in Connolly since the late 1980's. It's a peaceful suburb with no issues of traffic problems. The golf course is a sanctuary for wildlife and flora and fauna, with beautiful surrounds. The proposed 14 story development is not in keeping with the surroundings. Building this will have a huge impact on the residents and the wildlife. The arrival of hundreds of new residents will heavily impact on the traffic causing congestion. I oppose the building of this in it's current form.
321	**Oppose** I'm a longtime resident of Connolly. The proposed new buildings, especially the multi story will impact our visual amenity and our privacy. The local development plan is not consistent with planning policies. It will not fit in with the character of Connolly. Multiple residences will increase traffic and impact us all. Lengthy building process will subject us residents to noise, excessive dust and possible health impact.
322	**Oppose** (no comments provided)
323	**Oppose** Not consistent with the character of Connolly. The proposed building of a high rise is not in keeping with the ambience of a low rise suburb. Traffic will be severely impacted. It will ruin the area rather than enhance it.

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NO.	COMMENT
324	**Neutral** General Comments. -I have not had sight of the motivation of the project from the owners as to why they propose to go into this investment, the financial structures, and the target market. Potentially, could it be for fly in fly out golfers who will have no interest in Connolly as a whole? -There is no indication as to whether Connolly has been identified by the City of Joondalup or WA State as a target suburb to increase stock because of the residential accommodation crisis. -The basis on which the number of apartments in the two main blocks (130) and a further 60 hotel rooms/or apartments has not been disclosed. If the secondary 60 rooms become an addition to the existing hotel room supply, would it not be better to channel the funds to upgrade the existing tired facilities? It is assumed the final configurations will be determined by the financial modelling of the whole project. -The website for 3 Glenelg Place (at the back of Connolly Shopping Centre) shows an approved development for a 4 storey, 27 apartment block. This has been in the pipeline for years with no action, with the property changing hands after project approval. This has created uncertainty for nearby residents and potentially affected the value of their properties. In any case, the impact assessment, e g traffic, services and apartment supply of this project needs to be taken into account and commented on. -In recent times there have been a number of failed apartment projects in Australia, leaving supposed owners out of pocket for money invested with no return. This could affect the interest of owners going into a project of this size on the basis of "off plan sales" -A REIWA report dated 12 February 2025 states that Connolly is seen to be the next suburb to join the one million dollar club in 2025 for residential accommodation. This is an annual growth of 13% meaning it is seen to be a suburb, as it is, as a popular place to live in. Positives for the proposal -Supply of residential accommodation when there is a major under supply. -Create something new for Connolly. -Potentially provide opportunities for the upgrade of Connolly Shopping Centre. -If structured properly, provide returns for the Joondalup Resort Owners to invest in the rest of the Resort facilities. Negatives for the proposal -Connolly is at risk of loosing its existing identity as a community which is very happy with what it has at present. There will be an element of the existing community who will be opposed to change. -The impact on the rest of Connolly regarding traffic volumes, potentially security and the safety of school children on busier roads and paths, no matter what the standards to be compared with indicate. -The planned 130 apartments plus another 60 rooms/apartments is too many. The 14 and 11 storeys configuration is too high and impacts on surrounding areas because of the scoped effect. Consolidating into blocks would reduce the height but a better plan would be to reduce the main apartments to 70 (in block form) and to re consider the feasibility of the secondary area of hotel rooms/apartments.
325	**Oppose** Horrible idea in Connolly. Can't think of a worse eye sore than apartment towers booming up in the middle of a quiet leafy suburb that has maintained a tree canopy - don't strip it from there too! Find an alternate location.

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NO.	COMMENT
326	**Oppose** This is a ridiculous proposal for a residential area if is really needed put it in a business precinct perhaps next to the council offices.
327	**Oppose** Having a big development like that will have a massive impact on surrounding roads with more traffic. Having been a resident for the last 28 years in Connolly maybe they should upgrade the resort that's very run down.
328	**Oppose** Connolly is a small suburb and does not have the infrastructure to absorb the amount of new residents this proposal would bring . Traffic would become a nightmare. Parking for the shopping centre would become a problem. And the idea of putting such tall buildings in our area would ruin the aesthetics of our lovely suburb. The removal of trees and murder of local fauna would cause horror and heartbreak to myself and fellow residents . This is not an appropriate suburb for high density living and I'm truly shocked that The City of Joondalup would even consider it. I will take whatever action is necessary to stop you from destroying our beautiful home suburb.
329	**Oppose** It's too over bearing for the community and local houses and would ruin the suburb
330	**Oppose** If our children and their children are our future, and this proposal goes ahead, it will rob them of their inheritance by devaluing their grandparents property. We have lived at this address for nearly 40 years, we chose this area due to its potential financial growth, peace & quiet, greenery and what is now a leafy suburb. This proposal would more than triple our current local population. Remove our greenery and replace it with pollution and disrupt our peace and quiet. Connolly was never designed to cope with such a population, the power, water and general services will not cope. Traffic will be horrendous and will be running 24/7, at present it is barely noticeable day or night. This proposal is not the right thing to do and any councilors or even the mayor allows this to happen they will not be in office at the next election. If it is secret ballot, then all will be voted out. I feel betrayed by the COJ and can hardly believe this is even being contemplated. If such high density living is required, build it in a new area away from established suburbs where residents can decide if they want to be near it. East of the Joondalup town centre, overlooking the lake at Neil Hawkins would be a better choice. This proposal is simply a money spinner for the owners and they have no interest in the residents and will most likely mislead council just to get the go ahead, and not live up to agreements and or expectations or honor agreements, being offshore, they will become untouchable when things go wrong.
331	**Support** While I support the development, I think it would be better if it were less than 14 stories as this is quite high for the area.

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NO.	COMMENT
332	**Oppose** Any development proposed for the joondalup golf course property should be restricted to golf activities only. High rise bldgs are inappropriate for the area. High rise bldgs on the golf course is not in character with the suburb of Connolly. A high rise property for residential purposes is especially, and totally out of character with Connolly. The high density bldg proposal will have an impact on local education, health issues, transport, vehicle access and numerous other local public institutions. Opposition to the development proposal cuts off on 18/2/25. This suggests undue haste in attempting to push through the proposal without the local residents having sufficient time to look at all aspects of the proposal. Connolly is not a suburb that should be afflicted by high rise development. Reckless regard is being given to the protection of local flora and fauna The area does not need to be inundated with a lenghy build, suffice to say that noise, heavy duty traffic and pollution etc will cause considerable harm to the area. Connolly Primary will not have the capacity for additional intakes, nor do local doctors.
333	**Oppose** The reason residents purchased housing in our area was because of the beauty of it. Practically all of the residents object to this project going ahead, though a lot do not use the internet to formally object. The already heavy traffic will be increased markedly, schooling places will be insufficient, flora and fauna will be grossly affected, views from residents' houses will be affected and the two proposed buildings are hideous. I atttended a CRA meeting at the Joondalup Resort on Monday evening and the majority of questions could not be answered. We absolutely do not need an hotel and high rise apartments in this stunning area. One feels this is merely the current owners of the club making as much money as they can out of the club resort land. The local development plan is not consistent with planning frameworks and policies. Rock foundation removal means lengthy build, noisy, dusty, security issues. I could go on and on. We residents would like to know, categorically where these plans originated from. Lastly, your cut off date for this submission is unduly hasty.

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NO.	COMMENT
334	**Oppose** Oppose in its current form, would support a lower density form. The Local Development Plan proposes a potential housing density that is significantly above the surrounding area, one that is not in keeping with the City of Joondalup housing strategies and above that which can be supported by the local infrastructure. The proposal also removes a significant number of mature trees and, accepting that this detail will accompany the final plans, is silent on where the infrastructure that exists in the identified locations will be placed, e.g. staff car parking, tennis courts and maintenance building. More specifically…. It isn't clear whether the 'New Northern Wing' is intended to be hotel accommodation or private apartments, irrespective the height of this wing is not in keeping with the hotel to which it will append and it will also remove views across the golf course. The Traffic Impact Assessment is not valid and does not support the proposal. It recognises the limitations due to the age of the available data, however it fails to recognise the additional infrastructure on the site since this time, such as the Lakeside function centre which regularly draws significant crowds, and suggests that the data has not changed. Claims that the nearest bus stop is within 800m are not correct, the distance is greater than 800m when it is considered that the pedestrian must follow the road; it is also noteworthy that the bus route mentioned, the 462, does not operate 7 days per week and the walk to the bus stop at weekends will be significantly longer. It is also unclear how the private access road could be upgraded to reach the standard of a local distributer road and enable safe pedestrian and cycle connections to the local road network, especially given that the resort currently chooses to not provide separated access to these groups. It must also be considered that golfers from the adjacent Joondalup Country Club have to cross the access road to gain access to the golf course creating a busy crossing point that is currently close to a tight corner. Consideration must be given to nearby amenities that do not support such high density living. The golf course is not public open space and the nearest pubic open space at the park is over 800m away, there is no nearby grocery store, doctors surgery, etc. All of which add to the traffic volumes that can be expected from the development. The report states that consideration of the nearby bush fire prone zone is not necessary. Given the single entry road into the site, the proposed density poses questions of safety if an evacuation from site is required for any reason, no alternative exit route exists and residents, hotel guests, attendees at functions, customers of the food/beverage outlets will all descend on the access road, whether as pedestrians, drivers, cyclists etc. This is the same access road that will be required for emergency vehicle access to the site.
335	**Oppose** (no comments provided)
336	**Oppose** I am writing to object to the Proposed LDP - 45 Country Club Boulevard, Connolly. See attached. **Attachment:** Listed below are my main concerns: **Impact on the character and appearance of the area** The proposed LDP multistorey grouped dwellings with hotel are suited for a high population or density centre, not a leafy suburb like Connolly.

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NO.	COMMENT
	The proposed LDP does not align with the existing surroundings. It's incongruent with the present character and appearance of the area. It does not fit in with the current aesthetic and architectural style of the surroundings. It completely detracts from the overall character and appearance of the neighbourhood. Preserving the character and appearance of an area is crucial for maintaining a sense of identity and community pride. It contributes to the overall attractiveness of the neighbourhood. This proposed LDP will have negative impacts on nearby property values. **Impact on noise levels and pollution** The proposed LDP has no clear indication on timeframe and is STAGED meaning residents could be exposed to the noise pollution and environmental issues from construction year after year. Noise pollution, dust and debris will drastically impact the quality of life for residents in the vicinity of the proposed LDP. Excessive noise generated from the construction activities, increased traffic, and the operation of the proposed project will have a significant impact on the well-being and mental health which will affect the quality of life for existing residents. Construction will disrupt sleep patterns, increase stress levels, and affect overall quality of life. Also has detrimental effects on the environment and public health for the neighbourhood. The City of Joondalup has duty of care to protect wellbeing of the residents and should not allow the proposed LDP to happen. **Impact on the environment** The proposed LDP will have a great effect on the local ecosystems. Pollution from construction activities, will cause the destruction of wildlife habitats, the loss of green spaces and totally destroy the existing ecosystem. This proposed LDP overlooks the impact on microclimate and scaring of the local animals away, which unlikely to return with all the noise and vibrations generated during construction period. The Design proposed has only left a few large trees. The artist impression has many more than on the actual plan which is deceptive and indicative of the developers intent and requirement to deforest for construction. No specific nature study has been conducted or submitted and there are serious conservation issues that need to be addressed including destruction on habitat for Australia native birds – Black Cockatoos. Another concern includes water pollution, soil degradation, and the strain on local resources like water supply and waste management systems. The environmental repercussions of the proposed development are not just immediate but can have longlasting effects on the local ecosystem and beyond. **Impact on neighbouring properties and privacy** This proposed multistorey grouped dwellings with hotel development overshadow and overlook existing surrounding properties and infringe upon the privacy of nearby residents. Maintaining privacy and a pleasant living environment is crucial for the well-being and happiness of residents. This potential unpleasant impact is a clear articulation of why this development is unacceptable. **Impact on traffic and transportation** As indicated in the traffic impact statement for this proposal, there will not be any modification to the existing roads network. The proposed LDP will without doubt increase congestion, affect local road networks, and create safety hazards for pedestrians and cyclists. How many hundreds of households will the proposed LDP multistorey grouped dwellings expected to accommodate? Is the existing infrastructure capable of accommodating this increased demand? There is no appropriate report / study being submitted to justify there is no need to change the existing local roads network. **Impact on local amenities and services**

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NO.	COMMENT
	The proposed LDP project will lead to increased strain on existing infrastructure, such as schools, healthcare facilities, and public services. The proposed development will put additional strain on already stretched resources, such as schools, healthcare facilities, and public parks. It will result in the loss of important community spaces and facilities. Additionally, the development will affect the availability of essential amenities, such as shops, parks, or recreational spaces. As a result, it will undermine the quality of life for the local community.
337	**Oppose** Our suburb does not require such high rise buildings for the selective few in our area. It does not fit into any guidelines....why not move the apartments into Joondalup where high rise density is the aim. Also, you will be destroying the habitat if our native wildlife. Go do it in your own backyard and not ours. The property developers are only in it for the money and not the people who live here
338	**Oppose** 14 and 12 high properties are far too high and will impact on the Privacy of Connolly residents and visually will be awful this size of buildings should be in the city centre, even Joondalup City Centre does not have buildings this high. Joondalup council normally encourages Tree planting they even make it difficult to have trees pruned in the area, so therefore to approve the developers to remove trees goes against council policy and will impact more on visual appearance and privacy. Noise is a constant issue in the area due to all the main roads and freeway as well as the Golf course itself, additional properties and maintenance will only increase noise levels in the area, not to mention traffic. Public transport for Connolly is poor and there is No Trans Perth Parking at Joondalup for train use increasing cars on the freeway. There is no additional amenities for Connolly residents the area around the school is already very busy and parking is not good and often difficult for residents in the area to use the roads at busy periods. There is no local Grocery shops, nowhere to buy daily items such as Milk Bread or anything you might need. It's an approved golf course providing a green space in the area, not an area for a private exclusive expensive residential properties there are plenty of properties in Connolly already.
339	**Oppose** We have lived in Connolly for over 20 years and consider a development of this sort would be out of place and detrimental to the area being proposed for financial gain without any thought or consideration for the people that live here.
340	**Oppose** The proposal to build a multi storey building is totally out of keeping with the area and other buildings near by.

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NO.	COMMENT
342	**Oppose** I am writing to formally express my opposition to the proposed Local Development Plan (LDP) for the development at 45 Country Club Boulevard, Connolly. While I understand the desire for growth and development in the area, I believe that this proposal is not suitable for the current infrastructure and character of Connolly. 1. Road Infrastructure: The existing road infrastructure in Connolly is not adequate to support the proposed increase of 140 new residences. The roads are already experiencing congestion during peak hours, and this development will only exacerbate traffic issues, particularly on residential streets that were not designed for such high-density traffic. The local roads cannot cope with the added volume of cars that would be generated by 140 new homes, leading to a deterioration in road safety and quality of life for current residents. 2. School Capacity: Our local schools are already at capacity, and an additional 140 residences will place immense pressure on educational resources. Given that families with children typically make up a significant portion of new residents in developments, the increase in student numbers will likely strain our schools further, leading to overcrowded classrooms and a reduction in the quality of education. The lack of immediate plans to expand local schools makes this a significant concern. 3. Character of Connolly: Connolly is a small, peaceful suburb known for its quiet, low-density living and spacious residential areas. The proposed development does not align with the existing character of the suburb and is out of place within this environment. The introduction of such a large-scale development in a small community will disrupt the sense of space, privacy, and tranquility that current residents value. This development is far too dense and urban for a suburb that has long been defined by a suburban, family-oriented lifestyle. 4. Aesthetic and Environmental Concerns: The proposed high-density development may also have a negative impact on the aesthetics and environmental quality of the area. As Connolly is characterized by its greenery and open spaces, the introduction of multiple dwellings could potentially diminish the visual appeal of the surrounding landscape, further compromising the natural beauty of the area. The impact of the additional residents on the local environment, including the demand for public spaces, parks, and natural resources, has not been sufficiently addressed. Conclusion: In conclusion, I strongly oppose the proposed Local Development Plan for 45 Country Club Boulevard. The development's scale is incompatible with the current infrastructure, school capacities, and the character of Connolly. I urge the City of Joondalup to reconsider this proposal and ensure that future developments align with the needs and values of the community.
343	**Oppose** development is not consistent with planning frameworks and policies. Height of proposed building - too high traffic impact on suburb is significant not opposed to a suitable development - say at height of tree line (3/4 stories) with smaller volume of housing/apartments

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NO.	COMMENT
344	**Oppose** The height of the buildings above AHD would result in a significant impact to the aesthetics of the area and would impact my wellbeing. The physical and social environment will be negatively impacted. I believe the number and size of residences can be maintained at a significantly reduced height. I suggest a maximum height above current height above ground level of 40m would be acceptable. As opposed to the current 62m above ground level.
345	**Oppose** The proposed height of the buildings would result in a significant impact to the aesthetics of the area and impact my wellbeing. The Physical and social environment will be negatively impacted. I believe the number and size of residences can be maintained with a significantly reduced height. I suggest a maximum height above current ground level of 40m would be acceptable - as opposed to the currently proposed 62m above ground level.
346	**Oppose** This proposition will negatively change the suburb forever, impacting dramatically on the fauna and putting them at risk. The shopping facilities at currambine will be impacted with limited parking, and make it difficult for locals to access services.
347	**Oppose** (no comments provided)
348	**Oppose** I don't fee this is beneficial to the community and the wildlife that live here n the golf course. The proposal is an eyesore aesthetically and will ruin the current community culture the golf course offers. Not to mention the increase of traffic around an already busy suburban road.
349	**Oppose** (no comments provided)
350	**Oppose** We are strongly opposed to this building proposal. It is not consistent with planning frameworks and policy for the area. Cutting down of more trees will impact the already compromised habitat of bird life, flora and fauna in the area. It is not consistent with the character of the suburb. Additional traffic is likely to be a problem also with such a high density living. We have limited amenities in the area already and given there is no additional amenities on the plan we fail to see how this will enhance our suburb.

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NO.	COMMENT
351	**Oppose** I am opposed to the planning proposal for the following reasons: - The proposed building is far too high for the current landscape within Connolly. I believe that it would be inconsistent with the current building structures in the suburb and will dominate the surrounding area. - I am concerned about the noise and interruptions the building process will cause. As there is only one road into the proposed site, there will be disruptions to traffic and considerable noise concerns for surrounding houses. - I am also concerned that the proposed building will dominate the views from houses that live on the golf course. Currently the views are predominantly of the green golf course, however, the proposed building will be too imposing and would diminish the value of the views houses currently have. - There is a concern that if the building was to be completed, there would be an influx of people living in the suburb which will subsequently increase traffic within the area. I hope you consider these issues when making your decision.
352	**Oppose** I think this is totally out of character for the area and would be a massive eyesore in the middle of a beautiful suburb.
353	**Oppose** Comment 1 - Doubt of Predicted Number of Vehicles The Proposed Plan 45 indicates that Traffic numbers estimated are based on one (1) vehicle per dwelling at peak times. The average number of vehicles per dwelling in the 6027 Post Code area recorded by the 2021 Census is two (2). Also the average number of working persons per household exceeds one (1). REF- [HYPERLINK REDACTED] Will the proposed access and speed limitations to the facility be able to cope with anticipated vehicle peak periods? Will there be sufficient vehicle parking for visitors to the facility? Where is this located? Would peak parking spill over into the adjacent local amenity center? Will a roundabout or traffic lights require to be constructed at the intersection of Spyglass Grove and Country Club Blvd to ensure safety of existing residents? Will a dedicated pedestrian crossing be provided at the roundabout on Fairway Circle and Country Club Blvd to allow access to the many residents who utilize this circle footpath for exercise walks? Will the Plan be amended to reflect these facts? Comment 2 - Effect on Existing Public Open Space The Plan 45 does not provide details of proposed public open space for the residents. Will they have their own garden park space? walking trails? fitness centre? swimming pools? serviced public ablutions? community garden plots? Existing open space in Connolly is already below recommended guidelines due to the Golf Course supposedly providing area to compensate. Has the effect of over crowding and additional required car bays in these external parks been considered in the Plan 45? Comment 3 - Demographics Will the additional "anticipated" population of children be able to be accommodated in the existing local primary school facilities without the need for additional infrastructure where available room is non existent? Comment 4 - Demographics

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Would consideration be given for a significant portion of any proposal be dedicated to over 55's to assist in relieving pressure on both parks and schools? Comment 5 - Building Height-Future Developments The building height as proposed is unacceptable and unnecessary when there is additional footprint available for lower height buildings. The only reason that lower heights are not proposed is purely economic and to allow additional adjacent high rise in future. Comment 6 - Unauthorized Works - Timings of Works The proposed site has been cleared prior to permissions being granted. This work has already provided a dust nuisance to Connolly residents. Will the site be reinstated to lawn during any planning process timeline? What are the proposed construction working days and hours, foundation construction techniques, vibration, noise, dust and traffic assessments for any possible future approved construction? Comment 7 - Maintenance of Existing Golf Course Boundary Fencing- Danger to Kangaroos. Existing timber fencing has not been maintained on the Eastern side of Country Club Blvd. This allows kangaroos to leave the Golf Course and endanger themselves to traffic. Will the proposed construction assess the impact on the existing kangaroo population? Will a new fence be provided to ensure the well being of the animals? In addition unnecessary star pickets along this fence line are a potential hazard to children in some locations. Will these be removed? Comment 8 - Value to Existing Connolly Properties It would be expected that the impact of any high rise and corresponding population density in Connolly would devalue current property values. What, if any, forms of compensation for this loss is proposed? Comment 9 - Resort Additions ONLY I do support the construction of additional rooms to the existing resort if these are constructed as a stand alone project and building heights do not exceed existing. The proposal to construct additional dwellings is at best incomplete and ill-considered and should be rejected and placed on HOLD until further design, data collection, and concerns of affected parties be addressed via further consultation. The community would have expected as a bare minimum, results of residents surveys published as "Frequently Asked Questions" or similar. These surveys are not apparent nor referred to within Plan 45 and would suggest that the Plan is being rushed for the benefit of the few without due consideration for the many.
354	**Oppose** I'm concerned such a high density development will be detrimental to the suburb and the animals residing on the golf course. Also the traffic on Fairway Circle will increase exponentially. Connolly prides itself on being a quiet, leafy neighbourhood.
355	**Oppose** The proposed height of the building would result in a significant change to the aesthetics of the suburb and negatively impact its physical and social environment and my wellbeing. I believe that the number and size of the residences can be maintained with buildings having a maximum height of 40m above the current ground level instead of the currently proposed 62m.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
356	**Oppose** I think it'd degrade the natural feel if the area.
357	**Oppose** (no comments provided)
358	**Oppose** The proposed development will have a huge impact on the Connolly residents. It will will also increase noise pollution and traffic congestion in the quiet suburb. The proposed development adds no value or benefit to the local residents.
360	**Oppose** (no comments provided)
361	**Oppose** 1. Environmental Impact: - Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depend on. - Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. - The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. - We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. - Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green - infrastructure to those citizens living in the community (e.g., parks, green roofs).

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	- The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense. - Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. 2. Overdevelopment and Population Density: - Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensures a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? - Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. 3. Loss of Community Character: - We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? - We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be place right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. 4. Inadequate Infrastructure: - Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. 5. Public Consultation and Process: - Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	- Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? 6. Planning Policy Conflicts: - Non-compliance with Local Policies: Residents and interest groups object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. 7. Impact on Property Values: - Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. 8. Health and Safety Concerns: - Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. 9. Other Concerns: - Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. - Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel (and the freeway, a double whammy), which has a greater setback than the proposed development. - Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site? In summary: Have the local Whadjuk people of the Noongar nation been consulted regarding this development? I'm sure they would have much to say about yet another erosion of their land. The City of Joondalup professes to acknowledge their traditions, but does it truly have their culture and best interests at heart? Will these communities benefit from this development? Where's The City of Joondalup moral compass and duty of care to all of us that share this unique environment? The scale and magnitude of this proposed LDP/Development is driven by financial greed. To all intents and purposes, it is just 'wrong' on every level. Not forgetting that as per planning policy, high density belongs along the main transport corridors and not in suburbs that were never designed for it. A dangerous precedent would be set that will ruin the suburb of Connolly with this proposal, and future additional developments. As Joni Mitchell's song Big Yellow Taxi says, "They paved paradise to put up a parking lot". The City of Joondalup must not support this LDP proposal…Pleeeease"
362	**Support** I am supportive of all increases to the housing supply and building up rather than out

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
363	**Oppose** 14 Storey Apartments do not belong in Connolly It will destroy the Peaceful environment we enjoy. Build them in the Joondalup CBD Where there are many. I strongly Appose this Development
364	**Support** Design looks good and it will activate the area.
365	**Oppose** (no comments provided)
366	**Oppose** (no comments provided)
367	**Oppose** (no comments provided)
368	**Oppose** Dear Sir/Madam, I am writing to formally object to the proposed Local Development Plan 45 for Country Club Boulevard, Connolly, which includes the construction of a 14-storey building. As a resident and concerned member of the community, I strongly believe this development is inappropriate for the following reasons: 1. Incompatibility with Local Character and Amenity Connolly is a well-established suburb characterized predominantly by low-rise, one and two-storey residential buildings. The highest building in Connolly are two stories. The proposed 14-storey development is vastly inconsistent with the existing built environment and would significantly alter the character of the area. This stark contrast in building height and scale would be visually intrusive and out of harmony with the community identity. 2. Negative Impact on Residential Amenity and Privacy A high-rise development of this magnitude would overshadow nearby properties, affecting natural light and privacy for current residents. Additionally, the increased density could lead to heightened noise levels and a reduction in the overall quality of life for those living in the vicinity. Moreover, the building itself would be vulnerable to golf balls, leading to potential broken windows and property damage, which prospective owners would not be fully aware of. 3. Traffic Congestion and Parking Concerns The addition of a multi-storey residential complex is likely to generate a substantial increase in local traffic, leading to congestion on Country Club Boulevard and surrounding roads. The existing infrastructure is not designed to support such a surge in vehicle movement, posing safety risks to pedestrians and other road users. With 190 proposed residences, there could be over an extra thousand car movements a day, which the local access road is simply not designed to handle. This is particularly concerning given that the area is frequented by people strolling across the road with golf caddies and carts, increasing the potential for accidents and traffic conflicts.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	4. Environmental Impact and Loss of Green Space The proposed development will lead to the destruction of trees and adversely impact local wildlife habitats. The environmental implications of such a high-density construction project should be carefully considered, especially given the importance of maintaining green corridors in urban planning. 5. Community Opposition and Social Impact The proposal is facing considerable community opposition, as the scale and nature of the development are not in line with local expectations. The potential for social disruption and dissatisfaction should be taken into account, as the proposal does not align with the community expectation or vision for the area. The design of the building is a significant concern. It is unsightly and more suitable for a dense urban environment, not a suburban area in the centre of a golf course overlooking surrounding properties. It would be an eyesore and completely out of character with the aesthetic appeal of Connolly. 7. Uncertainty Regarding Construction Timeline One of the key concerns is that if approved, the commencement of construction may not occur for up to 10 years. This prolonged period of uncertainty would contribute to community anxiety and instability, affecting property values and the overall vibrancy of the neighbourhood. The golf course could be sold with development potential and brings future uncertainty about the area and golf course. 8. Non-Compliance with Local Planning Policies The proposed development appears to deviate from the established planning policies and guidelines that govern building height, density, and urban design within Connolly. This raises questions about the appropriateness of granting such an approval. 9. Suitable Alternative Development I am not opposed to development, but the scale of the proposed development is unacceptable. If a one or two-storey 25 dwelling, town house complex, like the Spyglass development, could be planned, without the need to destroy trees, it would be much more appropriate and in keeping with the local character and one that I would not object to. Such a development would maintain the community aesthetic integrity and be more compatible with existing infrastructure and amenities. Conclusion In light of the above concerns, I respectfully urge the City of Joondalup to reject Local Development Plan 45 for Country Club Boulevard, Connolly. The proposed development is incompatible with the existing character of Connolly, presents significant risks to local amenity and infrastructure, and faces strong community opposition. I appreciate your consideration of this objection and request to be kept informed about the progress of this application, including any public meetings or decisions made by the Council.
369	**Support** The design shows the existing mature trees remaining, and so I see this being a positive for the area. If any mature trees lining the golf course are impacted from the building site or for the laydown yard during construction then I oppose the development. I also hope that enough parking remains for golf and the resort. I wouldn't like for the new residents to clog up all of the parking.
370	**Oppose** We neither need nor want this building in Joondalup. The impact of the additional traffic alone would be a nightmare. Its bad enough now. The effect on the flora & fauna in the area would devastating. We would like to know what benefit this structure would have to the surrounding community?

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
371	**Oppose** (no comments provided)
372	**Oppose** Connolly and golf coarse is already getting enclosed by suburbia. There are so many trees and plants that are slowly being eroded which affects our wild life and sanity of people. Replant the felled mature trees will not support what is currently there. There is no need to build three buildings and with so many storeys. Connolly golf coarse is peaceful & unique. I go there not to play golf, but to enjoy the greenery, tall trees & the cockatoos that inhabit the area. Find another area in Joondalup which is developing into a large city. The units around ECU & police station have spoilt the natural beauty of Joondalup & no need to spread that into Connolly. It will be the same with the multiple units at Ocean Reef Harbour which their building site has already destroyed our beautiful coast line, fauna, animals & views. I and future generations do not want Connolly golf coarse to become the same.
373	**Support** The impact on surrounding properties is limited to what can be seen from around the golf course. It's no different to the visual landmarks like Arthouse in the Joondalup city centre. It's a unique offering in Perth and should be welcome.
374	**Oppose** (no comments provided)
375	**Support** (no comments provided)
376	**Oppose** (no comments provided)
377	**Oppose** The current plan will have a negative impact on local infrastructure such as roads, paths, schools. It will destroy green spaces and add too our heating suburb due to the concrete jungle
378	**Oppose** (no comments provided)
379	**Oppose** (no comments provided)
380	**Oppose** I oppose this proposal as it will cause immense traffic issues in Connolly. Its already busy enough during peak hours and we moved here as its a nice peaceful suburb to bring up kids with low crime rates. The population will increase - the resort is suppose to be a peaceful resort and I believe it will be over rum with people and a big eye saw for connolly residents and people with memberships. I fell they can make money in other ways at the resort I love it the way it.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
381	**Oppose** To Whom It May Concern, I am writing to formally express my strong opposition to the proposed large-scale building development plan - 45 Country Club Boulevard, Connolly. As a resident and property owner in this community, I am deeply concerned about the negative impact this project will have on our neighbourhood. The proposed development will significantly increase traffic congestion, strain existing infrastructure, and diminish the quality of life for current residents. Our roads and local amenities are already under pressure, and adding a large building complex will only exacerbate these issues. As there is only one exit out of this area, in the event of a fire evacuation, with the increased population in this small vicinity, it would be a disaster. I believe little consideration has gone into this matter Furthermore, the construction of such a large structure will disrupt the character and charm of our area. Additionally, this building proposal is not consistent with the Planning Frameworks and Policies that aim to ensure sustainable development, appropriate land use, and preservation of community values. Many residents, including myself, chose to live here because of its peaceful environment, community spirit, and green spaces. This development threatens to undermine all of these important aspects. I am also concerned about the environmental impact of this project. The removal of green spaces, long-standing trees, increase in noise pollution, and potential strain on local resources are all factors that need to be carefully considered. We need to protect our fauna, flora and beautiful surroundings. I urge the council to reconsider this proposal and prioritise the well-being of the existing community. There are alternative locations that would be more suitable for such a development without compromising the integrity of our neighborhood. Thank you for your attention to this matter. I trust that our concerns will be taken into serious consideration.
382	**Oppose** I dont believe it needs to be as tall as is proposed to be built. Less floors would be less of an eye sore and damage to the skyline
383	**Oppose** We have been Connolly residents and a debenture holder of Joondalup Golf and Country Club since 2010. The proposed development falls outside all existing framework, guidelines and policies. A building in the region of 14 storeys amongst the current single and double storey homes is ill conceived. If the average height of a tree is 20metres the building will be four times the height of the trees. Not in keeping with the character of the suburb. There appears to have been little consideration of the impact that the increased traffic will have, either on the local roads or parking in the vacinity. The Joondalup Resort and Golf & Country Club are world renowned. The picturesque golf course and resort surrounds will be damaged beyond recognition. There is only talk of removing trees none of replanting. Mature trees take a lifetime to establish and moments to destroy. We should be looking to protect our flora and fauna. We should safeguard our established parks and areas of green space. The building time frame will be significant because of the limestone foundation. Any dust and noise will be for a very extended period. The financial stability of the company proposing the development must fall into question. A headline in 'The Business Times. 5th February 2025' suggests that [REDACTED] a major shareholder of the proposed development company maybe sued for in excess of S$100m. No one would want a building development of the proposed size that stalls or fails because of litigation or financial difficulties. What is the target market for the new development? Will it be for permanent residents, temporary visitors or overseas investors? We strongly oppose the current proposed development.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
384	**Oppose** The suburb of Connolly was initially built as a residential area surrounding a world class golf course resort. The construction of the proposed development would greatly reduce the ambience and comfort for local residents,not only during the Construction phase but on an ongoing basis. The impact of increased traffic flow in and around the area will have a significant and detrimental effect to the normally quiet surroundings streets. The existing hotel and buildings are in poor condition and in desperate need of repair. In my opinion money would be best spent on improving the existing amenities before embarking on a project of this magnitude. The proposed structures although an improvement on existing are way above normal height guidelines and thought must be given to neighbouring properties sitelines.
385	**Oppose** Been a Connolly resident for 26 yrs and these proposed new buildings on the golf course are only going to add to the problems in our community since we have very little parkland in our suburb our local recreation area the school oval suffers tremendous wear and tear can't imagine the worsening state to this space. Just one of many major concerns our family sees.
386	**Oppose** VERY INTRUSIVE TO CONNOLLY CHARACTER AND WAY OF LIFE IN A NUMBER OF WAYS.
387	**Oppose** to high buildings and transport problems.
388	**Oppose** Significant Traffic impact increase. Visually offensive not in keeping with Connollys character.
389	**Oppose** (no comments provided)
390	**Oppose** There are two reasons for my opposition; 1. I back onto Country Club Boulevard. The road is already noisy and i do not wish further noise pollution from trucks and tradies for the 2/3 years that construction will take, followed by increased traffic from new residents. 2. The height / size of the project is not complimentary to the existing ambience and visual look of the area. One only needs to look at that monstrosity high rise on Grand Boulevard.
391	**Oppose** I oppose the proposed local development plan for 45 Country Club Boulevard, Connolly, due to the presence of endangered red-tailed black cockatoos in the area. The development threatens their vital habitat, including feeding and nesting grounds. Protecting this species is crucial for maintaining local biodiversity. I urge the Council to reconsider the plan to safeguard this endangered population.
392	**Support** More development in Connolly would be excellent.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
393	**Oppose** We oppose the above proposal due to the following reasons. - massive increase to traffic flow to the Connolly area meaning significant emissions and pollution impact. - the building proposal is way above guidelines for the area which if approved will have adverse impact on residents visual amenity, not to mention the potential increase to vermin the proposal will bring to the area. - reduces our already limited public open space -massive destruction to flora in the area -the noise, dust and security issues during the build phase the proposal will bring.
394	**Oppose** Building height too high. 6 storeys would be more in keeping with the area. Otherwise an attractive design and would be supportive. Concerns about increased traffic on Fairway Circle leading to increased speeding. There are existing issues that will likely be exacerbated.
395	**Support** Fantastic location for this style of development. In centre of golf course and away from existing single house residential area. Entry/exit traffic will mostly impact Country Club Blvd which does not have driveways or houses. Will provide housing style and amenties much sought after by people wishing to downsize from the big houses locally, therefore hopefully release the larger houses for families to purchase.
396	**Neutral** I Feel that with this Development the increase in the number of Residents to Connolly could add a new Vibrancy to the community. More interest and community groups and perhaps the City could add extra facilities to the existing parks, like BBQ's and toilet facilities to encourage these groups. If there were more Residents then perhaps the Shopping Centre could be expanded, therefore become more viable, and able to offer extra services to residents. My concerns are the number of trees and native vegetation that could be damaged or removed to enable this project to proceed. This would have a flow on impact on the birds and wildlife in the area. The mature trees and birdlife are a feature in this suburb. Traffic congestion and safety on the roads in the suburb is a concern with the potential of at least 200 extra vehicles moving around. At this stage there is only one entry and exit point for residents of the new development, via Country Club Boulevard. Potentially hotel guests and golf club members may also need to leave the area at the same time, in the case of an emergency like a bushfire. The topography of the golf course could inhibit residents/guests leaving the area without alternate designated entry and exit routes, should Country Club Boulevard become inaccessible.
397	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
398	**Oppose** The proposed development of 190 residences will mean an approximate population increase of 475 persons (assuming an average residential population of 2.5 persons). The estimated present population of Connolly is approximately 4000 persons or 1400 residences. This represents an approximate population increase of 12% or 13.5% increase in residential units. This is a very significant (and unacceptable) increase in population considering that it will all use a single entry road (Country Club Boulevard) and then provide a significant increase of vehicles using fairway circle in both direction. Such an increase has not, in most likelihood, been considered by the original developers when planning the road layout and likely traffic flows. With the development of a 14 level residential and 12 level hotel and There will also obviously be a significant visual impact on all the residences in the immediate surrounds of the Country Club. This development certainly appears to be in direct contrast to the general character of Connolly and for this and the reasons stated above should not be approved.
401	**Oppose** (no comments provided)
402	**Oppose** I oppose the planning proposal: (a) because contents of the LDP are deceptive or do not contain adequate information about the proposal at sites A and B, and also (b) because the LDP does not contain adequate information about social and environmental impacts on nearby residents in Connolly and its vicinity suburbs. My supporting document is attached. **Attachment:** Opposing the 45 Country Club Boulevard planning proposal 1. Deceptive LDP Conclusion The Conclusion of the LDP consists of three sentences (page 13). The first and third sentences are introductory background remarks for the LDP. Contents of the second sentence are highly deceptive, because its key concluding remarks are not supported or discussed adequately in the LDP. In addition, the LDP contains the following disclaimer: “element accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report …” (PDF page 2). The following two sections (2 and 3) of this document of mine explain the deceptive nature of the Conclusion. 2. Lack of amenities The second sentence of the Conclusion of the LDP states “… will deliver a high level of amenity …” (page 13). However, detail information of the “high level of amenity” within sites A and B is conspicuously absent in the LDP. The tennis courts were the most significant amenity in site B for several decades, but any comparable “high level of amenity” was not presented in the LDP. Car parking space at site B appears to be substantially insufficient for residents of the apartment blocks and their visitors. I envisage numerous cars being parked elsewhere at all times. 3. Impacts on the nearby community

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The same second sentence of the Conclusion also states "… minimising any impacts on the surrounding residential zoned land" (page 13). I consider these impacts are the greatest concern as a Connolly resident, yet the LDP is devoid of any meaningfully supportive information about "minimising any impacts on the surrounding residential zoned land". 4. Environmental constraints Section 2.3 of the LDP (Environment and Heritage, page 5) is just one single-sentence section, and as follows is the full quote of Section 2.3: A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future." No information about this "desktop analysis" is provided for in the LDP. I agree that any 5-minute "desktop analysis of the site" would certainly find "no environmental or heritage constraints". I note that many trees have already been removed from sites A and B and from their immediate vicinity in the last 5 years. These trees provided Carnaby cockatoos with valuable shaded resting branches for many decades in the past. I consider that the proposed 14-storey and 12-storey apartments will result in both environmentally incongruent contrast to existing dwellings in Connolly and its nearby suburbs and intrusions on privacy. 5. Substantial increase in dwellings, without adequate increase in suburban services Connolly had 1,408 private dwellings (2021 Census, ABS web page), but the developer is now proposing 160 apartments at site A (plus 30 hotel dwellings at site B) resulting in an 11% increase in dwellings (excluding the 30 hotel dwellings). About 2.3 or 2.4 registered motor vehicles were held per occupied private dwelling in Connolly (2021 Census, ABS web page). Who will be responsible for remedial civil works outside the golf course within Connolly and its surrounding vicinity for coping with massive increases in population, visitors and vehicles in Connolly? 6. Long-term impact on golfers The Quarry 2 golf course, which has "Joondalup's signature "moon crater" hole" (Joondalup Golf Resort web page), is located adjacent to the proposed 14-storey and 12-storey apartments and 6-storey hotel. Golfers are likely to be disrupted by both noises from the apartments and the visual intrusion of the apartments. Dangerous or damaging miss shots at Quarry 2 T-mounds would increase to a great extent in numbers and result in a profusion of legal disputes between golfers and apartment residents. Golfers already require very careful entry into Quarry 1 and exist from Quarry 9 to cross the L-shaped point of Country Club Boulevard. This situation would become much worse after beginning of construction of the apartments and for ever. The patronage of golfers would gradually decrease in due course. This adverse situation would eventually result in the closure of the entire Quarry course. If this happened in the future, the owner company of the resort would have no commercially viable option but building gigantic apartment towers on the Quarry 1, 7, 8 and 9 sites. The new gigantic apartments would look down the proposed 14-storey apartments. 7. The proposed hotel development is not a residential development "The purpose of this LDP is to facilitate residential development …" (1.2 Purpose, page 2). I understand that the proposed hotel development on site B is NOT a residential development but a commercial development for long-term commercial operations and activities. I do not understand why such a commercial hotel development proposal is contained in the LDP. Summary I oppose the planning proposal: (a) because contents of the LDP are deceptive or do not contain adequate information about the proposal at sites A and B, and also (b) because the LDP does not contain adequate information about social and environmental impacts on nearby residents in Connolly and its vicinity suburbs.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
403	**Oppose** The golf course should be off limits to any development as it is a valuable green space in the middle of suburbia which contains habitat and food for wildlife, especially the black cockatoos which are starving due to the many trees that died during the summer last year and decreased habitat. The destruction of vital bushland for the the Ocean Reef Marina and the extensive development along the coast between Joondalup and Yanchep have also dramatically reduced their food sources in the area. The current housing crisis will not be benefited by this new development because it will not be affordable for the average low to middle class income earner who are likely the most affected by the shortage of houses.
404	**Oppose** Connolly residential property that boasts golf course views are very popular and attract high prices which ultimately affects the cost of all properties in the suburb. With views obstructed and spoiled by this development, the value of all property will be adversely affected. Residential property in the suburb surrounding the golf course is in great demand due to the natural and serene attractiveness of the landscape - this development will destroy much of that beauty and will not enhance the aesthetics in the area. With an increase in the number of properties that will be built within the proposed development there will be increased traffic pressure and congestion in and around Connolly during the building stage and on completion. I do not agree that the multiple dwelling development will cater for a range of housing needs in the Joondalup area (The proposed high end accommodation will not help with the housing crisis) and that it will ultimately devalue existing property by building above the tree line, destroying trees and replacing views of natural beauty with concrete structures. This multiple storey structure is not consistent with the character that exists at present. I do not envisage any advantages to local residents, businesses and traffic during and after completion of these multiple dwelling structures.
405	**Support** Brought to my attention by some exaggerated claims on social media. I read through the LDP, saw nothing objectionable, and therefore support it.
406	**Oppose** Connolly residential property that boasts golf course views are very popular and attract high prices which ultimately affects the cost of all properties in the suburb. With views obstructed and spoiled by this development, the value of all property will be adversely affected. Residential property in the suburb surrounding the golf course is in great demand due to the natural and serene attractiveness of the landscape - this development will destroy much of that beauty and will not enhance the aesthetics in the area. With an increase in the number of properties that will be built within the proposed development there will be increased traffic pressure and congestion in and around Connolly during the building stage and on completion. I do not agree that the multiple dwelling development will cater for a range of housing needs in the Joondalup area (The proposed high end accommodation will not help with the housing crisis) and that it will ultimately devalue existing property by building above the tree line, destroying trees and replacing views of natural beauty with concrete structures. This multiple storey structure is not consistent with the character that exists at present. I do not envisage any advantages to local residents, businesses and traffic during and after completion of these multiple dwelling structures.
407	**Oppose** The proposed buildings are far too high and will impact the surrounding residences negatively in the way of noise and light pollution, as well as overshadowing. It is ridiculous to change a local development plan to accommodate development. This is a beautiful golfcourse with native animals in natural surrounding. Changing a local development plan appears common practice at the City of Joondalup. It happened in our suburb and immensely impacted our quality of living.

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
408	**Support** (no comments provided)
409	**Oppose** I am objecting to height of new proposed development at the golf course. iwould agree to the development if it was 5 stories high or less
410	**Oppose** we don't need any more buildings or apartments.. we are losing wildlife as it is and an alarming rate and trees. We don't need anymore concrete jungles. choose a different area that you've already bulldozed and ruined.
411	**Oppose** (no comments provided)
412	**Oppose** (no comments provided)
413	**Oppose** Proposed dwelling is too tall for neighbouring residents. Visual pollution of skyline. Will directly affect my tree top view which was why i brought in the area. Nearest public transport bus stop is over 800m away. Connolly does not have any actual bus routes through the suburb. TIA information is out of date being 12 years old, not under 4 years. Development appears to bring nothing to the community, ie no public use spaces. No additional access for locals to the hotel facilities. No grocery shopping facilities in Connolly so must be an increase in traffic. Impact to wildlife, ie, Carnaby's and kangaroos.
414	**Oppose** Connolly does not have the infrastructure to support a 14 storey apartment building. There is no public transport, bus or trains. No grocery shop, only 3 fastfood outlets, no hairdresser, no high school, a small primary school, a small daycare centre, no medical centre, very limited and small public parks. Tenants will be driving to access these facilities elsewhere, which will greatly increase traffic. There will be no benefit to the local community, as we are not allowed access to many of the existing facilities at the resort ie, pool, bars and walking tracks. Displacement of wildlife ie kangaroos, snakes, bobtails and carnaby's. Disruption of our treetop view from home. Loss of privacy into our home from the apartments. Noise, dust and increased traffic from builders. Apartments will not assist with the current local housing crisis, as they will no doubt be out of the price range of the average person.
415	**Oppose** I disagree with the proposed HEIGHT of the 12 and 14 STOREY BUILDINGS as indicated by the Architect. I would like to see a MUCH LOWER PROFILE blending in more with the contour of the current landscape and existing tree canopy. I do understand that Perth is in need of smaller dwellings and infill in our suburbs but our beautiful suburb of Connolly needs to maintain the aesthetics of our current environment and green landscape.

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NO.	COMMENT
417	**Oppose** I oppose the proposed development for the following reasons: 1. The height of the development will adversely impact the visual amenity of the area and privacy for adjoining homes. 2. The proposed height is considerably in excess of the current guidelines for the area. 3. The proposed development is not consistent with the Planning Framework's and Policies, e.g. it includes the lot relating to the golf course in its assessment of predominately community use. 4. The design is not in keeping with the character for the suburb. 5. Reduces further the current community open space in the suburb. 6. The quantum of planned flora and fauna removal is materially significant and not in keeping with the CoJ's greener communities agenda. 7. Will significantly increase traffic flow on roads not designed for such, including Country Club Boulevard, which is required to be crossed by students cycling to and from the Primary School. 8. The topography of the site means it is unsuitable for required earthworks, as it is the bottom of an old limestone quarry, any works would be significant and noisy. 9. No planned ammenities for community use, which is not in keeping with the zoning requirements. This is clearly a cyclical attempt by the current owners of the site to try and gain zoning changes to enhance resale value of the land. I strongly encourage the CoJ to reject the proposal in full.
418	**Oppose** I am deeply concerned that this application, if it is approved by council will have an irreversible immpact on the community and wildlife of our suburb and surrounding area. Past and present appilcations to construct commercial developments on golf courses such as Burswood,the Vines and Sun City have all proved to have a silent agenda for future secondary development which compoounds the ecological and visual impact already ignored. When the Ocean Reef Marina development comes to fruition the above will be clear for all to see. the fish have already left , The Golfers and the local community of Connolly and the surrounding suburbs must stand and have their opposition heard loud and clear against such a proposal as this.
419	**Oppose** I am deeply concerned that this application, if it is approved by council will have an irreversible immpact on the community and wildlife of our suburb and surrounding area. Past and present appilcations to construct commercial developments on golf courses such as Burswood,the Vines and Sun City have all proved to have a silent agenda for future secondary development which compoounds the ecological and visual impact already ignored. When the Ocean Reef Marina development comes to fruition the above will be clear for all to see. the fish have already left , The Golfers and the local community of Connolly and the surrounding suburbs must stand and have their opposition heard loud and clear against such a proposal as this.

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NO.	COMMENT
420	**Oppose** This development is a monstrous carbuncle in its current form. It is clearly aimed at all concerned making as much money as possible, with little consideration for its impact on this well-established and much loved suburb. I do not oppose the development of this pocket of land, but this plan in its current form will ruin the aesthetic appeal of the area. This should be reviewed and scaled down to perhaps 6 or 7 stories in height.
421	**Oppose** 1. Environmental Impact: • Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depends on. • Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. • The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. • We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. • Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green infrastructure to those citizens living in the community (e.g., parks, green roofs). • The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. 2. Overdevelopment and Population Density: • Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensure a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? • Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. 3. Loss of Community Character: • We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? • We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be place right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. 4. Inadequate Infrastructure: • Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. 5. Public Consultation and Process: • Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods. • Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? 6. Planning Policy Conflicts: • Non-compliance with Local Policies: We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys.

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NO.	COMMENT
	7. Impact on Property Values: • Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. 8. Health and Safety Concerns: • Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. 9. Other Concerns: • Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. • Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel and the freeway, a double whammy. • Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site? In summary: Have the local Whadjuk people of the Noongar nation been consulted regarding this development? I'm sure they would have much to say about yet another erosion of their land. The City of Joondalup professes to acknowledge their traditions, but does it truly have their culture and best interests at heart? Will these communities benefit from this development? Where's The City of Joondalup moral compass and duty of care to all of us that share this unique environment? The scale and magnitude of this proposed [REDACTED]. To all intents and purposes, it is just 'wrong' on every level. Not forgetting that as per planning policy, high density belongs along the main transport corridors and not in suburbs that were never designed for it. A dangerous precedent would be set that will ruin the suburb of Connolly with this proposal, and future additional developments. As Joni Mitchell's song Big Yellow Taxi says, "They paved paradise to put up a parking lot". The City of Joondalup must not support this LDP proposal…Pleeeease!
422	**Oppose** my opposition is to the height of the proposal, At 12 and 14 floors it is just to much for the surrounding area and not in keeping with the other homes and and atmosphere of the Connolly suburb. If this were to go ahead in its present form that would open up the chance for other land holdings to go for more height.
423	**Oppose** My objection is around the proposed height of the development (up to 80 metres) which will have a adverse impact on visual amenity and privacy for residents surrounding the golf course. As a resident of Connolly with this development there is a further reduction of our public open space. There will be a significant increase in vehicle traffic in our area and with currently one road into the golf course and one road out there is a potential safety issue for everyone with possible fire or emergency evacuation procedures. My biggest gripe over this proposal that as a resident of Connolly there is no benefit for us with this development with no new amenities or facilities that we could use.

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
424	**Oppose** This dual high rise development is too tall and expansive for this suburb. The developers are transplanting the like of the Burswood resort into a small leafy suburb. Tree cover will suffer in and around this edifice and in the necessary widening and expansion of road access into the suburb to service additional residents. The likes of Fairway Circle and other routes into the suburb will become highways to serve the additional concentration of residents and services. If this has to go ahead then it should proceed in a more modest footprint and height in the scale of its surroundings. Do not use the pretext that this is an infill development to fulfil the needs of local government and potential homeowners, it is solely a development for wealthy clients generating obscene profits.
425	**Oppose** Please do not allow this development to take place. The last trees and native shrubs need to be retained for our wildlife and endangered black cockatoos and red tails which have taken up residence there due to their homes being bulldozed in other local areas. They are desperate for food and will become extinct if the ongoing land clearance here and other areas goes ahead. Please do not allow any further development in the golf course and surrounding area. Thank you for your wise Decision to retain the land for the native wildlife.
426	**Oppose** There has to be somewhere more suitable in the limits of the city of Joondalup for a development of this scale unless this is a money grabbing venture from the resort itself. Connolly is a quiet, leafy suburb with large trees and narrow roads which would suffer if this was to go ahead.
427	**Oppose** There seems to be an omission of any consideration of the potential environmental hazard to health for anyone choosing to live in the proposed development. Has any research been conducted to ensure that no serious head injury of loss of eyes is ruled out. Fact is that golf balls in flight are missiles and can-do serious damage to people, animals and not to mention the problem of the broken windows. The insurance risk will be a burden to anyone living there in my opinion. i have nursed people with injuries from golf balls. they are known environmental hazards. If the development proceeds who will be the responsible person to direct any legal concerns to please?

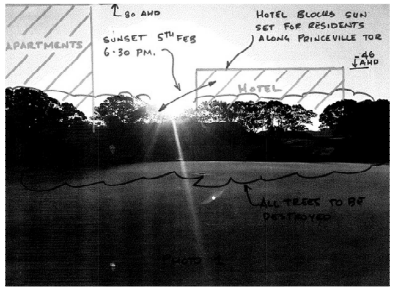
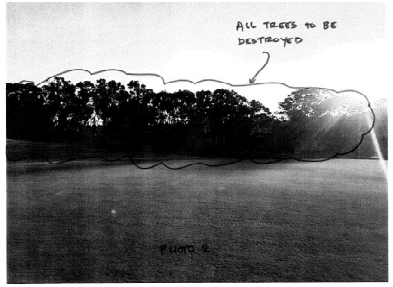
PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
429	**Oppose** Loss of privacy Loss of outlook- we bought this block 30 years ago for the outlook and trees and space. The 14-storey apartment will be an eyesore - ti will enable all occupants to look directly into our house and back yard. There will be additional light pollution Plus flashing lights for aircraft safety due to its height. Plus- when one building is built, it provides a gate way for others such s the additional 11 and 13-story buildings that have been proposed. The rights fo the local residents must come before the business interests of overseas capital investment firm We object to any building being above the tree level - which limits you to 4 stories in height. Images have been placed on the Local Connolly chat group on FaceBook showing what a 14-story building will actually look like. It will be a monstrosity that will destroy the privacy and ambience of our suburb, and in particular it will destroy the privacy of the residents, such as ourselves who own a block on the golf course. The images used for illustration purposes by the COJ are fallacious in their representation. They should be made to have accurate models which they have chosen not to do for obvious reasons - so you need to make them! Your job is to look after us, your rate payers, not yourselves.
430	**Oppose** It will interrupt the quiet community that residents are used to, and there is not enough information provided for me to be comfortable with this decision going ahead.
431	**Oppose** I am writing to express my strong opposition to the proposed Residential / hotel development at Joondalup Resort. This project will have a damaging impact on the community. 1. The proposed development is simply too large for the area. Increasing the number of homes in the area will put pressure on local infrastructure such as doctors' surgeries schools, roads and possibly the underground sewage system. 2. It would drastically alter the aesthetics of the area, replacing the existing greenery and open spaces with a monolithic, housing complex. 3. This will have a detrimental effect on existing house prices during the construction stages. 4. There is no mention of the duration of the whole project or how long each project will take. Residents will be exposed to noise, dust, and truck congestion for an unspecified number of years. 5. Zoning - currently the huge buildings on plot B are only allowed to be incidental or ancillary to the resort. This design is way beyond that. 6. What will be the highest number of workers on each project at the height of construction. Where are they going to park their cars? 7. The LDP is substandard and vague. This makes specific comment or objection challenging. Item 2.3 from the proposal below is just one of many examples. *8. Extract from the proposal* *2.3 Environment and Heritage* *A desktop analysis of the site indicates there are no environmental or heritage* *constraints which will impact on the ability for the subject site to be developed for residential purposes in the future.* Seriously! How can a DESKTOP ANYLYSIS determine that there are no environmental or heritage constraints for the subject site.

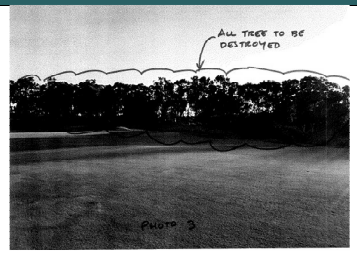
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NO.	COMMENT
	This indicates that the person from the design team producing this analysis has not walked the site in question. Environmental Contriants refer to a variety of limitations and considerations that need to be considered during the design and construction of a project. These constraints include factors such as cultural and natural heritage, the sensitivity of habitats and eco systems. With the cutting down of majority of trees surrounding the sites, the noise and vibration caused by the site over many years. The eco system will be drastically affected. Birds {which include the black cockatoo}, Kangaroos, snakes, insects etc will all be affected. The sewage pumping station for the site will also cause smells and noise pollution. *9. Extract from the proposal Local Development Plan Enhanced Environment* *6. Orienting the built form towards the view and optimising the solar aspect.* It is a shame the designers totally disregard the solar aspect of the existing residents. The proposed buildings block out sunsets and sunrises for hundreds of residential properties surrounding the development. *10. Extract from the proposal* *2.1 Site Location and Property Description* *The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations.* This statement is false. How can a 13-storey development have a minimal affect when viewed from the properties in Royal Melbourne Ave, Princeville Tor and other surrounding properties. *The visualisations are of the potential development outcome which may be expected in the future. [Extract from the proposal Key Provisions Item 5].* The visualisations do not represent a true view on project completion. The trees shown in the visualisations will take decades to grow to the height shown. Visualizations should be supplied showing the actual develop outcome, not one that could potentially happen 20 years after construction. The plan should indicate where the visualisations are taken from. 11. The architectural visualizations included in the proposal have been cherry picked to show the buildings being hidden by trees and foliage. Where in fact, the majority of the trees surrounding the site will have to be felled. Leaving the buildings exposed. This is misleading and does not represent a true view of the completed buildings. 12. Have the members of the golf course been informed that their normal leisurely, tranquil rounds of Golf. Will be replaced with looking at a noisy, dusty building site. The greens and fairways will be affected by the shading of the buildings. Holes number 1& 2 will probably be closed while construction is in progress. 13. We should not forget that the concept of the Joondalup resort was to entice people to move to the area and create a great environment to live. Surrounding blocks of land were sold with membership to the resort included. This concept has obviously changed to one of greed and not caring about the residents that help build Joondalup. 14. The mental health and stress of local residents should be considered The constant site noise and distribution of living next to a building site over a unknown number of years will be harmful to anyone's health. 15. An independent, non-bias company must be brought in, to supply shading diagrams for various times of the year. This is to ensure that shading does not affect the surrounding residential houses, blocking of sunlight, sunset, sunrise views and out door living spaces.

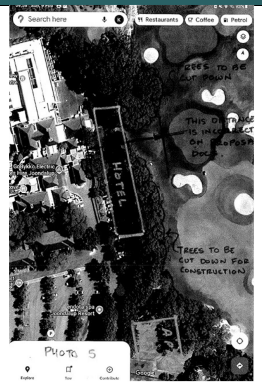
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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	This could also impact solar panel efficiency. Proof that the development affects sunset views are shown in the 5 No photos below. They also give an indication of how numerous trees that will have to be destroyed on the project. Photo 1  Photo 2  Photo 3

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	 Photo 4  Photo 5

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	 16, Zoning Site B 'To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development'. - The resort size is 70 rooms – the development is 130 dwellings. This is supposed to be incidental and ancillary eg granny flat or something small. This is greater than what is currently there. *17. Extract from the proposal* *Traffic Impact Statement* *6. Conclusion* *From this review, the future development facilitated by the LDP can be accommodated by the local road network without modification. Further, the future development is unlikely to result in any safety impacts.* No thought has gone into this statement. Once again, this shows that the person making this comment from the design team, has not walked through the site. During construction, large trucks, Cranes and heavy-duty delivery vehicles will constantly be traveling to and from the proposed site. They must travel through Country Club Blvd which is a narrow tree lined road. These types of vehicles will not be able to pass through Country Club Blvd without destroying the trees along it. Please see photo below of the Boulevard. It will be extremely difficult, if not impossible for two large vehicles to pass each other while traveling in opposite directions. This will also be dangerous for drivers exiting the resort guest car park along the Boulevard.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	  The photo above shows the path (which is positioned on a bend / gradient on the road) golf buggies take to the 1st hole and from the 9th hole of the quarry course, which crosses Country Club Blvd. This will be exceptionally dangerous for golfers in unstable golf carts, there are also speed humps which I'm sure the lorry drivers will not even see. These drivers are usually sat at a height well above the height of a golf cart and will not be able to even see a golf cart coming. The POSSIBLE future development is likely to cause many safety issues. Country Club Boulevard will have to modified or diverted.  Birds eye view of Country Club Boulevard taken from Google Maps. 18. The proposed development goes against a number of Joondalup's previous studies and strategy. What ever happened to Joondalup's Leafy City Programme? [HYPERLINK REDACTED]

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	What ever happened to the City of Joondalup Australia, Climate Change Strategy? [HYPERLINK REDACTED] The proposed development will affect The City of Joondalup winning any future awards. [HYPERLINK REDACTED] *What is the environment strategy of the city of Joondalup?* *In 2023/24 the city planted 2,253 trees as part of the Winter Urban Tree Planting program. An additional 1,677 trees were planted as part of the City's Leafy City Program. The Climate Change Strategy includes a target of planting a minimum of 1,000 trees per year.19 Nov 2024* Will the City of Joondalup be so proud to mention how many trees that are required to be destroyed on this proposal? 19. I reserve the right to add or amend my objection at any stage. I expect a response to my objection within the next 28 days.
432	**Oppose** The proposed LDP 45 at Joondalup Resort poses a significant threat to the local environment, community amenity, and the unique character of the area. This development would not only disrupt the natural beauty and tranquility of the resort precinct but also increase traffic congestion, noise pollution, and strain on existing infrastructure. The Joondalup Resort is a valued recreational and tourism destination and introducing a high-density development in this space undermines its purpose and appeal. Approving Development 45 in its current status would set a concerning precedent for future overdevelopment in the region. May be other options should be put forward to Connolly residents, as at this stage there is no benefit at all to the residents.
433	**Oppose** I am terribly concerned with the destruction of native plant foods for the bird species and native animals who make the trees and bush their home. There is also the problem of increased traffic in and out of Connolly. Environmentally we should be planting more trees not pulling them out - I'm not a greenie but do appreciate the feel of nature around me and the rain that comes with tree canopy.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
434	**Oppose** I would firstly state that I am not opposed to some form of development at the proposed sites. What I am opposed to is the size of the proposed development. The purpose of the LPP is to ensure that the design complements the bulk and scale of the surrounding built form. A development of this size is in contradiction to the surrounding built form. The built is at a significant build height that will not compliment the existing residential development. It is many stories higher than acceptable for the existing build form of a residential suburb. Point 3 listed in the aims of the LPS3 states that it is designed to protect amenity by ensuring that the use does NOT result in significant adverse impact on the physical and social environment or the health and welfare of residents. Considering the number of dwellings that the development intends to build I argue that it is in conflict to point 3 of the LPS3. For one the significant number of dwellings would translate to a high increase in traffic on Country Club Boulevard (CCB). The traffic impact statement undertaken is a fallacy. CCB is classified as a local distribution road which has a capacity to carry up to 6000 vpd. This is an absurd number as Connolly as a suburb only has just over 1400 dwellings, if you assume that each dwelling owns two cars and goes two and from work/school each day, this would be getting close to the maximum allowed 6000 under one road. Imagine that blocking all exits off bar one in Connolly and see if that remaining road would cope. The traffic impact would be significant to CCB. There are many kids that ride to school that pass over CCB and the increase in the amount of traffic would have an impact. Urban infill needs to be planned smarter, around transport nodes, amenities. This does not address any of those needs. The public transport is too far away to be of any use (Hodges drive is almost 1km away and if we are trying to address an aging population then older people are not going to walk that distance to get to public transport). This is only catering for increasing the population of the area which is already stressed. It is not sustainable to simply increase the level of density of an area without the services to go with it. There are many places on this planet that have high density population and I would say the community values that we all hold highly here would be severely diminished if all we look at is increasing the number of people living in an area. We are already seeing the number of housing going up with the new marina, but we are seeing no plans to increase the services of the area. At the moment this development is only bringing a downside to the local community. There is absolutely nothing in the plan to enhance the impacted community. I would agree to the hotel side of the build as this would help to bring in tourists to the area, local hospitality jobs. However the size of the residential build is not consistent with character and nature of the suburb and would be a significant strain of the existing area.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
435	**Oppose** Foreword: I've spent my entire life in Connolly, and I love it here. The thought of one day owning a property in my community fills me with hope, as it offers so much—open space, wildlife and a thriving environment, all of which are important to me. However, a development of this scale threatens not only the charm of the area but also the possibility of locking me—and others like me—out of our community. I'd like to see a more thoughtful, low-rise development that prioritises the needs of local young people, with at least 10% of the build dedicated to affordable housing for us. Has the City of Joondalup considered this approach? I believe it's their duty to ensure that young people like me have a fair chance to get on the property ladder and secure some stability for our futures. Otherwise, it becomes another faceless development. 1. Environmental Impact: • Losing the natural aesthetic of the suburb: The development on this scale could be harmful to the local community, environment, and biodiversity. Connolly residents have worked hard to preserve the limited green space we have; for instance, Carnaby Reserve which was created due to the lack of green space within the suburb and to mitigate the impact of the freeway. This reserve is an important habitat for the Carnaby Black Cockatoo which are currently in decline due to habitat loss. Cockatoos have been seen flying between the Carnaby Reserve and the area at the Joondalup Golf Course currently earmarked for development. Light pollution and noise are additional factors that could negatively impact the existing native population of kangaroos, birds, and the diverse flora and fauna. The area's biodiversity is a significant concern, and these disruptions could further harm the delicate ecosystem that wildlife depends on. • Green Spaces: Although the Joondalup Golf Course is off-limits to most Connolly residents as it is a private members' club, we, as a community, highly value the open space. Note, it was originally intended to be a community public open space as part of the requirements for the original establishment of Connolly until the City of Joondalup sold it off to private investors who subsequently closed it to the Public. It enhances the environment and contributes to our health and well-being, which is why we chose to live here. • The vista sweeps majestically across the suburbs of Connolly and Currambine, and you don't even have to be on the edge of the golf course to fully appreciate its breathtaking beauty. The views extend endlessly to the horizon, offering an unrivaled panorama. To introduce a development of this scale would be a tragic, hideous blot on the landscape. • We oppose this development due to the ongoing loss of green space, of which we have none, particularly for recreational use and wildlife habitat. Aside from the primary school oval, which is in substandard condition and unfit for its intended purpose—namely, a quality, healthy sports field for children, not a dog-walking park where dogs can foul. • Climate Change and Sustainability: Please state how the development will account for climate change mitigation. As residents of Princeville Tor, we have already experienced two significant floods; ref RIM91514: Flood affecting Princeville Tor, Connolly, 6027 - Wednesday 16 October 2024. Will the City of Joondalup be working alongside side flood prevention teams because this area is an ongoing concern and may have an impact on the proposed development? What strategies do the City of Joondalup have already and what adaptation strategies do you have for this development and Connolly? For example, what might arise over the environmental footprint, carbon emissions, or inadequate provision for green infrastructure to those citizens living in the community (e.g., parks, green roofs). • The design proposes minimal greenery, such as hanging plants on every balcony and vegetation surrounding the building, in an attempt to offset the urban impact. This is not only woefully inadequate but also deeply insulting to residents, as it suggests that such token planting can truly mitigate the overwhelming scale of a development like this. Will the City of Joondalup be consulting with designers who possess the expertise to create buildings that seamlessly blend

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	into the landscape, rather than imposing a structure that resembles Burswood? Why choose a design that clashes with the surrounding golf course and the low-rise nature of Connolly? It simply makes no sense. • Pollution and Traffic: We object because of fears of increased pollution (air, light, water and noise) due to construction and a significant increase in the number of vehicles on local roads. We would like to raise our concerns pertaining to air quality, water drainage, and waste disposal issues. 2. Overdevelopment and Population Density: • Too Much Development: We argue that the proposed development is excessive and could overwhelm the already limited infrastructure, including roads, sewage systems, and essential public services like healthcare, education, transportation, utilities, law and order, public housing and public parks and recreation. All of which ensure a high quality of life and equal access to necessary resources for all citizens, regardless of their financial situation. Given that Connolly's infrastructure is minimal, we ask: how will the City of Joondalup accommodate such a significant increase in population? • Increased Congestion: We are concerned about the potential increase in traffic congestion and the possibility of off-road parking in surrounding areas caused by this development. Has the council considered the impact on local transportation networks? Please explain how the increased traffic flow will be managed, whether any changes will be made to the roads leading in and out of Connolly, and how public transport will be enhanced to accommodate the growing population. 3. Loss of Community Character: • We have a unique community, and while we may be accused of resisting development, that is not our intention. Our concern is that high-rise buildings will fundamentally alter the character and aesthetic appeal of the neighbourhood. As it stands, the proposed development does not appear to enhance the area. We believe that high-rise living can foster a sense of isolation, as the scale and exclusivity of such buildings often limit opportunities for interaction in shared spaces. This could diminish the sense of community, especially when a large number of people are introduced all at once. Furthermore, we suspect that buildings of this nature in this location would likely attract a high proportion of investors or holiday rentals, rather than permanent residents. How, then, does the City of Joondalup foster a sense of community within an exclusive and potentially transient population? • We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise community, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be place right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. 4. Inadequate Infrastructure: • Insufficient Infrastructure Capacity: We request that the City of Joondalup explain what potential issues may arise if local infrastructure, such as public transport, schools, and healthcare services, proves insufficient to support the increased demand. 5. Public Consultation and Process: • Lack of Public Engagement: We feel that the development plan has not included sufficient consultation with the local community, which has led to concerns that our views have not been adequately considered. For instance, during the meeting on Monday 10 February 2025, at the Joondalup Golf Course, we were informed that the outlining planning directive was approved by the Council in December 2020. While we take full responsibility for missing this important deadline, in our defense we were dealing with a global pandemic that was claiming lives and threatening our livelihoods. • Transparency Issues: Can the City of Joondalup please clarify how this development will be funded and whether any compensation will be provided to residents whose lives will be disrupted/blighted once construction begins? 6. Planning Policy Conflicts:

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• Non-compliance with Local Policies: We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. 7. Impact on Property Values: • Decline in Property Values: We are concerned that this development could lead to falling property values and rents, potentially forcing long-term residents, many of whom have built strong ties to this community, to leave the area. 8. Health and Safety Concerns: • Construction Risks: Can the City of Joondalup provide a detailed table outlining any construction risks that may affect properties and residents near the construction site, including potential health and safety concerns, noise and pollution issues? Additionally, will construction impact the daily running of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long, and will construction affect any other external events. 9. Other Concerns: • Light Pollution: We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. • Noise Disturbance: As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel and the freeway, a double whammy. • Bushfire Risk: The proximity of this large urban development is a cause of concern from an evacuation perspective, with only one road in and one road out. How will the City of Joondalup manage the bushfire risk at this site?
436	**Oppose** Connolly boasts a unique and high-value visual character, significantly defined by its tree line. The proposed planning development, with a maximum height of 14 stories, would substantially and detrimentally affect the built and visual landscape character of this residential suburb, to the detriment of adjacent and overlooking properties. Therefore, I propose that the development plan be amended to ensure that it does not substantially break the existing tree line. This way, we can achieve densification while still maintaining the unique and valuable character of Connolly.
437	**Oppose** Height of construction will be out of character for the suburb.
438	**Oppose** I am concerned about the height of the apartments. The apartments will not blend in with the surrounding environment and not in-keeping with the area They will be a blot on the landscape. I believe they should not be higher than the tree line. What will happen with the wildlife, privacy will also be lost for residents. There will be too many cars using the only route in and out to this area plus more traffic for visitors to the apartments where are they going to park. Also if there was a fire there would be no safe route to get in and out. Traffic congestion. More cars travelling along Fairway Circle and surrounding areas. There will be more noise. Not enough amenities

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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439	**Oppose** I am concerned about the height of the apartments. The apartments will not blend in with the surrounding environment and not in-keeping with the area They will be a eyesore on the landscape. I believe they should not be higher than the tree line. What will happen with the wildlife, privacy will also be lost for residents. There will be more noise. Not enough amenities. There will be too many cars using the only route in and out to this area plus more traffic for visitors to the apartments where are they going to park. Also if there was a fire there would be no safe route to get in and out. Traffic congestion. More cars travelling along Fairway Circle and surrounding areas.
440	**Oppose** The proposed buildings are too high and will dominate my view and the suburb. Construction noise and dirt/dust will be an issue. Increase in traffic around the area will be substantial.
441	**Oppose** My opposition to these developments stem from the following reasons. Size and style of our suburb: as we all know, Connolly is (for the moment) a green and peaceful suburb, which is why many of us decided to buy or build our own property … which are low rise mostly one or two stories. The only high rise development I know of is the recently constructed apartment building in the centre of Joondalup which I understand has 17 stories. So, perhaps 3 stories higher than that which is being proposed. Now, even if we removed the top three floors, you must admit that we would still have several eyesores of glass and concrete clearly visible above the trees. How many trees would we lose? We were told I believe that 'no mature trees will be felled'. What constitutes a 'mature' tree.? It was stated that 10 other sites had been identified as being suitable for development. Why have these sites not been considered instead? Especially as it was suggested that this scale of development was required to assist the government's wish to increase the housing stock.?. Anyway, I could continue but what would be the point? So, all I would say if. To you planners, builders and investors is….. C'mon, admit it….what is being suggested for a green site in a quiet suburb is simply totally inappropriate! Thank you.
443	**Oppose** Not consistent with the character of Connolly, who wants 3 tower blocks in their residential area. It will be an eyesore. Significant traffic impact, congestion, noise & pollution A lot of the trees are going to be removed which will have a devastating effect on the wildlife & the surroundings
444	**Oppose** The proposed buildings will be an ugly eyesore not just for Connolly but also neighbouring suburbs. Far too high and dense population causing traffic congestion and noise pollution. Will have a devastating impact on fauna and flora.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
445	**Oppose** In its current form I do not support the proposed development for the following reasons. 1. The proposed multistorey structure is not in keeping with the general buildings within the area and will create an unappealing, negative visual, noise, environmental and traffic impact. The proposed 12 or 14 level structure is significant in height and a tree line height of 4 levels would be much more in keeping with the area whilst still offering higher density living without negatively impacting the other issues as listed below. 2. Whilst Country Club boulevard can carry up to 6000 cars per day (Lot 535 (No. 45) Country Club, Boulevard: Traffic Impact Statement, page 4), the roads intersection with Fairway Circle, and Hodges drive is inadequate for such volumes. Any increase will have an impact on these and is not adequately considered in the proposal. Furthermore, with the development of Ocean Reef Marina, there will be more traffic on Hodges drive, which will impact the intersection with Country Club Boulevard and is not considered in the traffic study. 3. There is significant pedestrian traffic along Fairway Circle, and a number of these are school children attending Connolly Primary. Thus an increase of traffic at the intersection between Country Club Boulevard and Fairway Circle will increase the risk the pedestrians face. Whilst there is a traffic circle at this intersection, this is inadequate to control the interaction between the vehicular traffic and the pedestrians. 4. Country Club Boulevard experiences a significant amount of speeding, increasing traffic will increase these instances without proper controls. 5. Whilst the developers are looking at staging the development, dependent on market conditions (Lot 535 (No. 45) Country Club Boulevard, Connolly Proposed Local Development Plan section 3.5), what are the stages and what are the triggers? 6. The market for units is generally below that of houses in Perth, and there is a possibility that the units will stand empty for significant periods due to them not being sold, the impact on the surrounding areas property value has not been adequately taken into account. 7. During the staged approach, it is unclear if the area will be cleared until building will commence under favourable market conditions. If it is cleared and then not developed for some time the barren land will be an eyesore and devalue the area. 8. It is not understood how the cutting down of significant number of trees and replacing this with concrete buildings is environmentally sustainable. The proposal does not adequately address the removal of all the tree canopy. No alternatives are proposed and no replanting is proposed.
446	**Oppose** I am aware that the current LDP has been completed to meet requirements for submission, and has proposed the maximum height and form of the development, however I am extremely concerned about the lack of detail in the proposal including lack of formal expert assessment of a range of factors ranging from traffic management, fire evacuation requirements, impacts on environmental features and sustainability, wind and sun projection impacts, as well as significant and fundamental changes to the use of land in that site. The proposal stands to loose even more open space in an already minimal open space community. I would also like to point out the LDP is not consistent with planning frameworks and policies and deep analysis of the appropriateness of this development has gone undone. I am concerned that the Ancillary and incidental impact of the development are way above guidelines for the area - this needs to be considered and addressed. I live directly opposite this development site, so the approval and building of a building of this height (14 stories) will have a very direct impact on my property, privacy and most likely property value. It is my view that this development represents a significant and unwarranted disruption to the tranquil and residential nature of our neighborhood. One of the key concerns I have is the detrimental impact this towering structure will have on the view over the local golf course. The peaceful vistas we currently enjoy, which are integral to the character and appeal of this area emersed in nature, will be obstructed and impacted. A development of this scale risks

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	irreparably altering the aesthetic and environmental value of our community, which is something that we, as residents, have worked to preserve for years. I have heard the developers plan to remove all but 4 trees - This is unforgiveable!! What about the bird life and the other wildlife - Kangaroos? This has to be stopped! Furthermore, the proposal to build an apartment block of this size will substantially increase the density of our local population. This will inevitably strain the infrastructure, reduce green space, and create overcrowding in an area that has traditionally been quiet and residential. It brings an increased risk of crime and the addition of so many new residents, coupled with the addition of a hotel, will only exacerbate these issues, bringing noise, traffic, and a loss of the peaceful environment we currently enjoy. The roads will likely become cluttered with parked cars, overflowing from the underestimated car allocation of the 190 new dwellings. The noise impact from the proposed hotel is also concerning. Hotels generally bring a constant stream of visitors, with activity at all hours, contributing to disturbances that will erode the tranquility of our community. Our residential area is meant to offer a quiet retreat from the bustle of the city, and this development, by contrast, introduces significant disruptions that risk undermining the very reasons many of us chose to live here. It is also important to note that the proposed development represents the tallest building in an otherwise low-rise residential neighborhood. The stark contrast this would create between the new apartment block and the surrounding homes would be visually jarring and would diminish the appeal of our peaceful and family-oriented community. It must also be questioned if this is the best location for this? No direct high volume roads to support the increase in traffic? In light of these concerns, I strongly urge you to reconsider this development, or at the very least, reduce its scale to better fit with the character of the area. I would ask that the natural tree line that remains is kept in tact, and any development that is approved is not allowed to remove existing trees, or reach above these. It is essential that we prioritize maintaining the qualities that make our neighborhood special, including the tranquility, open spaces (that remain - they are limited!), and the residential charm that currently attracts people to live here. I understand the developers are needing to/wanting to make money. Can Joondalup council purchase the land back off them, and turn it into a community open space of some description, something truly lacking in Connolly? The developers do not suggest any local benefit/new amenities for the existing population. Please also consider the properties that are in existence, and have been for some time, and THE PEOPLE THAT WORK HARD TO OWN AND PAY FOR THESE. It is us, hard working Aussies, living, working and contributing to our local community that will likely have value slashed from our homes if this development goes ahead, all for profitable endeavours of developers outside of our catchment (and likely country!!). We won't be able to enjoy the privacy and quiet we invested into. It could ruin us, or at the least send us looking for alternative place to call home. Thank you for considering my concerns. I trust you will take into account the significant impact this proposal would have on our community before moving forward with any decisions. The size and magnitude are the greatest concerns. Please assess the capacity of the current situation, work out what is safe, order expert reports etc BEFORE agreeing to such an enormous undertaking. Please. From one hardworking family to the council decision makers. Please.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
447	**Oppose** I object to the planned height and size of the structure. I believe there will be a negative impact on amenity, more traffic, noise and the character of the neibourhood.The amount of free public space in Connolly is already limited. I believe there will also be a negative impact on existing infrastructure like the roads with so many new dwellings. I believe the environment will be negatively impacted by the size and height not fitting in the surroundings of a natural bush setting golf course. I am also concerned about the possible impact of the wind coming through or over the structure.
448	**Oppose** While new development and densification is required for all the suburbs in the wider Perth, the proposed local development plan 45 Country Club Boulevard, Connolly is creating considerable concern and is not acceptable in the current proposed height and built form. This submission aims to highlight considerations that may assist in amending and aligning the proposed local development plan to achieve densification while maintaining the suburb character. Local landscape values While Connolly is a residential suburb, large parts of the suburb have a unique visual character consisting of natural open space, expansive large native tree canopy views and tall tree horizons. This visually distinctive local landscape features are valued by the community of Connolly. Communities expect planning authorities to protect local landscape values in development proposals. Proposals which pass other tests, such as economic development and owner financial return, are no longer accepted if they tarnish the view or impair highly valued landscapes. Property values The visual character and large private open space created by the Joondalup Golf Resort also contributes to higher property values in the suburb. The property value of residential properties with views across the golf resort are typically substantially higher than those that don't. Specific locality The 45 Country Club Boulevard local development plan proposes that the Residential Design Codes Volume 2 for (apartments) apply where a development provision is not provided for in the proposed local development plan. Therefore, Local Planning Scheme No 3, clause 7 (ii) (a) to (c) should apply. It is noted that the 45 Country Club Boulevard local development plan is not within the 800m and 400m walkable catchments specified in these clauses. Connolly is not in such close proximity to the Joondalup CBD. While the 45 Country Club Boulevard local development plan may be appropriate within the City of Joondalup centre where buildings of similar height have been developed, the suburb of Connolly is very different from the Joondalup CBD. A development that includes heights of 12 and 14 levels, even in the stepped design, would devastate the current character of Connolly. It is noted that the Western Australian Planning Commission favours the application of planning controls that conserve and enhance local landscapes in Local Planning Schemes (Visual Landscape Planning in Western Australia - a manual for evaluation, assessment, siting and design; Western Australian Planning Commission and Department of Planning and Infrastructure (2007) page 4). It is requested that the approach set forward by the WAPC and former department be applied to the proposed development plan to: • include site-responsive and contextual design, noting the distance of Connolly from the Joondalup CBD and the character of Connolly • maintain the unique local landscape values, specifically the high visual landscape values and tree canopy views in Connolly • maintain compatibility with the general local landscape in terms of height, specifically decreasing the proposed development height to avoid one development detrimentally changing the local landscape, impact a substantial number of residential property values and the overall suburb character.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• It is believed that the proposed local development plan can be revised to achieve densification and provide a variety of residential choices, while maintaining the unique and valued character and treescapes of Connolly.
450	**Oppose** I feel strongly that the proposed apartment buildings are far too tall for this residential suburb. I also feel that the road leading into the development cannot support the number of residences that are proposed. Although from an aerial perspective Connolly appears very green, that land is not available for use by any member of the public unless they pay to use the golf course and the actual public spaces/ parks / playgrounds are inadequate for the current population, adding another 100+ residences will create even more strain on the available small space for general public use. Another point I would like to make is about the kangaroos that live on the golf course that in the early morning /evening you often see around the proposed development site. The construction could force the kangaroos away from the golf course and potentially onto busy roads such as Shenton ave leading to potentially dangerous accidents.
451	**Oppose** Concerned about reduction in trees; height of proposed structure which is not in keeping with our suburb and longer term issues of parking clogging up our suburb streets as expect more residents with cars than allocated parking bays which is a common issue for structures of this nature.
452	**Oppose** (no comments provided)
453	**Oppose** Connolly is a nature reserve suburb with many birds and animals. Any ch age to this, especially one so dramatic will totally change our environment and negate the reason for purchasing property there. My property will be directly affected by huge volumes of traffic during the building process as well as after completion. This intention to add a huge (or multiple huge) properties will impact the road next to my house as well as my general location. We have a huge amount of beautiful trees and birds that would be impacted. Black cockatoo in particular live in our direct area and will be compromised. I purchased my house 100% based off the quiet, peaceful nature of the suburb and this will directly impact that. It is a no from me.
454	**Oppose** **Re: Objection to High Rise Apartment Building at 45 Country Club Boulevard** I am writing to formally lodge my objection to the proposed development of a high-rise apartment building located at **45 Country Club Boulevard**, which is approximately 150 metres from my residence at [REDACTED] My primary concerns regarding this development are as follows: 1. **Negative Impact on Community Character and Aesthetic:** The proposed high-rise building is significantly out of scale and character with the existing low-rise residential neighbourhood. This development would drastically alter the aesthetic appeal and community feel of our area, which is currently defined by its residential houses and small-scale buildings. 2. **Increased Traffic and Congestion:** The addition of a high-rise apartment building will undoubtedly lead to an increase in traffic in the area. With more residents comes more vehicles, which will strain the existing road infrastructure and potentially lead to congestion, making it more difficult for current residents to navigate the neighbourhood. 3. **Strain on Local Amenities and Services:** Our local amenities, such as schools, parks, and healthcare facilities, are already operating at near full capacity. The influx of new residents from the high-rise building would place additional strain on these services, potentially reducing the quality and accessibility of these essential amenities for current residents.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	4. **Loss of Privacy and Increase in Noise Pollution:** A high-rise building in close proximity to my house will lead to a significant loss of privacy, as residents in the upper floors will have a direct line of sight into my property. Additionally, the increase in the number of residents will likely result in higher levels of noise, disturbing the peace and quiet currently enjoyed by the neighbourhood. 5. **Potential Environmental Impact:** The construction and subsequent occupation of a high-rise building could have adverse environmental effects, including increased pollution, reduced green space, and potential disruption to local wildlife. These impacts would be detrimental to the sustainability and liveability of our community. In conclusion, I strongly urge the council to reconsider this development proposal in light of the aforementioned concerns. I believe that maintaining the character, liveability, and sustainability of our community should be a priority in the council's planning decisions. Thank you for considering my objections. I am available to discuss this matter further and provide any additional information that may be required.
455	**Oppose** **Re: High Rise Apartment Building at 45 Country Club Boulevard.** Dear Council Members, I hope this letter finds you well. I am writing to express my concerns about the proposed high-rise apartment building at [REDACTED], which is approximately 150 meters from my home. As a long-time resident and a mature-aged member of this community, I have a few points I would like to share: 1. Preserving Community Character: Our neighbourhood has always been known for its charm and character, marked by low-rise homes and a sense of tranquillity. The introduction of a high-rise building would significantly alter this and potentially diminish the unique appeal that drew many of us here in the first place. 2. Traffic and Safety Concerns: With increased residents comes increased traffic. As someone who values the safety and ease of moving around our neighbourhood, I am concerned about the potential for congestion and the strain it could place on our local roads. 3. Impact on Local Services: Having lived here for many years, I have witnessed how our local amenities—schools, parks, and healthcare facilities—are already operating at full capacity. Adding a significant number of new residents would exacerbate the strain on these essential services, affecting their quality and accessibility. 4. Privacy and Peace: A high-rise building so close to our homes would lead to a noticeable loss of privacy, as residents in the upper floors would have direct views into our properties. Additionally, the increase in population could result in higher noise levels, disturbing the peaceful environment we currently enjoy. 5. Environmental Impact: I have always appreciated the green spaces and natural surroundings of our area. The construction and operation of a high-rise building could have negative environmental effects, such as increased pollution and reduced green space, which would be detrimental to our community's sustainability and quality of life. I urge the council to consider these points carefully. Maintaining the character and liveability of our neighbourhood is of utmost importance, and I hope that the council will take these concerns into account when making their decision. Thank you for your time and consideration. I am available to discuss this matter further if needed.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
456	**Oppose** This is an unserious proposal trying to exploit a loophole with a deliberately misunderstood interpretation of "ancillary" use. A completely new residential development IS NOT AN ANCILLARY use to a golf resort by any stretch. They are clearly disingenuous developers only interested in profit and not our community and therefore should be dismissed out of hand. MORE detail to my opposition is attached on a seperate document. **Attachment:** I would like to express my objection to the proposal put forward by the Joondalup resort For a residential development in a most inappropriate location within the golf course. 1. The proposal comes under “not permitted” development in the planning zone (as admitted in the proposal) but makess use of a clause regarding “ancillary” uses of the golf resort. However ancillary “according” to Golf Australia is for “use on site such as function spaces, accommodation, other golf related purposes and additional car parking”. Thus the accommodation is as part of the golf resort and not an unrelated residential development. 2. This is an UNSAFE proposal. While an in keeping (smilar two storey) devlopment of an additional hotel wing would seem appropriate a massive multi storey residential development located in between two fairways is neither appropriate OR SAFE! Having lived on the golf course for twenty years golf balls are a real and present danger and locating any type of residential housing within the bounds of the actual course is clearly a dumb idea and has never been done on any other golf course throughout the world once constructed. Besides the physical danger of the golf balls, the chemicals and treatments housed and used within the golf course are also not conducive to a Safe residential enviromment, which is yet another reason no such development has a precedent. Hotel accommodation is appropriate becasue it has been designed away from the course and is for short stay hotel guests. Residential developments have an entire swathe of different elements including pedestrian access and refuse and full time parking elements. All of these would be hugely detrimental to the safe running of the golf course. 3. The enviromental impact is massive. The existing ecology of trees, and wildlife including kangaroos, many nesting birds and bees has been long established and is well established but would be devastated with such a massive and poorly sited expansion. 4. Traffic impact statement is laughable under its own admission has not actually involved any real research. However with the new Ocean Reef marinas impact on Hodges drive and the proposal accepting all existing roads could cope as if it was designed to cope with such a development is plainly just not the case and nor should it as such a development is inappropriate with the surrounding suburban housing. The proposal even admits it has not considered waste management or emergency vehicl access. It is a poor proposal all round, trying to suggest that residents would use the roads at different times to the resort and therefore wont have an impact which anyone can see is a total denial of the impact. It also admits there is no pedestrian access but seems to imply that the golf course walkways for the golfers would be appropriate for pedestrans! It seems they have no idea what the sport of golf entails but kids walking along fairways etc IS NOT SAFE, and no golf course designer in the world would back up such a warped view. 5. They bragg that the development provides seperation from the residential zoned land but makes no reference to its dangerous in golf course location. 6. The designers say it fits the “Design, Safe and Attractive Place” – it does not. 7. The height would only be apt to match the existing hotel not to dwarf it into looking like ancillary building itself. Thus limited two storey extra wing for the hotel is the only expansion which meets this requirement. 8. LOCAL PLANNING SCHEME NO 3. Says;

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	* deveopments should “not result in significant adverse impacts on the physical and social environment or the health and welfare of the residents”. This proposal fails. * “development should be “in keeping with surrounding development and protects the amenity of the area”. This proposal fails. 9. The proposal wrongly claims the site has multiple F & B sites on the site and that its development area is a small percentage of the site, however that is only if you include the golf course in this calculation. If you take just the area of the hotel and golf club, the proposal is MORE than DOUBLE the existing site – this is clearly a deceptive statement. 10. The proposal also does not; “complement th visual character, bulk and scale of th surrounding built from”. And is clearly NOT consistent with thee objectivs of thee LPP as stated. I therefore submit this entire proposal is entirely inappropriate and without precedent within the bounds of a golf course and with good reason. It is a cynical attempt to maximise profit for a developer who has zero regard for an appropriate development and therefore should not be given any permission to EXPLOIT a quiet well designed suburb which has an environmental oasis of nature within its golf course/resort amenity.
457	**Support** Providing a range of new dwellings in the northern suburbs is vital to ease housing stress.
458	**Oppose** Absolutely terrible to even contemplate a 14 storey tower block in Connolly, very dangerous as would be inbetween 2 fairways, this is a leafy suburb, not a town like Joondalup. We chose to live here for this reason. This is a [REDACTED] only orientated joke of a proposal by [REDACTED] owners and probably [REDACTED] planners/developers. Residential building is not permitted in this Zone , they are trying to use a loophole and say for 'ancillary use'. Ancillary use would be extension of hotel, either rooms or a spa etc, or something to do with the actual golf course. Basically it is not allowed.The current joke of a proposal is an eyesore, also there is only ONE road in and out, add pollution, extra traffic, environmental issues, sewerage issues , I could go on . If the resort had put forward a sensible 2 storey extension of the hotel I'm pretty sure not many would have had an issue with it. This is plain wrong and I'm positive you will be up for much strong opposition. As a council you should even consider this monstrosity in a suburb like Connolly and it's also not even permitted, I smell a few rats and am currently getting more information on the people involved, which is already proving interesting.
459	**Oppose** This project must be rejected because it will completely alter the character of the suburb. The proposed buildings are too all, do not blend in with other buildings in the suburb, will create traffic congestion, increase noise levels during and after their construction and impact negatively on our flora and bird life tremendously.
460	**Oppose** I strongly oppose to this planning proposal. It is clear to see that the design of the proposed buildings are far too high. As these will spoil the present beautifully environment and make it look like the Crown Towers Casino. This will spoil the present tranquil feel of the golf Resort. We are supposed to be protecting our environment and thus saving our trees. There are very few places this unique in Perth and we need to protect these spectacular places where people can enjoy this peaceful environment. Which contributes to peoples mental wellbeing. There is lots of vacant land to build these proposed buildings on elsewhere where they will fit with the surrounding area and not impact any wildlife or environment.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
462	**Oppose** This project is entirely incompatible with the established character of our suburb, which is a quiet, low-density residential area. My key concerns include: 1. Inappropriate Scale and Design – A large concrete and glass development of this nature is out of place in a suburban setting and will permanently alter the area's character. 2. Noise Pollution – The prolonged construction process will disrupt residents for years, with ongoing noise issues even after completion due to increased population density. 3. Traffic and Infrastructure Strain – Local roads are not designed for the significant traffic increase this project will cause, and existing schools, parks, and medical facilities are already at capacity. 4. Environmental Impact – The development threatens local flora and fauna, removing vital green space and disrupting the area's natural ecosystem. I urge the council to reject this proposal and prioritise developments that align with Connolly's existing character and infrastructure capacity.
463	**Oppose** To build such a development in the area will have a massive adverse affect on not only the nature of the area but the housing close by. The increase in traffic alone is not acceptable. It will be a bad mark against Connolly. We do not need anymore housing or units to be built so close to the established properties which will do untold damage.
464	**Oppose** I have concerns around the proposal and its impacts to: *Significant traffic impact increase and noise associated with this on the road leading to the resort which is adjacent to bedrooms in our house. *Visual and privacy – height of proposed buildings are not in keeping with the area and will reduce privacy of residents in the surrounds. *Noise, dust during time of build which will be over an extended period of time and impact health of residents. *Environmental damage through removal of trees which will impact local fauna. Connolly is known to be a beautiful leafy green family suburb which has embraced its natural surrounds. The addition of these new buildings is not consistent with the character of Connolly.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
465	**Oppose** -Height of towers too big, happy to consider a reduction in height of the proposal. I would consider 6-8 stories to be adequate considering impact on community, also future submissions to better represent actual tree line height for greater understanding of impact. -Proposal lacking on information about community benefit, if there was something in the way of amenities benefit for the community, it would assist support for the development. -Local community shopping facilities are non-existent, requiring more cars on local roads to access Currumbine shopping. -Small Connolly shopping centre is already at capacity supporting current community size, extra population will strain existing facilities -Proposal underestimates allocated parking bays for each apartment. Multiple room dwellings will expect at least 2-3 cars per dwelling. -Proposal underestimates impact on local traffic given one access road to proposed apartments, number of cars and distance to public transport. -As above one access road has potential concerns for emergency vehicles and Municiple support vehicles (garbage trucks/street sweepers etc). Also potential difficulty in emergency evacuation if required. -Connolly already has restricted access to public open spaces like parks etc, extra population will create a greater stress on already limited family access areas. -Proposal fails to identify targeted demographic of potential residents. IE, will dwellings be sold for local families, foreign investors, be used for short term rentals, Golf tourism. Essential I oppose the current proposal based on Visual impact and community impact. If an amended proposal is submitted that addresses these concerns I would consider it more favourably
466	**Oppose** The proposed building height is far too high for Connolly. The additional traffic will greatly impact the safety at the Hodges Drive and Country Club Boulevard intersection.
467	**Oppose** I am concerned about several aspects of this proposal: the management of traffic and essential services, being that the only way in and out is through Country Club Blvd; the height of the of the proposed structure will affect the tranquility of the golf course, and is not in keeping with the surrounds. Also there will be many trees cut down in the process - we need to preserve as much as we can.
468	**Oppose** Connolly is an amazing suburb for family's and the elderly to live in. The height and density of the proposed developments does not fit the surroundings of Connolly. There will be a massive impact on traffic, privacy and the environment should these plans be approved. Joondalup Resort is a world class golf course and these giant monstrosity's planted in the middle of this WA treasure takes away from the exclusivity and character of the resort and area.
469	**Oppose** Not in keeping with the character of Connolly. Increased traffic in already busy access street with golf club, resort and multiple villas already using. Removal of trees and affect on flaura and fauna.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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470	**Oppose** 1) A 14 storey building in the middle of our suburb will look as bad, if not worse than the eyesore erected in Joondalup during the last few tears, its awful. 2) It will impact on the privacy of some residents that have been here for many years. 3) The increase in traffic and parking will have a negative impact of the whole suburb of Connolly 4) Higher density living has the potential for an increased level of antisocial behavior and possibly an increase in the crime rate. 5) I think the only ones to benefit from this project would be the owners of the Joondalup Resort.
471	**Oppose** Proposal is significantly too high for the local area - 14 stories - not in keeping with the area and will negatively impact the houses surrounding it - will be visually unappealing and impact privacy of local residents. Negative impact on environment - loss of trees - negative impact on wildlife Too dense a development - significant impact on the only one road into the resort - fire safety issues associated with this and negative impact on current residents. Is a resort/golf course environment - there should not be high rise accommodation on this land. Will be high rise developments just down the road at Ocean Reef Marina and already is an eye sore tower block development in Joondalup. Will completely ruin the whole outlook of Connolly and beyond Negative impacts do not justify Joondalup council in supporting this application
472	**Oppose** Proposal is significantly too high for the local area - 14 stories - not in keeping with the area and will negatively impact the houses surrounding it - will be visually unappealing and impact privacy of local residents. Negative impact on environment - loss of trees - negative impact on wildlife Too dense a development - significant impact on the only one road into the resort - fire safety issues associated with this and negative impact on current residents. Is a resort/golf course environment - there should not be high rise accommodation on this land. Will be high rise developments just down the road at Ocean Reef Marina and already is an eye sore tower block development in Joondalup. Will completely ruin the whole outlook of Connolly and beyond Negative impacts do not justify Joondalup council in supporting this application

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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473	**Oppose** Concerns: 1. Buildings too high for surrounding area, creating an eyesore and significantly changing the panoramic view of the suburb, currently dominated by the tree canopy. 2. The road entering the resort car park is narrow and treelined, with the inevitable increase in traffic creating a potentially unsafe environment for resort residence and golfers. If widened, trees will be felled and the golf course degraded. 3. The proposed new buildings are very much in danger of being hit from errant golf shots, from the Quarry 2nd tee; I have no doubt property will be damaged or even people hit. High insurance costs will potentially make this development a massive white elephant. Any mitigation through large protective nets will further degrade the natural beauty of the area in question.
474	**Oppose** This development plan is not consistent with Planning Frameworks & Policies or in keeping with the character of Connolly. The removal of all but 4 trees is beyond belief We need to protect our beautiful surrounds. The increased traffic that this development will ultimately generate will be intolerable and common sense would seem to be absent in this proposal. My main concern, apart from the impact a major development will have on our wonderful community feel in Connolly, is the height proposed for the buildings. Despite our protests, I feel that our voices will not be heard. The 14 story's is way too high, 4 or 5 maximum. Those comments in support saying it is a much needed facility can take themselves off to the new Ocean Reef development. I feel this smacks of a money spinner for owners and developers. Please, please owners, find another way of financing any 'improvements' needed. Please do not ruin the uniqueness JCC, in this beautiful pocket of Connolly. Us residents, some of us have been here for decades, are very upset.
475	**Support** What a tremendous proposal for some wasted space adjoining the golf course.
476	**Oppose** Any development should be limited to tree height maximum of 20 metres. However, development must also consider the privacy of existing residents as well as the impact on local flora and fauna, road access, crime rate etc.
477	**Oppose** I oppose to the height & type of buildings. The area is country not city/town where this type of building belongs. I agree the site would benefit housing to fit in with the already surrounding properties & areas. What does the hotel want to do with the existing rooms that are never full? To many people living in a small area like this peaceful area would really spoil it in many many ways YOU ALL AT THE COUNCIL KNOW THAT. It is not fair on the many residents that have bought & spent many $$$ upgrading their homes which has also benefited the resort.
478	**Oppose** After looking at the proposed development, I would like to strongly oppose the intended buildings. In my opinion, constructing apartment buildings with eleven and thirteen stories, would be tantamount to putting a tower block in a tranquil and green space, which is loved by Connolly residents. No amount of landscaping and the planting of trees would be able to disguise the high-rise effect which would be seen from so many homes, mine included. I don't understand why such a submission is even being entertained, as it is totally at odds with the nature surrounding us.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
479	**Oppose** Very concerned over the proposed height. Loss of trees. I understand exceeds development guidelines
480	**Oppose** Totally opposed to the current planning proposal comprising both 12 and 14 storey appartment/unit accommodation. Connolly was designed as a tree lined jewel in the Shire of Wanneroo when I acquired land and built in 1988. Still a resident of Connolly after 37 years and now in the City of Joondalup the proposal put forward does not meet the intent of low level housing whithin the tree line level. After attending the Q and A session held at the Joondalup Resort the speakers did little to instill any confidence in the development but purely repeated a well versed response to questions. The depicted drawings were not to scale and taken at angles to show minimum building height with respect to established trees. When a true scale was applied the result was multi storey complexes approx 60 metres above ground level. Little or no information was provided about the real impact of traffic both parking and accessability, other than one parking space for each unit. Family's do not have just one car. Single access to the new buildings via the existing road way would be inadaquate in an emergency situation. Not against a proposal that would conform to the existing tree level of maximum 4 storeys. As this may not be cost beneficial to the developers a rethink of the whole proposal is required to include local community concerns.
481	**Oppose** **Re: Submission in Response to Local Development Plan at 45 Country Club Blvd, Connolly** I am writing to formally submit my response to the proposed Local Development Plan (LDP) for 45 Country Club Blvd, Connolly. I understand that this application is part of the Joondalup Resort project and is currently out for community consultation. Please accept this letter as my formal submission, and I request that my comments and feedback be addressed during the consultation process. **Objection 1 – Building Height** The proposed LDP includes provisions for a 14-storey construction consisting of 130 dwellings, with an additional 60 dwellings in a 5-storey addition to the hotel. The proposed building height exceeds 70 meters. According to R-Codes Volume 2, an R80 zoning typically allows for a maximum of 4 storeys. The proposed height significantly exceeds this, violating established planning principles that require new developments to align with the surrounding streetscape and character. Impacts of excessive height and urban density: • Loss of views and reduced enjoyment of the surrounding properties. • Loss of community character and aesthetic consistency. • Decreased property values in the area. • Increased traffic congestion and strain on local infrastructure. • Negative environmental impact, including loss of wildlife habitat. The surrounding developments, including Joondalup Resort and Joondalup Country Club, are a maximum of 2 storeys. The suburb of Connolly consists of predominantly residential properties ranging from R20 – R40 coding which includes a standard Category B building height maximum of 10m. The LDP does not meet the standard including in the Private Community Purposes classification of being “incidental” or “ancillary” to existing structures. It also fails to align with the objectives of the Residential Development Local Planning Policy (LPP), which encourages built forms that enhance and complement the visual character of the area.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Objection 2 – Visual Impact Assessments The excessive building height of the proposed development will have significant negative effects on the visual landscape, community character, and overall harmony of the area. **1. Negative Impact on the Visual Landscape** The introduction of a high-rise structure will disrupt the established skyline, obstruct important views, and alter the aesthetic character of the area: • View Obstruction: The proposed development will block views of natural landscapes, landmarks, and other important visual elements, diminishing the overall enjoyment and appreciation of the surrounding environment. • Disruption of the Skyline: A high-rise building in a predominantly low-rise area will drastically alter the suburbs visual profile, creating an incongruous and overpowering structure that dominates the skyline. **2. Impact on Community Character** The proposed development threatens the integrity and identity of the community: • Undermining Neighbourhood Cohesion: A significant increase in building height disrupts the established character of the neighbourhood, leading to a loss of identity and sense of place for residents and visitors alike. **3. Site Context Considerations** The proposed development must take into account its immediate surroundings to ensure it does not overpower or detract from the existing suburban characteristics: • Alignment with Existing Structures: The surrounding environment, including existing building heights and topography, must be carefully assessed and reflected in the proposed Local Development Plan (LDP). • Sensitive Urban Integration: The development should be designed to harmoniously integrate with its context rather than overpowering the area, preserving the visual and social character of the community. **4. Need for a Comprehensive Visual Impact Assessment** Given the substantial impact that the proposed high-rise development would have, I strongly urge that a thorough visual impact assessment be conducted. This assessment should evaluate the effects on the skyline, community character, and surrounding environment, ensuring that the development aligns with responsible urban planning principles. **Objection 3 – Change of Zoning** The site is currently zoned Private Community Purposes (PCP), which allows for both residential and non-residential uses, ensuring that land remains available for essential community facilities. The proposed Local Development Plan (LDP) seeks to rezone the site to Residential Development (LPP), raising several concerns: **1. Loss of Essential Community Spaces** The current PCP zoning protects land for community facilities, which serve as vital public assets. Rezoning to Residential Development (LPP) risks eliminating these essential spaces, reducing the availability of community amenities and services. **2. Strain on Infrastructure and Public Services** Increasing residential density without a corresponding expansion of infrastructure—including roads, public transport, schools, and healthcare facilities—could overwhelm existing systems, leading to congestion and reduced service quality. **3. Impact on Neighbourhood Character and Liveability**

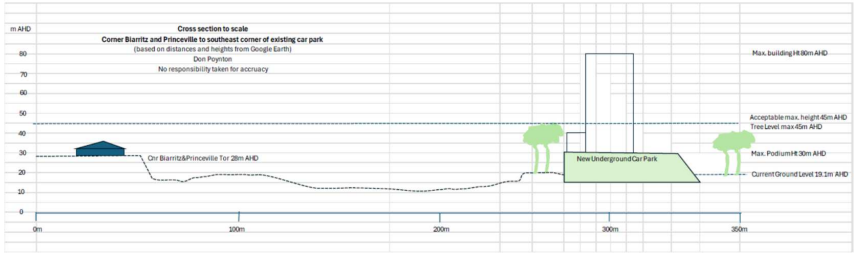
PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Consideration must be given to the effects of uncontrolled development on a neighbourhood, as it is the residents who feel the impact most directly. Increased density without a corresponding investment in infrastructure erodes the sense of community and diminishes the unique character of the area. Balancing growth with the needs of residents is essential. However, the proposed LDP fails to adequately address the importance of preserving a neighbourhood's charm, accessibility, and liveability. **4. Lack of Community Consultation and Oversight** The proposed zoning change appears to **prioritize developer interests over community needs.** A comprehensive **impact assessment and proper community consultation** should be undertaken before any amendments are approved. Furthermore, if the **Residential Development (LPP)** zoning is adopted, the development will continue to **breach the key objectives of this policy,** which require an improved streetscape outcome that is **attractive and enhances the visual character, bulk, and scale of the surrounding built form.** For these reasons, I strongly object to the proposed rezoning and urge decision-makers to reconsider its potential negative impacts on the community. **Objection 4 – Lack of Community Consultation** Community engagement regarding the LDP has been inadequate. The consultation process has been vague, and key details have been withheld. At the Community Information Session held by Element, speakers [REDACTED] and [REDACTED]failed to provide critical information, instead deferring concerns to the Development Approval stage. This approach appears to be an attempt to limit community objections until after approval has been granted, at which point community opposition will have little impact. Additionally, the LDP assumes it meets all planning provisions under the **Planning and Development Regulations 2015**, which I strongly contest. **Objection 5 – Development Timelines and Impacts** A comprehensive timeline and impact assessment for the project are required. The LDP lacks essential information on: • Project timelines: Start and end dates for each construction phase (demolition, groundwork, structural work, etc.). • Resident impact analysis: Noise, dust, traffic disruptions, and potential utility shutdowns. • Mitigation strategies: Proposed noise control measures, restricted working hours, and traffic management plans. • Completion expectations: Clear timeframe for project completion and its implications for the community. **Objection 6 – Environmental Sustainability and Impact** The LDP references the Environmentally Sustainable Design – Local Planning Policy, yet it contradicts key sustainability principles. Concerns include: • Lack of tree preservation: The LDP references retaining only 4 existing trees, failing to address the protection of mature vegetation. • Violation of R-Codes Volume 2 (3.3 Tree Canopy and Deep Soil Areas): The LDP does not prioritize vegetation retention beyond minimum requirements. • Threat to Carnaby's Black Cockatoo: Connolly is home to this endangered species, which is protected under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The LDP makes no mention of mitigating environmental harm. • Failure to assess environmental impact: The LDP does not outline strategies to minimize construction-related environmental damage. I refer to the City of Joondalup's Bio-diversity Action Plan and request that the City maintains its key objective to ensure major land approval and planning processes protect and enhance the City's biodiversity assets by placing conditions on development approvals and using the District Planning Scheme to provide protection to local natural assets. **Conclusion**

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	For the reasons outlined above, I strongly oppose the proposed Local Development Plan at 45 Country Club Blvd, Connolly. The LDP disregards established planning guidelines, community interests, and environmental concerns while prioritizing excessive development at the expense of local residents. I strongly urge the City of Joondalup to reject this proposal outright or, at the very least, mandate substantial revisions to ensure it aligns the existing local built form, planning regulations, City of Joondalup planning objectives and the unique environmental character of the area. I request that my submission be formally considered as part of the consultation process, and I look forward to receiving a response regarding these concerns.
482	**Oppose** Leafy. peaceful Connolly will be negatively impacted by the construction of two multi storey residential buildings and the expansion of the existing hotel. The proposed site doesn't have adequate separation from the nearby residential areas or golf course, The already limited open space will be further reduced. Where will children from the 130 apartments play (on the golf course)? Traffic will increase on Country Club Boulevard, the only access road to the multiple dwellings, golf course & hotel, as well as along Fairway Circle where Connolly Primary School & many homes are located. Parking will become more difficult for the school parents. These changes, and others, will not be welcomed by Connolly residents.
484	**Oppose** I have lived in [REDACTED], Connolly for over 30 years and although well into retirement I have chosen to remain a Connolly resident because of the ambience of the suburb, something I share with every other resident I know. Therefore, I am opposed to any development that significantly effects the character and atmosphere of the suburb, which a 14 storey “high rise” development would certainly do. While I would prefer no development take place, a development that blends with the existing environment could be acceptable subject to certain conditions and restrictions. I strongly oppose the LDP as proposed as it is at complete odds with the existing environment and ambience of the suburb. Outlined below are amendments to the proposed LDP that would be acceptable, subject to further scrutiny of any Development Application. According to the architect (CRA meeting 10 Feb 2025) the factor determining the maximum number of dwellings on Site A and hence the size, including height and number of storeys, is the number of car bays that can be built on the site economically. He stated that to provide underground parking, the carpark would be built under the podium area and would require the excavation of a considerable amount of limestone. Due to cost, the maximum volume of limestone that could be removed economically would be sufficient for only two levels of parking which would equate to 188-191 car parking bays. Furthermore, according to the architect, allowing for 1-2 cars per dwelling, depending on the final mix of dwelling sizes, this would limit the number of dwellings to around 151. (Note this conflicts with the approximately 130 presented to the DRP – see p11). To accommodate 130/151 dwellings the LDP indicates at least one of the towers would need to be 80m AHD or 14 storeys, including 12 storeys above podium level. The current ground level is approximately 20m AHD (19.1 m according to figures in the proposal). The mature trees that now exist are approximately 40-45m AHD or approximately 20 -25m above the current ground level. The Town Planner or the architect stated that none or very few of the trees on the northern side of the site would be removed. This means an 80m AHD building would be 35-40m above the tree line. The visualisations presented in the proposal are not indicative of the real situation –please refer to the attachment for a true vertical scale representation.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	In order to blend with the surrounding environment and existing buildings, and taking into account the visual effect on nearby residents plus the ambience of the rest of Connolly, the permissible height of any development needs to be considerably reduced. Scaling back the maximum permitted height on Site A to treetop level, i.e. about 45m AHD (about 25m above ground level) would result in a reduction of 35m or 7-8 storeys of dwellings. Such a reduction would also reduce the number of car parking bays required and presumably reduce the excavation and associated infrastructure costs. However, a better alternative for the Council (and the Resort) to consider is, even if the number of storeys is reduced per above, the size of the proposed two storey car park should be retained as this would allow for more dwellings to have 2 cars- almost always required for any multi-bedroom dwelling. If the proposed car parking area is not kept, the excess cars belonging to residents of Site A and Site B will have to use the Resort's existing above ground parking area, requiring pedestrians to cross the access road (contrary to addressing the issue raised by DRP in 4.3.1.1). I appreciate the architect has attempted to avoid a rectangular block of apartments and the two "tower" proposal with staggered tiers softens the impact and is attractive to the eye. This concept will work just as well with a reduced number of storeys and should be encouraged prior to the DA. In order to keep the arboreal ambience of the suburb, the approved LDP should limit the number of trees than can be removed for any development. This should be enforced via a condition that states the number to be removed must not exceed ten percent, of the number existing at the time the Proposed LDP was submitted. in order to establish a baseline and to prevent the removal of further trees before a DA is approved, a further condition should require the proponent to submit a detailed plan of all the trees within the LDP area within 30 days of a LDP being approved. Was the cleared area shown on overhead images cleared without a Vegetation Clearing Permit despite containing native vegetation or revegetation with native species? (As a recipient of notification of all clearance applications, I have not seen one submitted by the resort.) Any clearing without a permit should be reported to DWER for investigation. 
485	**Oppose** (no comments provided – a link to an attachment was included but unable to open the link)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
486	**Oppose** 1. Purchased [REDACTED] one year ago as my RETIREMENT home for the rest of my life – a lifestyle specifically chosen … 2. Chose Connolly and this area as it is up market with all streets and verges well maintained. 3. Chose Connolly and this road as it is leafy with an outlook onto park/golf course and trees and trees. 4. Chose Connolly – [REDACTED] as it is near a resort and has a QUIET surrounds 5. Chose Connolly – [REDACTED] as we are in an area with people similar to us – people who love to care and have pride, peace and quiet. 6. Chose Connolly – [REDACTED] for birdlife and wildlife 7. Chose Connolly – [REDACTED] as it has minimal traffic – only those people living nearby and golf club and resort. Why has my retirement plan been ruined???? Now I will sit on the balcony overlooking people on their balconies 14 stories high – NO – this cannot be allowed. This is not where I purchased – this was NOT how I forsee my future. Now we will remain indoors with doors closed and instead of listening to birds and the wind in the leaves we will listen to the constant TRAFFIC back and forth as this is the only road in and out of this monstrosity. Why 14 Storeys – WHY????? WHY 12 storeys???? Why cant it be two or three storeys and blend into the townhouse/home suburb its always been. If I wanted to live in the City of Joondalup I would have looked there but I did not want that. Why have they not built this HUGE 14 and 12 storey building in the City of Joondalup precinct? I don't want to live in a high rise suburb – this is ridiculous. Please reconsider the height of these two buildings – please please please
487	**Support** (no comments provided)
488	**Oppose** My wife and I have worked hard to get to retire in such a beautiful and peaceful environment. To have high-rise flats, a massive increase in local traffic, (after the build) and a whole lot more traffic during the build, will take away significantly, the essence of what it means to live in that wonderful environment. The rich getting richer through greed should not be allowed to ruin our lives forever!! NO!
489	**Oppose** I oppose the multi-storey aspect of the proposed development. Although the plan states it is in keeping with the golf course ambience and the suburb, this is plainly untrue. There is no place for such a development in a quiet suburb and it defies all principles of sensible town planning. I do not disagree with developing the site per se, and building residential units there, but this is not an inner city suburb where one would expect such a multi-rise development. I would be very concerned about the increase in traffic that would result from this plan and the consequent impact of quality of life in this suburb and the safety of the many children who walk or bike to school. One wonders if this is approved where it will stop. Residents here have chosen to live here because of the quiet and natural feel of the suburb, and not because they want to live in a busy, high rise community. This site needs to be developed more in keeping with the environment and the suburb and high-rise developments are clearly out of place.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
490	**Oppose** I see no value in this development for the residents of Connolly, only a money grab for the owners of the resort. No matter what rhetoric emanates from the developers about helping the housing problem, these apartments and townhouses will not benefit the local population especially if they are granted automatic FIRB approval as with other properties built within the resort boundaries. The pollution, noise and heavy traffic will be awful for this "family friendly" suburb. Young children traveling to local schools either by foot or bike, especially Connolly Primary will face dangerous road conditions. Perhaps the owners should consider improving the resort accommodation before thinking of building new. There is plenty of space/land available to build this type of development without damaging this family oriented suburb.
491	**Oppose** (no comments provided)
492	**Oppose** We live in a quiet Residential Suburb, which is why we bought here 32 years ago, this development is not conducive to a quiet Suburban suburb and the character of Connolly. This development is for the Asian Market not for the Australian Market. These Apartments are to house the Asian Golfers that the Joondalup Resort are bringing to play on the other Six Golf Courses they have already purchased. In the future it may be a Gated Community that will negate local Residents from accessing the Golf Course and the Facilities. There are no proposed amenities for Connolly Residents to access. There will be huge adverse impact on our Visual Amenity and Privacy. This Development will have an Ancillary and Incidental impact way above the guidelines for the area. It will further reduce our limited Public Open Space, which was lost when the Golf Course was sold. The Owners have put Private Property Signs everywhere with no access and Police will be called. The School Oval is over used and in disrepair and would not cope with more people using it, we need access to more parks not less. We need to Protect the Flora and Fauna and beautiful surrounds and not remove trees for this development. Connolly is home to the Carnaby Cockatoo which nest in these trees. The Government wants to have an increased Tree canopy not less. There will be a significant increase in Traffic within our Suburbs local roads. Though a main concern will be the increased amount on Country Club Boulevard. Residents also have a concern about a fire risk and evacuation of the people in these apartments. Finally the build is a concern as Connolly has a Limestone Rock foundation which will mean a lengthy build with rock breakers, noisy machinery creating dust, construction machinery entering and exiting the suburb and Security Issues. Build these Apartments at the New Ocean Reef Marina not in Connolly.
493	**Oppose** I oppose this plan which is inappropriate for this location Environment and Heritage – the desktop analysis of the site is insufficiently detailed to permit adequate consideration. Eg the whole of the golf course area was originally designated as the public open space for Connolly and was a public not member's course. Original owners of houses around the Course enjoyed free use of the Course. Nowadays access to the site for leisure by non-golfing residents is prohibited and for non-members golfing access is restricted and expensive. The Quarry/Dune course has recently placed 11th in a National list of the best public access courses. This development adjoins the Course's signature hole (the 2nd) and undoubtedly will affect that judgement, and the local reputation as the most popular and attractive of the Resort's 3 courses. Relationship to other planning documents – The provisions of this LDP misrepresents the extent to which it will prevail over current established State and Local planning policies and is clearly meant to inhibit possible objections that may arise if a development application is finally submitted. CoJ councillors should not

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	condone such underhanded practice. The imposition of clause 3.4 in conjunction with clause 3.3, might override law, and current regulation, standards, guidelines and policy etc. Referenced documents are established to protect and ensure compliance and orderly maintenance of standards etc. The use of inconsistent statements between documents and the application of order of precedence to accomplish specific objectives is not acceptable and should be rejected.. Community – This development does not contribute to the needs of the community as a whole and would in fact be remote and isolated from the majority of Connolly residents. This development WILL significantly impact the physical and social environment, and health of current residents. From the upper floors of these towers it will be possible to view gardens, swimming pools, balconies, and (with the use of binoculars or telescopes) the bedrooms and living rooms of dozens of houses surrounding the golf course. THIS ALONE should render this development unacceptable This development is NOT compatible with and out of character with the surrounding development and is NOT in keeping with existing housing It does nothing to protect the amenity of the area, quite the opposite in fact. Environment -Bush fire is a factor here. The development site is surrounded by mainly Eucalypts (24-28m tall) and native vegetation including grass trees which are highly flammable. Nearby areas have burned in recent years. The Resort is not noted for keeping fuel loads low on its premises (I know because my house adjoins the Quarry 4th hole). It is unclear how many of these mature trees might be lost to this development but they do provide food, roosts and 100 year old nesting holes for the ENDANGERED CARNABY COCKATOOS AND FOREST RED TAILS. If these mature trees block the views from the proposed apartments no doubt the developers will want them removed to allow their occupiers to enjoy unspoiled views which for current residents, will be lost to be replaced with 2 tower blocks to look at instead. Traffic – Access to the development site is limited to one 2 carriageway road to the Resort entrance and from there a single carriageway. There is no up to date traffic assessment nor is any reference made to improving this. Country Club Boulevard is landscaped and maintained to a high standard by the Resort and provides an impressive, in character and prestigious access to the suburb. If upgrading this access is eventually deemed necessary it is unlikely anything of equal quality will be provided, it may even be necessary to remove the existing avenue of mature trees. The developer should be required to provide an up to date traffic assessment as part of this Local Development Plan application so impact can be assessed. The whole length of access from Hodges Drive to Sites A and B is totally inadequate for the size and volume of traffic required during construction which would conflict with the Resort's guest traffic and golf buggies (which cross this road to access the 1st tee). This should be of major concern but the plan does not address the issue at all. Access in case of fire or other emergency needs consideration at this stage as should the impact of construction traffic on other road users using the nearby shops and childcare centre and residents in the town houses and St Andrews Court (mainly elderly) adjoining Country Club Boulevard Conclusions – This development proposal is out of character with the green and leafy suburb of Connolly and is on a scale unsuited to the area and the site. The management of the Golf Course and Resort has been poor for many years eg. Rotting boundary fences not renewed, fallen tree limbs not removed and reluctance to honour cost sharing for replacement of party fences surrounding the course. Often residents have had to threaten legal action to recover cost of damage caused by mishit golf balls for which the players and/or the Resort are liable. News of litigation against owners in Singapore who for years have starved the Resort of resources, does not inspire confidence in any development promises and despite current assurances residents believe profit would be the main factor driving this scheme The Plan should be rejected
494	**Oppose** Connolly cannot sustain this amount of new dwellings, the existing infrastructure is insufficient and the aesthetics of the proposed development, does not fit with existing properties around Connolly. There isn't sufficient roadways or parking and the disruption to the existing residents has not been thought of.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
495	**Oppose** I oppose this proposed Local Development Plan for many reasons including: • The sheer size of the proposed development – it's enormous! The size is totally inappropriate for the site; the proximity to nearby Connolly residents' houses; the amenity of the suburb; and the visual impact on the skyline of Connolly that personally negatively affects our home and the homes of many others. • A development of this magnitude would hugely negatively impact the visual amenity and privacy of many existing residents' homes. Due to the nature of the golf course fairways, this impact will be felt by a large number of homes across the suburb not just those in close proximity to the development. • Connolly as a suburb has a unique character and a lovely village feel, set against a backdrop of tall gum trees – which is not consistent with having two 14 and 12 storey high towers dropped in the middle of it. • Our suburb already has limited public open space, well under the recommended percentage deemed by the WA Planning Commission – (the lack of which is due to the historical actions of the State Government of the day selling our public golf course to a private owner.) This development would add even more people to a suburb already lacking suitable public open space and amenities accessible to all residents. • Despite misleading artist's impressions of the development, we know that many mature trees will need to be removed to accommodate this construction and structure. • Our streetscapes have a village feel and are not designed for the addition of so many more residents and the traffic this will generate. • The Proposal is not consistent with planning frameworks and policies. These essential documents protect against misuse, but are being altered to suit the nature of the development. • Understanding that Connolly was originally formed around an old quarry means that the site, latent rock, and other conditions will result in a lengthy, noisy build which will generate excessive dust, require unsightly visuals, and cause security concerns in our area. In addition, I think it's disappointing that the City of Joondalup only formally advised residents within 500m of the development. While I appreciate that this is all that they were legally obliged to do, the visual impact alone of this highrise development affects a huge number of people across the suburb and so everyone should have been informed, and given sufficient time to make themselves aware of the implications of this proposed Local Development Plan.
496	**Oppose** Happy with development, maximum 5 stories would work
497	**Oppose** I oppose this development for a number of reasons. 1. The proposed height and footprint of the development is not in keeping with the ethos of Connolly, nor the neighbouring suburbs. It brings to mind the Montparnasse tower in Paris from where one gets the best view of the city, because it is the only place in the city from which you can't see it. 2. It is not a smart urban planning solution and urban planners would no doubt take issue with it since towers such as this belong in inner cities or immediately adjacent to city rail services, not 3.5 kilometres from the nearest rail station in the middle of a low-rise residential suburb 30 kilometres from the city. The government should be encouraging development much nearer to the city. 3. While I understand the need to stem ribbon development and support the WA government's efforts in this regard, I do not see this development, aimed at foreign golf tourists, in anyway addressing that issue. 4. A development such as this has no place within an Australian residential suburb. I strongly urge the council to reject this application.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
498	**Oppose** I strongly oppose the proposed LDP at 45 Country Club Bld Connolly in its entirety. Please refer to the attached document with my objections and supporting material. **Attachment:** View of our family from our residence [REDACTED]  *Why is this relevant? Above is a picture of our sanctuary, a place we come home to decompress the day, connecting to nature is a huge part of that and has proven evidence to support positive benefits of mental health. If you support this proposal, the impact to our family will have multiple people peering straight over our entire house – we will have no reprieve, no privacy and no place to escape. We will be severely impacted with the high rise city development in a low rise suburb.* I strongly object to the proposed Local Development Plan (LDP) which will have a detrimental impact both on my personal situation and the local community as a whole. Our residence at [REDACTED] Connolly, was purchased for its natural beauty, quiet environment and expansive views of the golf course. We chose the suburb due to the low population density, security, the natural fauna and flora and protected environment. We paid a considerable premium for a modest house with the key attribute being expansive uninterrupted views of the golf course and framed by mature trees. Our house currently provides a secure, private, relaxing, calm, pleasant and very quiet environment for our family. Our personal privacy will be severely impacted by the high rise nature of the proposal with multiple apartment occupants being able to see directly into our entire block and living areas of the house. A construction project of this scale in this location is an architectural blight that will adversely affect the marketability, resale value, and overall appeal of our home. The LDP is filled with assumptions that appear to be lifted directly from town planning or architectural literature, which are completely at odds with the true impact of a development of this large scale. The LDP claims it will provide the following: • Enhanced environment • Sensitive design • Safe and attractive place for living

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• Thriving place with a sense of community Where is the sensitive design? • It towers over a green leafy suburb • It will remove if not all the trees, to enable them to build the 3 buildings in those areas. Where is the enhanced environment? • It takes away from the distinct character of the area – green leafy suburb. • The developers are not offering any additional benefits or amenities to the community of Connolly like the Ocean Reef development which has gym, pool, active areas and shops. Where is the safe and attractive place for living? • COVID brought about a requirement and realisation of the importance of useable green space as a requirement for developments. • Connolly is well below half of greenspace required of suburbs – 10% is the set standard, we are sitting around 4%. This will be adding population to our already lacking green space availability. • Where do the children play, where is the safety? They can't utilise the golf course due to the risk from balls. • There is a known correlation between high rise living and increase in reported crime. A thriving sense of community? • Where will the crossover be from the residents who live in the suburb to the new housing development which has in-house amenities? Where are the community 'touch points'? • Increased population creates disconnection within a community. • The Connolly Residents Association publically describes the members favourite things about Connolly on their website, which captures our community, these are some of their quotes: • [REDACTED] 'watching the kids cycling to and from school, the suburb feels so safe' ▪ [REDACTED] 'The it is a very green suburb, safe to walk and close to beaches' ▪ [REDACTED] 'The people. We have great relationships with our neighbours & there is a real community spirit. Also, I love being surrounded by nature! ▪ [REDACTED] 'It's established quiet suburb with a great community atmosphere' I have expanded on the statements in the LDP in the below subject areas: 1. Size and scale: The LDP concept is completely out of scale and context with the existing Connolly community and structures. It will be visually overbearing and become the focal point for the whole suburb. The majority of project construction costs are in the first two floors of the building developments, every level after that is relatively inexpensive by comparison. This makes an incentive to change the design to have as many levels as possible to increase profits. These high rises prioritise profit over the impact of the suburb and its community. 2. Loss of privacy and views: The proposed high-rise development would overshadow many existing homes and diminish privacy. Our house design specifically maximises panoramic views directly onto the proposed Site A. The proposed design (which can be further changed) will allow many terraced levels up to 14 stories to focus their views directly into our garden and through into our house. 3. Increased noise pollution: The construction process and subsequent occupancy would create noise disruptions for an undetermined period of time. The impact of which will certainly impact the health, sleep and wellbeing of nearby residents.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	4. Inadequate parking: The LDP does not appear to have adequately catered for the potential number of extra vehicles requiring parking especially during the construction process. Important resident concerns regarding overflow or spread into local streets was a subject that the developer actively minimised during the community meeting held at the resort on Monday 10 February at the resort. 5. Pressure on currently overburdened local services: The new 1000 residencies at Ocean Reef Marina in addition to this development will all contribute to further burden Joondalup health services (already experiencing excessive ambulance ramping over 660 hours for the month of January 2025.), local police and schools. 6. Impact on community feel: The LDP suggests that Connolly's suburban charm and low-density character would be enhanced. However, creating a shift to a more impersonal, high-density living environment creates social isolation and disconnect from Australia's traditional emphasis on outdoor living and space. Evidence of the close existing community culture and importance of connection to green open space are clearly shown on the resident's association page. There are many undeveloped locations that would be more suitable to multi-level residential structures with travel hubs accessible by foot and CBD facilities and in line with the current governments push for high density housing. 7. Environmental concerns: The development could harm local wildlife, including endangered species (Carnaby's Black Cockatoo) and the construction process could permanently damage the natural habitat. See evidence listed at end of document. The trees that will require destruction to facilitate the development are mature with some estimated to be over 100 years old. Planting saplings in order to 'offset' the impact will not compensate for the loss caused by the construction. The birdlife in the proposed area is amazing. Removing significant numbers of mature trees appears to be in contradiction to the City of Joondalup's own environment strategy. In 2023/24 the city planted 2,253 trees as part of the Winter Urban Tree Planting program. An additional 1,677 trees were planted as part of the City's Leafy City Program. The Climate Change Strategy includes a target of planting a minimum of 1,000 trees per year. These saplings will take many decades to mature into the trees the the LDP will remove. The City of Joondalup should also be mindful of the existing partnership and commitments to Birdlife Australia including their mission statements regarding protection of birds threatened by extinction, some of which frequent the specific area proposed for development. Approval of this LDP appears in direct conflict with the City's 'Leafy City Programme' and 'Climate Change Strategy'. 8. Bushfire risk: The development is near bushfire-prone areas, and risks are not adequately addressed (Historically there have been fires up to our property and includes a recent golf buggy charging fire). Many new residents are likely to require charging facilities for electric vehicles thereby increasing the danger. Concerns are held that the subsequent fire evacuation routes for potentially 600 residents will necessitate removal of many mature trees to widen and the single access/ exit point may then block the incoming emergency services. The LDP makes only limited mention of the proximity to a bushfire-prone area. However, if recent events and subsequent assessments are considered, the area may be reclassified in the future as a high bushfire risk zone, necessitating further clearance of the mature trees in the vicinity to secure the safety of the new structure. 9. Security and safety issues: Lack of clarity as to who the target owners / investors will be. The type of residency (short term rentals, Air BnB etc) and occupancy has an important impact on the community. Many of the multi-level apartments will also be directly in line of wayward golf shots from the adjacent tee subjecting the occupants to significant risk.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	10. Long-term impact: The proposed development will set a precedent for further high-density housing on the golf course and surrounds (including other potential precinct development proposals), changing the character of Connolly permanently. Will the developers at the Connolly Shop site also now resubmit their plans for a higher structure to realign to this new precedent? 11. Increased traffic and congestion: The proposed development does not adequately consider other high-density projects such as Ocean Reef Marina (1000 residential dwellings), Connolly Centre, and the wider impact on general and peak time congestion around key locations e.g Hodges Drive towards transport hub and freeway. Back-ups are also likely at multiple intersections in peak times which will increase travel times and risk to travellers. Established local roads within Connolly are not suitable for the increase in volume of traffic especially during peak periods. 12. Impact of protracted construction: The site will necessitate substantial foundation work into quarry bedrock from the outset, resulting in considerable noise, dust, and vibration that will impact the mental and physical well-being of residents. The staged approach outlined in the LDP indicates prolonged, large-scale construction over several years, which is both unreasonable and unfair to the current residents. Our son has severe dust allergies, construction will likely impact his health and wellbeing impacting his ability to breathe. 13. Urban heat island: A large concrete structure of this scale will disrupt wind patterns and affect the local microclimate. Additionally, many existing homes will be impacted by shading, blocking views of sunrise and sunset. 14. Safety of our community: Local school children walk and cycle to and from school due to the relatively low traffic volumes and the associated reduced risk of harm or injury. Recently, residents requested additional road policing support (black strip research data will be available) due to an increase in vehicles exceeding the speed limit on Fairway Circle. The direct route from the proposed development to Currambine Shops will pass Baltusrol Park, which has recently been upgraded with new children's play equipment. The current connection and familiarity of existing residents with the area plays a key role in self-correcting unsafe driving behaviours. 15. Visual privacy of our community: High-rise development will compromise and adversely impact our privacy. Put plainly, residents in high-rise will have full and uninterrupted view of our bedrooms and living areas, gardens and pool areas. 16. Anti-social behaviours: Connolly has exceptionally low crime and antisocial behaviour. This is evident both statistically and from the community pages and residents. This traditional ‘community based’ culture is reliant on the close bonds of family homes in the current format. The proposed high density units will permanently and detrimentally change the close knit community feeling of Connolly. 17. FIRB: Has the council fully assessed the LDP’s overseas owner’s compliance with, and its alignment to, the Foreign Investment in Australia guidelines before proceeding with consideration? 18. Additional uses of the structures height for 4/5G Transmitters: The proposed development height creates the potential for the installation of transmitters or antennas, which have documented health and environmental implications. The LDP makes no mention of this potentially significant income source or any commitments related to it. 19. Deviation from existing residential buildings: Connolly was originally designed as a low-density community, and the developers and council are now attempting to impose medium- and high-density development rules on this established low-density environment. The area is primarily zoned R20 and R40, with residents integrated seamlessly under the existing tree line. Unlike the proposed LDP, no existing structures detract from the natural beauty of the area. 20. Zoning: Currently the buildings on plot B are ‘To provide for a range of privately owned community facilities that are only allowed to be incidental or ancillary to the provision of those facilities, which are compatible with surrounding development the resort’. This design and intended purpose vastly exceeds this (The resort size is 70 rooms - the development is 130 dwellings).

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	21. Lack of new services: There is inadequate provision for new services and facilities that would potentially benefit the impacted local residents or 'enhance the community'. 22. Inadequate consultation: Many local residents have struggled to understand the complexities and key clauses within the LDP. The communication and consultation process has been insufficient and with unacceptable haste. A limited 500-meter letter radius fails to reach all potentially impacted residents, preventing them from expressing their concerns or objections. Elderly residents, in particular, who do not utilise open source material / internet have found it challenging to grasp the full impact of the development and may have been misled by architectural projections that distort the true scale and details. The projections have been artificially adjusted in the LDP to minimize the perceived negative impact of such a large structure. The intricacies of the LDP's relationship and its precedent over other planning documents is complex and presents challenges for an average resident to absorb and process. Recommendations: In conclusion, I strongly object to the proposed Local Development plan – 45 Country Club Boulevard, Connolly in its entirety, including any supporting documentation. I have highlighted the points above as to why the community and my family will be personally affected to the determent to the suburb. Recommendations: Points which need to be considered for any future development on the proposed site: • Environmental - Trees are not to be pulled down to make way for the dwellings, but the dwellings are made to be flexible within the area. This is to ensure the long established habit of the birds/endangered cockatoos (flora/fauna) are protected and to also reduce the urban heat island effect. • Height - Reduce the development to town houses (maximum 2 levels), this is in keeping with the area. This aligns with being sympathetic with the existing neighbourhood and village atmosphere of Connolly. Any such development limit to 2 standard story construction measured from natural ground level. • Parking - Provide enough parking, previous developments by the developers have caused congestion and lacking of parking for families that live here. The community are left with congested roads on Spy glass and Long Island Pass. • Congestion - Decrease the number of units to avoid overcrowding, and congested occupancy. • Noise pollution - Address potential noise impacts through soundproofing measures for nearby homes. These must be non-evasive, fitting and in support of the Connolly themes. • Lighting pollution – all lighting needs to be angled utilising shielding so lighting from ceilings/dwellings do not permeate across the fairway. Driveways must be sympathetic in angles so car lights are not projected across the fairway into other houses. Building structure, paint and windows made of non-reflective compounds. No mirrors or light reflecting ornaments allowed on balconies. • Privacy - Ensure that the privacy of all and any Connolly home/residents are maintained. This will include regulation/rules of design and construction in which a view from any part of the proposed development will not transgress visual privacy regulations of any existing house through windows and openings, garden or swimming pool area. • Blight on the property – Provide financial compensation for all owners whose property values and privacy may and/or will be, negatively and/or affected in any way. (*see evidence listed below*). Additional key selling features to be added to houses on the golf course. Developers to provide free use to the golf course, gym and resort facilities for houses located on the course (this would be linked to the house deed and the agreement would not be lost if the house or golf course is sold. The agreement would be linked to the recognition of blight caused on the property as well as monetary compensation for houses to try and add value where it has been lost.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• Costs incurred - Historically there is an increase in theft and criminal behaviour where significant developments occur. Such activity may increase insurance premiums for which owners must be fully compensated, and for as long as such premium increase is charged. • The development does not reduce, tarnish or negate any benefits of the existing community either through lifestyle and/or connection, and/or security i.e lack of new community facilities. • Precedent - Any such development must not set a precedent for other potential developments on the Joondalup Golf Course and/or Accommodation precinct in any way, and not at any future time. This must also include developments such as the Connolly Shopping Centre etc. • Open space development - The developers should become responsible for improving and maintaining our current parks in the Connolly area into botanical parks, similar to that of the Wanneroo Botanical Gardens. This is to acknowledge the lack of open green space and to make up the short fall of any additional population to the area both residential and hotel. • Zoning - Any agreement with the council and developers should not negate local legislation applied to the suburb requirements of R20 or R40 zoning which is in line with the housing area of the suburb, not the Connolly shopping centre. **Consideration:** We respectfully request that any further developments in this case and others in the future, include increased community involvement, in order to be fair, transparent, and provide the community and those impacted a say in matters before an advanced stage is reached so that community sentiment, inputs, and considerations can be dealt with on an inclusive and progressive basis. We urge that the proposal be revised to address and mitigate these concerns, suggestions and requirements. *Evidence - Agents use our views as key selling points, this property on [REDACTED] does not have the same impactful view as our property at [REDACTED].* [IMAGE REDACTED] *Evidence - Open home conducted by [REDACTED] at our now house [REDACTED] – people are drawn to our impressive view and were not looking at the house (see below)*  *Evidence - Carnaby's Black Cockatoo, fence at Connolly (Threatened ranked as Endangered) Schedule 1 – Fauna that is rare or is likely to become extinct.*

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	
499	**Oppose** Too high and encroaching. Beautiful trees and wildlife impacted and destroyed. Access to and from for the volume of people dangerous and impacting on existing residents It would make more sense to renovate the existing hotel and clubhouse assets. Keep and maintain the exclusive World Class Resort appeal.
500	**Oppose** Height is an issue. Height of tallest building should not be lower than current tree line. Current planned height impacts privacy for residents.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
501	**Oppose** 1. 14 stories tall for the apartment block is extreme and too high even with the proposed design option. 2. The height of 12 or even 14 stories high is not in keeping with the existing housing structures in Connolly. 3. This will impact massively visually across the suburb 4. Connolly is known for its trees and the addition of these buildings will mean the removal of many trees from the area. This is not consistent with the character of Connolly. We need to protect our fauna, flora and the beautiful area of Connolly 5. The local Development Plan is not consistent with Planning Framework and Policies 6. Significant increase of traffic in the suburb - bringing noise, pollution and a very busy single road access. This will cause traffic queues particularly at peak times and increase danger to the local children and locals who use the area for exercise 7. Many Local people use Fairway Circle for walking, cycling for daily exercise. Currently the view as you walk is trees, and the golf course whilst 2 high rise buildings will become the new focus. This will spoil the serenity of the area. 8. Lengthy build times for this development will mean noise, dust and disruption 9. The development does not include any proposal for new amenities for existing residents. To use. This is one of the very few suburbs in Joondalup area that doesn't even provide a local convenience store for its residents 10. The extreme height proposed for these buildings will adversely affect the popularity of the suburb and the golf resort 11. Why are buildings up to 70 metres beings considered when there are no other such buildings in any neighbouring suburbs? Apartments built in Currambine are only around 6 stories high and those are built on the edges of the suburb. 12. Apartments of a maximum of 6 stories is more acceptable. I support progress and want the resort to thrive but the development has to be in line with the rest of the suburb and compliment Connolly.
502	**Oppose** The height of the building is a big issue as this will ultimately become an eye sore and will not blend in with the surrounding landscape. Increase to traffic within the area due to increasing the population significantly is also of concern.
503	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
504	**Oppose** I oppose this planning proposal for a number of reasons: The extensive height of the proposal, 14 stories and 80 metres tall at it's peak will have a considerable negative impact on the aesthetics of the area. Joondalup Resort and surrounding golf courses are an area of natural beauty and the jewel in the Joondalup Council's crown. This will be completely spoiled by building anything above the treeline. Yet more limited public open space would be unnecessarily lost. A significant quantity of flora and fauna, including the endangered black cockatoos will be displaced by this proposal, further negatively impacting the environment. The proposed plans include the building of 190 new apartments. This means a minimum of 380 cars entering and exiting from one area - Country Club Boulevard. This street is already busy with deliveries in and out of the area. The current road infrastructure cannot cope with this amount of increased traffic and will result in major delays and queues getting in and out. This increase will also heighten the risk to children crossing the road to get to nearby Connolly Primary school on Fairway Circle. There will also be a significant increase in traffic noise and pollution. The additional population boost will put additional strain on the restricted ammenities in Connolly, for example the local nearby shops are limited in number with limited car parking, which is consistently full. Therefore, again the infrastructure is not there to cope with this increase in population. The major attraction of living in Connolly is that it is a quiet, leafy suburb. Increasing population by approximately 400 people in high density housing will ruin this ambience and is not in keeping with the charater of Connolly. Noise will increase significantly along with the potential for increased crime, such as graffitti, destruction of property, theft etc. It is also noted that this proposal does not provide any amenities for Connolly residents to access. This proposal does not offer anything advantageous to Connolly residents and is purely a profit making exercise for the owners of the resort and the associated companies involved in planning and building the structures. Building the structures will require digging through solid rock formations. This will result in a significant noise impact for a prolonged period of time again ruining the ambience of the area and disturbing residents who will not be able to enjoy any outside living in their own homes as a result. The issues as described above will also reduce property values, with potential buyers put off with the impending building works and the prospect of a towering eyesore of an apartment block being in full view. There have been 10 housing opportunity areas within the Joondalup Council that have been nominated for high density housing. Joondalup Resort is not one of them so it is astounding that this proposal is being considered. The residents of Connolly are being completely ignored in this proposal which is very surprising considering the significant financial support the residents provide the resort through their custom. Connolly residents deserve better treatment than this proposal provides.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
505	**Oppose** My reasons for objecting, which I hope the Joondalup City Council will seriously consider, are as follows: 1. The council has already identified 10 Housing Opportunity Areas (HOA) that can address population growth and meet State Government infill targets. This proposed site in Connolly was not on this list, and I do not believe that allowing the construction to proceed will address the current housing shortage. Can it be guaranteed that the dwellings will be affordable and only available for purchase by people who will use the property as their primary residence? 2. The plans are highly misleading, as the drawings depict a tree line roughly 10 stories high to minimize the perceived impact these apartments would have on the visual aesthetics and privacy of neighboring properties. 3. The height of the proposed dwellings is not within the guidelines for this area. This ties back to point 1, as this site has not been recognized as an HOA. The Local Development Plan (LDP) seems to be driven purely by profit. 4. The environmental impact on flora and fauna needs to be considered. The current wildlife, including Black Cockatoos whose habitat is already being lost and degraded, will be affected. Additionally, trees are being removed from the proposed site before permission has been granted. 5. There will be a significant increase in traffic in the area. With 190 new dwellings, that means at least 190 additional cars on Country Club Boulevard. In reality, it will likely be at least 300 additional cars with visitors' traffic. I do not believe that the current road infrastructure can handle the increased traffic load. There will also be increased traffic on Fairway Circle, posing a higher risk for children crossing the road to get to the primary school. 6. There are already limited public open spaces in Connolly, and this proposed development further reduces them. The development does not benefit the existing residents of Connolly. 7. An increase in the number of dwellings in Connolly will also lead to an increase in crime and vandalism, such as graffiti. This has been observed in other areas in Perth where high apartment blocks have been built. This Local Development Plan is not consistent with current planning frameworks and policies, and I strongly oppose it.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
506	**Oppose** My reasons for objecting are as follows: 1. This proposed site in Connolly is not among the 10 HQA's proposed by JCC to address population growth problems and I do not believe by allowing the construction to go ahead it would address the current shortage in housing. Can it be guaranteed that the dwellings would be affordable and only available for purchase by people who will be using the property as their main dwelling? 2. The plans are highly misleading, the drawings show a tree line roughly 10 stories high in an attempt to minimise the impact these apartments would have on the current visual aesthetics and privacy of neighbouring properties. 14 stories is too high for the residential neighbourhood. 3. The height of the proposed dwellings is not within the guidelines for this area. This also goes back to point 1, this site has not been recognised as a HOA. The LDP seems to be driven purely by profit. 4. Environmental impact on the flora & fauna. Has consideration be given to the impact this will have on the current wildlife including the Black Cockatoos whose is already being lost and degraded? 5. There will be a significant increase in traffic in the area - with 190 new dwellings that is at least 190 additional cars using country club boulevard. In reality it will probably be at least 300 additional cars with additional traffic for visitors. I do not believe that the current road infrastructure can service the additional traffic load. There is also the increase in traffic on Fairway Circle, with an increased risk for the children crossing the road to get to the primary school. 6. There is already limited public open spaces in Connolly and this proposed development reduces it even further. The development does not benefit the existing residents of Connolly. 7. With such an increase in number of dwelling to the suburb of Connolly there will also be an increase in crime and vandalism such as graffiti. This has been seen in other areas in Perth when high apartment blocks have been built. This local development plan is not consistent with the current planning frameworks and policies and I strongly oppose to it.
507	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
508	**Oppose** Community Consultation on Planning Proposals Proposed Local Development Plan - 45 Country Club Boulevard, Connolly • Planning proposal number - 111922 Gaps and Issues regarding consistency with Local Planning Policies: 1. Residential Development Local Planning Policy: The LDP claims to minimize bulk and scale impacts on adjoining residential properties, but the proposed heights (up to 14 storeys) may still be contentious. 2. Environmentally Sustainable Design Local Planning Policy: While the LDP mentions sustainability, detailed measures are deferred to future development applications. More specific commitments could strengthen the proposal. Community Impact: 1. The LDP states that the development is a significant distance from adjoining residential areas, but community consultation feedback on potential visual and traffic impacts should be thoroughly addressed. Traffic and Access: 1. The LDP anticipates that residential development will generate traffic at different times than existing uses, but a detailed Traffic Impact Assessment (TIA) is deferred to future stages. Impacts of other policies and government processes Australian State Planning Commission has set precedent for significant developments, especially those exceeding typical height limits, often attract scrutiny and may require WAPC involvement if deemed complex or significant. Even though this part of the develop process is not applicable for opposing the development, I would like my voice herd to express the following concerns: 1. Height and Scale: The proposed building heights (up to 14 storeys) may be seen as excessive and out of character with the surrounding area. 2. Traffic Impact: Potential traffic congestion and safety concerns due to increased vehicle movements. 3. Community Amenity: Potential negative impacts on the visual amenity and character of the area, as well as concerns about overshadowing and privacy for nearby residents. 4. State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7): Although the south-eastern portion of the golf course near the freeway is located within a bushfire-prone area, the subject site itself is not. Therefore, there are no specific bushfire planning matters to be resolved as part of this LDP 5. State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0): The LDP has been reviewed by the City of Joondalup Design Review Panel (DRP) against the 10 Design Principles contained in SPP 7.0. The feedback from the DRP has been incorporated into the LDP to ensure high-quality design outcomes. This sets precedent for scale of development. 6. Transport Impact Assessment Guidelines. The LDP acknowledges that a detailed assessment of transport matters will be required prior to the approval of any future development application for residential development on the subject site. Impact on Bushfire Control and Community Safety While the subject site is not in a bushfire-prone area, it is essential to consider the broader context of the development and its potential impact on bushfire control and community safety. However, the south-eastern portion of the golf course near the freeway is within a bushfire-prone area, which means that any future development in that specific part of the site would need to consider bushfire risk and management.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	1. Increased Risk: The proposed residential development is designed to be integrated with the existing Joondalup Resort amenities, which include a golf course and other facilities. Given that the development is not directly within a bushfire-prone area, it is unlikely to significantly increase the risk of bushfire control issues for the community1. 2. Community Safety: The development includes design objectives that focus on creating a safe and attractive living environment. These objectives include high levels of visual surveillance, safe pedestrian and vehicle movement, and enhanced pedestrian networks1. These measures contribute to overall community safety and resilience. 3. Future Considerations: If any future development extends into the bushfire-prone areas of the golf course, a detailed Bushfire Management Plan would be required to ensure that appropriate mitigation strategies are in place. This would include measures such as creating defensible spaces, using fire-resistant materials, and ensuring adequate access for emergency services. Potential Environmental Impacts It is essential to consider the potential environmental impacts and ensure that any development complies with relevant environmental protection regulations. The development is likely to destroy trees that are critical to native wildlife such as the Barnaby Black Cockatoo. The following risks for a reduction in foraging habitat will result in; • Food Sources: These cockatoos depend on specific native trees for foraging. The destruction of these trees would reduce the availability of food sources, impacting the birds' ability to find sufficient nutrition • Habitat Fragmentation: The removal of trees can lead to habitat fragmentation, making it more difficult for the cockatoos to find continuous foraging areas. This can increase their vulnerability to predators and reduce their overall fitness To mitigate these risks an environmental Impact Assessment (EIA)is required to identify the specific impacts on the Barnaby Black Cockatoo and other wildlife. This assessment should include measures to mitigate the loss of habitat. Potential Environmental Considerations 1. Environmental Protection Act 1986: • This Act requires that any significant development must consider its environmental impact, including potential effects on local flora and fauna • Future development applications may need to include environmental assessments to identify and mitigate any potential impacts on rare or endangered species. 2. Local Flora and Fauna: • The Joondalup area is home to various native species, and any development should take into account the preservation of local biodiversity. • Conducting a detailed environmental impact assessment (EIA) would help identify any rare or endangered species in the area and propose measures to protect them. 3. Community Consultation: • Engaging with the local community and environmental groups can provide valuable insights into the presence of rare or endangered wildlife and help address any concerns.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
509	**Oppose** I object to this proposal due to: Apartment blocks will be too tall and an eyesore for the residents. 190 apartment will result in approximately 380 cars, increasing pollution, causing traffic jams and risking the lives of children crossing Fairway Circle to get to school. Wildlife will be negatively affected, including the endangered black cockatoos. Building works will have to drill through rock resulting is excessive prolonged noise. Property values will decrease as a result. The proposal is not consistent with Planning Frameworks and Policies. The proposal further reduces limited public space. There are no proposed amenities for Connolly residents to access. This proposal is completely detrimental to Connolly residents - there is absolutely nothing positive for the residents in these pans.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
510	**Oppose** 1. "The subject site is contained within a landscaped setting and is remote from the surrounding lower density residential development" >> to say remote is inaccurate when only separated from surrounding lower density houses by 150m of golfing greens, especially given the vast size and height of the development. This will not "minimise the bulk and scale when viewed from these properties" as 80m in height is vast, tiered or not. 2. "The future residential development is consistent with the objectives of LPS 3 and the City of Joondalup Local Planning Strategy which seek to accommodate high quality, higher density development in appropriate locations and to diversify the housing stock in the City to cater for a range of housing needs" >> The location for the scale of this development is not at all appropriate. There is no direct public transport access and only a single road in and out. The proposed 14 storeys is not at all in keeping with the existing structures of the area and is likely to devalue the surrounding area both aesthetically and value wise. The negative impacts from increased traffic, noise, reduced tree cover and an unappealing high rise in the middle of the golf course will not be providing high quality housing stock in an appropriate location. 3. "The provisions contained within the LDP will facilitate an exciting residential component to the existing facilities at Joondalup Resort." >> this would be true if the existing facilities were well maintained, utilised and already accessible to the community, which they are not. 4. The "perspective views" in the proposal are distortive in reflecting an 80m building height given the height of the tree line, which makes the proposal seem to have purposeful misrepresentation. Understood it is an artist impression but this should at least be to scale. 5. Whilst Country Club boulevard can carry up to 6000 cars per day (Lot 535 (No. 45) Country Club, Boulevard: Traffic Impact Statement, page 4), the roads intersection with Fairway Circle, and Hodges drive is inadequate for such volumes. Any increase will have an impact on these and is not adequately considered in the proposal. Furthermore, with the development of Ocean Reef Marina, there will be more traffic on Hodges drive, which will impact the intersection with Country Club Boulevard and is not considered in the traffic study. 6. There is significant pedestrian traffic along Fairway Circle, and a number of these are school children attending Connolly Primary. Thus an increase of traffic at the intersection between Country Club Boulevard and Fairway Circle will increase the risk the pedestrians face. 7. Whilst the developers are looking at staging the development, dependent on market conditions (Lot 535 (No. 45) Country Club Boulevard, Connolly Proposed Local Development Plan section 3.5), what are the stages and what are the triggers? 8. The market for units is generally below that of houses in Perth, and there is a possibility that the units will stand empty for significant periods due to them not being sold, the impact on the surrounding areas property value has not been adequately taken into account. 9. During the staged approach, it is unclear if the area will be cleared until building will commence under favourable market conditions. If it is cleared and then not developed for some time the barren land will be an eyesore and devalue the area. 10. It is not understood how the cutting down of significant number of trees and replacing this with concrete buildings is environmentally sustainable. The proposal does not adequately address the removal of the tree canopy and providing areas to encourage greening on balconies is not adequate. No alternatives are proposed and no replanting is proposed, although it is understood this will be considered in "future applications" it appears to be poorly prioritised.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
511	**Oppose** Whilst I am not against suitable development of the land which is the subject of this Local Development Plan (LDP), I do not believe the proposal that includes a 14 storey development is appropriate and I therefore oppose it. Rather than being a development that blends in with the remainder of Connolly, I believe it will stand out in a negative way and be detrimental to the amenity of Connolly. I refer to the City of Joondalup policy 3-2 - Height and Scale of Buildings within Residential areas. It's Objective is - "To ensure that all development within a residential area of significant height and scale is given appropriate consideration with due regard to the protection and enhancement of the amenity and streetscape character of the surrounding area." It is stated that Amenity shall mean "the quality of the environment as determined by the character of the area, its appearance and land use, which contributes to its pleasantness and harmony and to its better enjoyment." Connolly is a leafy suburb where the vegetation acts a screen between buildings thereby reducing their visual impact. The vegetation also helps to reduce ambient temperatures. This is due in part to the block sizes which enable homes to have decent sized gardens that support vegetation. The golf course and native bushland also contributes to this. Compare this to newer developments where homes are crammed onto ever decreasing lot sizes which leads to homes occupying the majority of the lot and the suburb being a jungle of buildings with very little vegetation and associated increased temperatures. As far as I am aware the highest building in Connolly at present would be a maximum of two or possibly three storeys. This is well below the height of many mature trees. So I can't understand how a high rise development such as being proposed by this LDP can be considered as meeting the objective of City of Joondalup policy 3-2. I am concerned that this LDP is the start of a process that will forever change the nature of our beautiful suburb and the community that lives here. I attended a presentation and question and answer session about the proposed LDP at the Joondalup Resort which was arranged by the Connolly Residents Association. I came away with a lack of confidence in the people handling the plan and their lack of understanding of the residents of Connolly. It was as if they were addressing fellow planners and architects with their use of acronyms and jargon rather than talking in terms that members of the general public could easily understand. They seemed ill prepared and surprised by the quality of the questions being put to them. This did not lead to a lot of confidence in what we were being told or not being told. From this I assume that they did not apply the "WAPC - Guide to best practice planning engagement in WA". I also have some other questions and comments regarding the LDP. An extract from the Conclusion section of the LDP states "The LDP has been designed to respond to feedback from the City of Joondalup Design Review Panel to facilitate a highly site responsive design outcome which will deliver a high level of amenity to future occupiers while minimising any impacts on the surrounding residential zoned land". How many of the Design Review Panel live in Connolly and will be impacted by the sight of a 14 storey apartment block in an otherwise low level residential suburb? None I assume, as they would have a conflict of interest. So how can they assess that the design outcome minimises impacts on the surrounding residential zoned land when it seems little or no consultation with the residents has occurred during the preparation of the LDP. Many residents whilst at home or enjoying walking in Connolly will be confronted with a high rise building towering way above the tree line. It is stated on page 22 of the LDP relating to site A that the "Maximum height of buildings 80m AHD or 14 storeys". The wording is such that presumably a 14 storey building that has a maximum height greater than 80m AHD would be acceptable? This comment may seem pedantic, but this is a document that will guide future design, and if it is open to interpretation, could be open to creative manipulation. I trust this provides some explanation about my concerns and reasons for my opposition to this planning proposal.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
512	**Oppose** The 'Private Community Purposes' zoning is specifically for community-related uses and facilities. This zoning does not typically include residential development, which is why an R Code (Residential Design Code) is not assigned to this lot. This is in conflict to the Residential Development Local Planning Policy. Community Impact: The LDP states that the development is a significant distance from adjoining residential areas, but community consultation feedback on potential visual and traffic impacts should be thoroughly addressed. This must be addressed for the safety of children attending the Connolly public school as parents of these children are likely to reside outside of the Connolly suburb. Traffic and Access: The LDP anticipates that residential development will generate traffic at different times than existing uses, but a detailed Traffic Impact Assessment (TIA) is deferred to future stages. This could be a point of contention. Environment and Amenity: The proposed building heights (up to 14 storeys) may affect the visual character and amenity of the surrounding area. i.e. shadowing, sunset and natural light.
513	**Oppose** I am not opposed to suitable development of the subject land but I am opposed to the high rise that is proposed as I believe it is totally unsuitable in the suburb of Connolly.
514	**Oppose** I am writing to express my opposition to the proposed height increase for Lot 535 (No. 45) Country Club Boulevard, Connolly, and to advocate for limiting the development to no more than five storeys. While I acknowledge the ongoing housing crisis and the need for increased development, it is crucial that we balance the demand for housing with the preservation of the features that make our community special. I believe a development limited to no more than five storeys would be more appropriate for maintaining the suburb's character, respecting its residents, and minimising the visual impact on the natural landscape. Connolly is a low-rise, residential area with a distinctive and valued nature setting that contributes significantly to its overall appeal. The current skyline of the suburb is dominated by single-story and low-rise buildings that blend into the surrounding natural landscape. Taller buildings would clash with the environment and negatively impact the quality of life for residents—especially those who have invested in properties overlooking the golf course. As long-term ratepayers of the City of Joondalup, we do not wish to see this area become overdeveloped or transformed in a way that diminishes the suburban tranquillity we all enjoy. In conclusion, I urge the council to consider these concerns and revise the proposed height limit to no more than five storeys. This would allow for appropriate development that is in harmony with the character of Connolly, while still providing the Joondalup Resort with the opportunity to improve its land, generate income, and diversify its assets and customer base. Thank you for considering my submission.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
515	**Oppose** I believe that the residential expansion of the Joondalup Resort would not benefit the broader Connolly community and would be detrimental to the overall quality of life for the residents. My main objection is that the Resort has excluded the Connolly community from accessing and enjoying the space that was originally it's public open space (POS). As outlined in Liveable Neighbourhoods 1 and 2 and evidenced in Healthy Active by Design, access to POS is critical to supporting physical activity and healthy inclusive communities. Whilst at first sight Connolly appears as a green suburb and a paradise for recreation, there is no access to the perimeter of the site so that residents can walk around the amenity. It is one of the suburbs with the least amount of POS having had theirs sold to private developers for the Resort to be built a few decades ago. Now, future residents are increasingly excluded from the space whilst being asked at the same time to be open-minded about allowing the Resort to expand. However, with its height (14 storeys at its highest) and considerable mass to accommodate 190 new dwellings, the proposed development is out of character with the suburb. It will be visible to a significant part of the suburb and will result in increased traffic and will put greater pressure on local infrastructure and services. Putting all these challenges aside, how exactly will this development benefit the local community? Housing diversity and choice were mentioned as reasons to support the development and resist 'Not In My Back Yard' (NIMBY) reactions. However, is this development going to be designed with local downsizers in mind, or will they target predominantly a short-stay overseas market should the proposed local development plan be approved? From their past actions I would be surprised if they had the local market in mind. Furthermore, the Resort has shown a high level of contempt towards the surrounding community. For example, there are hostile signs around the golf course stating: "Private Property No trespassing. Unauthorised access for recreational or any other activities is strictly prohibited" and "Trespassers will be reported to police". These signs are in the middle of residential areas and residents are made to feel like criminals in their own street. This is highly disrespectful to the local community. Additionally, in places the perimeter fences are falling down giving an unkempt appearance to the suburb; in other areas, high fences have been erected blocking views of the golf course. Again, this demonstrates disrespect for the neighbouring community and their disregard of their responsibility to be a good neighbour. In conclusion, this development will be self-serving for Joondalup Hotel Investments Pty Ltd. and will have little benefit to the local Connolly community, instead it will negatively impact the character of the suburb and the residents' quality of life. The City of Joondalup must therefore reject the application.    

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
516	**Oppose** The height of this development is excessive for the area and does not conform with Residential Design Codes and local design code plans. The adverse impact on the area both from a privacy and visual aspect will be detrimental to all residents and public that use the golf course. The supplied traffic impact statement is vague to say the least and looks like it has been transcribed by someone with little experience in the traffic area, or done so with minimum facts, by design? Keep in mind that Ocean Reef Marine development is progressing and the traffic impact at Hodges Dr will be increased. Has any study been done on Flora, Fauna, Aboriginal Land rights. There is limited open space in Connolly with none being incorporated into these plans. Foreign investment is fine in my opinion but must not be, to the detriment of ordinary Australians, which I feel this development is. The height is totally unnecessary.
517	**Oppose** Upon looking at the local development plan and planning proposal, I believe this will only have a negative impact, not only on the suburb as there will be much more population, noise and traffic Connolly is known to be a peaceful and quiet suburb, the reason we bought our home in this location is for the nature that surrounds it and the peace tranquility of the area. Secondly the plan does not take into consideration all the wildlife and beautiful flora and fauna that surrounds the golf course and where the proposed planning is to take place, it is not environmentally friendly and the construction will disrupt the environment and wildlife, often as a family we go for walks there and that area is full of kangaroos and so many birds that call that place home it is so heartbreaking to think what will happen if the plan goes through. Finally, country club boulevard is a very quiet street and the only entry and exit point for the huge apartment building and hotel is country club boulevard a dual carriage way, traffic will be an absolute nightmare for visitors of the golf club and residents of the units and housing on Spyglass Grove where we live, how is one road supposed to cater for hundreds more residents coming in and out.
518	**Oppose** - Buildings too high - Increased traffic congestion in suburb - Fire risk for occupants due to limited access roads
519	**Oppose** The buildings are too tall, which will look displaced in our suburb and be visually disruptive. There will be too many cars on the road, connolly only has 5 exits to main road. There will be a build up of traffic getting out to these roads during peak hours and around the primary school. Also a potential increase fire risk and safe exits from the suburbs if this occurred. Fires have recently occurred at the golf course. I understand infill needs to occur to increase housing stock and for this reason I would have considered a smaller project, but given the size of this project, I think it is too much for the reasons given above.
520	**Oppose** We were told when we bought the land that the estate was limited to 1000 blocks this proposal will clearly exceed that restiction

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
521	**Oppose** After reviewing the local development plan and planning proposal, I strongly believe it will have a negative impact. The increased population, noise, and traffic will disrupt the peaceful and quiet nature of Connolly—the very reason we chose to buy our home here. Country Club Boulevard is a quiet street, yet it will serve as the sole entry and exit point for a large apartment building and hotel. How can a single road possibly accommodate the influx of hundreds of new residents? Given that it is only a dual carriageway, the traffic congestion will be a nightmare for residents particularly those of us living on Spyglass Grove. Additionally, the proposal fails to consider the rich wildlife and beautiful flora surrounding the golf course, where construction is planned. This development is not environmentally friendly and will severely disrupt the local ecosystem. As a family, we often walk in the area, which is home to kangaroos and numerous bird species. It is heartbreaking to think of the consequences if this plan proceeds. Looking at the planning proposal, it seems fair that the Joondalup resort wants to renovate and further develop the hotel for the resort, however, I do not support the construction of the 14-story apartment building, as it offers no benefit to Connolly residents or the environment surrounding it. Instead, it serves only those profiting from it, with no consideration for the broader community.
522	**Oppose** 1. The LDP is not consistent with the low-density character of Connolly. Two towering apartment blocks will detract from the suburb's peaceful appeal to existing and new residents. 2. The LDP offers no new amenities for Connolly Residents outside the proposed site whereas residents within the proposed site will have access to the facilities of the resort. This leads to a supposition that these dwellings will be available for the sole use of the resort's clientele and will not address the local housing shortage in any shape or form. 3. The LDP proposes to remove all but 4 existing trees. Perth, as you will know, has the lowest tree canopy city in Australia. We need to protect the flora and fauna for future generations. It will take years to grow any sizeable screening.
523	**Oppose** I am opposed due to 2 items as follows: 1) Height, the no. of levels is excessive & obtrusive, what would be acceptable is that all & any development remain the same height & no. of levels as the existing resort as this has an impact on traffic; & 2) Traffic congestion, what is the traffic management plan long term if this becomes an issue & the short term traffic management plan for trucks during the development process.
524	**Oppose** I oppose this development as follows: 1)The height of the apartments are obtrusive to the environment & I question the artist impression, 14 stories will tower above any & all trees. Keeping all of the height to a maximum equivalent to the existing resort, ie 6 stories with maximum height of 46m is more acceptable & I believe remains within the initial council guidelines; 2)Traffic congestion is a concern with the no of apartments & residences proposed, hence my above objection above.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
525	**Oppose** Although acutely aware of the need for more housing development in WA, in considering the impact of traffic to the area, given that 291 car bays are proposed in the LDP for 45 Country Club Boulevard, I feel a real concern for what this will impact will mean to the area, not just in peak traffic times, but more importantly in the event of an emergency evacuation such as during a bushfire. In even considering a current personal bushfire plan, and what evacuation of this suburb will look like, it becomes apparent that almost the entire southern part of the suburb of Connolly (including several large townhouse complexes, those properties facing the golf course and current visitors to/employees of the Joondalup Resort) would have to exit onto the narrow Fairway Circle road in order to leave the area, causing a huge bottleneck at the roundabout as well as at the exits leading onto Hodges Dr (should one of these not be impacted/closed due to fire threat close to this area ie. bush area closest the Mitchell Freeway.) For our complex of just 37 units, such a situation could generate at least 70 vehicles needing to exit urgently from this one exit point onto Fairway Circle. For context,our complex currently has about 5 visitor parking bays with the City of Joondalup allowing any overflow vehicles special permission to park on the walkway outside the complex, given that the road is too narrow/busy to allow cars to park in the street. I imagine therefore that if this proposal went ahead that the roads exiting Connolly would have to be widened too to make provision for such an event for the safety of all Connolly residents.
526	**Oppose** I more to Connolly 4 years ago for the quiet, natural and beautiful suburb it is. These apparents will 100% take away all of that. We will no longer be a small, quiet, nature loving suburb if this goes ahead. There are no other high rise apparents / hotel in Connolly for a reason. It needs to be made next too the art house in Joondalup. Now that would make sense.. Our shopping centre isn't even up too standards for the people already living here. All the over flow parking with be banked up in this car park which already is pretty full during the day. This will be a traffic chaos and a massive disaster!! Who then will implement the fines to these cars parking illegally on the streets? Crime rates will go up more that's for sure. The noise from all the cars coming and going. Imagine the traffic jam with all these hundreds of cars coming and going! Will be an utter disappointment if any of this goes ahead. Do the right thing. Connolly is not Singapore. That's why we moved here! Thank you for your time
527	**Oppose** The proposed building’s are too high for the suburb. There is also no proposal to explain how the suburb would cater for the increase in people. This current proposal is not viable for Connolly.
528	**Oppose** My concerns are with the large volume of cars that will be entering and existing that street. A lot of Connolly Primary School students either ride or walk to school, there for this becomes a safety issue. I'm also opposed to having a sky rise building in a suburban area. The proposed height is absolutely ridiculous for this area. A 6 storey building would be more appropriate.

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
529	**Oppose** The building for the area is too high. You only have to look at the one on Grand boulevard which is 16 storeys high to see the height and affect it has on the area. Coming in and out of that schem is a nightmare! The height of the building proposed at Connolly will be over looking houses on Royal Melbourne! Uf a proposal was for houses like the ones down beside golf club was made I would not have a problem with that as tge would be more fitting for the area.
530	**Oppose** i would support the development if the building height is changed to 40m or below
531	**Support** (no comments provided)
532	**Support** (no comments provided)
533	**Support** We can not go down the NIMBY road
534	**Oppose** The proposed height of the buildings are excessive and should be reduced to treeline height at the very maximum. The current proposed height will cause light pollution, noise pollution and privacy issues for nearby houses.
535	**Oppose** These size buildings will not be aesthetically pleasing in Connolly
536	**Oppose** Height of any development in the area should be restricted to a maximum of 4 stories. Building anything on this land is of no benefit to the Connolly Community. Impact from any development in this area will affect: water source internet access power impact local amenities such as GP/Joondalup Hospital access traffic and parking

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NO.	COMMENT
537	**Oppose** This proposal is outrageous to bestow on the Connolly residents. Overcrowding 14 stories towering over our residential suburb is akin to a science fiction horror. Increase in traffic and crowding more people into an already open space poor suburb is ridiculous.Surely a planning code would have the residents protected against such a proposal. Safety This does not in any way benefit the community, and increase the risk of compromising safety by increased traffic in the Connolly streets and unsafe for the children especially school time. Fire on the golf course has already in the past demonstrated access safety is an issue as well. Community The sale of such a property would only be directed to overseas investors like the previous developments on the golf course. And the owners already demonstrate the poor maintenance of boundary fencing and private property signs no access show no community concern for Connolly. The likes of Arthouse in the middle of a residential suburb? Connolly is not a CBD.
538	**Oppose** There will be too much traffic, dangerous for any hazards at the proposed complex due to only being one route in and out. The natural vista of the golf course will be obstructed. The wildlife and endangered species of cockatoo that live there will be displaced.
539	**Oppose** Connolly is a beautiful suburb and a high rise construction would be a blot on our landscape. There would be a considerable increase in traffic causing disturbances at all times of day and night.
541	**Oppose** (no comments provided)
543	**Support** (no comments provided)
544	**Neutral** Depends on the height of the buildings and where proposed roads will be placed
545	**Oppose** Would support this development if the height was lower and a mixed use that benefited the community and local businesses was considered on ground floor. More information on managing traffic in and out of resort
546	**Oppose** The Development Plan is not consistent with Planning Frameworks & Policies, we need to protect our beautiful surroundings and our fauna and flora. We do not wish to have extra traffic, noise , security issues and dust from the development.

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
547	**Neutral** Hello, I'm not opposed to the development, however I would like consideration given to surrounding infrastructure such as road upgrades. Also, with the lack of green space in Connolly, I believe amenities such as a fitness centre would be a good addition with discounted rates for Connolly residents. Also, it would be great to have a local shop/convenience store. With regard to the actual development, I think the height should be readjusted to perhaps 8 levels and reassurance given that the accommodation will not all go to foreign investors but be available for local Western Australians. Thank you
548	**Oppose** We love the natural beauty of Connolly. Being close to the golf course with all the lovely trees. This building will be above the tree line level and ruin the natural beauty of the area. With so many extra residents for the proposed development there is extra pressure on the council with refuge resources. There is only one road in and out of the facility. There has been several fires in the resort precinct already, I fear that if the road was cut off by fire there would be an issue of how the residents of the proposed facility would be able to safely evacuate.
549	**Oppose** Sounds like the Resort is in financial trouble and cooking up a scheme to recover. There is very little information to explain what these apartments are all about and who they are aimed at. Considering we haven't had a supermarket for nearly 10 years, I'm not impressed. Where are the plans to develop the shopping precinct that have been in the pipeline for nearly 20 years? One road in and out of the Resort? Where are the new roads going to be? It's organised chaos after events getting people out. People need much more solid info in how this will work out.
550	**Oppose** My family and I oppose these development plans for a number of reasons. Connolly is a small suburb and a caring community, the creation of multi dwelling complexes has the potential to overstretch our current roads and infrastructure. I see little to no plans within this proposal to create and expand the current community facilities, such as local educational sites or indeed shops. Connolly and the proposed area in question currently have well developed, mature trees and other flora. In an age where environmental care is of great importance the destruction of the local greenery has the potential to upset the habitat of all the natural fauna which call this area their home. Connolly currently has no other high-rise buildings, the creation of the dwellings within this proposal will create not just an eye sore to the locals but also open the gates to other such future plans which will destroy this small community.

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NO.	COMMENT
551	**Oppose** Whilst I oppose the planning proposal in its current form based on the height of the building to 80m and 14 floors I understand the need for urban infill where appropriate. The surrounding suburb is a leafy, predominately single-story property suburb with only local roads where already we have people using these local roads as rat runs avoiding Shenton, Hodges, Marmion and the Freeway mostly exceeding the 50kph speed limit along Fairway Circle. With an additional min of 190 apartments the volume of traffic is going to increase significantly. According to the latest statistics "2021 Transport census" the ave number of cars per household is1.8, this would mean an additional 342 cars using Country Club Boulevard and surrounding roads, with single journey per day that would be an additional 684 vehicles on those roads each day. A building of that height would be visible from most locations in Connoly and the surrounding suburbs, a more acceptable level in my view would be in the order of 6 to 8 floors which with fewer cars would mean less underground parking and a lower overall building height to what would be just above current tree level and less obtrusive to the surroundings.
552	**Oppose** Too high. Nothing for existing long term residence. Traffic flow would be a nightmare which would turn me off going anywhere near the place.
553	**Oppose** (no comments provided)
554	**Oppose** This development is over the top when the surrounding areas are not even allowed to rezone and are stuck in R20 zoning why is this? The high concentration of people in a small area is way worse that distributing the increased population throughout the area. When will you allow the rest of the residents of connolly to rezone?
555	**Oppose** I oppose the height. I am for the development but limited to 9 stories which is only a few above the tree line. The 18 storey apartment building in Joondalup is appropriate there, but a similar building in Connolly is not.
556 & 557	**Oppose** / **Support** (no comments provided) *NB: Submissions 556 & 557 were submitted by the same person for oppose and support, but no comments were provided.*
558	**Oppose** The buildings will be to tall and block my view
559	**Oppose** The proposed apartment blocks (12 and 14 stories) are too large for a small suburb like Connolly. They would be an eyesore for all in this suburb and those neighbouring it. Aside from an obvious disrupt in the leafy green aesthetics of Connolly, these structures would cause an invasion of privacy for all houses and backyards within viewing from the apartments. I do not wish to be looked upon in my own pool or back garden, nor do I wish to see an imposing inorganic structure marring the landscape. In addition, these extra housings would presumably come with a lot of extra traffic that I doubt the suburb can handle, without causing disarray and disorder.

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
560	**Oppose** Whilst not entirely opposed to any type of development, I oppose this particular development mainly due to the height of the proposed buildings. A fourteen and twelve storey apartment block is far too high for this quiet, peaceful, residential area. Numerous existing residences will be impacted and suffer from a lack of visual privacy. The buildings would dominate the landscape ruining the aesthetics of the suburb. Another concern is the impact 190 extra dwellings would have on local traffic flow. The existing roads around the Joondalup Resort would not accommodate the extra vehicles causing traffic congestion.
561	**Support** With a growing population, both within the city of Joondalup and in Perth more widely, we need to start developing higher density dwellings. It's a reality of a growing city that populated suburbs cannot infinitely remain as separated housing with gardens. As nice as that would be, ensuring the future of the city of Joondalup requires that new types of housing, especially higher density options, be developed. Perth as a whole is not very good at this and it is a contributing factor to our major urban sprawl and the current housing crisis and so I fully support this proposal
562	**Oppose** Having viewed the proposed area it is evident that there will be huge environmental impacts from the destruction of decade old trees, flora & fauna. The development is excessive in height and provides no amenities to the Connolly residents. This is not in line with the planning guidelines and as a result believe it will impact the neighbourhood negatively both during building and beyond with traffic congestion.
563	**Oppose** Having viewed the proposed area it is evident that there will be huge environmental impacts from the destruction of decade old trees, flora & fauna. Protected parrots reside around the resort aswell as kangaroos. The development is excessive in height at 14 storeys. This provides no amenities to the Connolly residents. This is not in line with the planning guidelines and as a result believe it will impact the neighbourhood negatively both during building and beyond with traffic congestion. Nothing proposed is positive for the existing area.
564	**Support** Great innovation
565	**Oppose** There is insufficient information available to consider supporting this project
566	**Oppose** (no comments provided)

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NO.	COMMENT
567	**Oppose** I oppose this planning proposal in its current form based on the following: HEIGHT The height of the building at 80m/14 & 12 floors is way too tall. It will overpower Connolly's existing dwellings, which are predominantly single story. It will be seen by everyone in Connolly and also its surrounding suburbs. I understand that the state government has told all local councils to include high density dwellings in future planning, but strongly feel the height of any building approved for this site, be no be taller than the existing trees, retaining privacy for existing residents in the suburb. Also to ensure that all established trees are not cut down to allow this site to be developed . LOCAL ROADS Have a concern about increased traffic on local roads. A lot of children walk/cycle to the primary school along Fairway Circle. Also in a few years Ocean Reed Marina will be finished and there will be significant additional traffic on Hodges Drive. For information, the evening of the Connolly Residents Association meeting at the Resort, traffic was backed up from Fairway Circle when everyone left the car park on Country Club Boulevard. Whilst I appreciate there will be times when the road will be quieter/busier - it does question the reality of getting everyone off the resort should there be a fire. For reference, we have lived in Connolly since 2011 and we have witnessed 3 fires at the resort. CAR PARK SPACES The proposed amount of parking spaces does not meet recent statistics from the 2021 Transport Census, which stated that the average household uses 1.8 spaces. If you walked around this suburb, you would see that most driveways are full of cars, 3-4 per house! Where are the new residents going to park their additional cars? - as most couples have 2, families at least double that. LACK OF AMENITIES There are no additional amenities being proposed for the use of existing residents. Connolly already has limited public open space.
568	**Oppose** (no comments provided)
569	**Oppose** Overall, I am not significantly opposed to residential development on private property. However, I would prefer the development to be lower in height to ensure it does not detract from the attractive skyline of Connolly and the surrounding area. Additionally, it is unclear what the environmental policy is regarding the ratio of bushland to residential property. It was disappointing that only a desktop study was conducted to assess the environmental impact. While I understand that private development is allowed, greater transparency around the development guidelines would be beneficial. For example Joondalup Activity Centre Plan outlines that buildings within certain precincts should be between four to six storeys high However, these guidelines can differ based on the exact location within Joondalup and the applicable zoning regulations. Additionally, the Local Planning Scheme No. 3 emphasizes maintaining compatibility with the general streetscape concerning scale, height, style, materials, and street alignment. If the development does proceed, what concessions or goodwill measures are being offered to local residents?

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NO.	COMMENT
570	**Oppose** Very simply do not want a high rise in the quiet suburb of Connolly and will cause that much more traffic on the roads
571	**Oppose** (no comments provided)
572	**Oppose** Affects Visual Amenity & has huge privacy issues. Surely can't be possible in the the current planning department guidelines. Taking natural fauna away from the Connolly area and replacing with a skyscraper in a leafy suburb. Don't need the traffic increased either. Its built on a limestone quarry the vibrations will be felt right through the neighbourhood the council would have to inspect every home before work commences. Not what was proposed back in the JDC days.
573	**Oppose** It is not consistent with planning framework and policies , increased noise and traffic for this area also taking natural fauna away from the Connolly area.Also most important privacy issues.It is too high.
574	**Oppose** not in planning frameworks and policies just wanting to cash in on the new marina extremely high
575	**Oppose** See attached submission: Submission Local Development Plan for Lot 535 **Attachment:** I refer to the proposed development advertised by the City of Joondalup involving the Local Development Plan for Lot 535 (No.45) ("proposed development"). The proposed development is totally out of character with the surrounding Connolly suburb. It will completely ruin the visual amenity of the area by introducing large, tall structures that rise well above the current treeline for the neighbourhood and are at odds with the current architecture and design of the Joondalup Resort and Country Club. There should not be skyscrapers in Connolly; it is a residential suburb built around a golf course. Any development should also be in keeping with the current architecture and below the treeline. City of Joondalup Local Planning Scheme No 3 (LDP3) states that zones designated as 'Private Community Purposes' must "ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area." There are already problems with the maintenance of existing infrastructure at the Resort (e.g., broken fences not repaired after several years). Careful consideration needs to be given as to who to entrust with the responsibility of the construction and maintenance of a large residential development. **Conflicting Notices / Advertising of Plan** Section 4.2 page 9 of the Proposed Local Development Plan in Table 4 Clause 19 of LPS3 identifies the subject lot as being in Additional Use area 17. This is for a completely different lot (i.e., Lot 531) than that identified in figures 1 and 2, and the lot subject to this proposal (i.e., Lot 535). Lot 531 is immediately adjacent to existing housing in Connolly. This is confusing. Which lot is being considered here? Or will both? Advertising appears not to have been discussed and approved at Council meetings by councillors. Advertising therefore appears arbitrary and inconsistent. For example, the consultation feedback closing date is different in Perth Now advertising (20 February 2025) and Joondalup City website (18 February 2025). People will assume from Perth Now advertising that they have until 20 February 2025 to make a submission and therefore public consultation will not be fully possible and will be incomplete.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	An advertising sign in Connolly was placed next to the Golf Club carpark where it will not be seen by all affected Connolly residents and users of Fairway Circle. It will only be seen and read (if at all) by visitors to the Resort or Golf Club. Frankly, these efforts at advertisement are inadequate to bring the proposed development to the attention of all of Connolly's residents, let alone a sufficient majority to properly consider and discuss its impact. **Traffic Risk Management Considerations** There has been no recent traffic volume study conducted for this proposal. There are potential unacceptable hazards to Connolly Residents using their POS (public open space) immediately adjacent to and along Country Club Boulevard, a proposed entry point for additional traffic volumes. The City of Joondalup Local Planning Strategy 10 November 2017 states that action must be taken to "ensure that public open space areas and recreation facilities are of high quality, useable, safe, and accessible". In addition, it states that the City must adopt strategies to "provide safe and convenient access to public open space areas." Additional traffic volumes will elevate safety concerns and diminish the availability to residents of public open space. **City of Joondalup HOA Plan** This proposed area is not identified as an HOA (Housing Opportunity Area) and therefore has not been identified as an area for high-density or high rise buildings. **Privacy Issues** Privacy is of concern for existing Connolly homeowners through properties being overlooked from the proposed high rise development. **R Codes** No appropriate R codes are shown on the City of Joondalup map for the lot. **Land Use of Lot 535 – Tourist Development, Hotel and Recreation Private** In Appendix 2 Attachment 1 of the Agenda Briefing Session document for 1 December 2020, the City of Joondalup clearly states that the land use for No. 45 (Lot 535) the Joondalup Resort Hotel are 'Hotel', 'Recreation – private', 'Reception Centre', 'Serviced apartment' and 'Tourist Development'. The lot 535 is designated as 'Private Community Purposes'. **The Objectives of the 'Private Community Purposes'** The objectives of the 'Private Community Purposes' zone are to provide sites for privately owned and operated recreation and provide a range of privately owned community facilities. This is different to the stated objective of 'Residential' zoning which is to provide for a range of housing and a choice of residential densities. City of Joondalup Local Planning Scheme No 3 (LDP3) notes in 17 Zoning Table that "Grouped Dwelling' and 'Multiple Dwelling' are designated 'X' - meaning that the use is not permitted by the Scheme. However, LDP3 '19 Additional Uses' notes that this may be possible 'subject to preparation and approval of a Local Development Plan and the predominant form of development over the site is for Private Community Purposes.' Clearly the Joondalup Resort is an example of 'Private Community Purposes' zoning – not 'Residential' zoning. The proposed development is therefore completely at odds with current zoning and planning objectives and its proposed departure from these schemes will carry a very negative impact for local residents if approved. It is not clear why is the City of Joondalup is advocating for the addition of residential development rights (a fundamental objective of Residential zoning) as part of Private Community Purposes zoning for a tourist resort hotel site when the Western Australian Planning Commission (WAPC) has previously specifically considered that residential development does not align with the objectives for that zone and has previously advised the City of Joondalup to correct this anomaly. **Lack of Public Open Space in Connolly**

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
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NO.	COMMENT
	Whereas most suburbs enjoy the recommended 10% of any development allocated to public open space, Connolly currently has only around 4% allocated to public open space (POS - active and inactive) as calculated using the City of Joondalup's own website maps. The original Proposed Structure Plan (Department of Planning and Urban Development (DPUD) document No. 66316 TPB - by [REDACTED] dated November 29 1984) requested a Public Open Space reduction of nearly 20% (1/5 of 10% entitlement) in the Country Club Estate for the provision of: [1.1] a large Public Golf Course; [1.2] Construction of public tennis courts and public swimming pool within the golf Course grounds; [1.3] Construction of a jogging/ cycle track in and around the Golf Course; [1.4] All residents of the cell will have automatic membership to the Golf Club and the club will remain in the ownership of the JDC during its lifetime and then will revert to Council. The sale of the Golf Course to a private developer in early 1992 (instead of the planned reversion to Council) was a stunning action after reassurances in writing from government in 1988 that the course would not be sold. The conversion of this "public open space" provision to "private" land has resulted locked gates and highly visible "Private Property – No trespassing" notices around the course whereas originally there had been open gates to provide residents with promised access to their public open space, their proposed public swimming pool, their public tennis courts, their proposed jogging / cycle tracks in and around the golf course. This exceptional historical sequence of events should necessarily inform any decision taken at the stage when there has been a sufficiently concrete proposal for residents and counsellors to properly consider. If there are areas of the Resort and Golf Club area that are not being used or not required, then consideration should be given to returning these areas as accessible public open space to the residents of Connolly. If residential development rights are granted as additional rights for the Joondalup Resort and Country Club, then questions arise about Connolly's very low public open space provision. **Conclusion** • This proposed development is totally out of character for the Connolly suburb. It will completely ruin the visual amenity of the neighbourhood. • Contrary to the local development plan, the proposed development is not fully consistent with the objectives of the 'Private Community Purposes' zone. • An up-to-date traffic assessment is required to ensure the safety of Connolly residents using their public open space. • The proposal to allow an exception for the Joondalup Resort should be opposed since there are no full details of the proposed future development and construction to consider. An additional lot is clearly being considered (e.g., Lot 531) and should be presented as a whole for review. This suggests that substantial parts of the other lot will eventually also comprise numerous complexes of high density residential apartments. For a variety of reasons, this is likely to be extremely undesirable for current residents. The Joondalup Resort is an outstanding tourist resort that has been planned as a landmark tourism and recreational focal point for the City of Joondalup since the 1970s. Given that Connolly residents lost around 20% of their public open space entitlement for this resort when buying into Connolly, consider enhancing the tourism potential of this site rather than diminishing its attractiveness by putting high rise high-density residential development over it. The local development plan provided is just a draft and clearly incomplete. A final public consultation must take place once a final development plan is in place for residents to make a proper assessment. I implore of the Planning Minister and councillors not to commit the residents of the suburb to any action that proves highly damaging to the property values currently enjoyed by residents, through the future saturation of localised high-rise high density housing, and not further concede valuable protections that the residents may have under planning regulations to oppose this.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
576	**Oppose** 1, Proposed buildings are far too high. They should be no higher than 4 stories. 2, infrastructure in Connolly cannot cope with such a large amount people. 3, There isn't even any public transport through Connolly 3, environmental factors need to be taken into account. Making sure no trees are cut down and no bird life is effected.
577	**Oppose** It is not clear in this proposal what flora will be cut and/or cleared, there are so huge trees that are significant to fauna and given that WA (Perth and its surrounds) has the lowest Urban Tree Canopy in the nation, conservation and protection needs to occur. Sensitive design is required to ensure that the existing flora is kept and that the fauna is not impacted.
578	**Oppose** We love the natural beauty of Connolly. Being close to the golf course with all the lovely trees. This building will be above the tree line level and ruin the natural beauty of the area. With so many extra residents for the proposed development there is extra pressure on the council with refuge resources. There is only one road in and out of the facility. There has been several fires in the resort precinct already, I fear that if the road was cut off by fire there would be an issue of how the residents of the proposed facility would be able to safely evacuate.
579	**Oppose** (no comments provided)
580	**Oppose** The increased congestion on the roads, negative impact on the view and demographic of the suburb.
581	**Oppose** This development should not be approved in its current form. Given the housing crisis I agree more density housing is required but the height of these buildings is totally inappropriate for Connolly. The development would impact on residents nearby in relation to privacy and noise, facilities in the area are inadequate, there would be increased traffic and never mind the environmental impacts on clearing for the wildlife such as the black cockatoos and kangaroos. Carnabys have also been seen in the area.
582	**Oppose** I am opposing this development due to the fact that it will reach 14 storeys high in some areas and this is not in keeping with the golf course surrounds and the suburb of Connolly in general. In addition there are plans from the developer to remove all but four trees at the development site. We need more trees not less. I appreciate that some development can be done but not at the expense of clearing trees just so that someone in an apartment has a clear view. Also there will only be access in and out of the complex which will impact on residents living in Spyglass Grove and surrounding streets.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
583	**Oppose** I am writing to formally object to the proposed 14-story development plan (~130 apartments) at 45 Country Club Boulevard, Connolly, located within the Joondalup Resort area. As a concerned resident / family and of the surrounding community, I (we) have significant reservations about this development and its potential negative impact on the local environment, infrastructure, and quality of life for existing residents. Negative Impact on Community Character: The 14-story tower(s) is inconsistent with the low-rise suburban character of Connolly and the Joondalup Resort area. This type of overdevelopment is not in line with the existing community's desire for a peaceful, spacious environment that offers a suburban lifestyle with scenic views most of which people living here don't want to see gone. The construction of such a tall structure(s) will create an urbanized feel, detracting from the tranquil, family-friendly atmosphere that attracts residents and tourists alike. This could diminish the overall appeal of the area and reduce the quality of life for existing residents. Environmental Impact and Loss of Natural Habitat: The Connolly / Joondalup Resort is a valued area for both its natural beauty and its importance as a habitat for local wildlife. The proposed development of such a large-scale 14-story tower(s) risks disrupting the delicate local ecosystem. The construction and subsequent occupation of the building could lead to tree loss (something which will happen despite the developer saying it won't – as quoted at their meeting on the 10th of February 2025 their drawing renders show something different), habitat loss, threatening the biodiversity of the area. Furthermore, the visual impact of such a large structure would alter the scenic views that are integral to the area's charm. Potential Strain on Local Infrastructure: Connolly and the surrounding areas are already experiencing growing pressures on local infrastructure, including road networks, public services, schools and utilities. The proposed 14-story tower development will undoubtedly exacerbate these issues by adding more residents and visitors to the area, thus increasing traffic congestion on already busy roads. This will create difficulties for local commuters and negatively impact the quality of life. Moreover, the added demand on utilities such as water, electricity, and waste management could strain existing systems, resulting in service disruptions. Noise pollution and decreased quality of life: Construction of a high-rise development would generate significant noise, affecting both the construction phase and the long-term impact of having more people living and working in the area. This could negatively affect residents who value the peaceful, quiet environment the area currently offers. Recommendation - While the proposed 14-story tower development at the Joondalup Resort area, Connolly, may be intended to serve the needs of a growing population (as long as it's Australia residence and not overseas investment or holidays homes), it presents significant concerns regarding environmental impact, strain on local infrastructure, disruption to the community's character, etc. In its current form, the developers should consider looking at a reduced height structure something that is more fitting for the area which also might be welcomed by the locate residence.
584 & 604	**Oppose** See attached statement. **<u>Attachment</u>:** As owner of the above property, which backs onto the golf course and the proposed development at the hotel site, I oppose the proposed local development plan based on the following factors: **Building Height & Massing**

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SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The proposed building massing and height of the twin towers on Site A is crazy and completely out of step with existing built form across the suburb and the existing hotel complex which is all 1 to 2 storey. I am not even aware of any 3 storey development in Connolly. The proposed twin towers will only be 3-4 storeys lower that the ArtHouse development in Joondalup City Centre, and the Rendevouz Hotel in Scarborough, both of which can be seen from miles away. The twin towers would probably be visible from Perth CBD. The twin towers on Site A oversail the existing perimeter tree canopies by at least half the proposed building height. The proposed heights and massing severely impact the existing site and perimeter trees. On site A, the landowners have sought to achieve as much massing and height as they possibly can without any consideration of proper orderly planning, site conditions and constraints, impact on residents and impact on the character of the Connolly area. With excessive massing and building heights comes a large number of associated issues, many of which I have outlined below. **Visual Blight** The proposed height and massing of the residential twin towers on Site A will destroy the visual amenity and character of the suburb of Connolly forever. Connolly is a traditional low-rise residential community with open spaces and significant tree cover that mean we have fantastic views and vistas from various all points in the suburb. Connolly has a welcoming, relaxing and calm feel to it. It is this character that attracts new households to the area and retains households over many years. Should the proposal succeed in its current form, the towers will be seen from every part of the suburb (and adjoining suburbs) thus destroying every view/vista across the suburb and destroying the identity and character of the community. Any proposed development should fit in and enhance the existing character. Connolly is not Joondalup town centre, Scarborough, Burswood or Perth City Centre. **Privacy Invasion** The proposed twin towers on Site A oversail the existing perimeter tree canopies by at least half of the proposed build height. These properties will be able to directly look into existing residents' gardens and rear windows from a great height, both by eyesight and binoculars. A number of the existing impacted houses contain elderly residents and young households with children. Restricting the Site A development height to below the existing perimeter tree canopy (assuming this is retained) will reduce this issue. **Light Pollution** The height and massing of the twin towers on Site A result in the top half of the towers oversailing the existing perimeter boundary of mature trees. My property and many others in Connolly are already directly affected by the night-time lighting pollution emanating from the hotel complex and its car parks. During the night, many lights remain on including those from the hotel main building, serviced apartments/rooms, external areas and car parks, and lights from car movements. This light pollution is experienced even with the existing tree barriers surrounding the site. The proposals on both Site A and Site B will add significant further light pollution to the Connolly area, particularly the proposed twin towers on Site A, with at least half of the proposed structures oversailing the existing perimeter tree canopies. The towers, whether they be used as apartments or serviced accommodation, will have lighting coming from the individual units, car park lighting, car movement lighting, external building lighting, common area lighting and lighting on top of the towers for aircraft. This will result in the whole of Connolly being lit up like a candle and destroying the night-time skies forever. Restricting the massing and heights of the towers to below existing perimeter canopies will soften the lighting pollution to some degree, albeit significant efforts will still need to be made to minimise lighting pollution generally. Site B will also need to be carefully handled and the existing bank of trees to the East should all be retained to minimise light pollution as well as additional planting be installed. **Noise Pollution**

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	My property and many others in Connolly are already directly affected by noise pollution from the hotel complex at particular times of the day and night. Afternoon, early and late evening events at the hotel cause the greatest issues with loud music, screaming people and loud car movements. We have had to make many complaints. Coupled with early morning car movements, reticulation and golf course machinery, existing quiet hours are restricted to 1am to 5am only. Connolly is also affected by the existing traffic noise from all four sides being Marmion Avenue, Hodges, Shenton Avenue and the freeway, as well as industrial noise from the Winton Road area. Both the proposals on Site A and B will significantly add to the existing noise pollution in Connolly. Any permitted development needs to be low rise and hidden behind existing mature tree perimeters as well as new planting and other noise attenuation screening. **Loss of/Impact on Mature Trees and Wildlife** The proposals result in the loss of a significant number of mature trees at the edges of Sites A and B and within the sites, with a diverse range of bird species (including protected species such as cockatoos) and other wildlife habitats being affected. The landowners confirmed at a community meeting that they have undertaken NO SITE INVESTIGATIONS WHATSOVER and have merely stated that there are no issues based on undisclosed 'desktop' information. Consequently, given the sites sensitivities and environmental regulations, the landowners should undertake detailed on-site investigations to inform their proposals. The proposed Local Development Plan does not even confirm that all the mature perimeter trees (which act as a part barrier to the proposals) will be retained. There should be a written commitment in the Local Development Plan to retain all perimeter trees. Also, the yellow line marking the edges of the proposed Sites A and B should be moved further inwards and away from the perimeter trees as the current massing and height of the proposed buildings impact the existing tree bases, their canopies, and in parts, result in the complete loss of important mature trees. **Traffic, Car Parking & Access** As with the proposed Local Development Plan, the Traffic Impact Statement is shockingly poor in quality and detail. The TIS: • relies on out of date (12 years old) traffic count data for Country Club Boulevard but should be using data that is under 4 years old (with no attempt to update the data) • assumes there has been minimal change in traffic counts over the last 12 years which is a poor assumption to make (Connolly households have matured over this period with many households now having additional car users) • uses questionable trip generation data and does not include 'events' traffic which can be substantial. • The additional trip generation data is also questionable particularly given there are no transport alternatives • does not address hotel parking areas (staff and events parking) that are lost due to the proposals over Site B • does not address the private road which connects sites A and B to the public highway (Country Club Boulevard) and the poor condition/appropriateness of that road • does not address how service vehicles (including trucks) will access the rear of the hotel given the Site B proposal **Public Transport** In terms of orderly planning and development, high rise residential is normally restricted to areas/zones where there is frequent and high-quality public transport very close by. Sites A and B have very poor accessibility to public transport and will rely wholly on car movements which is also not very sustainable. Connolly does not even have a bus service or dedicated cycleways.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	Loss of Property Value I am of the view that the current twin towers proposal could reduce property values of surrounding and impacted properties by potentially 5-10%. This could result in a collective loss of tens of millions of dollars amongst Connolly homeowners. A formal economic impact assessment should be carried out to determine the financial loss to the Connolly residents and this should then be addressed by Council and the landowners. **Zero Community Benefit** The proposals on Site A and Site B offer zero benefit to the wider Connolly community. In fact the proposals are significantly detrimental to the community. The proposed development is likely to be serviced hotel apartments or foreign investor stock, and likely to be at a price point which is out of the reach of most local buyers. The argument that these proposals may offer up alternative forms of affordable accommodation is unlikely to materialise. **Justification** In conclusion, the proposed Local Development Plan offers no justification and no information whatsoever to support the proposed massing and heights of the buildings on Sites A and B, particularly Site A. Given there is no justification, and given the numerous issues that the proposal raises, I cannot see how the Council can then agree to the massing and height frameworks proposed. **Oppose (submission 604)** Please find updated attached statement. This updated version replaces the statement posted at 5pm today. **Attachment:** As owner of the above property, which backs onto the golf course and the proposed high-rise towers at the hotel site, I strongly oppose the proposed Local Development Plan based on the following issues: **Incompatibility with Local Planning Scheme 3 / Private Community Purposes Zone** The proposed scale of the residential development is incompatible with the Private Community Purposes Zone. The objectives of the zone are as follows. 1. To provide sites for privately owned and operated recreation, institutions and places of worship. 2. To provide for a range of privately-owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. 3. To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area. In respect of (2) above, the proposed high-rise apartments/twin towers are not a use that is incidental and ancillary to the provision of the hotel facilities nor are they compatible with surrounding development. In respect of (3) above, the proposed high-rise apartments are not in keeping with the surrounding development, whether it be the existing hotel complex (which is 1-2 storeys) or the surrounding housing (which is 1-2 storeys). The high-rise apartments/twin towers do not protect the amenity of the area and in fact destroy the amenity. According to the zoning table at clause 17, residential uses and serviced apartments are uses that are not permitted under this zoning unless the local government has exercised its discretion by granting development approval. However, in June 2021, multiple and grouped dwellings were reclassified as not permitted.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	Whilst table 4 provides for the additional uses subject to conditions, it can be determined that the original intent of these zones was to restrict or remove the opportunity for residential development. Historically, the WAPC supported the restriction of residential development in these areas. Table 4 states that for Lots 535 and 531 Country Club Boulevard, additional uses of grouped and multiple dwelling are allowed subject to conditions. One of those conditions is that the predominant form of development over the site is for Private Community Purposes. However, the proposed high-rise twin towers on Site A result in the predominant form of development being high-rise residential and not hotel or tourism. Again, I believe the original intent of these carve outs was to allow additional serviced apartments or similar accommodation that would be a natural extension to the existing hotel accommodation, that would be ancillary in nature, and would be compatible in terms of height and scale. The proposal does not come anywhere near meeting this intent. **Poor Historical Consultation by the City of Joondalup** In June 2020, the City of Joondalup amended the Private Community Purposes Zone by adding the above residential use carve outs to Lots 535 and 531. The proposal was not well advertised at the time demonstrated by the fact that nearly all attendees at a recent community meeting for the current proposal were unaware of these changes to the zoning. It is understood this occurred during the covid outbreak. Given the views at this meeting, if residents had been aware of this zoning change, there would have been considerable opposition to this proposal at the time, particularly if residents were made aware of the potential outcomes which we face now. The City of Joondalup have a lot to answer for in respect of the mess they have made in respect of the above zoning amendments and their treatment of Connolly residents. **Housing Opportunity Areas** The proposed high-rise twin towers over Site A are at a significantly higher density than redevelopment proposed in the Housing Opportunity Areas and yet Site A does not have access to public transport facilities and is located in a traditional low-density area. Consequently, in planning terms and the provisions of LPS3 there is no rationale to this whatsoever. **Incompatibility with WA Planning Guidance** The proposed high-rise twin towers on Site A are incompatible with state planning guidance for high density housing. For instance, 'Towards Perth & Peel @ 3.5 Million' states that high density housing should be provided along urban corridors to benefit from close proximity to nearby centres and good public transport. Urban corridors should have excellent levels of public transport, both in terms of frequencies and destinations. The proposed high-rise twin towers do not have this proximity. There is significant other planning guidance out there that also advocates for high density housing to be located in appropriate areas close to major commercial centres and transport nodes. **Building Height & Massing** The proposed building massing and height of the high-rise twin towers on Site A is completely incompatible with existing built form across the suburb and the existing hotel complex which is all 1 to 2 storeys. I am not even aware of any 3-storey development in Connolly. Any development should be of a height, scale and density that aligns with the existing surroundings. As discussed above, under the Private Community Purposes Zone, any proposed development should compliment and be ancillary to the existing uses, and protect the amenity, all of which it does not do at the proposed scale. The proposed high-rise twin towers will only be 3-4 storeys lower that the ArtHouse development in Joondalup City Centre, and the Rendevouz Hotel in Scarborough, both of which can be seen from miles away. The proposed twin towers would probably be visible from Perth CBD.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	The high-rise twin towers on Site A oversail the existing perimeter tree canopies by around half the proposed building height. The proposed height and massing of the high-rise twin towers will severely impacts both existing site trees and those on the perimeter as they are too close. On site A, the landowners have sought to achieve as much massing and height as they possibly can without any consideration of proper orderly planning, site conditions and constraints, impact on residents and impact on the character of the Connolly area. With excessive massing and building heights comes a large number of associated issues, many of which I have outlined below. **Visual Blight** The proposed height and massing of the high-rise twin towers on Site A will destroy the visual amenity and character of the suburb of Connolly forever. Connolly is a traditional low-rise residential community with open spaces and significant tree cover which all contribute to its attractive views and vistas from all points in the suburb. Connolly has a character that is welcoming, established and calm. It is this character that attracts new households to the area and retains households over many years. The proposed high-rise twin towers will be seen from every part of the suburb (and adjoining suburbs) thus affecting every view/vista across the suburb and destroying the identity and character of the community. Any proposed development should fit in and enhance the existing character of Connolly. Connolly is not Joondalup town centre, Scarborough, Burswood or Perth City Centre. **Amenity and Privacy Impacts** The proposed high-rise twin towers on Site A oversail the existing perimeter tree canopies by at least half of the proposed building height. The properties located above the canopy line will be able to directly look into existing residents' gardens and rear windows from a great height. A number of the existing impacted houses contain elderly residents and young households with children. New developments should not impact the amenity and privacy of nearby residents. Restricting the Site A development height to below the existing perimeter tree canopy (assuming the trees are retained) will help to reduce this issue. **Light Pollution** My property and many others in Connolly are already directly affected by the night-time lighting pollution emanating from the hotel complex and its car parks. During the night, many lights remain on including those from the hotel main building, serviced apartments/rooms, external areas and car parks, and lights from car movements. This light pollution is experienced even with the existing tree barriers surrounding the site. The proposals on both Site A and Site B will add significant further light pollution to the Connolly area, particularly the proposed high-rise twin towers on Site A, with at least half of the proposed structures oversailing the existing perimeter tree canopies. The towers, whether they be used as apartments or serviced accommodation, will have lighting coming from the individual units, car park lighting, car movement lighting, external building lighting, common area lighting and lighting on top of the towers for aircraft. This will result in the whole of Connolly being lit up like a candle and destroying the night-time skies forever. Restricting the massing and heights of the high-rise twin towers to below existing perimeter canopies will soften the lighting pollution to some degree, albeit significant efforts will still need to be made to further minimise lighting pollution such as barriers and lower level planting. Site B will also need to be carefully handled and the existing bank of trees to the East should all be retained to minimise light pollution as well as additional planting installed. **Noise Pollution** My property and many others in Connolly are already directly affected by noise pollution from the hotel complex at particular times of the day and night. Afternoon, early and late evening events at the hotel cause the greatest issues with loud music, screaming people and loud car movements. We have had to make many complaints. Coupled with early morning car movements, reticulation and golf course machinery, existing quiet hours are restricted to 1am to 5am only.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	Connolly is also affected by the existing traffic noise from all four sides being Marmion Avenue, Hodges Drive, Shenton Avenue and the Mitchell Freeway, as well as industrial noise from the Winton Road area. Both the proposals on Site A and B will significantly add to the existing noise pollution in Connolly. Any permitted development needs to be of lower height and hidden behind existing mature tree perimeters as well as incorporate new planting and other noise attenuation screening. **Loss of/Impact on Mature Trees and Wildlife** The proposals result in the loss of a significant number of mature trees at the edges of Sites A and B and within the sites, with a diverse range of bird species (including protected species such as cockatoos) and other wildlife habitats being affected. The landowners confirmed at a community meeting that they have undertaken NO SITE INVESTIGATIONS WHATSOVER and have merely stated that there are no issues based on undisclosed 'desktop' information. This demonstrates there lack of concern for the community and environment. Consequently, given the sites sensitivities and environmental regulations, the landowners should undertake detailed on-site investigations to better inform their proposals. The proposed Local Development Plan does not even confirm that all the mature perimeter trees (which act as a part barrier to the proposals) will be retained. There should be a written commitment in the Local Development Plan to retain all perimeter trees. Also, the yellow line marking the edges of the proposed Sites A and B should be moved further inwards and away from the perimeter trees as the current massing and height of the proposed buildings impact the existing tree bases, their canopies, and in parts, result in the complete loss of important mature trees. **Traffic, Car Parking & Access** As with the proposed Local Development Plan, the Traffic Impact Statement is shockingly poor in quality and detail. The Traffic Impact Statement: • Relies on out of date (12 years old) traffic count data for Country Club Boulevard but should be using data that is under 4 years old. • No attempt has been made to update the data. • Assumes there has been minimal change in traffic counts over the last 12 years which is a poor assumption to make. General car use has increased considerably over the last 12 years and Connolly households would have matured over this period with many households now having older children who can drive. • Uses questionable trip generation data and does not include 'events' traffic which can be substantial. • The additional trip generation data is also questionable particularly given there are no transport alternatives in the area. • Does not address hotel parking areas (staff and events parking) that are lost due to the proposals over Site B. • Does not address the private road which connects sites A and B to the public highway (Country Club Boulevard) and the poor condition/appropriateness of that road. • Does not address how service vehicles (including trucks) will access the rear of the hotel given the Site B proposal occupies the access point. **Public Transport** In terms of orderly planning and development, high rise residential is normally restricted to areas/zones where there is proximity to frequent and high-quality public transport. Sites A and B have very poor accessibility to public transport and will rely wholly on car movements which is also not very sustainable. Connolly does not even have a bus service or dedicated cycleways. **Loss of Property Value** I am of the view that the current proposal for high-rise twin towers on Site A could reduce property values of surrounding properties by potentially 5-10%. This could result in a collective loss of tens of millions of dollars amongst Connolly homeowners.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	A formal economic impact assessment should be carried out to determine the financial loss to the Connolly residents and this should then be addressed by Council and the landowners. **Zero Community Benefit** The proposals on Site A and Site B offer zero benefit to the wider Connolly community. In fact the proposals are significantly detrimental to the community. The proposed development is likely to be serviced hotel apartments or foreign investor stock, and is likely to be at a price point which is out of the reach of most local buyers. The argument that the development may offer up alternative forms of affordable accommodation is unlikely to materialise. **Justification** The proposed Local Development Plan offers no justification and supporting information/investigations to support the proposed massing and heights of the buildings on Sites A and B, and particularly that on Site A. Given this and the numerous issues that the proposals raise, I cannot see how the Council can then agree to the proposed massing and height frameworks proposed. **Conclusion** The proposed Local Development Plan is not supported as it currently stands. However, low rise development in keeping with and enhancing the surroundings, that sits well within and under the established perimeter tree boundaries may potentially be suitable, subject to appropriate site investigations/studies, and appropriate measures to minimise noise, lighting and privacy issues for surrounding residents. *NB: Submissions 584 & 604 were submitted by the same person. Both submission comments have been provided.*
585	**Support** (no comments provided)
586	**Support** (no comments provided)
587	**Oppose** This planning proposal seems totally out of keeping with the Connolly environment and the reasons people have chosen to live in the suburb. I live exactly opposite the intended site so it will have a huge impact on both my outlook and 'peace' while it is being developed. With such a huge development of units and town houses currently happening at Ocean Reef marina this proposed development for similar accommodation for the wealthy seems like overkill.
588	**Oppose** (no comments provided)
589	**Oppose** The current proposal plans of an 11 & 13 storey apartment blocks is totally out of keeping with the current golf club & hotel low rise layout. This would mean approx. 380 vehicles clogging up Country Club Boulevard & big delays getting onto Hodges Drive. Resubmit the plans with maximum 4 storeys each block & keep the current trees in that area.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
590	**Oppose** I totally oppose every aspect of this planning proposal that is before COJ. I have been a resident of Connolly in stage 1 for close to 40 years, The thought of accepting this proposal is totally unacceptable to residents in our area, it devalues the surrounding properties, devalues our lifestyle that Connolly has long established as a popular family area, it also devalues the safety of young children within Connolly, with the increase of the expected traffic flow thru the entries of Country Club Boulavarde and Fairway Circle and surrounding streets, including up to Connolly Primary School, there have been previous incidents when vehicles have crashed thru residents fences and hit homes along this area, this is a local route to school for many attending children cycling and walking the pathways…….. My view is that this proposed development will assist the housing issues within Perth are totally misleading to all the concerned residents of Connolly.
591	**Oppose** I oppose the proposed height of the structures - 4 to 5 stories max would be okay. I am worried about the traffic coming in and out of Country Club Blvd but can also see the benefits to the community. Please reconsider the heights/number of floors of both buildings.
592	**Oppose** Connolly is a beautiful area with a really good community feeling. High rise buildings of 14 stories high have no place in a suburb. Keep them in the cities.
593	**Oppose** 1. The height of the proposed structure is totally out of proportion to the surrounding areas. 2. The impact of the surface area of the building will affect the view of multiple residential properties. 3. The size of the proposed structure will cause the destruction of numerous beautiful extremely large old trees and surrounding vegetation. 4. There will be a huge impact to the wildlife, kangaroos, birds and reptiles on the golf course. 5. The building process will cause significant impact, noise pollution dust pollution etc to the surrounding areas. 6. The impact of security to the surrounding residential community due to the increased number of people in living in a high rise apartment living.
594	**Oppose** I don't agree the height of the LDP is appropriate for the surroundings and the area will not be able to support the amount of cars coming in and out of the resort and accommodation to be built. I would support a 5-6 level development with sufficient parking for the accommodation built.
596	**Oppose** The Land Development Proposal is not inline with the low density suburb of the area with a high density building placed in the centre of it. This will set a dangerous precedent if approved making way for other suburbs to follow suit. Healthcare specialists such as Doctors, dentists and hospitals will be impacted. Noting Joondalup Heath campus had over 660 hours of ambulance ramping for the month of January 2025.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
597	**Oppose** OBJECTION to the Proposed 14-Story Apartment Development at 45 Country Club Boulevard, Connolly (Joondalup Resort) - Building a 14-story apartment block in Connolly, Joondalup, will present challenges that will negatively affect the local community, environment, and infrastructure. Environmental Impact Disruption to Local Eco-systems: Connolly is known for its natural beauty and proximity to the Joondalup Resort and nearby green spaces. A 14-story apartment building will disrupt local wildlife habitats. Visual Pollution: The area's appeal lies in its low-rise, suburban character. A 14-story apartment block would significantly alter the visual landscape, potentially blocking scenic views and changing the aesthetic character of the neighbourhood. Increased Heat Island Effect: this point may not be highlighted on most fronts or given enough though - Tall buildings with large surface areas (roofs, parking lots, etc.) tend to absorb more heat, which can increase local temperatures and contribute to the urban heat island effect. This would make the area less comfortable for residents, especially during hot weather, this should be a major consideration. Traffic and Infrastructure Strain Traffic Congestion: Connolly is a predominantly suburban area, and the road infrastructure possibly may not be designed to handle the increased traffic that a 14-story development would bring proposed traffic for an extra 200+ car etc. More residents and visitors would likely lead to congestion, and higher levels of air pollution from vehicle emissions and noise. Another major consideration. Utility Overload: The area's existing infrastructure, including water, electricity, and waste management, will they struggle to meet the demands of such a large development. This could lead to service disruptions, higher utility costs, and potential resource shortages?? Impact on Community and Quality of Life Disruption to the Suburban Character: Connolly our home is valued for its low-rise, residential feel. A high-rise building would clash with the area's character, potentially making it feel more like an urban city centre rather than a suburban retreat. Many of our residents have chosen Connolly for its peaceful environment, and such a large development could disrupt the tranquillity we enjoy and love. Loss of Privacy and Views: we who live near the proposed development may lose our privacy due to the increased density and the proximity of the new building. Views that are currently unobstructed might be blocked, reducing the aesthetic and emotional value of our homes. Noise Pollution: Construction of a 14-story apartment building would generate significant noise, not only from the construction phase but also from increased foot traffic, car noise, and general activity once the buildings are occupied. This would negatively impact the quality of life for us the residents, particularly those who value peace and quite!! Impact on Local Amenities and Services Pressure on Schools and Services Increased population density could place additional pressure on local schools, healthcare facilities, and other public services. This could lead to overcrowding and longer wait times for essential services, affecting the well-being of residents. Consideration While development is an important aspect of growing cities, the proposed 14-story apartment block in Connolly may have significant negative impacts on the environment, infrastructure, community character, and residents' quality of life. The area's current suburban charm, low-rise buildings, and peaceful atmosphere could be irreversibly changed by such a large-scale project. Therefore, careful consideration should be given to the scale and location of new developments to ensure that they are aligned with the needs and values of the local community. Alternatives, such as lower-rise developments may provide a better balance between growth and maintaining the quality of life in Connolly.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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598	**Oppose** The building proposal is extremely high and will not suit the proposed site. Local residents will be so negatively impacted and forced to sell their properties. Changing local development plans after the suburb has been nicely established is criminal and is happening too frequently in our suburbs. We experienced this ourselfs in Iluka, we live next to the Iluka shopping centre and it has been a soul destroying experience. We don't want anyone else to go through this misery and experience life changing council decisions made for nothing more than finacial greed.
599	**Oppose** (no comments provided)
600	**Oppose** Please find attachment my case to oppose; **Attachment:** Below is a structured analysis outlining key arguments against the Lot 535 (No. 45 Country Club Boulevard) submission: 1. Incompatibility with Local Land Use and Planning Objectives Zoning and Local Character: The proposed local development plan seeks to introduce multiple dwelling provisions on a site currently zoned for "Private Community Purposes" and intended for uses that complement the adjacent golf course and resort amenities. This represents a significant departure from the low-density residential and recreational character of the surrounding area. Such a changes undermine the intent of the City's Local Planning Scheme No. 3 and the Residential Design Codes, which were designed to maintain the existing neighbourhood character. (See Proposed Local Development Plan document) Overstepping Established Boundaries: The submission proposes a density and built form, that is clearly outside the established planning boundaries for the area. This will lead to an incompatible mix of high-density development adjacent to a low-density environment, thereby disrupting the scale, amenity, and overall planning vision of Connolly and surrounding areas; regardless of what the build design is- 80m is 80m high. 2. Negative Impacts on Local Infrastructure and Traffic Traffic and Access Concerns: The accompanying Traffic Impact Statement highlights anticipated increases in trip generation if the proposed residential development proceeds. Even if the report concludes that the current road network (e.g. Country Club Boulevard, Hodges Drive) can handle additional vehicles, the added density will lead to localised congestion, especially during peak periods or event days at the adjacent resort – what about the Connolly primary? We have children all around that area. (Refer to Traffic Impact Statement) Parking and Service Vehicle Access: The proposal relies on future development applications to provide detailed parking and access arrangements. However, given that the existing infrastructure is designed for a resort and golf course setting, there is a significant risk that increased residential demand will strain these facilities and degrade the quality of service for both residents and visitors. 3. Procedural and Regulatory Concerns

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Deviation from Established Development Permit Process: Joondalup Council's Land Development Permit process is designed to ensure that any proposed changes are consistent with the current planning framework and local character. The submission appears has been advanced by a third party—Element Advisory WA on behalf of Joondalup Hotel Investments Pty Ltd—without adequately addressing key procedural requirements or engaging local stakeholders in a manner consistent with the Council's established processes. (Background on the LDP process available on the City's Plan and Build webpage.) Insufficient Integration with Local Planning Schemes: While the submission proposes the use of the Residential Design Codes Volume 2 as a default, it simultaneously attempts to replace or modify key development parameters (e.g. building height, setbacks, plot ratio) that are fundamental to maintaining low-density residential outcomes. This dual approach creates uncertainty regarding whether future developments will conform to local policies or be subject to piecemeal reinterpretation. 4. Foreign Investment and Local Ownership Issues Overseas Investor Control: The proposal is backed by an overseas investor who does not reside in Australia. In the context of new overseas investment laws coming into effect in April this year —which aims to tighten scrutiny on foreign acquisitions of residential property—this factor raises concerns about local accountability and control over community land uses. (Refer to recent news on the two-year ban on foreign purchases) Risk of Speculative Investment: The involvement of an investor who is not locally based, like we all know, may suggest a speculative approach, potentially prioritising short-term financial gains over sustainable, community-focused development. This is particularly problematic in a low-density area where residents expect a measured pace of change. 5. Impact on Low-Density Housing and Community Amenity Dilution of Low-Density Character: Allowing a high-density residential development in a predominantly low-density setting will lead to increased traffic, noise, and pressure on local amenities such as schools, parks, and retail services. This will erode the quality of life for existing residents and alter the social fabric of the neighbourhood – Connolly is a well-to-area, no reason to build up – Ocean Reef is doing that with its project; that includes plenty of housing. Potential Negative Externalities: The proposed development will adversely affect adjacent properties by altering sightlines, reducing privacy, and increasing the overall density of the area beyond what the local community has historically expected or accepted. Conclusion The opposition to the Lot 535 submission can be based on multiple grounds: • It deviates significantly from established land use and zoning objectives, potentially disrupting the low-density, recreational character of the area. • The proposal raises concerns about increased traffic, parking, and service access issues that the existing infrastructure is not designed to support. • Procedurally, the submission does not align with Joondalup Council's robust Land Development Permit process, leaving uncertainties in regulatory compliance. Finally, the fact that the proposal is advanced by an overseas investor introduces risks under the new foreign investment regulations and may foster speculative, rather than community- driven, development. Collectively, these arguments provide the robust basis for opposing the Lot 535 submission on the grounds of planning inconsistency, adverse community impact, and potential regulatory non-compliance. Below are few cases that we can and should reference. 1. Perth Freight Link – Roe 8 Extension Overview:

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The Roe 8 extension was a key component of the Perth Freight Link project intended to extend Roe Highway through the environmentally sensitive Beeliar Wetlands to improve freight connectivity. Despite more than 3,000 public submissions and fierce protests by local environmental groups, the state government pushed ahead with approvals. Key Issues and Consequences: • Environmental Impact: The extension cut through vital wetland habitats, significantly threatening the endangered Carnaby's black cockatoo and other native species. Critics argued that this irreversible ecological damage was not justified by the promised benefits. • Legal Challenges and Community Opposition: Multiple legal challenges were mounted by groups like Save the Beeliar Wetlands. Although some challenges were initially successful, subsequent appeals ultimately dismissed the objections, reinforcing perceptions that community concerns were sidelined. • Project Disruption and Cancellation: The intense controversy and resulting delays ultimately led to the project's cancellation after a change in government. The experience underscored that aggressive infrastructure proposals—if not genuinely aligned with community and environmental priorities—can lead to long-term disruption and wasted resources. 2. Civic Heart, South Perth Overview: Civic Heart is a high-rise residential complex in South Perth that became a lightning rod for controversy. Initially rejected by a Development Assessment Panel for failing to meet "exemplary" design standards, it was later approved using state call-in powers despite strong community and stakeholder objections. Key Issues and Consequences: • Community and Aesthetic Concerns: Residents and planning professionals criticised the development for its scale and design, arguing that the project was out of keeping with the established character of South Perth. Concerns were raised about increased congestion, reduced open space, and the overall dilution of community amenity. • Controversial Approval Process: The use of call-in powers to override the Development Assessment Panel's decision fuelled a perception of top–down decision- making. This process further eroded community trust, as residents felt their concerns were not given proper consideration. • Long-Term Impact: Although the project was completed, Civic Heart has been cited as an example of a development that prioritised speculative profit over local benefit— leaving lasting issues such as traffic problems and an altered neighbourhood character that continue to affect the area. (See en.wikipedia.org) 3. Scarborough Senior High School Redevelopment Overview: Following the abrupt closure of Scarborough Senior High School—conducted without community consultation—the subsequent redevelopment of the site became one of Perth's most contentious planning cases. The redevelopment proposal aimed to repurpose the former school site for mixed uses but faced intense opposition from community groups determined to preserve open public space. Key Issues and Consequences: • Lack of Early Consultation: The decision to close the school without engaging the community set a precedent of exclusion. When redevelopment proposals were later tabled, stakeholders like the Scarborough High Open Space Action Group (SHOSAG) were left with little trust in the process. • Conflict Over Land Use: Community members strongly opposed any plan that reduced open public space. The consultation process—comprising consensus forums and surveys—became mired in disagreements, as some groups insisted on retaining 90– 100% of the site for public use, while developers and government officials pushed for mixed-use outcomes.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• Enduring Community Distrust: The controversy has had a lasting impact, serving as a powerful reminder that top–down decisions made without early and genuine community involvement lead to deep-seated resentment and protracted disputes. (See committeeforperth.com.au from the Participedia case study) • Discrepancies in Consultation and Transparency: In cases like the Scarborough Senior High School redevelopment, the lack of early and meaningful consultation by state authorities (once local government lost some decision-making power) led to a process that felt imposed rather than collaborative. This has created enduring distrust between local communities and state planning bodies, with residents feeling that their voices were bypassed in Favor of broader state or developer-driven objectives. *(See the Participedia case study on Scarborough Senior High School) These cases illustrate a recurring pattern in Perth development: • Ignoring Local Needs: Projects like Roe 8 and the Civic Heart bypassed community priorities and local environmental or amenity concerns, leading to outcomes that ultimately harmed the community's long-term interests. • Controversial Approval Methods: The use of override powers or rushed approvals without robust community consultation has created distrust and long-term challenges. • Unintended Consequences: Even when projects are completed, they often result in increased congestion, environmental degradation, or loss of community character— issues that directly undermine the intended benefits, such as addressing the housing crisis. While proponents of the Lot 535 development claim it will help address Australia's housing crisis, similar controversial projects in Perth have proven to deliver little benefit to the local community. Instead, they have led to significant negative externalities and enduring public distrust. The Connolly consultation process has been well documented, and all aspects of this LDP are loophole jumping, minimal requirements met, and little concern shown to the residents- this LDP is not the right move
601	**Oppose** The "proposal" is clearly a very rushed exercise to submit some paperwork prior to any sort of due diligence review. For example the traffic report suggests a feeder road is the Kwinana Freeway. Seeing as that freeway starts 20+kms away proves the document has been prepared by someone with absolutely no knowledge of the area. I support the idea of suitable development in the area and am happy to consider anything provided it has been given proper thought and consideration by all invested parties. I do not believe a quiet sleepy suburb adjacent to a "wannabe" second city centre needs such a high rise building. These should be reserved for the neighbouring Joondalup. A building half the proposed height would be way more suitable. There does not appear to be any sort of environmental impact information included. Many generations of Connolly residents have nurtured and looked out for both the flora and fauna in the area. To bulldoze established vegetation areas, including the felling of tress that have been part of the suburb for many decades, is criminal. To add to this, many birds and animals call this area home. More detail is required regarding facilities for the public's benefit that will be included in any development. So perhaps some proper documentation could be prepared to assist with an informed decision. Residents have to complete about 3 times as much paperwork just to add a small extension on your their own homes. Surely the same rules should apply to the rich corporations.
602	**Oppose** Proposal does not fit in the landscape and will be impacting nature and surrounding residents.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
603	**Oppose** As a long-term resident of Connolly, I write with deep concern and strong opposition to the proposed Local Development Plan for the following reasons. 1. Building Height & Massing • The proposed twin towers (Site A) are out of scale with Connolly's existing low-rise character (1-2 storeys). • The height is excessive and inconsistent with the Private Community Purposes Zone. • The towers will dominate the skyline, as they are only 3-4 storeys lower than the ArtHouse development in Joondalup City Centre, and the Rendezvous Hotel in Scarborough. These existing high-rise buildings are not located in a quiet suburb such as Connolly and this will development will undoubtedly disrupt the character of the suburb. 2. Visual Impact • Connolly's identity as a low-density, green suburb will be permanently altered. • The towers will be visible from all points in Connolly, damaging established views. 3. Amenity & Privacy Concerns • Overshadowing of residential properties, leading to a loss of privacy. • Residents' gardens and homes, including mine will be exposed to direct views from high-rise apartments. 4. Light Pollution • Significant increase in artificial lighting will disrupt night-time visibility and residential comfort. • The proposal fails to outline adequate measures to mitigate the excessive light pollution to existing properties that will result from the high-rise development. 5. Noise Pollution • Increased traffic, events, and daily activities will exacerbate existing noise issues. • Additional disturbances from early morning maintenance and vehicle movement. 6. Environmental Impact • Mature trees—some decades old—will be destroyed with little consideration for their ecological importance. • Protected bird species, including cockatoos, will lose their habitat. • Shockingly, no site investigations have been conducted, showing blatant disregard for our natural environment. 7. Traffic & Parking Issues • The outdated traffic report (based on data from 12 years ago!) is misleading and fails to reflect the reality of our growing suburb. • Connolly's roads are simply not designed to support a development of this scale, and the resulting congestion will make daily life unbearable for residents. When concerns about increased traffic were raised at the recent meeting, they were casually dismissed with a vague response of "that will be considered during the next stage," offering no real reassurance or solution. 8. Lack of Public Transport & Sustainability • Over-reliance on private vehicles will increase congestion and emissions. • Connolly does not even have a local bus service—this high-density development will rely entirely on car travel, worsening congestion and making high density development impractical. • This is unsustainable and completely at odds with responsible urban planning.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	9. Property Value Decline • Potential 5-10% drop in surrounding property values, with no economic assessment provided. • The developers stand to gain, while we, the residents, are left to suffer the consequences. 10. No Community Benefit • This development offers nothing to the people of Connolly—no new amenities, no genuine community benefits. • The likely reality? Overpriced apartments, investor-owned properties, and a transient population, with no consideration for the heart and soul of our suburb. 11. Incompatibility with Planning Framework • This development is entirely incompatible with the Private Community Purposes Zone. The proposed high-rise buildings are neither incidental nor ancillary to the existing hotel facilities. Instead, they stand in stark contrast to the character of both the hotel complex and surrounding residential areas. This development does not protect the amenity of the area, as required under the zoning regulations. In fact, it directly contradicts the planning objectives of the zone, threatening to permanently alter the peaceful and well-established nature of Connolly. Conclusion The proposed development is incompatible with the character, infrastructure, and needs of Connolly. There is no justification for the excessive height and massing, and the plan fails to address significant environmental, social, and economic concerns. I urge the Council to reject the proposal or significantly modify it to align with the suburb's established character.
605	**Oppose (Late submission)** Loss of mature trees and impact on fauna will be devestating. This development offers NO new amenities for Connolly residents.
608	**Oppose** I am opposed to the added traffic problems and the height of the proposed apartments. I also object to the cutting down of the trees. Having been a resident of Connolly for 37 yrs, I do not want any changes at all.
609	**Oppose** Oppose LDPlan & proposal completely as this will effect amenities both visually & not in character of Connolly.
610	**Oppose** Oppose LDP & proposal completely as this will effect amenities visually & not in keeping with character of Connolly.
611	**Oppose** Oppose development proposal and LDP completely and strongly.
612	**Oppose** Oppose the development plan and LDP in its entirety. Object to high density housing in Connolly.
613	**Oppose** Oppose the Entire Development and LDP plan as proposed.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
614	**Oppose** Impact to the character of Connolly being low density will be significant. Reject & oppose this development & LDP in its entirety.
615	**Oppose** Oppose development in its entirety.
616	**Oppose** Oppose development in its entirety.
617	**Oppose** Oppose development in its entirety.
618	**Oppose** Oppose the development as proposed including the LDP and other referenced documents in its entirety. Do not want H/Density in Connolly.
619	**Oppose** I oppose the LDP and all the development as proposed in its entirety/ Amenity impacts, visual impacts and high density highly rejected and opposed.
620	**Oppose** Oppose the development, LDP and associated documents in entirety.
621	**Oppose** Oppose and reject the proposal and LDP in its entirety. Will destroy the character of Connolly. Amenities and visual impact should not be allowed. Changing from L/Density to high rise rejected.
622	**Oppose** I oppose the LDP and all the development as proposed in its entirety.
623	**Oppose** I am very worried about the increase in traffic around Connolly that this development will result in.
624	**Oppose** On attending the meeting at the Joondalup Resort I am more opposed to the proposed local dev. plan @ 45 Country Club Boulevard Connolly. The car parks under the 2 High rise apartments make them even higher. There is no open space, where do children play. The amount of traffic will be huge. We a small suburb we do not need this.
625	**Oppose** The Nature will get destroy, the animals needs a place to live they need the trees.
626	**Oppose** (no comments provided)
627	**Oppose** (no comments provided)

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
628	**Oppose** (no comments provided)
629	**Oppose** (no comments provided)
630	**Oppose** (no comments provided)
631	**Oppose** In general, I am opposed to this development for many reasons as noted herein, but primarily, it is the lack of consideration to the character of Connolly, the attempts to migrate this beautiful, well established suburb from a Low-Density area to a High-Density area, the complete disregard to the area amenity, is not ancillary and incidental to the area and is not keeping in with the current zoning R20 and R40, which is the fundamental basis that has created the beautiful suburb that all residents have the privilege to enjoy, and own property here specifically for these reasons. The size, volume, height and scale of this proposal will have adverse visual impacts to the surrounding area, and adverse impact to visual privacy, and no doubt, will compromise resident wellbeing, health, and negatively impact social and security aspects in the region. Furthermore, it is the complete disregard and attempts to discard the significance of Environmental aspects, of which there is an abundance in terms of endangered and protected species as well as tree canopy and fauna and flora and wildlife that finds sanctuary in this area. The very laws and Acts that protect these elements appear to be cast aside through the documentation specifically created to negate reference or dependency thereon for this proposed development In addition, lack of due regard to the impacts to traffic, public transport, and the diminishing availability of public areas is a concern, and has not been addressed in the proposal. It is obvious, that a number of current laws, regulations and policies will easily and effectively halt further progress of the development in its current form due to non-compliance. To this, the LDP seeks to create a precedent through its approval, to negate all regulations that through application, will clearly demonstrate that the proposal does not conform in any way. This is not acceptable, and to say the least, is damaging to our society, the community, our residential areas, the city, and makes a mockery of laws, Regulations, standards and policy. Any precedent set in this regard will be by example, a bad opportunity to other areas, and should be stopped forthwith. It is also a consideration that proper and due Community Consultation was not provided, due to the selective public engagement, the lack of clarity, the misleading documentation, the timeframe for review and understanding of the proposal and response thereto, and more importantly, the questionable strategy being adopted by the LDP and developer to create opportunity to bypass law and regulation, and tailor conditions specific to this development. A further concern is that not all residents can use the online requirements for submission, nor had a form which they could complete to provide feedback. Consequently, many opinions may have not been considered, undermining to quantity and quality of responses. It is also concerning, that the lack of adequate response by the Architect and developer of the LDP (Element) and [REDACTED], the next step will be to take this proposal to the State Tribunal to pass, and never in the history of the State Tribunal, has such an application been rejected. This implies, that no matter what the sentiment of the community, it will be rejected, and the proposal will proceed. This is not good enough, and not a 'Fair Go' in terms of Australian culture. I would appreciate for my concerns and questions to be responded to in writing, and to be kept informed of the results of this community consultation, and any future progress of this development as and when it occurs in the future.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	I thank you for the opportunity to provide feedback on this proposal, and trust my concerns will be considered along with others in the residential area. Should you have any queries about my response, kindly drop me a note and I will respond. Local Development Plan (LDP) Lot 535 (No. 45} Country Club Boulevard, Connolly (Referenced November 2024 I 23-413) The LDP document comprises a LDP report, Appendix 1 - Certificate of Title, Appendix 2 - Proposed Local Development Plan. It is presumed that the document included in Appendix 2 was prepared prior to the LDP report for which our submission comments are required. If this is not the case, then there is ambiguity which needs resolve. **A) General Comment and foreword** The LPD document is to say the least, confusing, as it does not include a section on 'defined terms' and the use of 'acronyms'. This is exacerbated by the fact that referenced documents in the LDP, which by implication, also need to be read in conjunction with the LDP, and results inconsistencies. In all documents, there needs to be an overarching reference to 'defined terms' and the use of 'acronyms' to ensure consistency in application and understanding. In each document where a defined term is used, it needs to be identified either through capitalisation of the word/ term, or italics, which will then remove some ambiguity/ misinterpretation/ misunderstanding. As this document makes reference to many other documents, it automatically includes them herein. These referenced documents include (but not limited to): Local Planning Scheme No 3 City of Joondalup Loval Planning Strategy Residential Design Codes 1 & 2 Local Planning Schemes Regulations 2015 State and Local Planning Policies Metropolitan Regional Schemes (MRS) Joondalup Design Review Pannel Local Planning Policy WA Planning Manual State Planning Policy Planning and Development Act 2005 Western Australian Planning Commission The Local Development Plan as issued is not approved, and therefore issued for comment in order to obtain resident sentiment and view on the proposal, as it is local residents who will be significantly impacted. It is also fair to say that as an individual, as I do not have a working knowledge of the suite of documents that make up the local and State Laws, regulations, standards, guidelines and policies, it is difficult to consider and comment in total as the documents are cross referenced and rely/ depend on each other for different aspects. Insufficient time was not afforded to adequately familiarise oneself with associated documents, and therefore comments contained herein are incomplete. I request that my comments be considered as noted hereunder, and formally request feedback on all my comments, and to be kept abreast of any developments or progress in the future. **B) Community/ Public Engagement** Local Community Engagement- Unsatisfactory Engagement The entire suburb of Connolly is Zoned R20 and R40 and as such, any future development which is outside that zoning impacts the entire residential area. Such impact will adversely impact the character of Connolly, and therefore all residents should be engaged as a community, and allowed to be informed and voice their opinion. This was not provided for as very few residents received a letter (which I fortunately received) issued with the reference 111922. This may have been a deliberate intent to minimize the numbers of respondents in order to reduce the number as a representative sample of the local population.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	In addition, the letter provided two means with which to respond, ie through a webpage or via post. However, the letter that was issued did not include a form similar to that on the webpage for people to fill in. How were they to respond if post was the preferred option? Furthermore, a reasonable percentage of the local population are not technology proficient and therefore are intimidated and would be unlikely to respond. Both these circumstances would further dilute the number of responses. To further reduce the number of respondents, I was told after the meeting held at the Joondalup Resort on the evening of 10 February 2025 (which I understand fully is not sanctioned or part of the documents upon which we can rely), that only one response is acceptable per household. That is incorrect and would further limit responses. When awareness documents were placed on the local web platform, it appears anonymous persons wrote abusive language forcing the withdrawal of the awareness information. There is a deliberate pattern here, and there must be a better way for provision of engagement of the community and must be made to ensure all in the local community are informed and have the ability to provide opinion. This is a prerequisite as noted in a number of documents including the City's Planning Consultation Local Planning Policy and mentioned in clause 4.4.1 of the LDP. **OBJECTIONS AND INFORMATION REQUESTS** **C) Proposed Local Development Plan Refers** **Objection 1**-1.1Property Overview Zoning for the property is as per the City of Joondalup- Local Planning Scheme - No.3 LPS3) is "Private Community Purposes (A16)". "Private Community Purposes (PCP)" refers to a zoning category within the local planning schemes, essentially allowing land to be used for community facilities or developments that benefit a specific group of residents, and is not directly tied to a specific "R-code" which primarily relates to residential density in the state's planning regulations. However, development within this zone would still need to comply with the overall planning scheme and local development plans. No R-code has been issued although the LDP as proposed by Element refers to Volume 2 of the R- Codes. Clause 3.1, point 2 states that the LDP amends or replaces the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2, including building height, plot ration and building separation. Object, as further clarification on whether R-coding applies is required to make an informed assessment, and further objection to the imposition of the LDP to amend or replace the R-Codes. In addition, other plans/ documents refer to the maintenance of the environmental, community and aesthetic values of the area, which the LDP will negate due to the imposition of Clause 3.3 and 3.4 which is rejected. Strongly object to height, volume and scale as proposed. **Objection 2** - 2.1 Site Location and Property Description The LDP states *'The residential development is proposed to be located on underutilised sections of the site which are located a significant distance from adjoining residential development, therefore minimising the bulk and scale when viewed from these properties, and as demonstrated in the visualisations'*. The perspective views in Appendix 2 do not provide reasonable visualisations, but in fact are misleading. Firstly, the master plan notes that only 4 trees remain or are retained. The trees in the perspective view appear to be spaced at intervals (probably 9 meters apart) as noted elsewhere in the documents referenced. These trees are still to be planted, unless there is a plan to plant 50m tall trees. The perspective is also a view from the middle of the fairway, so the trees appear taller. The LDP also states under 3.1 (Key Provision) point number 5 'Visualisations are provided to illustrate the potential development outcomes which may be expected on the site in the future'. This implies at some future time probably 40 years from now, when the planted trees reach maturity. This is misleading and not accurate, and the full scale of the bulk and volume of the development will be evident for many decades. Objection. This is not a reliable visualisation

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Objection 3 - 2.2 Legal Description and Ownership The information provided states the ownership of Lot 535 and as noted in Appendix 1. However, it is still not clear if Site A and Site Bare located on Lot 535. See Objection 7 for further details. As both Lot 535 and 531 are mentioned under Clause 2.1, and further noted in the Local Planning Scheme No 3 under Section 19, Table 4, point 16 and 17. Who is the owner of Lot 531 as noted under point 17, and not declared in this LDP. Is Lot 531 another potential development in the future? Objection until further clarity is provided, especially if further similar development is anticipated on Lot 531. **Objection 4** - 2.3 - Environment and Heritage The LDP States that *'A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future'* A desktop study is inadequate, and the statement incorrect as there are environmental considerations and heritage aspects that need thorough investigation. In the first instance the Carnaby's Black Cockatoo is endangered species, and are protected under the Environment Protection and Biodiversity Conservation Act 1999. Connolly is home to this endangered species and therefore cannot be overlooked or disposed of by virtue of the LDP and clauses 3.3 and 3.4 of the LDP. Objection as this is not sufficient information on which to make an assessment and does not consider all Acts and Regulations that protect fauna and flora and wildlife. **Objection 5** - Clause 3.1 Key Provisions Point 2 - refer to objection 2 above. **Objection 6** - Clause 3.3 - Variations and Clause 3.4 - Relationship to Other Planning Documents The LDP is not an approved document, but from what is understood, forms the framework for potential deployment. It is noted that the LDP references many documents (see note above) and is inconsistent and seeks to amend, cancel or replace other documents or conditions contained therein. Through the application of clause 3.4, the LDP in instances of inconsistency, takes precedence or prevails to the extent of that inconsistency. There are significant departures from the established documents, which are consequently rendered mute or amended/ changed. The laws, Regulations, policies and guides as well as standards and technical requirements have all be established to provide for urban development in a managed and controlled way. The proposal to cast these aside through the application of clause 3.4 is not acceptable. Further, Clause 3.3 permits the LDP to be varied at any time, and further permits the 'decision-maker' to accept the inconsistencies as may be created. There is also no definition of who or what the 'decision-maker' is, limits of authority and the like. The imposition of such variation to which clause 3.4 is applied basically means that any change is possible. This is clearly not workable, and is a system without limit and lends itself to abuse, and exploitation of the local community, and those dependant on Regulation for good governess. The wording of Clause 3.3 and 3.4 needs to be amended to ensure standards and legislation, rigor, consistency and processes are managed and controlled effectively in all cases of development. **Objection 7** - 3.5 - Staging. The subject site is noted to be developed in stages, but these need to be declared to fully understand the impact and intent. Clause 1.1 (Project Overview) clearly states that Lot 535 (No 45) Country Boulevard is the subject site assuming that the term 'subject site' is consistent. The Local Development Plan in Appendix 2 shows Site A comprising two multi-storied buildings up to 14 levels & 80m in height, and Site Bone building comprising 6 levels. Are these both located on Lot 535? If the answer to the above is yes, then where is Lot 531 as noted in the Local Planning Scheme No 3 under Section 19, Table 4, point 17? Is Lot 531 where the proposed Site Bis to be located or is it further north where an additional development is planned?

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Objection. Please provide clarity, but until such time as this is fully understood, objection is raised due to lack of clarity. **Objection 8** - 4.2 City of Joondalup Local Planning Scheme No 3 (LPS3) The introduction and reference to the lPS3 in this clause then requires a review of the document and comments in this regard are included under the heading local Planning Scheme No 3 below and is to be read in conjunction with comments on the LDP. Nevertheless, clause 4.2 makes reference to the following: • *To support the provision of a variety of housing choices that cater for an ageing population and changing household structures;* • *To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents; and* • *To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation.* Please provide clarity as to what is meant by changing household structures? In addition, the LDP results in significant adverse impacts on the physical and social environment, and the health and welfare of the local residents. Further, the LDP does not consider waste management properly as details are not included in the LDP for the location of the sewerage facility. Retention of local native vegetation is certainly not included as noted on the Master Plan. Tree Canopy and Deep Soil Areas requires retention beyond minimum requirements In addition, the clause 4.2 states for Private Community Purposes, the objectives are • *To provide sites for privately owned and operated recreation, institutions and places of worship.* • *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.* • *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area '* The LDP does not provide for sites for privately owned and operated recreation, institutions and places of worship. The LDP does not provide for incidental and ancillary provisions, compatible with surrounding development, and is not in keeping with surrounding development and must protect the amenity of the area. The existing Joondalup Golf Club sits adjacent to the Joondalup Resort on a 17,580m2 lot, and the Golf Club consists of Country Club, Cafe and Retail. The LDP is in conflict with these requirements, even though it seeks to amend or replace such statements through clauses 3.3 and 3.4. In addition, the existing hotel is included in the 48,280m2 plot and is a two storied development and the LDP is required to keep the amenity of the area. Further, the LDP would not be considered "incidental" or "ancillary" to the direct surrounding development. Objection for reasons noted above which include protection of the amenity of the area, and is not ancillary and incidental to the surrounding area. **Objection 9** - Clause 4.3.3 Residential Development Local Planning Policy (LPP) The key requirements of the LPP 'seeks to ensure residential development provides for improved streetscape outcomes and complements the visual character, bulk and scale of the surrounding built form. It also seeks to ensure that development is of a high quality and provides high levels of street surveillance'. Objection. The LDP does not meet these criteria in any way or form. However, LDP will apply clause 3.3 and 3.4 to replace the LPP, which is rejected. This is also objected to as the bulk and scale conditions are not met. This also dismisses the objectives of the Private Community Purposes zoning. **Objection 10**- 4.4.2 Planning in Bushfire Prone Areas.

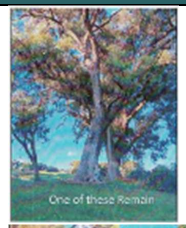
PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	It is this clause that provides the regulation that invariably permits the removal of all trees as noted on the Master Plan, as existing trees of the density, height, type and proximity to the proposed development would no doubt be a fire risk. For that reason, the second paragraph states that 'there are no bushfire planning matters to be resolved as part of the preparation of this LDP'. Objection as retention of tree canopy and native vegetation and ecosystems, wildlife and endangered species is key to environmental policies which must be adhered to. **Objection 11**- 4.4.4 Residential Design Codes Volume 2 (R-Codes) Objection - See Objection 1 above. **Objection 12** - Transport Impact Assessment Guidelines (TIA) The TIS is not adequate for assessment. The Heading refers to a TIA, but the document included for assessment is a TIS. The LDP also makes the provision of the TIA a condition of the approval of the LPD, which is not acceptable. Objection. The TIA is required prior to the approval of the LDP and not as a consequence or a dependency. **D) Appendix 2 - Proposed Local Development Plan Refers** **Objection 13** - General Provisions, point 2, 3 and 4 refer The above reference states: *2. In accordance with the Clause 1.2.2 of the Residential Design Codes Volume 2 -Apartments (R-Codes Volume 2), this LOP contains provisions that amend or replace the Acceptable Outcomes set out in Part 2 of the R-Codes Volume 2.* *3. Unless provided for below, the provisions of the R-Codes Volume 2, LP53 and any relevant State Planning Policy or Local Planning Policy, will apply.* *4. As this LDP is a "due regard" document, variations to this LOP may be approved through a Development Application, provided that the development achieves the objectives of this LOP and the relevant Element Objectives of the R-Codes Volume 2, and any relevant State or Local Planning Policy (as applicable).* Objection. The LDP, created as an instrument to amend or replace Acceptable Outcomes is not acceptable. These are instilled to ensure good governess and management of urban development. Further, the assertion that this can be applied to 'any relevant State or Local Planning Policy' is simply licence to ignore the very fabric that governs our community and developments, and sets double standards which is not acceptable. **Objection 14** - Site A The scale, volume and height (80m) of the development as proposed and depicted is in direct conflict with the character of Connolly, and is not in keeping with the "incidental" or "ancillary" of the existing structures which are Zoned R20 and R40 with a maximum build height of 10m. Built forms must enhance and complement the visual character of the area, which this LDP is not. Object strongly to the scale, height and volume of the development, and the mechanisms deployed to override legislation that controls these aspects. **Objection 15** - Site B The scale, volume and 6 storey height of the development as proposed and depicted is in direct conflict with the character of Connolly, and amenities in the area which is all zoned R20 and R40, with a maximum height of 10m and 2 storey in height. This is not in keeping with the "incidental" or "ancillary" of the existing structures and built forms must enhance and complement the visual character of the area, which this LDP does not. Object strongly to the scale, height and volume of the development, and the mechanisms deployed to override legislation that controls these aspects. **Objection 16**- Masterplan

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The Masterplan depicts the area and location of the various buildings and other pertinent information as noted in the legend. The description and intent of the areas marked 1 and 3 are not clear, and area 4 appears to be underground parking. However, as these areas are not clearly articulated, assumptions are the only option for interpretation. Building 9 is Site Band objected to as noted in objection 15 above. Buildings 5 and 6 is Site A and objected to as noted in Objection 14 above. Buildings marked 7 are townhouses which appear to be two storeys in height as depicted on the visualisations. These on their own would fall into the R20 and R40 zoning, and as such would be in keeping with the "incidental" or "ancillary" of the existing structures which are Zoned R20 and R40 with a maximum build height of 10m. These built forms, upon verification of additional information, appear to enhance and complement the visual character of the area and be in keeping with the character of Connolly. As such, building marked 7 would be acceptable provided tree retention in the area would be ensured, and the buildings located so as not to impact the tree canopy in any way. The Masterplan does not show the location of the sewage facility, or provide any details for assessment. The sewage handling facility is also not in the demarcated red boundary area, but nevertheless is an integral part of the development. The Masterplan is therefore incomplete, misleading and cannot be relied upon. The Masterplan also demarcates the trees to be retained, and number 4 in total, noting their particular location. This then presumes that all other trees will be removed. At a meeting held with the Architect and Element, when the question and concern was raised regarding tree retention, the Architect responded saying the 'significant trees' would be retained. The answer was subjective, but by interpretation, clearly means the 4 trees as noted on the Masterplan. Objection to tree removal. The removal and destruction of the tree canopy is not in keeping with a number of current Regulations, laws and policies, which protect mature vegetation and provides for the retention of tree canopies, and the protection of wildlife especially endangered species as referenced in other Objections above. Sample pictures of trees in proximity of the Masterplan that will remain or be demolished

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	        **LOCAL PLANNING SCHEME No 3 (LPS3)** As the LDP references the LPS3 document and contents, an initial high-level review gave cause for concern as these are contradictory and in conflict with many other established documents, to which precedence statements appear to be set to apply to negate dependency or consideration. Such an imposition or condition is strongly objected and opposed to. Section 1.1- Project Overview • Section 7. (2) - states as follows: *'(2} This Scheme is to be read in conjunction with any local planning strategy for the Scheme area* Includes any local planning strategy for the Scheme. This therefore includes all documents which will apply to the development, which in turn is negated/ of no relevance by the conditions of the Local Development Plan (LDP) due to its precedence in areas of inconsistency as stated in clause 3.4 of the LDP which states ' Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.' The LDP is rejected as it provides for double standards, creates confusion, does not provide for due diligence which is essential in urban development, compromises laws, appears to be development specific in order to change laws, design standards, zoning principles, and fundamentally ignores existing amenity and character of the area, and the opinions of the local residents who will be directly adversely impacted by the proposed development. Strongly object to the LDP and areas where the LPS No 3 is inconsistent with the existing laws, regulations, standards and policy etc. • Section 8 (b) states: *'set aside land as reserves for public purposes'* The LDP does not set aside any land for public purposes. Public areas presently represent 3.8% of the area and it should be 10%. The addition of any high-density development will exacerbate the problem.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

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	Object to the LDP as it further lessens amenities in the area which can only result in anti- social behaviours in the future, and will compromise safety and security. Connolly is a safe and secure suburb, which high-density development will no doubt destroy, and the lack of law enforcement feet on the ground will be significantly powerless to enforce the law. • Section 8 (d) - states as follows: *'control and guide development including processes for the preparation of structure plans and local development plans*; Local residents and affected communities require written evidence for transparency and visibility of how guidance is provided as required in this clause for structure plans and LDP's. It is obvious that limited members of the local community have been notified or were even aware of the development in its current state of progress, not to mention the earlier phases which were completed some years back without full consultation with the local residents. Object to the development as proper consultation with the local community was not undertaken. • Section 9 (b)-The aims of the Scheme is to cater for an 'ageing population' and 'changing household structures'. Please explain what is changing household structures. In addition, are these changing household structures by choice or as a consequence of enforcement in terms of changes due to migration from Low Density to Medium/ High-Density developments? • Section 9 (c) - States the following: *'To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment or the health and welfare of residents*' Objection to the LDP and Proposal in its entirety as it does not consider this statement at all and certainly does result in adverse impacts. In addition, it cannot be either 'physical and social environment or the health and welfare of residents', but rather "physical and social environment and the health and welfare of residents". Both conditions are relevant and the use of "or" implies either one of the conditions apply. • Section 9 (f) - States the following: *'To ensure that land uses are appropriately integrated with existing transport routes within the City'* Objection to the LDP and Proposal as the supporting documentation does not accurately depict reality in terms of public transport, and the Traffic Impact Statement (TIS) is not relevant as it is not based on current data. A Traffic Impact Analysis (TIA) is required to make a reasonable assessment. In addition, there is only one entrance and exit to the proposed development area, which does not provide for alternative in case of emergency. • Section 9 (h) - States the following: '*To maintain a high standard and convenient network of public open space that balances the protection of vegetation and biodiversity with the provision of active and passive recreation, consistent with the needs of the local community'* Objection to the LDP and Proposal as public open space is already below requirements, a pitiful 3.8% and should be 10%. The high-density development as proposed in the LDP and Proposal does not make provision for open public spaces, thus further exacerbating the problem. Protection of vegetation is not considered in the Proposal as significant and well-established trees will be removed, adversely impacting biodiversity and vegetation, as well as protected species such as the Carnaby Black Cockatoo. • Section 10 - States the following: *'Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency'*. This statement is absolutely rejected and must be removed. It is inconceivable that an enforcing document can be written in such a way, to provide for numerous inconsistencies with local law, in which all inconsistencies are written with a direct purpose to oppose or negate any law to preference a particular strategy, by placing it above the law through precedence. In the event of a catastrophe or violation of the law, how will the legal implications unfold? This amounts to double standards and is not acceptable. Object strongly to Section 10. Part 3 - Zones and Use of Land Section 16 refers. The Zone as nominated is "Private Community Purposes", a snip of the reference table is below:

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT

Private Community Purposes	• To provide sites for privately owned and operated recreation. institutions and places of worship. • To provide for a range of privately owned community facilities. and uses that are incidental and ancillary to the provision of those facilities, which are compatible With surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

Object to the LDP and Proposal as it does not in any way represent recreation, institutions and places of worship, nor is it incidental and ancillary to the existing facilities nor compatible with surrounding development, and is certainly not in keeping with surrounding residential development and the protection of the amenity of the area. In addition, part of the development (on Site B) is in fact commercial (hotel) and therefore the wrong Zone Name has been applied and under Table 3 is not permitted as such.
Section 18 - Interpreting Zoning Table.
Point (6) refers and states: *If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land:*
(a) a structure plan;
(b) a local development plan.
This statement provides for the Local Development Plan to take precedence due to its elevation in recognition and reliance in terms of document hierarchy. If read in conjunction with the Local Development Plan (LDP) (clause 3.4) which states its precedence over "standards" and "other planning documents", in cases of inconsistency, the LDP is then the ruling document, which in itself is inconsistent with local laws and by imposition of precedence, is the ruling document over the Local Planning Scheme No 3 and all other documents. An extract is noted below:

3.4 Relationship to Other Planning Documents

This LDP is to be read in conjunction with the LPS3, any relevant State and local planning policies and the Residential Design Codes.

Where there is inconsistency between the development standards and requirements of this LDP and other planning documents, the provisions of this LDP shall prevail.

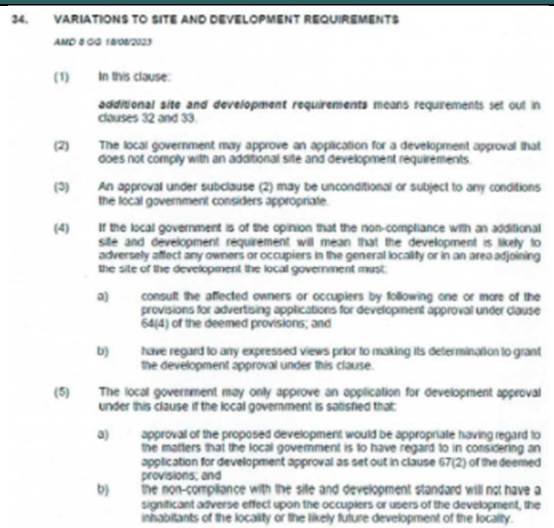
Strongly Object to this circular precedence condition, as it is not workable in practice, shows double standards, and town planners, approving authorities and enforcement officers will have very little basis to ensure compliance with law, regulations, standards and policies. Furthermore, as noted on previous occasions, the LDP and Proposal is strongly rejected.
Part 4 - General Development Requirements
Section 31 - Environmental Site and Development Requirements states as follows:.

31. **ENVIRONMENTAL CONDITIONS**
There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Object to this statement. There are protected and endangered species of bird who find sanctuary in this area. The removal of their habitat and other influencing factors will have a significant and possibly, permanent adverse effect on endangered species. In addition, the environment is home to many wildlife species where the current environment provides for idyllic conditions, The construction process will decimate wildlife, and the final constructed building will impact ecosystems and wild life. Consideration has not been given to nocturnal animals and other creatures that thrive under night conditions. These developments will have internal lights with will increase ambient light in the vicinity, not to mention perimeter lights that will be on all evening, that will impact wild life, not to mention local residents. Object to the LDP and Proposal as it will impact ecosystems and wildlife, and one cannot exclude the Environmental Protection Act 1986 upon which ecosystems, wildlife and protected species depend for survival. Furthermore, the LDP states *'A desktop analysis of the site indicates there are no environmental or heritage constraints which will impact on the ability for the subject site to be developed for residential purposes in the future* This statement further distances the proposed development from the Environmental Protection Act, and is an attempt to negate its influence and reliance on over the proposed development, and is not satisfactory or accepted. Full compliance with Environmental Protect, together with a full physical and practical study has to be performed to understand the full impact on the LDP and Proposal. Object strongly to discarding the Act and all Regulations that protect the Environment, and any assertion that a desktop study is adequate means to assess the environment. All environmental laws must be adhered to. Section 34 - Variations to Site and Development Requirements. - States as follows:

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	 **34. VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS** *AMD 8 GG 18/08/2023* (1) In this clause: ***additional site and development requirements*** means requirements set out in clauses 32 and 33. (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements. (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate. (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must: a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and b) have regard to any expressed views prior to making its determination to grant the development approval under this clause. (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that: a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and b) the non-compliance with the site and development standard will not have a significant adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality. It is obvious that this is a process that should engage all Connolly suburb residents, and not just a few. All residents will be adversely impacted or affected in some way or other. As a resident of Connolly, I know that due process as required above has not been followed for the following notable reasons: o Not all residents received postal notification, or any form of notice. o Some postal notifications were issued to a select few dwellings within a certain radius of the proposed development. The affected community is greater than the nominated radius and therefore, the approach is fundamentally flawed. o The notice was not clear as to the number submissions that could be sent per household. Many were informed that only one per household was permitted, when in fact, it is every person in the household, in other words, all residents. Therefore, the number of responses may not be a true reflection of the local sentiment. o Attempts by residents to inform others of the development and its consequences have been largely blocked or silenced on local social media platforms. o It appears that there is a definite strategy to limit the number of potential objections to the development, in order to falsely demonstrate a minimal impact or concern to local residents. Object strongly to the LDP and other documents associated with the Development Proposal as the process followed was not comprehensive, correct or fair, and appears to have ulterior motive as evidenced in the actions that have recently taken place.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Section 35 -Restrictive Covenants - Point 35 (2) (b) states as follows: *'the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions'* Object strongly to the approval of the LDP and to progress further to the next phase of the development as due, full and comprehensive advertisement of the Proposal and development, has not taken place. Only in part were the local residents informed. Part 6 - Terms Reference to in Scheme. Section 37 - Terms Used - Point 1 refers: 37. **TERMS USED** *AMD 8 GG 18/08/2023* (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows: ***building envelope*** — means the area of land within which all buildings and effluent disposal facilities on a lot must be contained; Object to the LDP and Proposal as it is not compliant with this requirement. In the LDP under Section 2.2 and in particular Figure 2, the position of the sewer pumping station is not contained within the development area and is therefore not compliant with this definition and/or requirement. Picture below verifies the point made and shows the location with a red Asterix in the bottom right:  Figure 2 – Location Plan Further, and possibly to disguise the existence of the sewage handling facilities, The Master Plan contained in the Local Development Plan as incorporated within the Local Development Plan, fails to identify its location within the red demarcated development boundary, or on the key legend table, which presumably confirms it is outside the envelope. How, under what law, design code, regulation, policy or standard is this going to be constructed, and how is effluent managed in this critical recreation and park environment? Does existing disposal facilities have capacity to handle this significant addition. This is a huge failing and oversight which further demonstrates the lack of due process with the LDP and further reason for total rejection.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	The LDP further notes its elevation in terms of precedence under section 3.4 in document hierarchy in areas of inconsistency with other documents, and therefore negates the requirements to comply. However, sewage containment and disposal cannot be overlooked in this environment and region, and especially considering the imposition of the high-density of the development as proposed. Therefore, the LDP, Proposal and associated documents are opposed to and objected to in their entirety. Schedule A- Supplemental Provisions to the Deemed Provisions, Part GA Design Review point 60 C states: *' When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation'* The defined terms fail to provide definition for the 'decision maker'. Is this a person, a committee, a function group, or organisation, and what are their mandates and levels of authority? In addition, is this the same decision maker as noted under Section 3.3 of the LDP? It seems vague and needs proper definition and rigor around limits of authority, especially when it comes to developments and the probability of legal recourse in the event of failures etc. Until a clear code of defined terms are established and documented, and when referenced in any document, is clearly identified through capitalisation or italics so that its meaning cannot be misinterpreted in context, all documentation especially the LPS3 and LDP should be withdrawn in their entirety. **Conclusion and Appeal** It is my considered opinion that the proposal in its current form is not compliant with current regulations. It is obvious, that attempts are being made to dispense with laws and regulations to facilitate the continuation of this proposal in its current form as noted in the LDP. It is significant to note that the confusing manner in which the document has been prepared is difficult to decipher and fully comprehend and understand, and I judge this from my uninformed position, and no doubt some local residents will express similar concerns. As a resident, I appeal to the authorities and in particular, the Local Councillors on which the approval or rejection of this LDP is dependent, to consider the following: Highrise developments are intended for city centres, in proximity to train and transport facilities etc as noted in the Ordinary Council Meeting of November 2024, and referenced documents. Connolly does not fall into this category. The proposal will adversely affect visual amenity due to its size, volume scale and height. This proposal is not ancillary or incidental to the area, not complimentary to the amenities in the area, and not fitting to the character of the area. Connolly is zoned R20 and R40, and should remain that way. Visual privacy will be compromised, as will traffic, public open areas, health, social and security in the area. Connolly is private, well established, safe, beautiful area, and a small enclave and sanctuary in which residents have purchased their homes for the lifestyle, peace, security and visual amenity. Why destroy or compromise this. Residents have paid good money (which may be significantly negatively impacted) for their property and surrounding views, the feel of Connolly and the low-density lifestyle that Connolly offers. Why deprive residents of this privilege which they expect to live in, and create a significant visual overbearing structure? The resort is zoned recreational with small commercial developments and partly zoned R20 and R40. Any proposal in excess of this zoning is not fitting with the environment and will alter the very feel and character of the Connolly area. This is not desirable. The environmental impacts will be significant due to adverse impacts to endangered protected species and destruction of tree canopy/ soils and fauna and flora. There are laws and Acts that prohibit the adverse impact to these elements, and further protects these conditions, and this applies to Connolly and in particular, the Resort and surrounds. Why not address and consider this vital area, and demonstrate acknowledgement and participation to its principles rather than discard its existence. The future will be your judge.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Local Councillors represent the local community, and as such, need to listen to community concerns and help protect residents through the power bestowed upon them to do so. Councillors should not be persuaded differently, as they have a moral compass and obligation to do what is right for the people and area they represent, and not what is desired by profiters and the privileged few at the expense of the local community. We, the residents, elected you, rely on you, and trust your considered and unbiased vote to object this proposal, as there is sufficient evidence and basis to do so. I thank you in advance for your time and support in this instance
632	**Oppose** We oppose this development and have outlined our reasons below: **Environmental Impact:** **Losing the natural aesthetic of the suburb**: • **Reduced Visual Appeal:** The natural beauty of Connolly, such as trees, children's play areas and the Joondalup Resort, contributes to its visual charm. Losing these elements will result in a more sterile, concrete-dominated environment, making the area less attractive for residents and visitors. • **Lower Property Values:** Connolly with its abundant natural beauty commands higher property values due to the appeal of the surroundings. If the natural aesthetic is lost, our properties may become less desirable, which can decrease property values in the area. • **Impact on Community Pride:** Connolly's a suburb's that naturally follows the contours of its landscape and is a source of pride for us, its residents. When these elements are replaced with high rise urban developments, it can diminish the sense of identity and pride within the community. • **Loss of Cultural Significance:** Apparently Aboriginal settlements have long held this area dear to their hearts, and we would include the Joondalup resort in this example. Losing the essence of this could result in a disconnect from the community's aboriginal heritage, thus losing the suburbs' history and traditions. • **Decreased Sense of Well-being:** The natural landscapes provided by the Joondalup Resort and the surrounding suburb evoke a sense of tranquility and calm. Losing these elements could lead to increased stress and anxiety among residents, as they feel their peaceful environment and aesthetically pleasing surroundings are being eroded. • **Decreased Quality of Life:** Removing the heart of the golf course and replacing it with a high-rise urban development could result in a more monotonous and less enjoyable living environment especially for those residents lock out of the resort. • **Loss of Biodiversity:** Green spaces provide vital habitats for wildlife, including birds, insects, and plants. When these areas are lost, it can lead to the decline or extinction of local species that rely on these habitats for food, shelter, and breeding. • **Reduced Air Quality:** Trees and plants help filter the air by absorbing carbon dioxide and releasing oxygen. Losing green spaces means fewer plants to improve air quality, which can contribute to higher pollution levels and negatively affect human health. • **Increased Urban Heat Island Effect:** Green spaces help cool the environment by providing shade and releasing water vapor. Without them, urban areas can become much hotter, leading to higher energy use and health risks like heatstroke. • **Stormwater Management Issues:** Green spaces, especially those with trees and grass, help absorb rainwater and reduce flooding. Without them, Connolly could face increased runoff, leading to flooding, soil erosion, and water quality problems. • **Community Disconnect:** Connolly residents take pride in their suburb, which fosters a sense of community. Losing these spaces can reduce social cohesion and lead to a less connected community.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	Climate Change and Sustainability Concerns: • **Increased Carbon Footprint:** Construction of high-rise buildings often requires significant energy and materials, contributing to higher carbon emissions, particularly if not built with sustainable practices. • **Energy Consumption:** High-rise buildings typically consume more energy for heating, cooling, and lighting. Will the proposed urban development be designed with energy-efficient systems or renewable energy sources? • **Reduction of Green Spaces:** Developing land that is currently used as green space decreases the area available for absorbing carbon, which could worsen climate change. • **Stormwater Management:** High-rise developments can increase paved surfaces, leading to more runoff and potential flooding, especially if stormwater management systems are not properly installed. • **Urban Heat Island Effect:** High-rise buildings, along with the surrounding concrete and asphalt, can trap heat, raising local temperatures and increasing the need for energy-intensive air conditioning. • **Current Design:** The current design resembles Burswood that is neither aesthetically pleasing nor looks environmentally friendly. While we are not against development, a low-rise design that incorporates the natural contours of the landscape and blends with the environment could be a better option. Features such as green roofs could help minimise the overall environmental impact. **Overdevelopment and Population Density:** • **Pressure on Local Infrastructure:** We are concerned that local infrastructure is inadequate, with no existing public services such as doctors' surgeries or local bus routes. This puts pressure on roads and makes the area less convenient. • **No Public Green Spaces:** This development is too exclusive, making it less accessible to the local community. Currently, there is very little green recreational space in Connolly, aside from the Connolly School oval, which is inaccessible from Monday to Friday between 8:30 AM and 4:00 PM. Additionally, the field is in poor condition and is often used by dog walkers, creating a potential health hazard for both the community and students. The same concern applies to the proposed site, where increased dog-walking activity could negatively impact local wildlife. • **Strain on Resources:** We believe rapid development, which could pave the way for even more developments, and excessive growth can lead to the overconsumption of resources like water, energy, and land, depleting essential supplies for future generations. • **Traffic Congestion:** As mentioned previously, more buildings and development most certainly will lead to increased traffic, making commutes longer, air quality worse, and contributing to higher carbon emissions. • **Decline in Quality of Life:** A development on this scale could reduce the overall quality of life by creating noisy, pollution, and a less enjoyable suburb. • **Environmental Degradation:** Overdevelopment can lead to habitat destruction, soil erosion, pollution, and other forms of environmental damage that are difficult to reverse. • **Increased Cost of Living:** Exclusive developments in a sought-after suburb make it harder for local residents to afford to live in their own neighborhoods. Additionally, will this development attract a high proportion of investors or holiday rentals, further displacing localresidents? **Loss of Community Character:** • **Changes In Social Dynamics:** High-rise developments could create a more transient community, especially, and as mentioned previously, if apartments are used as short-term rentals or investment properties. The worry is this could lead to a decrease in long-term resident engagement and social cohesion.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	• We are also concerned about the style of the proposed development, as we believe it will alter the very fabric of our low-rise suburb, which currently enhances the natural contours of the landscape. The introduction of high-rise buildings, to be place right in the middle of Joondalup golf course, is completely out of character with the area. Please explain why this high-rise development was considered and why the City of Joondalup thinks it will enhance the area. **Public Consultation and Process:** • **Lack of Public Engagement:** We feel that the City of Joondalup moved forward with the local development plan during a time when the public's attention was focused on more pressing issues, such as the global pandemic. Not one person we've spoken to was aware of the original deadline {December 2020), and this has left the community at a disadvantage. • **Transparency Issues:** Can the City of Joondalup clarify how this development will be funded and if any compensation will be offered to residents whose lives will be disrupted once construction begins? **Planning Policy Conflicts:** • **Non-compliance with Local Policies:** We object to the development as it significantly conflicts with the existing R20 zoning laws that govern the suburb of Connolly, where the maximum building height is limited to 2 or 3 storeys. This is particularly relevant to the entire Joondalup Resort buildings which are all restricted to a maximum building height of 2 storeys. **Health and Safety Concerns:** • **Construction Risks:** Can the City of Joondalup provide a list of construction risks that may affect nearby properties and residents, including health and safety concerns, noise, and pollution? Also, will construction impactthe daily operations of the Joondalup Golf Course, hotel and outlining resort? If so, when and for how long. • **Bushfire Risk:** The proximity of this large development is concerning due to limited access, with only one road in and one road out. How will the City of Joondalup manage the fire risk at this site? **In summary:** Where is The City of Joondalup moral compass and duty of care to the community that shares this unique environment? The scale of this proposed development seems driven by financial greed, and it feels wrong on every level. Furthermore, according to planning policy, high-density development belongs along main transport corridors, not in suburbs never designed for it. This proposal sets a dangerous precedent that could ruin Connolly, leading to even more damaging developments in the future. **9. Other Concerns:** • **Light Pollution:** We are concerned that artificial light from this development will contribute to light pollution, which interferes with natural nocturnal rhythms for both humans and wildlife. • **Noise Disturbance:** As a resident living in Princeville Tor, we are particularly concerned about the potential noise, as we already experience significant noise from the hotel (and the freeway, a double whammy), which has a greater setback than the proposed development.
633	**Oppose** I work away and did not manage to get the information about the proposed high-rise development at Joondalup Resort until it was to late to submit my response. I have serious concerns with several things about the proposal: 1) The significant increase in traffic on Country Club Boulevard, both during construction, and once the proposed number of residents move in. 2) The potential loss of access to at least two golf holes once the new buildings start getting golf ball strikes.

PROPOSED LOCAL DEVELOPMENT PLAN AT 45 COUNTRY CLUB BOULEVARD, CONNOLLY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO.	COMMENT
	3) The potential injuries and / or fatalities of wildlife, due to increased traffic in the area. Note that JRI have not repaired dilapidated perimeter fencing that they have been emailed about multiple times over the past 5 years - their regard for wildlife preservation is minimal already. I am not opposed to all development in the area, just the scale of the current proposal. I would expect that a smaller scale townhouse type development would be a more feasible option from a local resident and avid golfer point of view, as there would be fewer dwellings, less traffic, less likelihood of damage from errant golf balls and, most importantly, more in keeping with the surrounding environment and less impact on our wildlife. Your consideration is appreciated.

Schedule of proposed modifications – Joondalup Resort Local Development Plan			
LDP Element	**Current**	**Proposed**	**Comments**
General Provisions	This Local Development Plan (LDP) has been prepared in accordance with Clause 19 (Additional Uses) of the City of Joondalup Local Planning Scheme No.3 (LPS3), with No.17 of table 4.	Replace No.17 with No.16	No.17 of Table 4 relates to 37 Country Club Drive, whilst No.16 relates to 45 Country Club Drive, which is subject of this LDP.
Design Objectives (General)	Headings of 'Enhanced Environment, Sensitive Design, Safe and Attractive Place for Living and Thriving Place with a Sense of Community.	Remove from LDP	Whilst the headings are intended to group design objectives for the development, following the below recommendations, there are headings to which no provisions will relate. It is recommended the headings be removed and standardised objectives provided.
Design Objective 6	Orienting the built form toward the view and optimising solar aspect	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.1 - Element Objectives
Design Objective 7	Designing buildings to provide high levels of visual surveillance of the public realm	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 3.6 – Element Objectives.
Design Objective 8	Deliver an innovative response to sustainability particularly in relation to energy and water use which goes beyond business as usual.	Remove from LDP	This objective is covered by the R-Codes Vol.2 Clause 4.15 and 4.16 – Element Objectives.
Design Objective 15	Provide legible and safe movement of residents and visitors, as pedestrians and in vehicles to the proposed development and throughout the structure.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.5 - Element Objectives

Design Objective 17	Accessible to all	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.5 - Element Objectives
Design Objective 18	Landscape frontages.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.12 - Element Objectives
Design Objective 19	An integrated apartment lifestyle, integrated with existing hotel resort and golf club house that has history and existing presence in the community.	Move to general provisions for the LDP.	This is not an applicable planning objective that could be assessed for compliance through a development application.
Design Objective 20	Main podium of Site A provides lounges, meeting and reading areas for residents and resort guests.	Remove from LDP.	This is an operational requirement which would be subject to controls and agreements between the resort and future building owner/strata and should not be a consideration under the planning framework.
Design Objective 21	All residents have access to facilities of resort.	Remove from LDP.	This is an operational requirement which would be subject to controls and agreements between the resort and future building owner/strata and should not be a consideration under the planning framework.
Design Objective 22	Diversity of dwellings provided.	Remove from LDP	This objective is covered by R-Codes Vol. 2 Clause 4.8 - Element Objectives
Design Objective 23	Street furniture, lawn areas and play areas will be provided.	Remove from LDP	This objective is covered by R-Codes Vol.2 Clause 3.4 – Element Objectives.
Development Controls	The development controls outlined in Table 1 – Primary	The development controls outlined in Primary Control Table	Wording is recommended to be updated to accurately reference

	Controls Site A and Table 2 Primary Controls Site B apply to the site and are to be read in conjunction with the corresponding diagrams on each page.	- Site A and Primary Control Table - Site B apply to the site.	the primary control tables for Sites A and B respectively. Reference to the diagrams have been removed as these are indicative only and do not establish new or additional site controls.
Primary Control Table – Site A	Building Height Maximum Podium Height: 30m AHD. Maximum Building Height: 80m AHD or 14 Storeys	Maximum Podium Height: 3 Storeys Maximum Building Height: 14 Storeys *This detail should also be reflected in the corresponding diagram.*	The overall building height provision should clearly articulate the requirements for future development. This should be in storeys only to reflect the requirements similar to Table 2.1 of the R-Codes Volume 2.
	Building Depth Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to Clauses 4.1 Solar and Daylight Access and 4.2 Natural Ventilation of the Residential Design Codes Volume 2.	Remove from LDP.	This control is covered by R-Codes Vol.2 Clause 2.6 – Acceptable Outcome.
Primary Control Table – Site B	Building Height Maximum Building Height: 46m AHD or 6 Storeys The maximum height includes all building plant and equipment, lift	Maximum Building Height: 6 Storeys *This detail should also be reflected in the corresponding diagram.*	The overall building height provision should clearly articulate the requirements for future development. This should be in storeys only to reflect the requirements similar to Table 2.1 of the R-Codes Volume 2.

	and stair overruns and roof terrace.		
	Minimum Primary Street Setback (Eestern Setback)	Minimum Primary Street Setback (Eastern Setback)	Minor typo correction to the word 'Eastern'.
	Building Depth Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with consideration to Clauses 4.1 Solar and Daylight Access and 4.2 Natural Ventilation of the Residential Design Codes Volume 2.	Remove from LDP.	This control is covered by R-Codes Vol.2 Clause 2.6 – Acceptable Outcome.
Additional Comment	N/A	Insertion of City's execution block.	An execution block should be included on the LDP document for the appropriate signatory and dating to be applied upon approval of the document.
		Reformatting of Design Objectives	Design Objectives to be re-numbered/formatted following the above changes.

Comparison of key development standards – HOA areas higher dual density code

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	**HOALPP**	**COMMENTS**
1.1 Site area **Minimum and average site area** C1.1.1 Development which complies with the dwelling type and site area requirements set out in Table D and the following provisions. **Calculation of minimum site area** C1.1.2 The minimum site area set out in Table D is calculated as follows: i. In the case of a single house, the area of the green title lot or survey-strata lot; or ii. In the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling. C1.1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table D: i. In the case of a lot with a corner truncation to a public street, up to a maximum of 20m^2 of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer figure 1.1a). ii. In areas coded R40 and below; in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes not more than 20 per cent of the site area as required by table D (refer Figure 1.1b). iii. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width of the right-of-way or reserve (up to a maximum depth of 2m) may be added to the site area (refer Figure 1.1b and 1.1c); or iv. In areas coded R50 and above; in the case of a battleaxe lot, the vehicle and/or pedestrian access leg and associated truncations shall be excluded from the calculation of minimum site area to achieve an effective lot area consistent with the minimum site area required in Table D (refer Figure 1.1c). C1.1.4 The following variations to the minimum and average site area set out in Table D may be made: i. In the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC' or ii. the area of any existing lot, survey-strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table D. C1.1.5 In areas coded R25 and below; for an aged or dependent persons' dwelling (in accordance with Part B, 5.5.2 C2.1-C2.4) or a single bedroom dwelling (in accordance	**2 HOALPP – Urban Design – Lot Subdivision** As per R-Codes plus: C1.5 In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following: i. Development of single and grouped dwellings which complies with a minimum frontage of 9 meters at the primary street setback; or ii. Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 metres.	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • Table D sets out minimum frontage requirements: ○ R20: 10m ○ R25: 8m ○ R30 and above: no min frontage requirements. • Minimum frontage requirements for HOA lots are considered important to ensure improved streetscape outcomes. • 9m frontage recognises that most lots in the City would not meet a 10m frontage when subdivided into two side-by-side green title lots. Therefore, should be retained. • Development on corner lots where the 6m frontage is allowed can facilitate 'row housing' style development. • This provision is considered appropriate to retain to facilitate improved streetscape outcomes for grouped dwellings. • It is noted that these provisions are included in Clause 26 of Local Planning Scheme No. 3 and therefore will continue to have effect regardless of its inclusion in the policy. • It is recommended to retain the provisions in the new LPP for completeness. **Recommendation:** • Retain provisions as existing.

Comparison of key development standards – HOA areas higher dual density code

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	**HOALPP**	**COMMENTS**
with Part B, 5.5.3 C3) that is the subject of a proposed development, the minimum and average site area of Table D may be reduced by up to one third. C1.1.6 In areas coded R30 to R40; for an accessible dwelling designed to gold level universal design (in accordance with Part B, 5.5.4 C4 or Part C, C2.7.2), or a small dwelling (in accordance with Part B, 5.5.5 C5 or Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that: i. for single houses and grouped dwellings, no site is less than 100m^2; and ii. for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites. C1.1.7 In areas coded R50 and above; for an accessible dwelling designed to gold level universal design (in accordance with Part C, C2.7.2), or a small dwelling (in accordance with Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that: i. for single houses and grouped dwellings, no site is less than 100m^2; and ii. the site area reduction is limited for small dwellings to a maximum 50 per cent of the total number of dwellings or sites C1.1.8 For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained on a site that is subject to a development proposal, the average site area of Table D may be reduced by 10 per cent. This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7.		

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
5.1.2 Street setbacks C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary: i. **R20 / R25 / R30 / R40** Primary Street: 3m min 6m avg / 3m min 6m avg / 4m min 2m avg / 4m min 2m avg Secondary Street: 1.5m / 1.5m / 1.5m / 1.5m	**5 HOALPP – Street Setbacks** 5.1 **R20/25 / R20/30 / R20/40 / R20/60** Primary Street: 4m / 4m / 4m / 2m Secondary Street: 2m / 2m / 2m / 2m 5.2 A porch, balcony, verandah, chimney or equivalent may (subject to the Building Code of Australia)	**3.3 Street setbacks** C3.3.1 Buildings are set back from the street boundary in accordance with Table 3.3a. Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provide dthey do not project more than 0.75m into the street setback. C3.3.2 Notwithstanding C3.3.1, the following reductions are permitted:	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • Primary street setback requirements are generally consistent between HOALPP and Part C, except for R40 densities. • A reduced street setback to 3m in an R40 context is considered appropriate given it will allow for improved liveability outcomes to be achieved for R40 sized lots such as a larger consolidated rear primary garden area and increased internal room sizes.

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);
iv. iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where:
• a grouped dwelling has its main frontage to a secondary street; or
• a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or
• a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2d); and
v. to provide for registered easements for essential services.

C2.2 Buildings set back from the secondary street boundary in accordance with Table B.

C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B.

C2.4 A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).</td>
<td>project not more than 1.0 metre into the street setback area. Projections up to 1.0 metre shall not exceed 50 per cent of the building façade as viewed from the street.

Note:
The setbacks listed above are minimum setbacks. Averaging is not permitted.</td>
<td>i. In areas coded R30, R35 and R40, the primary street setback line may be reduced by up to 1m for a total of 30 per cent of the frontage width (refer Figure 3.3a); and/or
ii. For a porch, verandah, unenclosed balcony or equivalent the primary street setback may be reduced up to half the required primary street setback as specified in Table 3.3a, up to the full building width (refer Figure 3.3b).
C3.3.3 Buildings set back from a corner lot truncation boundary in accordance with the secondary street setback line in Table 3.3a.

Table 3.3a
<table>
<tr><th>Street type</th><th>R30</th><th>R35</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th></tr>
<tr><td>Primary street</td><td>4m</td><td>4m</td><td>3m</td><td>2m</td><td>2m</td><td>2m</td></tr>
<tr><td>Secondary street</td><td>1.5m</td><td>1.5m</td><td>1m</td><td>1m</td><td>1m</td><td>1m</td></tr>
<tr><td>Adjoining communal street</td><td colspan="6">0.5m</td></tr>
<tr><td>Adjoining laneway or right-of way where it is the primary street to the dwelling[1]</td><td colspan="6">2m</td></tr>
<tr><td>Adjoining laneway or right-of way</td><td colspan="6">0.5m</td></tr>
<tr><td colspan="7">R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC.
Where road widening is required, street setbacks are to be calculated from the adjusted street boundary.
[1] Does not apply to ancillary dwellings.</td></tr>
</table>
</td>
<td>• The 3m setback for R40 lots is considered to provide appropriate space for landscaping/tree planting and to allow for a streetscape outcome that is complementary to the established character in HOAs.
• It is considered that a reduction in secondary street setbacks is appropriate to allow for improved liveability outcomes in site without detrimentally impacting on the streetscape noting typically a secondary street frontage would comprise of fencing for privacy to outdoor living areas.

<u>Recommendation:</u>
• Remove HOALPP provision, R-Codes requirements to apply.</td>
</tr>
<tr>
<td>5.1.3 Lot boundary setbacks

C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);
ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and</td>
<td>6 HOALPP – Side and Rear Setbacks – Side Setbacks

R-codes apply, except:
Multiple dwellings:
6.1 A minimum side lot boundary setback of:
a) 2.0 metres to the ground floor; and
b) 3.0 metres to the upper floor.
6.2 A wall may be built up to one side lot boundary behind the street setback within the following limits:
a) A maximum length of 9.0 metres;</td>
<td>3.4 Lot boundary setbacks

Lot Boundary Setbacks
C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c.

Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: <u>YES</u>
Part C and Part B boundary wall provisions: <u>NO</u>

<u>Notes:</u>
• Lot boundary setbacks are typically 1 – 1.5m to the ground floor and 1.5m – 2.5m to the upper floor under Part B.
• Lot boundary setbacks are 1m to the ground floor and 1.5m to the upper floor under part C.
• These lot boundary setback requirements are generally consistent with HOALPP requirements,</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
Tables 2a and 2b may be reduced to nil to the posts where the structure*: • is not more than 10m in length and 2.7m in height; • is located behind the primary street setback; and • has eaves, gutters and roofs set back at least 450mm from the lot boundary. iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level; iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them; v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f). C3.2 Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11: i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or ii. ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension. (Refer Figure Series 5)	b) A maximum height of 3.5 metres from natural ground level; and, c) An average height of 3.0 metres from natural ground level; or d) Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions. Single House/Grouped Dwellings: 6.3 A minimum side lot boundary setback of: a) 1.0 metres to the ground floor; and b) 2.0 metres to the upper floor. 6.4 A wall may be built up to one side lot boundary behind the street setback within the following limits a) A maximum length of 9.0 metres; b) A maximum height of 3.5 metres from natural ground level; and, c) An average height of 3.0 metres from natural ground level; or d) Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions. ***Note:*** *Greater setbacks may be required to achieve other elements.* *The term 'up to the boundary' means a wall, on or less than 600mm from any lot boundary (green title or survey strata lot), other than a street boundary.* *The setbacks listed above are minimum setbacks, averaging is not permitted.*	Note: Minor projections will need to comply with the NCC requirements. Table 3.4a Lot boundary setbacks: **Wall height** | **Lot boundary setback** Up to 3.5m | 1m 3.6-7m | 1.5m 7.1-10m | 3m 10.1> | 3m *Rounded to the nearest 0.1m* C3.4.2 The second storey of walls shall be set back in accordance with Table 3.4a for a maximum wall length of 14m (including any balconies). For a portion of wall exceeding 14m in length: i. the wall is to be set back 3m from the lot boundary for the remainder of its length; or ii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d). *Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m.* C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the lot boundary where the: i. structures are less than 10m in length; ii. structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/ or post, refer Figure 3.4e); iii. structures do not exceed a ridge height of 4.2m; and iv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less. *Note: Carports, patios, verandahs or equivalent structures will need to comply with the NCC requirements, including but not limited to fire separation and non-combustible materials. Pillars or posts located on the boundary with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary wall length.* **Boundary walls:** C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided: i. boundary walls are located behind the street setback; ii. ii. overshadowing does not exceed the limits of C3.9.1, C3.9.2 and C3.9.3; and	although allow for a 0.5m reduction in the setback of upper floor walls to the lot boundary compared to the HOALPP provisions. • It is considered that the R-Code provisions provide a better set of requirements to balance improved liveability outcomes while ensuring lot boundary setbacks do not adversely impact on neighbouring properties, particularly in the case of narrow lots where upper floor setbacks can detrimentally impact upper floor liveability. • The boundary wall requirements in Parts B and C are considered appropriate given they are more nuanced in their application based on the R-code compared to HOALPP provisions. Allowing for additional boundary walls for a site can contribute to improved liveability outcomes such as larger consolidated indoor and outdoor living spaces as well as consolidated landscaping and tree planting areas and improved privacy outcomes. • The provisions allowing for two storey boundary wall heights in Part C, applicable to narrow lots coded R50-80 are not considered appropriate for the City of Joondalup context and should be modified through provisions included in the new LPP. **Recommendation:** • Remove HOALPP provisions and R-Codes requirements to apply, except retain maximum 3.5m boundary wall height provisions for developments applicable to Part C.

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
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Single house R40 or less
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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>C3.3 Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.

C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:
i. clause 5.3.7 does not apply; and
ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.
Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.

Refer tables 2a and 2b, page 46 of R-Codes</td>
<td></td>
<td>iii. iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision-maker.

C3.4.5 Where the boundary wall abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of C3.4.4 up to the extent of height and length of the existing boundary wall.

Table 3.4b (summarised)
<table>
<tr><td>R30-35</td><td>Height:3.5m max
Max length two-thirds the length of behind the front setback
Up to two lot boundaries
or
Simultaneously constructed walls permitted.</td></tr>
<tr><td>R40</td><td>Height: 3.5m max
Max length two-thirds the length of behind the front setback
All lot boundaries
or
Simultaneously constructed walls permitted.</td></tr>
<tr><td>R50-80</td><td>Frontage less than 8.5m:
Height: 7m max.
Max length 14m before 3x3m min. separation
All lot boundaries

Frontage greater than 8.5m:
Height: 7m max.
Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation
All lot boundaries
Simultaneously constructed walls permitted.</td></tr>
</table>
Grouped and multiple dwellings on the same lot:

C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries (refer Figure 3.4j).

C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other as though there is a lot boundary between them (refer Figure 3.4k).

Note: Visual privacy setbacks may also apply.</td>
<td></td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>5.1.4 Open space

C4 Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.

Table B (extract)
<table><tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr><tr><td>50%</td><td>50%</td><td>45%</td><td>45%</td></tr></table></td>
<td>No provisions.</td>
<td>3.1 Site cover

C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a.

<table><tr><th>R30</th><th>R40</th><th>R60</th><th>R80</th></tr><tr><td>60%
(40% OS)</td><td>65%
(35% OS)</td><td>70%
(30% OS)</td><td>70%
(30% OS)</td></tr></table>
Note: R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No provisions existing.
• Reduced open space requirements in Part C are offset by the improved private open space and landscaping requirements.
• These provisions are considered appropriate in the context of additional provisions included in Part C to address liveability.

<u>Recommendation:</u>
• No change.</td>
</tr>
<tr>
<td>5.1.5 Communal open space

C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that:
i. the aggregate of deducted area does not exceed the area of communal open space; and
ii. ii. the outdoor living area for any dwelling is not reduced in area.</td>
<td>No provisions.</td>
<td>1.3 Communal open space

Communal open space - multiple dwellings only

C1.3.1 Communal open space is provided for multiple dwelling development in accordance with Table 1.3a and the following:
i. located in common property and behind the primary street setback line;
ii. ii. to be universally accessible to all occupants of the development; and
iii. iii. exclusive to the residential component of mixed use development.

C1.3.2 Communal open space is separated or screened from potential sources of noise and odour, such as bins, vents, air conditioning units, and vehicle circulation areas.

C1.3.3 Communal open space is designed and oriented to minimise the impacts of noise, odour, lightspill and overlooking on the habitable rooms and private open spaces within the site and of adjoining properties.

Table 1.3a (summarised)
<table><tr><th>Up to 10 Dwellings</th><th>More than 10 dwellings</th></tr><tr><td>No requirements</td><td>○ 6m^2 open space per dwelling up to max 300m^2
○ 2m^2 accessible/hard landscape area per dwelling up to 100m^2
○ 4m minimum communal open space dimension</td></tr></table></td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No provisions existing.
• Part B and C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
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<tr><th>2024 R-Codes Volume 1 - Part B
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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td>○ 25% maximum covered roof area.</td></tr>
<tr><td colspan="2">Communal open spaces can be co-located with deep soil areas, soft landscaping area and/or co-indoor communal spaces.</td></tr>
</table>
</td><td></td></tr>
<tr><td>5.1.6 Building height

C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).

Table 3:
<table>
<tr><th rowspan="2">Cat</th><th rowspan="2">Max wall height</th><th colspan="2">Max building height</th></tr>
<tr><th>Gable, skillion, concealed</th><th>Hipped and pitched</th></tr>
<tr><td>A</td><td>3.5m</td><td>5m</td><td>7m</td></tr>
<tr><td>B</td><td>7m</td><td>8m</td><td>10m</td></tr>
<tr><td>C</td><td>9m</td><td>10m</td><td>12m</td></tr>
</table>
i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.</td><td>4 HOALPP – Building Height

<table>
<tr><th>R20/R25</th><th>R20/R30</th><th>R20/R40</th><th>R20/60</th></tr>
<tr><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td></tr>
</table>

Note:
Refer Table 2.2, Figure 2.2a, Figure 2.2b of SPP7.3 – Volume 2 for interpretation of indicative overall height in metres.

16.1</td><td>3.2 Building height

C3.2.1 Building height complies with Table 3.2a

Table 3.2a (summarised)
<table>
<tr><td>R30-40</td><td>2 storeys
Concealed/skillion roof: 8m max height.
Pitched/gable roof: 7m wall, 10m total height</td></tr>
<tr><td>R50-60</td><td>3 storeys
Concealed/skillion roof: 11m max height.
Pitched/gable roof: 10m wall, 13m total height</td></tr>
<tr><td>R80</td><td>4 storeys
Concealed/skillion roof: 14m max height.
Pitched/gable roof: 13m wall, 16m total height</td></tr>
<tr><td colspan="2">R80 Code standards apply to single houses, grouped dwellings in areas coded R100, R160 and R-AC

Refer Figure 3.2a for building height and natural ground level measurement guidance.

Refer Figure 3.2b for wall height and total building height guidance.

This table provides a maximum building height only and development will need to consider other elements such as 3.9 Solar access for adjoining sites.

Where roof top terraces are proposed, the concealed or skillion roof controls apply</td></tr>
</table>
</td><td>REQUIRE WAPC APPROVAL TO MODIFIY:
Part B: NO
Part C: YES

<u>Notes:</u>
• Part C allows for maximum heights of three and four storeys for R50-60 and R80 respectively.
• Three and four storey building heights are not supported as they are not considered appropriate within the City of Joondalup context outside of activity centres.
• It is considered appropriate to retain HOALPP provisions restricting maximum building heights to two storeys.

<u>Recommendation:</u>
• Retain HOALPP provisions restricting maximum height to two storeys in HOAs.</td></tr>
<tr><td>5.2.1 Setback of garages and carports

C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced:
i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</td><td>7 HOALPP – Setback of Carports and Garages

7.1 Resident parking, including a carport, garage or other hardstand area, shall be setback a minimum of 5.5 metres from the public road boundary.
7.2 Resident parking up to a boundary abutting a private street or right-of-way which is not the primary or secondary street for the dwelling, shall be provided</td><td>3.3 Street setbacks – setback of garages and carports

Setback of garages and carports

C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b.

Table 3.3b:</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• Part B sets out a minimum garage setback requirement to the primary street of 4.5m. This is considered appropriate given it reduces the impacts of the bulk of a garage structure on the streetscape.</td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.

C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where:
i. the width of the carport does not exceed 60 per cent of the frontage;
ii. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent; and
iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a)

C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.

C1.4 Garages and carports set back 1.5m from a secondary street.</td>
<td>with a manoeuvring space of at least six metres, located immediately in front of the parking and permanently available.
7.3 Where a dwelling does not orient to a primary street, the garage shall be located behind the dwelling building line and not face the primary street.</td>
<td><table><tr><th>R-Coding</th><th>Primary street setback</th></tr><tr><td>R30-R35</td><td>Minimum 5.0m[1]
(Refer Figure 3.3c)</td></tr><tr><td>R40 and above</td><td>In accordance with Table 3.3a</td></tr><tr><td colspan="2">[1] The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.</td></tr></table>
C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:
i. the carport is set back from the lot boundary in accordance with C3.4.3;
ii. ii. the carport width does not exceed the requirement of C3.6.6;
iii. iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and
iv. iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent.

C3.3.6 Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a</td>
<td>• The 4.5m setback also provides opportunity for informal visitor parking to occur on site, without compromising liveability outcomes for the site by reducing usable site area behind the garage and reducing the proportion of the site that is paved hardstand.
• Part C garage setback requirements vary between 2m – 5m based on the applicable density code.
• It is considered appropriate in the context of HOAs to include a requirement for minimum setback of garages to the primary street of 4.5m for all applicable densities. This will continue to promote a consistent streetscape which is not dominated by garages and continue to provide the opportunity for informal visitor parking opportunities.
• For secondary streets it is considered appropriate to require 4.5m setbacks to garages where there is an existing or future planned footpath in the verge which may be impacted by informal visitor parking.

<u>Recommendation:</u>
• Modify HOALPP provisions to require a 4.5m setback of garages to the primary street for all R-Codes in HOAs and a 4.5m setback of garages to a secondary street where there is an established or future planned footpath in the verge for all R-Codes in HOAs.</td>
</tr>
<tr>
<td>5.2.2 Garage width

C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.</td>
<td>7 HOALPP – Setback of Carports and Garages

7.4 The width of an enclosed garage and its supporting structures facing the primary street shall not occupy more than 50% of the frontage at the setback line as viewed from the street. This may be increased to 60% where an upper floor habitable room with a major opening or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street.</td>
<td>3.6 Streetscape – addressing the street (C3.6.5 and C3.6.6)

C3.6.5 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street.

This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street (refer Figure 3.6b).

C3.6.6 Carports and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the primary street setback line in accordance with C3.3.5.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• The current HOALPP requirement is rarely able to be met given garages on the ground floor are typically built to the boundary, therefore an upper floor extending the full width of the garage would create a two-storey boundary wall which is not considered an appropriate outcome.
• The R-Code provisions in Parts B and C are considered appropriate and more practical to achieving improved streetscape outcomes in reducing the dominance of garage doors.

<u>Recommendation:</u>
• Remove HOALPP provision, R-Code requirements to apply.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
5.2.3 Street surveillance C3.1 The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street. C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling. C3.3 For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.	R-Codes applies, including **1 HOALPP – Public Domain Interface** 1.1 Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression. 1.2 Buildings adjacent to pedestrian access ways shall achieve appropriate surveillance of these spaces. 1.3 Blank walls, vehicle access and building services (e.g. bin store, booster hydrant) shall not exceed 20% of the total lot frontage to the public realm, except for development with two street frontages, where no blank walls will be permitted to either street frontage. 1.4 For single and grouped dwelling development, public domain interface objectives shall be consistent with SPP7.3 – Volume 2, Element Objectives and the following acceptable outcomes: a. A3.6.1 b. A3.6.3 c. A3.6.4 d. A3.6.7 e. A3.6.8	**3.6 Streetscape – addressing the street (C3.6.1 - C3.6.4)** C3.6.1 Single houses and grouped dwellings to address the street (including a communal street or rightof-way where this is the primary frontage) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the street; and ii. ii. provide at least one major opening on the dwelling frontage with an outlook to the street. C3.6.2 For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas. C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m (refer Figure 3.6a). Note: Minimum dimension refers to the minimum length and width. C3.6.4 Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • HOALPP requirements largely based on R-Codes Volume 2 – Apartments provisions. It is considered that the R-Codes Part B and C provisions are more appropriate to set requirements for street surveillance in low and medium density contexts. **Recommendation:** • Remove HOALPP provisions, R-Code requirements to apply.
5.2.4 Street walls and fences C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12). C4.2 Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).	No provisions	**3.6 Streetscape – street walls and fences** **Street walls and fences** C3.6.7 When provided, fences or walls within the primary street setback area are to be: i. a maximum height of 1.8m; and ii. ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall. C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c). C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions are considered appropriate. **Recommendation:** • No change.
5.2.5 Sight lines	No provisions	**3.7 Access – Sight lines**	**REQUIRE WAPC APPROVAL TO MODIFIY: NO**

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).		**Sightlines** C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. ii. a right-of-way or communal street that intersects a public street; and iii. iii. two streets that intersect (refer Figure 3.7e).	**Notes:** • No existing provisions. • Part B and C provisions are considered appropriate. **Recommendation:** • No change.
5.2.6 Appearance of retained dwellings C6 Where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.	No provisions	**3.8 Retaining existing dwellings** C3.8.1 Where a dwelling is retained as part of a development: i. the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development; and ii. ii. the retained dwelling it is to comply with the following provisions of the R-Codes Part C: ○ 1.1 Private open space - C1.1.1, C1.1.2 ○ 1.2 Trees and landscaping - C1.2.1, C1.2.2, C1.2.3, and C1.2.4 ○ 1.4 Water management and conservation - C1.4.1 and C1.4.2 ○ 2.3 Parking – C2.3.1 (minimums only) and C2.3.3 ○ 2.4 Waste management – C2.4.1 and C2.4.3 ○ 2.5 Utilities – C2.5.1, C2.5.2 and C2.5.3 ○ 2.6 Outbuildings – C2.6.1 and C2.6.2 ○ 3.4 Lot boundary setbacks – C3.4.1, C3.4.3, C3.4.4, C3.4.5, C3.4.6 (applicable only to newly created lot or site boundaries)	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.3.1 Outdoor living areas C1.1 An outdoor living area to be provided: i. In accordance with Table B; ii. behind the street setback area; iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and width dimension of 4m; and v. with at least two-thirds of the required area without permanent roof cover. (Refer Figure 13).	As per R-Codes plus: **15 HOALPP** 15.1 Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.	**1.1 Private open space** **Primary garden area – single houses and grouped dwellings only.** C1.1.1 For single houses and grouped dwellings, a single consolidated primary garden area provided behind the primary street setback, in accordance with Table 1.1a. **Table 1.1a:**	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • Both Parts B and C require outdoor living areas/primary garden areas to be located behind the street setback line. • HOALPP provision allows for improved design flexibility which can contribute to improved streetscape surveillance. **Recommendation:** • Retain HOALPP provision.

Comparison of key development standards – HOA areas higher dual density code

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from the primary living space and with a minimum area of 10m2 and minimum dimension of 2.4m.

Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space.

Table B (extract)
<table>
<tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr>
<tr><td>30m²</td><td>30m²</td><td>24m²</td><td>20m²</td></tr>
</table>
</td>
<td></td>
<td>
<table>
<tr><th>Site area
(m²)</th><th>Minimum primary garden area
(m² per dwelling)</th><th>Maximum permanent roof cover[1]</th><th>Minimum dimension[2]</th></tr>
<tr><td>Greater than 220</td><td>40</td><td rowspan="3">One-third of the primary garden area provided</td><td rowspan="5">3m</td></tr>
<tr><td>191-220</td><td>35</td></tr>
<tr><td>161-190</td><td>30</td></tr>
<tr><td>131-160</td><td>25</td><td rowspan="2">0m²
(open to the sky)</td></tr>
<tr><td>100-130</td><td>20</td></tr>
<tr><td colspan="4">Site area rounded up to the nearest whole number.
[1] Permanent roof cover excludes minor projections (eaves).
[2] Minimum dimension refers to the minimum length and width of the primary garden area. Refer to Figure 1.1a for dimensions and calculations of primary garden areas.</td></tr>
</table>

C1.1.2 Notwithstanding C1.1.1, for grouped dwellings with a site area of 161m2 or greater, the required primary garden area in accordance with Table 1.1a may be reduced by 10m2 , where a secondary ground level private open space is provided with:
i. a minimum area of 10m2 and minimum dimension of 3m (refer Figure 1.1b);
ii. ii. uncovered and open to the sky (excluding minor projections); and
iii. iii. an additional small tree provided in addition to the minimum tree requirements of Table 1.2a.

Private open space and balconies

C1.1.3 Multiple dwellings to provide a minimum of one private open space area provided for the exclusive use of each multiple dwelling in accordance with Table 1.1b.

C1.1.4 Balconies are to be unscreened for at least 25% of the total perimeter of the balcony (refer Figure 1.1c).

Note: Provisions of element 3.10 Visual Privacy apply
</td>
<td></td>
</tr>
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Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>Table 1.1b:<table><tr><th>Dwelling size</th><th>Minimum private open space area (per dwelling)</th><th>Minimum private open space dimension</th></tr><tr><td>Studio / 1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedrooms</td><td>10m²</td><td>2.4m</td></tr><tr><td>3 or more bedrooms</td><td>12m²</td><td>2.4m</td></tr><tr><td>Ground floor dwelling</td><td>15m²</td><td>3m</td></tr><tr><td colspan="3">When calculating the extent of private open space for multiple dwellings, exclude service areas such as bin storage, clothes drying, air conditioning units and the like.</td></tr></table></td><td></td></tr>
<tr><td>5.3.2 Landscaping

C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:
i. the street setback area developed without car parking, except for visitors' bays;
ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;
iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;
iv. lighting to pathways, and communal open space and car parking areas;
v. bin storage areas conveniently located and screened from view;
vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development;
vii. adequate sightlines for pedestrians and vehicles;
viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and
ix. clothes drying areas which are secure and screened from view.

C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following:
i. the minimum number of trees and associated planting areas in the table below; and</td><td>As per R-Codes except:

11 HOALPP

11.1 The minimum landscape area is to be calculated as 20% of the site area.
11.2 Where common property is applicable, then the common property land shall also be included in the lot area as distributed proportionally to each lot.
11.3 The 20% minimum requirement for landscape area may be varied for grouped dwellings where an application for development approval is submitted for all grouped dwellings on the parent lot, provided it can be demonstrated that the minimum landscaped area achieves 20% of the total parent lot area.
11.4 Permeable paving or decking within a landscape area is permitted provided it does not exceed 30% of the landscape area and will not inhibit the planting and growth of adjacent trees in the landscape area.
11.5 The minimum dimension of any landscape area shall be 1.5 metres.
11.6 A minimum of 50% of the area between the front of the dwelling and the street lot boundary (front setback area) shall be landscape area.

12 HOALPP

12.1 For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions are as per SPP7.3 – Volume 2</td><td>1.2 Trees and landscaping

Landscaping

C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m (refer Figure 1.2a).

C1.2.2 The primary street setback area is to provide a minimum 30% soft landscaping (Figure 1.2b).

C1.2.3 The communal street (including any adjoining setbacks) and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas.

Tree Canopy

C1.2.4 A minimum number of trees to be planted in accordance with Tables 1.2a and provided with the required deep soil area per tree in accordance with Table 1.2b.

C1.2.5 For grouped and multiple dwellings, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.

Note: These trees are in addition to the trees required in accordance with C1.2.4.

C1.2.6 For single houses and grouped dwellings, the soft landscaping requirement of C1.2.1 may be reduced to 10%</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• R-Codes Part C requirements now require 15% of the lot to be landscaped in compared to 20% in the HOALPP.
• Part C landscaped area is required to be all soft landscaping where HOALPP allows for 30% of the landscaped area to be provided as permeable paving.
• Landscaping provisions in Part C have been tested as part of the development of the R-Codes and are considered a more appropriate response in the context of medium density development in allowing for a balance of green space, tree planting and landscaping on site without compromising internal liveability for dwellings.
• Part B landscaping provisions are considered appropriate given the larger lot sizes and open space requirements provide good landscaping outcomes for lower density developments.
• It is considered appropriate to retain the provision requiring tree planting in the verge based on frontage to continue to contribute to the growth of the City's urban tree canopy.

<u>Recommendation:</u>
• Remove HOALPP provisions, R-Code requirements to apply. Include provision in new LPP to require verge tree planting based on frontage.</td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>ii. landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.
<table><tr><th colspan="2">Dwelling type</th><th>Minimum tree requirement</th><th>Minimum tree planting area</th></tr><tr><td colspan="2">Single house and grouped dwelling (per tree area)</td><td>1 tree</td><td rowspan="4">2x2m</td></tr><tr><td rowspan="3">Multiple dwelling (trees per site)</td><td>Less than 700m²</td><td>2 trees</td></tr><tr><td>700-1000m²</td><td>3 trees</td></tr><tr><td>Greater than 1000m²</td><td>4 trees</td></tr></table>
Note:
i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.
ii. The tree planting area is to be free of impervious surfaces and roof cover.</td>
<td>a. Figure 3.3a-f
b. b Table 3.3b

12.2 The ground surface of deep soil areas shall be permeable and allow water to infiltrate the soil.

13 HOALPP

13.1 The minimum number of trees to be provided onsite (with shade producing canopies) within deep soil areas shall be determined by the landscape area as follows:
<table><tr><th>Lot area</th><th>Min reqmt for trees</th></tr><tr><td>0-300m²</td><td>1 small tree for every 20m² of landscape area; or
1 medium tree for every 60m² of landscape area; or
1 large tree for every 100m² of landscape area; or
A combination of the above.</td></tr><tr><td>301-400m²</td><td>1 large tree for every 100m² of landscape area; or
1 medium tree for every 60m² of landscape area and 1 small tree for every 20m² of landscape areas thereafter.</td></tr><tr><td>401-1000m²</td><td>1 large tree for every 100m² of landscape area and 1 small tree for every 20m² of landscape area thereafter; or
1 medium tree for every 60m² of landscape area and 1 small tree for every 20m² of landscape area thereafter.</td></tr><tr><td>>1000m²</td><td>1 large tree for every 100m² of landscape area; and
1 medium tree for every 60m² of landscape area thereafter; and
1 small tree for every 20m² of landscaping thereafter.</td></tr></table>
13.2 The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 10.0 metres of lot frontage width.

14 HOALPP</td>
<td>where a significant existing tree is retained on site. Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.

C1.2.7 Where a significant existing tree is retained on site, a tree protection zone is to be provided in accordance with AS4970.

Landscaping plan

C1.2.8 For multiple dwellings, or five or more grouped dwellings, provide a landscaping plan in accordance with Appendix A3.

Table 1.2a (summarised)
<table><tr><th>Dwelling type</th><th>Min tree requirements</th></tr><tr><td>Single house & grouped dwellings</td><td>○ 1 small tree per dwelling or
○ 2 small trees where primary garden area (grouped dwellings only)
○ Where the primary street setback is 1.5m or greater:
○ Frontages <20m: 1 small in the primary street setback area;
○ Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.</td></tr><tr><td>Multiple dwellings</td><td>○ Sites <700m²: 1 medium tree and 2 small trees
○ Sites 700-1000m²: 2 medium trees or 1 large tree and 1 small tree
○ Sites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.</td></tr><tr><td colspan="2">Trees required within the street setback area are in addition to trees required per dwelling and where providing a secondary private open space.
Frontage to be rounded down to the nearest 10m.
Tree requirements exclude ancillary dwellings.
Refer to Figure 1.2c for grouped dwelling tree requirements</td></tr></table>
Table 1.2b (summarised)
<table><tr><th>Tree size</th><th>Canopy</th><th>Height</th><th>DSA</th><th>DSA dim</th></tr><tr><td>Small</td><td>2-6m</td><td>3-8m</td><td>9m²</td><td>1.5m</td></tr><tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td></tr><tr><td>Large</td><td>>9m</td><td>>12m</td><td>64m²</td><td>6m</td></tr></table></td>
<td></td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td>14.1 The landscape area specified in Clause 14 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3 – Volume 2) are retained onsite, equivalent to the following:
a. Retention of a mature medium tree is equivalent to 75 square metres landscape area.
b. Retention of a mature large tree is equivalent to 125 square metres landscape area.

14.2 Criteria for acceptable ‘tree retention’ is as per SPP7.3 – Volume 2, A3.3.1, and shall be supported by an Arboriculture Report. This report is to include tree protection zone provisions that area to be met before, during and after consultation.</td><td></td><td></td></tr>
<tr><td>5.3.3 Parking

C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:

<table><tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>1 bedroom</td><td>1</td><td>1</td></tr><tr><td>2+ bedroom dwelling</td><td>1</td><td>2</td></tr><tr><td>Aged persons' dwelling, accessible dwelling or small dwelling</td><td>1</td><td>1</td></tr><tr><td>Ancillary dwelling</td><td>Nil</td><td>1</td></tr></table>
Location A - includes all land located within:
• 800m walkable catchment of a train station on a high frequency rail route; or
• 250m walkable catchment of a transit stop:
o on a high frequency transit route; or
o that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm).
Location B - includes all land that is not within Location A.</td><td>As per R-Codes, except:

9 HOALPP

9.1 Location A parking requirements:
Resident parking ratios shall be in accordance with Location A (SPP 7.3) where:
a. Development is within an 800m walkable catchment of a train station within or adjacent to a Housing Opportunity Area.
b. Development is within 200m walkable catchment of a high frequency bus stop.
9.2 Location B parking requirements:
<table><tr><td>Single Houses/ Grouped Dwellings</td><td>As per SPP 7.3 – Volume 1, Clause 5.3.3</td></tr><tr><td>Multiple Dwellings</td><td>As per SPP 7.3 – Volume 2, Element 3.9, Table 3.9</td></tr></table></td><td>2.3 Parking

Occupant parking

C2.3.1 Occupant car parking is provided on site and in accordance with Table 2.3a.

C2.3.2 Motorcycle/scooter parking for multiple dwellings is provided on site in accordance with Table 2.3a.

C2.3.3 Car spaces and manoeuvring areas designed and provided in accordance with AS2890.1.

Visitor parking

C2.3.4 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a.

C2.3.5 Visitor car parking spaces to be:
i. marked and clearly signposted as dedicated for visitor use only;
ii. located on common property; and
iii. connected to building entries via a continuous path of travel.
Table 2.3a (summarised)

<table><tr><th colspan="3">Occupant car parking</th></tr><tr><th></th><th>Location A</th><th>Location B</th></tr><tr><td>1 bed</td><td>0 min, 1 max.</td><td>1 min, 1 max</td></tr><tr><td>2 bed</td><td>0 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>3+ bed</td><td>1 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>Ancillary</td><td>0 min, 1 max.</td><td>0 min, 1 max</td></tr><tr><th colspan="3">Visitor car parking</th></tr></table></td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• Definition for Location A has been updated in the R-Codes to apply to a 250m walkable catchment. This is different to the HOALPP 200m definition.
• Given testing undertaken in the development of the R-Codes it is considered appropriate to revert to the R-Code definitions.
• Part C occupant parking provisions remove minimum parking requirements for ancillary, 1- and 2-bedroom dwellings and reduces the minimum to 1 parking bay for 3+ bed dwellings in Location B.
• It is considered appropriate for the City to retain the HOALPP provisions requiring minimum car parking in accordance with Part B requirements for Part C.

<u>Recommendation:</u>
• Remove HOALPP provisions in relation to location definitions, retain modified provisions requiring higher minimum parking standards for dwellings.</td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>C3.2 On-site visitors' car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.
<table>
<tr><th>Dwellings</th><th>Visitor bays</th></tr>
<tr><td>0-4</td><td>Nil</td></tr>
<tr><td>5-8</td><td>1</td></tr>
<tr><td>9-12</td><td>2</td></tr>
<tr><td>13-16</td><td>3</td></tr>
<tr><td>17+</td><td>1 additional bay for every 4 dwellings or part thereof</td></tr>
</table>
C3.3 The minimum number of on-site car parking spaces is provided for each multiple dwelling as follows:
<table>
<tr><th rowspan="2">Plot ratio area and type of multiple dwelling</th><th colspan="2">Car parking spaces</th></tr>
<tr><th>Location A</th><th>Location B</th></tr>
<tr><td>Less than 110m² and/or 1 or 2 bedrooms</td><td>1</td><td>1.25</td></tr>
<tr><td>110m² or greater and or 3 or more bedrooms</td><td>1.25</td><td>1.5</td></tr>
<tr><td>Visitors car parking spaces (per dwelling)</td><td>0.25</td><td>0.25</td></tr>
</table>
</td>
<td></td>
<td>
<table>
<tr><th></th><th>Minimum parking</th></tr>
<tr><td>0-4 dwellings</td><td>No visitor parking required</td></tr>
<tr><td>5-8 dwellings</td><td>1 bay</td></tr>
<tr><td>9-12 dwellings</td><td>2 bays</td></tr>
<tr><td>>13 dwellings</td><td>3 bays, plus 1 additional per four dwellings or part thereof</td></tr>
</table>
Full table accessible in R-Codes page 81

Minimum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.

Maximum carparking applies to garages and carports. Additional parking may be provided as uncovered spaces, undercroft or basement parking.

LOCATION A – includes all land located within:
- 800m walkable catchment of a train station on a high-frequency rail route;
- 250m walkable catchment of a transit stop:
  o on a high-frequency transit route; or
  o that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or
- the defined boundaries of an activity centre.

LOCATION B – includes all land that is not within Location A.

C2.3.6 Bicycle parking is provided on site and in accordance with Table 2.3b and Figure 2.3a.

Refer R-Codes page 81 for Figure 2.3a
</td>
<td></td>
</tr>
<tr>
<td>5.3.4 Design of car parking spaces

C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1.

C4.2 Visitor car parking spaces:
• marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and
• provide an accessible path of travel for people with disabilities.</td>
<td>No provisions.</td>
<td>2.3 Parking

• Refer above.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.			
5.3.5 Vehicular access C5.1 Access to on-site car parking spaces to be provided: • where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; or • from a secondary street where no right-of-way or communal street exists; or • from the primary street frontage where no secondary street, right-of way, or communal street exists. C5.2 Driveways to primary or secondary street provided as follows: • driveways serving four dwellings or less not narrower than 3m at the street boundary; and • no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. C5.3 Driveways shall be: • no closer than 0.5m from a side lot boundary or street pole; • no closer than 6m to a street corner as required under AS2890.1; • aligned at right angles to the street alignment; • located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and • adequately paved and drained. C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: • the driveway serves five or more dwellings; • the distance from an on-site car parking space to the street is 15m or more; or • the street to which it connects is designated as a primary distributor or integrator arterial road. C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be: • a minimum width of 4m; and	As per R-Codes plus: 10 HOALPP 10.1 A crossover shall be limited to a maximum width as detailed below: a. Where the proposed development yield exceeds 10 dwellings, then a maximum crossover width of 6.0 metres is permitted. b. Where the proposed development yield does not exceed 10 dwellings, then a maximum crossover width of 4.5 metres is permitted, except where required to facilitate access to onsite bin collection where a maximum crossover width of 6.0m is permitted. 10.2 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement. 10.3 The footpath infrastructure shall remain continuous in concrete through a crossover and shall not be removed. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote	**3.7 Access – vehicle access, driveways, communal street** **Vehicle access** C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: i. where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or ii. from the secondary street or primary street where no right-of-way or communal street exists. C3.7.2 Vehicle access points are limited to one per lot (refer Figure 3.7a) except where: i. an existing dwelling is being retained that has an established access point that is not able to serve the other dwellings; ii. dwellings front the street and access is not available from a communal street or rear rightof-way, whereby a maximum of one vehicle access point is permitted per dwelling; or iii. the lot frontage exceeds 40m, two vehicle access points are permitted. **Driveways** C3.7.3 Driveways must be: i. a minimum 3m wide; ii. a maximum 6m wide at the street boundary; iii. set back 0.3m from a side lot boundary or street pole; iv. set back 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; and vi. adequately trafficable and drained. C3.7.4 Driveways designed to allow vehicles to exit to the street in forward gear where the driveway: i. serves five or more dwellings; ii. the distance from an on site car parking space to the street boundary is 30m or more; or	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **PART B, C5.1 AND PART C C3.7.1 AND C3.7.2: NO** **Notes:** • Crossover design and treatments are dealt with through the City's Crossover Guidelines and the Verge Treatment Guidelines. • It is considered that the driveway provisions in Parts B and C of the R-Codes are appropriate to ensure safe and amenable streetscape outcomes. **Recommendation:** • Remove HOALPP provisions, R-Code requirements to apply.

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Part B and Part C			
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• designed to allow vehicles to pass in opposite directions at one or more points. C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided. C5.7 Where any proposed development has potential to be subdivided to create 20 or more green title lots, strata lots or survey strata lots, with each of these lots obtaining driveway access from a communal street, a minimum total width of 12 metres is required for the communal street which includes a paved vehicular carriageway with a minimum width of 5.5 metres and a pedestrian path as required by clause 5.3.6.		iii. the street to which it connects is a designated primary distributor or integrator arterial. C3.7.5 Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) (refer Figure 3.7c). C3.7.6 For grouped and multiple dwellings located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. Driveways must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the street boundary (refer Figure 3.7d). Sightlines C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect (refer Figure 3.7e). **Communal street and battleaxe legs** C3.7.11 A communal street or battleaxe leg is to be a minimum width of 3.6m, inclusive of a minimum: i. 3m wide driveway in accordance with C3.7.3; and ii. 0.3m setback either side of the driveway (refer Figure 3.7f). C3.7.12 A communal street or battleaxe leg, including any adjoining setbacks, is provided with adequate lighting and be landscaped in accordance with C1.2.3. C3.7.13 Notwithstanding C3.7.11, where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be a minimum 12m wide, which shall include: i. a paved vehicular carriageway with a minimum width of 5.5m; ii. a 1.2m wide universally accessible pedestrian path;	

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Part B and Part C			
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		iii. soft landscaping of a minimum width 2.5m, with small trees planted at a ratio of one tree per dwelling; and iv. lighting as required by the decision-maker.	
5.3.6 Pedestrian access C6.1 Where a group of 10 or more dwellings is served by a communal street, between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1. C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sightlines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3 A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path. C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2(ii).	No provisions.	**3.7 Access – pedestrian access** Pedestrian access C3.7.8 For grouped and multiple dwellings, a legible, welldefined, continuous path of travel is provided from the public footpath and car parking areas to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries. For mixed use development, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access. C3.7.9 For multiple dwellings and 10 or more grouped dwellings that are served by a communal street, a pedestrian path is provided as follows: i. minimum 1m wide, clear of any utilities or minor projections; ii. clearly delineated or separate from the vehicular access; and iii. continuous path of travel from the street boundary to ground floor dwelling or building entries. C3.7.10 Where a pedestrian access leg is required to provide access from a dwelling site to a public street, it is to: i. be a minimum width of 1.5m; and ii. provide a continuous path of travel with a minimum width of 1m, clear of any utilities or minor projections. The pedestrian access leg may be reduced to 1m where required to retain an existing dwelling.	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.3.7 Site works C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling. C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4. **Table 4** Setback of site works and retaining walls	No provisions.	**3.5 Site works and retaining walls** C3.5.1 Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling. C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a. C3.5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

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Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>
<table>
<tr><th>Height of site works and/ or retaining walls</th><th>Required minimum setback</th></tr>
<tr><td>0.5m or less</td><td>0m</td></tr>
<tr><td>1m</td><td>1m</td></tr>
<tr><td>1.5m</td><td>1.5m</td></tr>
<tr><td>2m</td><td>2m</td></tr>
<tr><td>2.5m</td><td>2.5m</td></tr>
<tr><td>3m</td><td>3m</td></tr>
</table>
C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.
</td>
<td></td>
<td>
Note: NCC and engineering requirements may apply.

Table 3.5a:
<table>
<tr><th>Height of retaining walls and fill [1]
As measured from natural ground level</th><th>Setback required</th></tr>
<tr><td>1m or less</td><td>0m</td></tr>
<tr><td>1.5m</td><td>1.5m</td></tr>
<tr><td>2m</td><td>2m</td></tr>
<tr><td>2.5m</td><td>2.5m</td></tr>
<tr><td>3m +</td><td>3m</td></tr>
<tr><td colspan="2">[1] Take the nearest higher value for all height calculations.

Measurement of the height of site works or retaining walls for the purpose of calculating Table 3.5a setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.

The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</td></tr>
</table>
</td>
<td></td>
</tr>
<tr><td>5.3.8 Deleted from R-Codes</td><td></td><td></td><td></td></tr>
<tr>
<td>5.3.9 Stormwater management

C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.</td>
<td>No provisions.</td>
<td>1.4 Water management and conservation

C1.4.1 Stormwater runoff draining from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions.

C1.4.2 Notwithstanding C1.4.1, stormwater may be directed to a district or local stormwater drainage system where required by the decisionmaker due to climatic, local soil or groundwater conditions.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• To remain as existing.</td>
</tr>
<tr>
<td>5.4.1 Visual privacy

C1.1 Major openings and outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:
i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance</td>
<td>No provisions.</td>
<td>3.10 Visual privacy

For development adjoining an existing dwelling

C3.10.1 All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision (refer Figure 3.10a) does not capture major openings</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td>as prescribed in the table below (refer Figure Series 10):

<table><tr><th rowspan="2">Types of habitable rooms / active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for area coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)</td><td>7.5m</td><td>6m</td></tr></table>
or;
ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an outdoor active habitable space.

C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.

Note:
i. Where the subject site and an affected adjoining site are subject to a different R-Code the setback distance is determined by reference to the lower density code.
ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10.
iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like.
iv. These provisions apply to adjoining sites only where that land is zoned to allow for residential development.</td><td></td><td>and/or active habitable spaces on an adjoining property (refer Figure 3.10b).

Table 3.10a:
<table><tr><th rowspan="2">Type of habitable room/ active habitable space
(with a floor level of more than 0.5m above natural ground level)</th><th colspan="2">Cone of vision radius</th></tr><tr><th>Areas coded R50 or lower</th><th>Areas coded higher than R50</th></tr><tr><td>Major opening from bedroom and study</td><td>4.5m</td><td>3m</td></tr><tr><td>Major opening from habitable room other than bedroom and study</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable space</td><td>7.5m</td><td>6m</td></tr></table>
C3.10.2 Notwithstanding C3.10.1, where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight into the major opening or active habitable space of the adjoining property through one or more of the following:
i. incorporate a permanent, fixed vertical or horizontal building element such as a planter box, fin or window hood (refer Figure 3.10c, Figure 3.10d);
ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or
iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable space below 1.6m above floor level (refer Figure 3.10f).

Note: Cone of vision radius includes the width of any adjoining right-of-way, communal street or battleaxe leg or the like.

C3.10.3 Notwithstanding C3.10.2, a major opening to a bedroom or study may be offset a minimum of 1.5m from a parallel major opening on an adjoining property, measured from the edge of one major opening to another (refer Figure 3.10g).

Note: Offsetting a major opening provides an oblique view between facing major openings, however may not satisfy</td><td></td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
		potential overlooking on other floor levels of the adjoining property (such as an active habitable space or a major opening on a lower floor level). C3.10.4 Sources of overlooking for grouped or multiple dwellings on the same lot are to apply C3.10.1, C3.10.2 and C3.10.3. **For development adjoining a vacant or unknown site** C3.10.5 Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries (refer Figure 3.10h). C3.10.6 Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following: i. incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood (refer Figure 3.10i); ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level (refer Figure 3.10f). iv.	
5.4.2 Solar access for adjoining sites C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climate zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other adjoining property does not exceed the following limits: • on adjoining properties coded R25 and lower – 25 per cent of the site area; • on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; or • on adjoining properties coded higher than R40 – 50 per cent of the site area. Note: With regard to clause 5.4.2 C2.1:	As per R-Codes, except: **8 HOALPP & Cl 26 (6) of LPS 3** Clause 5.4.2 of the R-Codes Volume 1 is modified by inserting the additional 'deemed-to-comply' criteria: Single House/Grouped Dwelling: C2.3 Where a development site shares its southern boundary with any other adjoining property capable of residential development, its shadow cast at midday 21 June shall not exceed the following limits:	**3.9 Solar access for adjoining sites** C3.9.1 In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a. Table 3.9a	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • HOALPP provisions are included in Clause 26 of the Local Planning Scheme No. 3. • Scheme provisions and R-Codes Part C requirements are consistent except for allowable percentage for R50 or higher coded lots. • R-Code provisions are considered to be more appropriate for what is able to be reasonably achieved within an infill development context. **Recommendation:** • HOALPP provisions to be retained for completeness, subject to a future Local Planning Scheme

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>o dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and
o site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.

C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property’s northern boundary that the development site abuts (refer to Figure 11b).</td>
<td>i. On adjoining sites coded R60 or greater – 40% of the site area.
ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area.
iii. On adjoining sites coded R25 and lower – 25% of the site area.
iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.
v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 26(6)i-iii shall be reduced proportionate to the percentage of the affected property’s northern boundary that the development site abuts.

Multiple Dwelling:

C2.3 Where a development site shares its southern boundary with any other adjoining property capable of residential development, its shadow cast at midday 21 June shall not exceed the following limits:

i. On adjoining sites coded R60 or greater — 40% of the site area.
ii. ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area.
iii. iii. On adjoining sites coded R25 and lower — 25% of the site area.
iv. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.
v. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
vi. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 26(8)i-iii</td>
<td>
<table>
<tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr>
<tr><th>Adjoining property (percentage of dwelling site area)[1]</th><th>Diagonally adjacent lots (percentage of dwelling site area)[1]</th></tr>
<tr><td>R25 and lower</td><td>25%</td><td>12.5%</td></tr>
<tr><td>R30 – R40</td><td>35%</td><td>17.5%</td></tr>
<tr><td>R50 or higher</td><td>50%</td><td>25%</td></tr>
<tr><td colspan="3">For the purpose of calculating overshadowing, site area refers to the area of the ground surface and is measured without regard to any building on it, but taking into account its natural ground levels.

Dividing fences up to 2m in height do not contribute to overshadowing calculations.

[1]Where proposed development adjoins a grouped dwelling development, the maximum overshadowing requirement is to be applied for each grouped dwelling site area and excludes portions of common property (refer Figure 3.9.c)</td></tr>
</table>

C3.9.2 Notwithstanding C3.9.1, in climate zones 4, 5, and 6, where the adjoining property is: i. coded R40 or greater; and ii. has a lot frontage 7.5m or less (excluding battleaxe lots); development is designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the limits set out in Table 3.9b.

C3.9.3 Where an adjoining property shares a northern lot boundary with more than one lot including the development site, the limit of shading at C3.9.1 shall be cumulative and proportional to the length of the shared boundary/ies of the development site (refer Figure 3.9e). Note: C3.9.3 does not apply to diagonally adjacent lots.
Table 3.9b</td>
<td>amendment to remove for consistency with the R-Codes.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td>shall be reduced proportionate to the percentage of the affected property's northern boundary</td><td><table><tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr><tr><th>Overshadowing of the front half of the site</th><th>Overshadowing of the rear half of the site</th></tr><tr><td>R40</td><td rowspan="2">No maximum overshadowing</td><td>35%</td></tr><tr><td>R50 - R60</td><td>50%</td></tr><tr><td colspan="3">Refer to Figure 3.9d for calculation of overshadowing of narrow lots.</td></tr></table></td><td></td></tr>
<tr><td>5.4.3 Outbuildings

C3 Outbuildings associated with a dwelling site address either:
i. the standards for small outbuildings (A. Small outbuilding); or
ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

A. Small Building:
i. no more than one outbuilding per dwelling site;
ii. has no more than two boundary walls;
iii. does not exceed 10m2 in area
iv. does not exceed a wall height of 2.7m;
v. not located within the primary or secondary street setback area; and
vi. does not reduce open space and outdoor living area requirements in Table B.

B. Large and multiple outbuildings:
i. individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;
ii. set back in accordance with Table 2a;
iii. does not exceed a wall height of 2.4m;
iv. does not exceed a ridge height of 4.2m;
v. not located within the primary or secondary street setback area; and
vi. does not reduce the open space and outdoor living area requirements in Table B.

Notes:
i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.</td><td>No provisions.</td><td>2.6 Outbuildings

C2.6.1 Any outbuilding:
i. individually or collectively does not exceed 60m2 per site;
ii. is not located within the primary or secondary street setback area;
iii. does not exceed a wall height of 3m;
iv. does not exceed a ridge height of 4.2m;
v. is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5;
vi. does not exceed the maximum allowable site cover in accordance with C3.1.1;
vii. does not reduce the minimum primary garden area required in accordance with C1.1.1;
viii. does not reduce the minimum soft landscaping required in accordance with C1.2.1; and
ix. does not reduce the minimum tree requirement and associated deep soil area in accordance with C1.2.4.

C2.6.2 Notwithstanding C2.6.1(iii), where an outbuilding is designed to be compatible with the colour and materials of the dwelling on the same site, the wall height may be increased to 3.5m.

Outbuildings will need to comply with the NCC requirements, including but not limited to fire separation.</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be set back in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings. iii. There are separate building code requirements that may also apply			
5.4.4 External fixtures, utilities and facilities C4.1 Solar collectors installed on the roof or other parts of buildings. C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes. C4.3 Other utilities provided they are: i. not visible from the primary street; ii. are designed to integrate with the building; or iii. are located so as not to be visually obtrusive. C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street. C4.5 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m2 , for each grouped dwelling. C4.6 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are: i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street. C4.7 Clothes-drying areas screened from view from the primary and secondary street.	**16 HOALPP – Size and Layout of Dwellings** 16.1 For single, grouped and multiple dwelling development: a) Minimum floor areas shall be as per SPP7.3 – Volume 2, Table 4.3a b) Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 – volume 2, Table 4.3b. (insert table 4.3 here for clarity) 16.2 Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces. **19 HOALPP – Waste Management** 19.1. For all multiple dwelling developments, and five or more grouped dwellings where two or more of the dwellings is serviced by a common access: a. A communal bin store shall be provided, with a shared bin service. The number of bins provided for each development will be determined by the City. b. A suitable area for bulk hard waste and green waste collection shall be provided. c. The development shall be designed to facilitate on-site bin collection by the City. The collection point and access for service vehicles shall be constructed to the City's specification. 19.2. Onsite collection may be required for single house or grouped dwellings of less than five where it is determined by the City: a. There is insufficient space on the kerbside to temporarily place bins for waste collection; b. Collection of waste from the kerbside is unsafe; c. Collection of waste from the kerbside would cause significant traffic disruptions;	**2.5 Utilities | 2.1 Size and layout of dwellings | 2.4 Waste management** **Utilities** C2.5.1 Service utilities are designed and located such that they: i. are accessible and can be safely maintained; ii. maintain clear sightlines for vehicle access; and iii. integrated into the design of the development and/or screened from view of the street. Note: Where required by the NCC, fire service infrastructure is located to be visible, and with unobstructed access for its required use during an emergency. C2.5.2 Functional utilities (with the exception of solar collectors and electric vehicle charging): i. are located behind the primary street setback and not visible from the primary street; ii. are designed to integrate with the development; and iii. are located and/or screened so that they are not visually obtrusive and minimise the impact of noise sources to habitable rooms and private open space both on the development site and adjoining properties. C2.5.3 Where provided, solar collectors are located on the roof or other parts of buildings, and prioritise functional performance **Size and layout of dwellings** **Primary living space** C2.1.1 Each dwelling is to have one room that is the designated primary living space, and for multiple dwellings in areas coded R30 to R60, this primary living space can accommodate a dimension of at least 3.8m x 3.8m1 (refer Figure 2.1a). Exclusive of built-in cabinetry along walls. C2.1.2 For single house and grouped dwellings:	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** *Size and Layout of Dwellings –* • Part C requirements include minimum room size dimensions for multiple dwellings. • No room dimension requirements are included for single or grouped dwellings given they are typically found to achieve good outcomes anyway given the lot typologies. • Requirements are included for single and grouped dwellings to have direct access between primary living areas and primary garden areas. • Ceiling heights for single and grouped dwellings are typically greater under the National Construction Code and therefore minimum requirements have minimal impact on liveability. • Size and layout requirements were originally based on R-Codes Volume 2 – Apartments provisions and therefore it is considered that the provisions in R-Codes Volume 1, Parts B and C are more appropriate for low and medium density contexts. *Waste Management –* • Part C requires a waste management plan for 5 or more grouped dwellings to the satisfaction of the City. This is considered sufficient for the City to ensure that waste collection outcomes are appropriate for development types where amenity may be impacted. **Recommendation:** • Remove HOALPP provisions, R-Code requirements to apply.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
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	d. Collection of waste from the kerbside would occur in an excessively restrictive area; and/or e. The City otherwise considers that kerbside collection inappropriate.	i. where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or ii. where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a private open space (such as a balcony or rooftop terrace) in accordance with Table 1.1b. C2.1.3 For multiple dwellings, the primary living space is to have direct physical and visual access to private open space in accordance with Table 1.1b. C2.1.4 For multiple dwellings, the maximum depth1 of a single aspect primary living space shall be a maximum three times (3x) the ceiling height (refer Figure 2.1b). Exclusive of built-in cabinetry along walls. Note: Additional livings spaces (such as a second lounge room) are not subject to the requirements of C2.1.1 – C2.1.4 **Habitable rooms** C2.1.5 For multiple dwellings, bedrooms have a minimum internal floor area of 9m2 and can accommodate a minimum dimension of 2.7m x 2.7m (refer Figure 2.1c). Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry. C2.1.6 Measured from the finished floor level to the ceiling level, minimum ceiling heights for multiple dwellings are: i. 2.65m for habitable rooms; and ii. ii. 2.4m for non-habitable rooms. All other ceilings are to meet the requirements of the NCC. Dwelling size and mix C2.1.7 Multiple dwellings are to provide minimum internal floor areas in accordance with Table 2.1a. Note: No dwelling size requirements apply to single houses and grouped dwellings. C2.1.8 Where more than 10 multiple dwellings are proposed, no more than 80 per cent of dwellings have the same number of bedrooms.	

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
		Storage C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards. C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where: i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance; ii. ii. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; and iii. iii. the minimum storage area is still achieved (refer Figure 2.1d). **Managing impacts on amenity** C2.1.11 Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed use development are set back a minimum 3m and are designed to ensure visual privacy and manage noise intrusion and light spill. C2.1.12 For multiple dwellings, potential noise sources such as garage doors, service areas, active communal open space, communal waste storage areas and non-residential components of a mixed use development are not located within; i. 1m to the external wall of habitable rooms; and ii. ii. 3m of a window to a bedroom. Table 2.1b:	

Comparison of key development standards – HOA areas higher dual density code

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Dwelling Size</th><th>Minimum storage area</th><th>Minimum storage area dimension</th><th>Minimum storage area height</th></tr>
<tr><td>Studio / 1 bedroom dwelling</td><td>3m²</td><td rowspan="3">1.5m[1]</td><td rowspan="3">2.1m</td></tr>
<tr><td>2 bedroom dwelling</td><td>4m²</td></tr>
<tr><td>3+ bed bedroom dwelling</td><td>Single houses and grouped dwellings: 4m²
Multiple dwellings: 5m²</td></tr>
<tr><td colspan="4">Minimum dimension refers to the minimum length and width of the storage area.

Storage can be co-located within a garage or carport but must provide a dedicated area.

Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities.

[1]Minimum dimension can be reduced in accordance with C2.1.10</td></tr>
</table>

<u>Waste management</u>

C2.4.1 A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local government and separate from any waste storage areas associated with the non-residential component of a mixed use development.

C2.4.2 Where multiple dwellings, or five or more grouped dwellings are proposed, a waste management plan to the satisfaction of the decision-maker, is to be provided.

C2.4.3 Waste storage bins are screened from view from communal areas, the street, public open space, and other areas accessible to the public.

C2.4.4 Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.</td><td></td></tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>HOALPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>5.5.1 Ancillary dwellings

C1 Ancillary dwelling associated with a single house or grouped dwelling and on the same site where:
i. C1i deleted by amendment dated 10 April 2024;
ii. there is a maximum internal floor area of 70m2;
iii. parking is provided in accordance with clause 5.3.3 C3.1;
iv. ancillary dwelling is located behind the street setback line;
v. C1v deleted by amendment dated 10 April 2024;
vi. ancillary dwelling does not preclude the single house or grouped dwelling from meeting the required minimum open space and outdoor living area; and
vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses and grouped dwellings, with the exception of clauses:
a. Part D, 1.1 Site area;
b. 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
c. c. 5.3.1 Outdoor living areas.</td>
<td>No provisions.</td>
<td>2.8 Ancillary dwellings

C2.8.1 An ancillary dwelling in accordance with Table 2.8a, provided that it:
i. does not preclude the primary dwelling from meeting the maximum site cover and the minimum required private open space, soft landscaping, trees and deep soil area; and
ii. ii. complies with the following design elements as relevant:
2.2 Solar access and natural ventilation
2.3 Parking
2.5 Utilities
3.1 Site cover
3.2 Building height
3.3 Street setbacks
3.4 Lot boundary setbacks
3.5 Site works and retaining walls
3.6 Streetscape
3.7 Access
3.9 Solar access for adjoining sites
3.10 Visual privacy

Table 2.8a
<table>
<tr><th colspan="2">Dwelling type</th><th>Ancillary dwelling type</th><th>Maximum ancillary dwellings</th><th>Maximum internal floor area</th></tr>
<tr><td colspan="2">Single house and grouped dwellings</td><td>All types of ancillary dwellings</td><td>1 per site</td><td>70m²</td></tr>
<tr><td rowspan="2">Multiple dwellings</td><td>1-19 dwellings</td><td rowspan="2">Dual key dwelling only</td><td>1 per development</td><td>70m²</td></tr>
<tr><td>20 or more dwellings</td><td>2 per development and 1 per additional 10 dwellings[1]</td><td>70m²</td></tr>
<tr><td colspan="5">[1]Rounded down to the nearest 10 dwellings</td></tr>
</table>
Note: The above provisions relate to the ancillary dwelling portion of the development, with the exception of 3.1 Site cover, 3.4 Lot boundary setbacks and 3.9 Solar access for</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
		adjoining sites which would need to be assessed in combination with the primary dwelling. The primary dwelling would still need to comply with all relevant provisions of the R-Codes.	
5.5.2 Aged and dependent persons' dwellings C2.1 Aged or dependent persons' dwellings for the housing of aged or dependent persons shall comply with the following: i. a maximum internal floor area of: • in the case of single houses or grouped dwellings – 100m2; or • in the case of multiple dwellings – 80m2; ii. a minimum number of five dwellings within any single development; iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space; iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1; v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and vi. comply with all other provisions of Table B and Part B as relevant. C2.2 All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following: i. an continuous path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2; and ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, Figure C1 of AS4299). C2.3 All dwellings to incorporate, as a minimum, the following: i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3); ii. internal corridors to be a minimum 1,000mm wide, width to be increased to a minimum of 1,200mm in corridors with openings on side walls; iii. a visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h). C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of development approval, lodging a section 70A notification on the	No provisions		**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.			
5.5.3 Single bedroom dwellings C3 Single bedroom dwellings shall comply with the following: i. a maximum internal floor area of 70m2; ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2; iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and v. comply with all other elements of Table B and Part B as relevant.	No provisions	**2.9 Small dwellings** Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m2, or for multiple dwellings a maximum internal floor area of 60m2 ; ii. parking provided in accordance with Table 2.3a; and iii. all other provisions of the R-Codes.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • To remain as existing.
5.5.4 Accessible dwellings C4 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 shall; i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and ii. have a maximum internal floor area of 110m2 Note: All other provisions of the R-Codes still apply	No provisions	**2.7 Universal design – adaptable housing** C2.7.1 Where 10 or more grouped or multiple dwellings are proposed, a minimum 20 per cent1 of all dwellings are: i. designed and constructed to a minimum silver level universal design in accordance with A4 Universal design requirements, or ii. ii. certified Livable Housing Australia to a minimum silver level of performance. Note: No universal design requirements apply for single houses or grouped and multiple dwellings development with less than 10 dwellings. All other provisions of the R-Codes still apply. Where calculations result in a fraction of a dwelling, the requirement is to be rounded up to the nearest whole number. C2.7.2 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 or C1.1.7 shall; i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and ii. ii. have a maximum internal floor area of: a. in the case of single houses and grouped dwellings – 110m2 ; or b. in the case of multiple dwellings – 90m2	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
		Note: All other provisions of the R-Codes still apply.	
5.5.5 Small dwellings Small Dwellings – Part D, C1.1.6 applies and provides a site area concession C5 Small dwellings subject to the site area concession of Part D, C1.1.6 shall comply with the following: i. a maximum internal floor area of 70m2; ii. parking provided in accordance with the table in 5.3.3 Parking C3.1; and iii. all other provisions of the R-Codes Volume 1.	No provisions	**2.9 Small dwellings** Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m2 , or for multiple dwellings a maximum internal floor area of 60m2 ; ii. parking provided in accordance with Table 2.3a; and iii. all other provisions of the R-Codes.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
	No provisions.	**2.10 Housing on lots less than 100m^2** C2.10.1 Single houses and grouped dwellings in areas coded R100-SL are to comply with the following: i. Dwellings to front a primary street, secondary street, or public right-of-way; and ii. All provisions of the R-Codes to apply, subject to the modifications in Table 2.10a. Refer to R-Codes for table 2.10a.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
	17 HOALPP – Solar and Daylight Access 17.1 For single and grouped dwelling development, solar and daylight access are as per SPP 7.3 – Volume 2, Acceptable Outcomes: a. A4.1.1 b. A4.1.3 c. A4.1.4 17.2 A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment. **18 HOALPP – Natural Ventilation** 18.1 All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.	**2.2 Solar access and natural ventilation** **Windows and openings** C2.2.1 Every habitable room has a minimum of one openable external window: i. visible from all parts of the room; ii. ii. with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and iii. iii. comprising a minimum of 50 per cent of transparent glazing. Note: 3.10 Visual privacy provisions may still apply. C2.2.2 Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky1 with a: i. minimum area of 4m2 (refer Figure 2.2a); and	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	**HOALPP**	**2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60**	**COMMENTS**
	18.2 Habitable rooms shall have a window in an external wall which: a. Has a minimum glass area not less than 15% of the floor area in the room; b. Comprise a minimum of 50% clear glazing; and, c. Is openable for 50% the size of the window. 18.3 Further requirements for natural ventilation are as per SPP7.3 – Volume 2, Acceptable Outcomes: a. A4.2.1 b. A4.2.4	ii. ii. for multiple dwellings a minimum dimension of 0.5 times the wall height. 1 Excludes minor projections C2.2.3 Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation. **Orientation of major openings** Note: No orientation requirements apply to primary living areas located in climate zones 1 and 3. C2.2.4 For single houses and grouped dwellings in climate zones 4,5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with: i. a minimum dimension 3m x 3m1 in accordance with Figure 2.2c; and ii. ii. the exception of shading devices up to 2m depth. 1 The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d). C2.2.5 For multiple dwellings in climate zones 4, 5 and 6: i. a minimum of 70 per cent of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June; and **ii.** ii. a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June.	

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	**RDLPP**	**COMMENTS**
1.1 Site area **Minimum and average site area** C1.1.1 Development which complies with the dwelling type and site area requirements set out in Table D and the following provisions. **Calculation of minimum site area** C1.1.2 The minimum site area set out in Table D is calculated as follows: i. In the case of a single house, the area of the green title lot or survey-strata lot; or ii. In the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling. C1.1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table D: i. In the case of a lot with a corner truncation to a public street, up to a maximum of 20m^2 of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer figure 1.1a). ii. In areas coded R40 and below; in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes not more than 20 per cent of the site area as required by table D (refer Figure 1.1b). iii. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width of the right-of-way or reserve (up to a maximum depth of 2m) may be added to the site area (refer Figure 1.1b and 1.1c); or iv. In areas coded R50 and above; in the case of a battleaxe lot, the vehicle and/or pedestrian access leg and associated truncations shall be excluded from the calculation of minimum site area to achieve an effective lot area consistent with the minimum site area required in Table D (refer Figure 1.1c). C1.1.4 The following variations to the minimum and average site area set out in Table D may be made: i. In the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC' or ii. the area of any existing lot, survey-strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table D. C1.1.5 In areas coded R25 and below; for an aged or dependent persons' dwelling (in accordance with Part B, 5.5.2 C2.1-C2.4) or a single bedroom dwelling (in accordance with Part B, 5.5.3 C3) that is the subject of a proposed development, the minimum and average site area of Table D may be reduced by up to one third.	No provisions	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No RDLPP provisions relating to land. • Part D provisions considered sufficient. **Recommendation:** • No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	**RDLPP**	**COMMENTS**
C1.1.6 In areas coded R30 to R40; for an accessible dwelling designed to gold level universal design (in accordance with Part B, 5.5.4 C4 or Part C, C2.7.2), or a small dwelling (in accordance with Part B, 5.5.5 C5 or Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that: i. for single houses and grouped dwellings, no site is less than 100m^2; and ii. ii. for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites. C1.1.7 In areas coded R50 and above; for an accessible dwelling designed to gold level universal design (in accordance with Part C, C2.7.2), or a small dwelling (in accordance with Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that: i. for single houses and grouped dwellings, no site is less than 100m^2; and ii. ii. the site area reduction is limited for small dwellings to a maximum 50 per cent of the total number of dwellings or sites C1.1.8 For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained on a site that is subject to a development proposal, the average site area of Table D may be reduced by 10 per cent. This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7.		

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>5.1.2 Street setbacks

C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary:
i.
<table>
<tr><th></th><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr>
<tr><td>Primary Street</td><td>3m min
6m avg</td><td>3m min
6m avg</td><td>4m min
2m avg</td><td>4m min
2m avg</td></tr>
<tr><td>Secondary Street</td><td>1.5m</td><td>1.5m</td><td>1.5m</td><td>1.5m</td></tr>
</table>
ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
iii. iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);
iv. iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where:
• a grouped dwelling has its main frontage to a secondary street; or
• a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or
• a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2d); and
v. to provide for registered easements for essential services.

C2.2 Buildings set back from the secondary street boundary in accordance with Table B.

C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B.

C2.4 A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).</td>
<td>5.1.2 Street setbacks (R-Codes and RDLPP)

Clause 5.1.2 C2.1, 2.2, 2.3, 2.4 of the R-Codes is replaced with the following:

C2.1 Buildings set back from the primary street boundary:
i. in accordance with Table 1 of the R-Codes;
ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
iii. reduced by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a minor incursions intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c);
iv. in the case of areas coded R15 or higher, where:
○ a grouped dwelling has its main frontage to a secondary street;
○ a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or
○ a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way;
the street setback may be reduced to 2.5m, or 1.5m to a minor incursion (refer Figure 2b and 2d of the R-Codes); and
v. to provide for registered easements for essential services.

C2.2 Buildings set back from the secondary street boundary in accordance with Table 1.

C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1.

C2.4 A minor incursion may reduce the primary street setback by 50 per cent; provided that the total of such projections does not exceed 50 per cent of the frontage at any level (refer Figure 2b).

C2.5 Buildings set back from a right of way a minimum of 2.5 metres at ground floor level, or 1.5 metres to a minor Incursion, and a minimum of 3 metres at upper storey level.

C2.6 C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.</td>
<td>3.3 Street setbacks

C3.3.1 Buildings are set back from the street boundary in accordance with Table 3.3a.

Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provide dthey do not project more than 0.75m into the street setback.

C3.3.2 Notwithstanding C3.3.1, the following reductions are permitted:
i. In areas coded R30, R35 and R40, the primary street setback line may be reduced by up to 1m for a total of 30 per cent of the frontage width (refer Figure 3.3a); and/or
ii. For a porch, verandah, unenclosed balcony or equivalent the primary street setback may be reduced up to half the required primary street setback as specified in Table 3.3a, up to the full building width (refer Figure 3.3b).
C3.3.3 Buildings set back from a corner lot truncation boundary in accordance with the secondary street setback line in Table 3.3a.

Table 3.3a
<table>
<tr><th>Street type</th><th>R30</th><th>R35</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th></tr>
<tr><td>Primary street</td><td>4m</td><td>4m</td><td>3m</td><td>2m</td><td>2m</td><td>2m</td></tr>
<tr><td>Secondary street</td><td>1.5m</td><td>1.5m</td><td>1m</td><td>1m</td><td>1m</td><td>1m</td></tr>
<tr><td>Adjoining communal street</td><td colspan="6">0.5m</td></tr>
<tr><td>Adjoining laneway or right-of way where it is the primary street to the dwelling[1]</td><td colspan="6">2m</td></tr>
<tr><td>Adjoining laneway or right-of way</td><td colspan="6">0.5m</td></tr>
<tr><td colspan="7">R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC.
Where road widening is required, street setbacks are to be calculated from the adjusted street boundary.
[1] Does not apply to ancillary dwellings.</td></tr>
</table>
</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes</u>
• RDLPP street setback requirements are generally consistent with the R-Codes Part B requirements.
• Key replacements in RDLPP are in relation to minor projections and setbacks to right of ways.
• Part B and C provisions are considered more contemporary and nuanced to respond to different contexts/r-codes.

<u>Recommendation:</u>
• Remove RDLPP provisions, R-Code requirements to apply.</td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td>C2.7 Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.
Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.</td><td></td><td></td></tr>
<tr><td>5.1.3 Lot boundary setbacks

C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);
ii. ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
• is not more than 10m in length and 2.7m in height;
• is located behind the primary street setback; and
• has eaves, gutters and roofs set back at least 450mm from the lot boundary.
iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;
iv. iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;
v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and
vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).

C3.2 Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:
i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or
ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the</td><td>Clause 5.1.3 – Lot Boundary Setbacks

Clause 5.1.3 C3.2 of the R-Codes is replaced with the following:

C3.2 Walls may be built up to a lot boundary, or survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of Clause 5.4.2 and Figure Series 11:
i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;
ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only;
iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or
iv. where both the subject site and the affected adjoining site are created in a plan of subdivision.</td><td>3.4 Lot boundary setbacks

Lot Boundary Setbacks
C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c.

Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback.

Note: Minor projections will need to comply with the NCC requirements.

Table 3.4a Lot boundary setbacks:
<table><tr><th>Wall height</th><th>Lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6-7m</td><td>1.5m</td></tr><tr><td>7.1-10m</td><td>3m</td></tr><tr><td>10.1></td><td>3m</td></tr><tr><td colspan="2">Rounded to the nearest 0.1m</td></tr></table>
C3.4.2 The second storey of walls shall be set back in accordance with Table 3.4a for a maximum wall length of 14m (including any balconies). For a portion of wall exceeding 14m in length:
i. the wall is to be set back 3m from the lot boundary for the remainder of its length; or
ii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d).
Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m.

C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the lot boundary where the:
i. structures are less than 10m in length;
ii. structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/ or post, refer Figure 3.4e);
iii. structures do not exceed a ridge height of 4.2m; and iv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less.

Note: Carports, patios, verandahs or equivalent structures will need to comply with the NCC requirements, including but not limited to fire separation and non-combustible materials. Pillars or posts located on the boundary with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary wall length.</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES
Part C and Part B boundary wall provisions: NO

<u>Notes:</u>
• Boundary wall requirements in the RDLPP allow boundary walls up to one side lot boundary where Part B allows up to two side lot boundaries dependent on the applicable R-Code.
• Allowing additional boundary walls facilitates improved liveability outcomes on site, allowing for consolidated internal and external living areas and landscaped areas.
• Boundary wall heights in part B are restricted to a maximum height of 3.5m, the same as the RDLPP, however the RDLPP includes an average 3m requirement for height.
• Allowable boundary wall lengths remain the same between Part B and the RDLPP.
• Noting development applicable to Part C allows for two storey boundary wall heights, which is considered inappropriate in the City of Joondalup context and should therefore be restricted to a maximum height of 3.5m in a modified provision included in the new LPP.

<u>Recommendation:</u>
• Modify RDLPP provision to allow a maximum 3.5m boundary wall height for developments applicable to Part C. All other RDLPP provisions to be removed, R-Codes requirements to apply.</td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or
iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or
iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension. (Refer Figure Series 5)

C3.3 Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.

C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:
i. clause 5.3.7 does not apply; and
ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.
Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.

Refer tables 2a and 2b, page 46 of R-Codes</td>
<td></td>
<td>Boundary walls:

C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided:
i. boundary walls are located behind the street setback;
ii. ii. overshadowing does not exceed the limits of C3.9.1, C3.9.2 and C3.9.3; and
iii. iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision-maker.

C3.4.5 Where the boundary wall abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of C3.4.4 up to the extent of height and length of the existing boundary wall.

Table 3.4b (summarised)
<table>
<tr><td>R30-35</td><td>Height:3.5m max
Max length two-thirds the length of behind the front setback
Up to two lot boundaries
or
Simultaneously constructed walls permitted.</td></tr>
<tr><td>R40</td><td>Height: 3.5m max
Max length two-thirds the length of behind the front setback
All lot boundaries
or
Simultaneously constructed walls permitted.</td></tr>
<tr><td>R50-80</td><td>Frontage less than 8.5m:
Height: 7m max.
Max length 14m before 3x3m min. separation
All lot boundaries

Frontage greater than 8.5m:
Height: 7m max.
Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation
All lot boundaries
Simultaneously constructed walls permitted.</td></tr>
</table>
Grouped and multiple dwellings on the same lot:

C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries (refer Figure 3.4j).

C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other</td>
<td></td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
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<tr><th>2024 R-Codes Volume 1 - Part B
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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>as though there is a lot boundary between them (refer Figure 3.4k).

Note: Visual privacy setbacks may also apply.</td><td></td></tr>
<tr><td>5.1.4 Open space

C4 Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.

Table B (extract)<table><tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr><tr><td>50%</td><td>50%</td><td>45%</td><td>45%</td></tr></table></td><td>No provisions</td><td>3.1 Site cover

C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a.<table><tr><th>R30</th><th>R40</th><th>R60</th><th>R80</th></tr><tr><td>60%
(40% OS)</td><td>65%
(35% OS)</td><td>70%
(30% OS)</td><td>70%
(30% OS)</td></tr></table>Note: R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
No provisions existing.
Reduced open space requirements in Part C are offset by the improved private open space and landscaping requirements.
These provisions are considered appropriate in the context of additional provisions included in Part C to address liveability.
<u>Recommendation:</u>
No change.</td></tr>
<tr><td>5.1.5 Communal open space

C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that:
i. the aggregate of deducted area does not exceed the area of communal open space; and
ii. the outdoor living area for any dwelling is not reduced in area.</td><td>No provisions</td><td>1.3 Communal open space

Communal open space - multiple dwellings only

C1.3.1 Communal open space is provided for multiple dwelling development in accordance with Table 1.3a and the following:
i. located in common property and behind the primary street setback line;
ii. ii. to be universally accessible to all occupants of the development; and
iii. iii. exclusive to the residential component of mixed use development.

C1.3.2 Communal open space is separated or screened from potential sources of noise and odour, such as bins, vents, air conditioning units, and vehicle circulation areas.

C1.3.3 Communal open space is designed and oriented to minimise the impacts of noise, odour, lightspill and overlooking on the habitable rooms and private open spaces within the site and of adjoining properties.

Table 1.3a (summarised)<table><tr><th>Up to 10 Dwellings</th><th>More than 10 dwellings</th></tr><tr><td>No requirements</td><td>○ 6m^2 open space per dwelling up to max 300m^2
○ 2m^2 accessible/hard landscape area per dwelling up to 100m^2
○ 4m minimum communal open space dimension
○ 25% maximum covered roof area.</td></tr></table></td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
No provisions existing.
Part B and C provisions considered appropriate.
<u>Recommendation:</u>
No change.</td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>Communal open spaces can be co-located with deep soil areas, soft landscaping area and/or co-indoor communal spaces.</td><td></td></tr>
<tr><td>5.1.6 Building height

C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).

Table 3:<table><tr><th>Cat</th><th>Max wall height</th><th colspan="2">Max building height</th></tr><tr><th></th><th></th><th>Gable, skillion, concealed</th><th>Hipped and pitched</th></tr><tr><td>A</td><td>3.5m</td><td>5m</td><td>7m</td></tr><tr><td>B</td><td>7m</td><td>8m</td><td>10m</td></tr><tr><td>C</td><td>9m</td><td>10m</td><td>12m</td></tr></table>i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.</td><td>5.1.6 Building height

Clause 5.1.6 C6 of the R-Codes is replaced with the following:

C6 Buildings which comply with Category B in Table 3 of the R-Codes as measured from natural ground level except: i. aged and dependent persons' multiple dwellings (where permitted) on a site of 5,000m2 or more shall comply with Table 3 — Category C.</td><td>3.2 Building height

C3.2.1 Building height complies with Table 3.2a

Table 3.2a (summarised)<table><tr><td>R30-40</td><td>2 storeys
Concealed/skillion roof: 8m max height.
Pitched/gable roof: 7m wall, 10m total height</td></tr><tr><td>R50-60</td><td>3 storeys
Concealed/skillion roof: 11m max height.
Pitched/gable roof: 10m wall, 13m total height</td></tr><tr><td>R80</td><td>4 storeys
Concealed/skillion roof: 14m max height.
Pitched/gable roof: 13m wall, 16m total height</td></tr><tr><td colspan="2">R80 Code standards apply to single houses, grouped dwellings in areas coded R100, R160 and R-AC

Refer Figure 3.2a for building height and natural ground level measurement guidance.

Refer Figure 3.2b for wall height and total building height guidance.

This table provides a maximum building height only and development will need to consider other elements such as 3.9 Solar access for adjoining sites.

Where roof top terraces are proposed, the concealed or skillion roof controls apply</td></tr></table></td><td>REQUIRE WAPC APPROVAL TO MODIFIY:
Part B: NO
Part C: YES

<u>Notes:</u>
• The R-Codes includes more contemporary provisions for aged care to address this provision.

<u>Recommendation:</u>
• Remove RDLPP provisions, R-Code requirements to apply.</td></tr>
<tr><td>5.2.1 Setback of garages and carports

C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced:
i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or
ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.

C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the</td><td>5.2.1 Setback of garages and carports

Clause 5.2.1 C1.1 of the R-Codes is replaced with the following:

C1.1 Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion), except that the setback may be reduced to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings that match the design and scale of those used in the facade of the dwelling.</td><td>3.3 Street setbacks – setback of garages and carports

Setback of garages and carports

C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b.

Table 3.3b:</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• Part B includes provisions to require a minimum garage setback of 4.5m and alignment 0.5m behind the dwelling facade, therefore addressing the RDLPP provision.

<u>Recommendation:</u>
• Remove RDLPP provisions, R-Code requirements to apply.</td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where: i. the width of the carport does not exceed 60 per cent of the frontage; ii. ii. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent; and iii. iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a) C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available. C1.4 Garages and carports set back 1.5m from a secondary street.	Clause 5.2.1 is modified to include in the deemed-to-comply requirement: C1.6 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.	<table><tr><th>R-Coding</th><th>Primary street setback</th></tr><tr><td>R30-R35</td><td>Minimum 5.0m[1] (Refer **Figure 3.3c**)</td></tr><tr><td>R40 and above</td><td>In accordance with **Table 3.3a**</td></tr><tr><td colspan="2">[1] *The **garage** setback from the **primary street** may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the **street boundary**.*</td></tr></table> C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where: i. the carport is set back from the lot boundary in accordance with C3.4.3; ii. ii. the carport width does not exceed the requirement of C3.6.6; iii. iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and iv. iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent. C3.3.6 Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a	
5.2.2 Garage width C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.	**5.2.2 Garage width** Clause 5.2.2 C2 of the R-Codes is replaced with the following: C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage.	**3.6 Streetscape – addressing the street (C3.6.5 and C3.6.6)** C3.6.5 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street. This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street (refer Figure 3.6b). C3.6.6 Carports and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the primary street setback line in accordance with C3.3.5.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • R-Code provisions are considered more appropriate given a standard allowing a garage to occupy 75% of the frontage is not considered to be an acceptable development outcome. • The inclusion of a major opening in the primary street elevation is addressed in the street surveillance provisions. **Recommendation:** • Remove RDLPP provision, R-Code requirements to apply.
5.2.3 Street surveillance C3.1 The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.	**5.2.3 Street surveillance** Clause 5.2.3 C3.1 and C3.2 is replaced with the following: C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the	**3.6 Streetscape – addressing the street (C3.6.1 - C3.6.4)** C3.6.1 Single houses and grouped dwellings to address the street (including a communal street or rightof-way where this is the primary frontage) in accordance with the following:	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • Since the RDLPP provisions were originally prepared, modifications have been made to the R-

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
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C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling. C3.3 For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.	dwelling. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause. C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.	i. the primary entrance to each dwelling must be readily identifiable from the street; and ii. ii. provide at least one major opening on the dwelling frontage with an outlook to the street. C3.6.2 For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas. C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m (refer Figure 3.6a). Note: Minimum dimension refers to the minimum length and width. C3.6.4 Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street.	Codes that address building entries and surveillance. **Recommendation:** • Remove RDLPP provisions, R-Code requirements to apply.
5.2.4 Street walls and fences C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12). C4.2 Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).	**5.2.4 Street walls and fences** Clause 5.2.4 C4 is replaced with the following: C4.1 Front fences within the primary street setback area or in front of the building line, whichever is greater, that are visually permeable above 1.2m as measured from the midpoint of the verge directly adjacent to the lot. C4.2 Fencing along a secondary street, right-of-way or battleaxe leg shall be visually permeable above 1.2m from natural ground level for 50 per cent of the length of the boundary and allow surveillance from an outdoor living area and/or major opening.	**3.6 Streetscape – street walls and fences** **Street walls and fences** C3.6.7 When provided, fences or walls within the primary street setback area are to be: i. a maximum height of 1.8m; and ii. ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall. C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c). C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • The provision to measure fencing height from the mid-point of the verge was based on a previous version of the R-Codes. • The current method of assessing fence height under the R-Codes is considered more appropriate. **Recommendation:** • Remove RDLPP provisions, R-Code requirements to apply.
5.2.5 Sight lines C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).	**5.2.5 Sight lines** Clause 5.2.5 is modified to include in the deemed-to-comply requirements: C5.2A A pillar to a height of 1.8m with a maximum dimension of 350mm x 350mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750mm.	**3.7 Access – Sight lines** **Sightlines** C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. ii. a right-of-way or communal street that intersects a public street; and iii. iii. two streets that intersect (refer Figure 3.7e).	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • The RDLPP permits small pillars within the sightline area that allows appropriate views to the verge and street. This has been a longstanding standard applied to street fencing in the City. • This provision has been reviewed from a vehicle sightline safety perspective and is still considered appropriate. **Recommendation:** • No change.

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Single house R50 and above
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Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>5.2.6 Appearance of retained dwellings

C6 Where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.</td>
<td>5.2.6 Appearance of retained dwellings

Clause 5.2.6 C6 is replaced with the following:

C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of the) development created as part of the subdivision or grouped dwelling development. Refer to Schedule 2.

C6.2 Residential development that is visible from the street that:
• is consistent in style with any existing development on site; and/or
• maintains and enhances the character of the local area; and
• is compatible with the existing and/or desired streetscape character.
This can be by way of:
• Scale
• Material and colours
• Roof design
• Detailing
• Window size.</td>
<td>3.8 Retaining existing dwellings

C3.8.1 Where a dwelling is retained as part of a development:

i. the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development; and
ii. ii. the retained dwelling it is to comply with the following provisions of the R-Codes Part C:
○ 1.1 Private open space - C1.1.1, C1.1.2
○ 1.2 Trees and landscaping - C1.2.1, C1.2.2, C1.2.3, and C1.2.4
○ 1.4 Water management and conservation - C1.4.1 and C1.4.2
○ 2.3 Parking – C2.3.1 (minimums only) and C2.3.3
○ 2.4 Waste management – C2.4.1 and C2.4.3
○ 2.5 Utilities – C2.5.1, C2.5.2 and C2.5.3
○ 2.6 Outbuildings – C2.6.1 and C2.6.2
3.4 Lot boundary setbacks – C3.4.1, C3.4.3, C3.4.4, C3.4.5, C3.4.6 (applicable only to newly created lot or site boundaries)</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• Provisions within the R-Codes Parts B and C now include provisions which require similar outcomes and therefore are considered to adequately address the requirements of the RDLPP.

<u>Recommendation:</u>
• Remove RDLPP provisions, R-Code requirements to apply.</td>
</tr>
<tr>
<td>5.3.1 Outdoor living areas

C1.1 An outdoor living area to be provided:
i. In accordance with Table B;
ii. behind the street setback area;
iii. directly accessible from the primary living space of the dwelling;
iv. with a minimum length and width dimension of 4m; and
v. with at least two-thirds of the required area without permanent roof cover. (Refer Figure 13).

C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from the primary living space and with a minimum area of 10m2 and minimum dimension of 2.4m.

Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space.

Table B (extract)
<table>
<tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr>
<tr><td>30m^2</td><td>30m^2</td><td>24m^2</td><td>20m^2</td></tr>
</table>
</td>
<td>No provisions</td>
<td>1.1 Private open space

Primary garden area – single houses and grouped dwellings only.
C1.1.1 For single houses and grouped dwellings, a single consolidated primary garden area provided behind the primary street setback, in accordance with Table 1.1a.

Table 1.1a:</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Site area (m^2)</th><th>Minimum primary garden area (m^2 per dwelling)</th><th>Maximum permanent roof cover[1]</th><th>Minimum dimension[2]</th></tr>
<tr><td>Greater than 220</td><td>40</td><td rowspan="3">One-third of the primary garden area provided</td><td rowspan="5">3m</td></tr>
<tr><td>191-220</td><td>35</td></tr>
<tr><td>161-190</td><td>30</td></tr>
<tr><td>131-160</td><td>25</td><td rowspan="2">$0m^2$ (open to the sky)</td></tr>
<tr><td>100-130</td><td>20</td></tr>
<tr><td colspan="4">Site area rounded up to the nearest whole number.
[1] Permanent roof cover excludes minor projections (eaves).
[2] Minimum dimension refers to the minimum length and width of the primary garden area. Refer to Figure 1.1a for dimensions and calculations of primary garden areas.</td></tr>
</table>
C1.1.2 Notwithstanding C1.1.1, for grouped dwellings with a site area of 161m2 or greater, the required primary garden area in accordance with Table 1.1a may be reduced by 10m2 , where a secondary ground level private open space is provided with:
i. a minimum area of 10m2 and minimum dimension of 3m (refer Figure 1.1b);
ii. ii. uncovered and open to the sky (excluding minor projections); and
iii. iii. an additional small tree provided in addition to the minimum tree requirements of Table 1.2a.

Private open space and balconies

C1.1.3 Multiple dwellings to provide a minimum of one private open space area provided for the exclusive use of each multiple dwelling in accordance with Table 1.1b.

C1.1.4 Balconies are to be unscreened for at least 25% of the total perimeter of the balcony (refer Figure 1.1c).

Note: Provisions of element 3.10 Visual Privacy apply

Table 1.1b:
</td><td></td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Dwelling size</th><th>Minimum private open space area (per dwelling)</th><th>Minimum private open space dimension</th></tr>
<tr><td>Studio / 1 bedroom</td><td>8m²</td><td>2m</td></tr>
<tr><td>2 bedrooms</td><td>10m²</td><td>2.4m</td></tr>
<tr><td>3 or more bedrooms</td><td>12m²</td><td>2.4m</td></tr>
<tr><td>Ground floor dwelling</td><td>15m²</td><td>3m</td></tr>
<tr><td colspan="3">When calculating the extent of private open space for multiple dwellings, exclude service areas such as bin storage, clothes drying, air conditioning units and the like.</td></tr>
</table>
</td><td></td></tr>
<tr><td>5.3.2 Landscaping

C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:
i. the street setback area developed without car parking, except for visitors’ bays;
ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;
iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;
iv. lighting to pathways, and communal open space and car parking areas;
v. bin storage areas conveniently located and screened from view;
vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development;
vii. adequate sightlines for pedestrians and vehicles;
viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and
ix. clothes drying areas which are secure and screened from view.

C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following:
i. the minimum number of trees and associated planting areas in the table below; and
ii. andscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.</td><td>No provisions</td><td>1.2 Trees and landscaping

Landscaping

C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m (refer Figure 1.2a).

C1.2.2 The primary street setback area is to provide a minimum 30% soft landscaping (Figure 1.2b).

C1.2.3 The communal street (including any adjoining setbacks) and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas.

Tree Canopy

C1.2.4 A minimum number of trees to be planted in accordance with Tables 1.2a and provided with the required deep soil area per tree in accordance with Table 1.2b.

C1.2.5 For grouped and multiple dwellings, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.

Note: These trees are in addition to the trees required in accordance with C1.2.4.

C1.2.6 For single houses and grouped dwellings, the soft landscaping requirement of C1.2.1 may be reduced to 10% where a significant existing tree is retained on site. Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>
<table>
<tr><th colspan="2">Dwelling type</th><th>Minimum tree requirement</th><th>Minimum tree planting area</th></tr>
<tr><td colspan="2">Single house and grouped dwelling (per tree area)</td><td>1 tree</td><td rowspan="4">2x2m</td></tr>
<tr><td rowspan="3">Multiple dwelling (trees per site)</td><td>Less than 700m²</td><td>2 trees</td></tr>
<tr><td>700-1000m²</td><td>3 trees</td></tr>
<tr><td>Greater than 1000m²</td><td>4 trees</td></tr>
</table>

Note:
i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.
ii. The tree planting area is to be free of impervious surfaces and roof cover.
</td>
<td></td>
<td>C1.2.7 Where a significant existing tree is retained on site, a tree protection zone is to be provided in accordance with AS4970.

Landscaping plan

C1.2.8 For multiple dwellings, or five or more grouped dwellings, provide a landscaping plan in accordance with Appendix A3.

Table 1.2a (summarised)
<table>
<tr><th>Dwelling type</th><th>Min tree requirements</th></tr>
<tr><td>Single house & grouped dwellings</td><td>○ 1 small tree per dwelling or
○ 2 small trees where primary garden area (grouped dwellings only)
○ Where the primary street setback is 1.5m or greater:
○ Frontages <20m: 1 small in the primary street setback area;
○ Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.</td></tr>
<tr><td>Multiple dwellings</td><td>○ Sites <700m²: 1 medium tree and 2 small trees
○ Sites 700-1000m²: 2 medium trees or 1 large tree and 1 small tree
○ Sites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.</td></tr>
<tr><td colspan="2">Trees required within the street setback area are in addition to trees required per dwelling and where providing a secondary private open space.
Frontage to be rounded down to the nearest 10m.
Tree requirements exclude ancillary dwellings.
Refer to Figure 1.2c for grouped dwelling tree requirements</td></tr>
</table>
Table 1.2b (summarised)
<table>
<tr><th>Tree size</th><th>Canopy</th><th>Height</th><th>DSA</th><th>DSA dim</th></tr>
<tr><td>Small</td><td>2-6m</td><td>3-8m</td><td>9m²</td><td>1.5m</td></tr>
<tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td></tr>
<tr><td>Large</td><td>>9m</td><td>>12m</td><td>64m²</td><td>6m</td></tr>
</table>
</td>
<td></td>
</tr>
<tr>
<td>5.3.3 Parking

C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:</td>
<td>No provisions</td>
<td>2.3 Parking

Occupant parking

C2.3.1 Occupant car parking is provided on site and in accordance with Table 2.3a.

C2.3.2 Motorcycle/scooter parking for multiple dwellings is provided on site in accordance with Table 2.3a.

C2.3.3 Car spaces and manoeuvring areas designed and provided in accordance with AS2890.1.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: YES

<u>Notes:</u>
• No existing provisions.
• Part C occupant parking provisions remove minimum parking requirements for ancillary, 1- and 2- bedroom dwellings and reduces the minimum to 1 parking bay for 3+ bed dwellings in Location B.
• It is considered appropriate for the City to retain the HOALPP provisions requiring minimum car parking in accordance with Part B requirements for Part C.</td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>
<table>
<tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr>
<tr><th>Location A</th><th>Location B</th></tr>
<tr><td>1 bedroom</td><td>1</td><td>1</td></tr>
<tr><td>2+ bedroom dwelling</td><td>1</td><td>2</td></tr>
<tr><td>Aged persons' dwelling, accessible dwelling or small dwelling</td><td>1</td><td>1</td></tr>
<tr><td>Ancillary dwelling</td><td>Nil</td><td>1</td></tr>
</table>
Location A - includes all land located within:
• 800m walkable catchment of a train station on a high frequency rail route; or
• 250m walkable catchment of a transit stop:
  ○ on a high frequency transit route; or
  ○ that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm).
Location B - includes all land that is not within Location A.

C3.2 On-site visitors' car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.
<table>
<tr><th>Dwellings</th><th>Visitor bays</th></tr>
<tr><td>0-4</td><td>Nil</td></tr>
<tr><td>5-8</td><td>1</td></tr>
<tr><td>9-12</td><td>2</td></tr>
<tr><td>13-16</td><td>3</td></tr>
<tr><td>17+</td><td>1 additional bay for every 4 dwellings or part thereof</td></tr>
</table>
C3.3 The minimum number of on-site car parking spaces is provided for each multiple dwelling as follows:
</td>
<td></td>
<td>
Visitor parking

C2.3.4 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a.

C2.3.5 Visitor car parking spaces to be:
i. marked and clearly signposted as dedicated for visitor use only;
ii. located on common property; and
iii. connected to building entries via a continuous path of travel.
Table 2.3a (summarised)
<table>
<tr><th colspan="3">Occupant car parking</th></tr>
<tr><td></td><td>Location A</td><td>Location B</td></tr>
<tr><td>1 bed</td><td>0 min, 1 max.</td><td>1 min, 1 max</td></tr>
<tr><td>2 bed</td><td>0 min, 2 max.</td><td>1 min, 2 max</td></tr>
<tr><td>3+ bed</td><td>1 min, 2 max.</td><td>1 min, 2 max</td></tr>
<tr><td>Ancillary</td><td>0 min, 1 max.</td><td>0 min, 1 max</td></tr>
<tr><th colspan="3">Visitor car parking</th></tr>
<tr><td></td><td colspan="2">Minimum parking</td></tr>
<tr><td>0-4 dwellings</td><td colspan="2">No visitor parking required</td></tr>
<tr><td>5-8 dwellings</td><td colspan="2">1 bay</td></tr>
<tr><td>9-12 dwellings</td><td colspan="2">2 bays</td></tr>
<tr><td>>13 dwellings</td><td colspan="2">3 bays, plus 1 additional per four dwellings or part thereof</td></tr>
</table>
Full table accessible in R-Codes page 81

Minimum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.

Maximum carparking applies to garages and carports. Additional parking may be provided as uncovered spaces, undercroft or basement parking.

LOCATION A – includes all land located within:
- 800m walkable catchment of a train station on a high-frequency rail route;
- 250m walkable catchment of a transit stop:
  ○ on a high-frequency transit route; or
  ○ that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or
- the defined boundaries of an activity centre.

LOCATION B – includes all land that is not within Location A.
</td>
<td>
<u>Recommendation:</u>
• Include modified provisions requiring higher minimum parking standards for dwellings in new LPP.
</td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
<table><tr><th rowspan="2">Plot ratio area and type of multiple dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>Less than 110m² and/or 1 or 2 bedrooms</td><td>1</td><td>1.25</td></tr><tr><td>110m² or greater and or 3 or more bedrooms</td><td>1.25</td><td>1.5</td></tr><tr><td>Visitors car parking spaces (per dwelling)</td><td>0.25</td><td>0.25</td></tr></table>		C2.3.6 Bicycle parking is provided on site and in accordance with Table 2.3b and Figure 2.3a. Refer R-Codes page 81 for Figure 2.3a	
5.3.4 Design of car parking spaces C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1. C4.2 Visitor car parking spaces: • marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and • provide an accessible path of travel for people with disabilities. C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.	No provisions	**2.3 Parking** • Refer above.	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.3.5 Vehicular access C5.1 Access to on-site car parking spaces to be provided: • where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; or • from a secondary street where no right-of-way or communal street exists; or • from the primary street frontage where no secondary street, right-of way, or communal street exists. C5.2 Driveways to primary or secondary street provided as follows: • driveways serving four dwellings or less not narrower than 3m at the street boundary; and • no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. C5.3 Driveways shall be: • no closer than 0.5m from a side lot boundary or street pole;	No provisions	**3.7 Access – vehicle access, driveways, communal street** **Vehicle access** C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: i. where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or ii. from the secondary street or primary street where no right-of-way or communal street exists. C3.7.2 Vehicle access points are limited to one per lot (refer Figure 3.7a) except where: i. an existing dwelling is being retained that has an established access point that is not able to serve the other dwellings; ii. dwellings front the street and access is not available from a communal street or rear rightof-way, whereby a maximum of one vehicle access point is permitted per dwelling; or	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **PART B, C5.1 AND PART C C3.7.1 AND C3.7.2: NO** **Notes:** • Crossover design and treatments are dealt with through the City's Crossover Guidelines and the Verge Treatment Guidelines. • It is considered that the driveway provisions in Parts B and C of the R-Codes are appropriate to ensure safe and amenable streetscape outcomes. **Recommendation:** • No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
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• no closer than 6m to a street corner as required under AS2890.1; • aligned at right angles to the street alignment; • located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and • adequately paved and drained. C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: • the driveway serves five or more dwellings; • the distance from an on-site car parking space to the street is 15m or more; or • the street to which it connects is designated as a primary distributor or integrator arterial road. C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be: • a minimum width of 4m; and • designed to allow vehicles to pass in opposite directions at one or more points. C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided. C5.7 Where any proposed development has potential to be subdivided to create 20 or more green title lots, strata lots or survey strata lots, with each of these lots obtaining driveway access from a communal street, a minimum total width of 12 metres is required for the communal street which includes a paved vehicular carriageway with a minimum width of 5.5 metres and a pedestrian path as required by clause 5.3.6.		iii. the lot frontage exceeds 40m, two vehicle access points are permitted. **Driveways** C3.7.3 Driveways must be: i. a minimum 3m wide; ii. a maximum 6m wide at the street boundary; iii. set back 0.3m from a side lot boundary or street pole; iv. set back 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; and vi. adequately trafficable and drained. C3.7.4 Driveways designed to allow vehicles to exit to the street in forward gear where the driveway: i. serves five or more dwellings; ii. the distance from an on site car parking space to the street boundary is 30m or more; or iii. the street to which it connects is a designated primary distributor or integrator arterial. C3.7.5 Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) (refer Figure 3.7c). C3.7.6 For grouped and multiple dwellings located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. Driveways must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the street boundary (refer Figure 3.7d). Sightlines C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect (refer Figure 3.7e). **Communal street and battleaxe legs** C3.7.11 A communal street or battleaxe leg is to be a minimum width of 3.6m, inclusive of a minimum: i. 3m wide driveway in accordance with C3.7.3; and ii. 0.3m setback either side of the driveway (refer Figure 3.7f).	

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
		C3.7.12 A communal street or battleaxe leg, including any adjoining setbacks, is provided with adequate lighting and be landscaped in accordance with C1.2.3. C3.7.13 Notwithstanding C3.7.11, where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be a minimum 12m wide, which shall include: i. a paved vehicular carriageway with a minimum width of 5.5m; ii. a 1.2m wide universally accessible pedestrian path; iii. soft landscaping of a minimum width 2.5m, with small trees planted at a ratio of one tree per dwelling; and iv. lighting as required by the decision-maker.	
5.3.6 Pedestrian access C6.1 Where a group of 10 or more dwellings is served by a communal street, between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1. C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sightlines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3 A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path. C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2(ii).	No provisions	**3.7 Access – pedestrian access** Pedestrian access C3.7.8 For grouped and multiple dwellings, a legible, welldefined, continuous path of travel is provided from the public footpath and car parking areas to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries. For mixed use development, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access. C3.7.9 For multiple dwellings and 10 or more grouped dwellings that are served by a communal street, a pedestrian path is provided as follows: i. minimum 1m wide, clear of any utilities or minor projections; ii. clearly delineated or separate from the vehicular access; and iii. continuous path of travel from the street boundary to ground floor dwelling or building entries. C3.7.10 Where a pedestrian access leg is required to provide access from a dwelling site to a public street, it is to: i. be a minimum width of 1.5m; and ii. provide a continuous path of travel with a minimum width of 1m, clear of any utilities or minor projections. The pedestrian access leg may be reduced to 1m where required to retain an existing dwelling.	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.3.7 Site works C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above	**5.3.7 Site works** Clause 5.3.7 C7.1 is replaced with the following:	**3.5 Site works and retaining walls** C3.5.1 Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:**

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

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Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.

C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.

Table 4 Setback of site works and retaining walls
<table><tr><th>Height of site works and/ or retaining walls</th><th>Required minimum setback</th></tr><tr><td>0.5m or less</td><td>0m</td></tr><tr><td>1m</td><td>1m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m</td><td>3m</td></tr></table>
C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.</td>
<td>C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.</td>
<td>ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.

C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a.

C3.5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.

Note: NCC and engineering requirements may apply.

Table 3.5a:
<table><tr><th>Height of retaining walls and fill [1]
As measured from natural ground level</th><th>Setback required</th></tr><tr><td>1m or less</td><td>0m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m +</td><td>3m</td></tr><tr><td colspan="2">[1] Take the nearest higher value for all height calculations.
Measurement of the height of site works or retaining walls for the purpose of calculating Table 3.5a setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.
The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</td></tr></table></td>
<td>• The RDLPP allows for additional fill up to 1m within the front setback area of a lot, compared to 0.5m allowable under the residential design codes.
• This provision is considered appropriate given the topographical nature of the City of Joondalup wherein retaining greater than 0.5m is often required in the front setback area of a lot.
• It is therefore considered appropriate to retain this provision in a new LPP.

<u>Recommendation:</u>
• Retain RDLPP provision as existing.</td>
</tr>
<tr><td>5.3.8 Deleted from R-Codes</td><td></td><td></td><td></td></tr>
<tr>
<td>5.3.9 Stormwater management

C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.</td>
<td>No provisions</td>
<td>1.4 Water management and conservation

C1.4.1 Stormwater runoff draining from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions.

C1.4.2 Notwithstanding C1.4.1, stormwater may be directed to a district or local stormwater drainage system where required by the decisionmaker due to climatic, local soil or groundwater conditions.</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: <u>YES</u>

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
<tr>
<td>5.4.1 Visual privacy</td>
<td>No provisions</td>
<td>3.10 Visual privacy</td>
<td>REQUIRE WAPC APPROVAL TO MODIFIY: <u>YES</u></td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>C1.1 Major openings and outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:
i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10):

<table>
<tr><th rowspan="2">Types of habitable rooms / active habitable spaces</th><th colspan="2">Location</th></tr>
<tr><th>Setback for area coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr>
<tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr>
<tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr>
<tr><td>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)</td><td>7.5m</td><td>6m</td></tr>
</table>

or;
ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an outdoor active habitable space.

C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.

Note:
i. Where the subject site and an affected adjoining site are subject to a different R-Code the setback distance is determined by reference to the lower density code.
ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10.
iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like.
These provisions apply to adjoining sites only where that land is zoned to allow for residential development.</td>
<td></td>
<td>For development adjoining an existing dwelling

C3.10.1 All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision (refer Figure 3.10a) does not capture major openings and/or active habitable spaces on an adjoining property (refer Figure 3.10b).

Table 3.10a:
<table>
<tr><th rowspan="2">Type of habitable room/ active habitable space
(with a floor level of more than 0.5m above natural ground level)</th><th colspan="2">Cone of vision radius</th></tr>
<tr><th>Areas coded R50 or lower</th><th>Areas coded higher than R50</th></tr>
<tr><td>Major opening from bedroom and study</td><td>4.5m</td><td>3m</td></tr>
<tr><td>Major opening from habitable room other than bedroom and study</td><td>6m</td><td>4.5m</td></tr>
<tr><td>Outdoor active habitable space</td><td>7.5m</td><td>6m</td></tr>
</table>

C3.10.2 Notwithstanding C3.10.1, where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight into the major opening or active habitable space of the adjoining property through one or more of the following:
i. incorporate a permanent, fixed vertical or horizontal building element such as a planter box, fin or window hood (refer Figure 3.10c, Figure 3.10d);
ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or
iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable space below 1.6m above floor level (refer Figure 3.10f).

Note: Cone of vision radius includes the width of any adjoining right-of-way, communal street or battleaxe leg or the like.

C3.10.3 Notwithstanding C3.10.2, a major opening to a bedroom or study may be offset a minimum of 1.5m from a parallel major opening on an adjoining property, measured from the edge of one major opening to another (refer Figure 3.10g).

Note: Offsetting a major opening provides an oblique view between facing major openings, however may not satisfy potential overlooking on other floor levels of the adjoining</td>
<td><u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td>
</tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
		property (such as an active habitable space or a major opening on a lower floor level). C3.10.4 Sources of overlooking for grouped or multiple dwellings on the same lot are to apply C3.10.1, C3.10.2 and C3.10.3. **For development adjoining a vacant or unknown site** C3.10.5 Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries (refer Figure 3.10h). C3.10.6 Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following: i. incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood (refer Figure 3.10i); ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level (refer Figure 3.10f).	
5.4.2 Solar access for adjoining sites C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climate zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other adjoining property does not exceed the following limits: • on adjoining properties coded R25 and lower – 25 per cent of the site area; • on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; or • on adjoining properties coded higher than R40 – 50 per cent of the site area. Note: With regard to clause 5.4.2 C2.1: ○ dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and ○ site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.	No provisions	**3.9 Solar access for adjoining sites** C3.9.1 In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a. Table 3.9a	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No existing provisions. • Part B, Part C provisions considered appropriate. • Noting Clause 26(6) of the Local Planning Scheme No. 3 applies. **Recommendation:** • No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

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Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr>
<td>C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property’s northern boundary that the development site abuts (refer to Figure 11b).</td>
<td></td>
<td>
<table>
<tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr>
<tr><th>Adjoining property (percentage of dwelling site area)[1]</th><th>Diagonally adjacent lots (percentage of dwelling site area)[1]</th></tr>
<tr><td>R25 and lower</td><td>25%</td><td>12.5%</td></tr>
<tr><td>R30 – R40</td><td>35%</td><td>17.5%</td></tr>
<tr><td>R50 or higher</td><td>50%</td><td>25%</td></tr>
<tr><td colspan="3">For the purpose of calculating overshadowing, site area refers to the area of the ground surface and is measured without regard to any building on it, but taking into account its natural ground levels.

Dividing fences up to 2m in height do not contribute to overshadowing calculations.

[1]Where proposed development adjoins a grouped dwelling development, the maximum overshadowing requirement is to be applied for each grouped dwelling site area and excludes portions of common property (refer Figure 3.9.c)</td></tr>
</table>

C3.9.2 Notwithstanding C3.9.1, in climate zones 4, 5, and 6, where the adjoining property is: i. coded R40 or greater; and ii. has a lot frontage 7.5m or less (excluding battleaxe lots); development is designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the limits set out in Table 3.9b.

C3.9.3 Where an adjoining property shares a northern lot boundary with more than one lot including the development site, the limit of shading at C3.9.1 shall be cumulative and proportional to the length of the shared boundary/ies of the development site (refer Figure 3.9e). Note: C3.9.3 does not apply to diagonally adjacent lots.
Table 3.9b</td>
<td></td>
</tr>
</table>

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Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr>
<tr><th>Overshadowing of the front half of the site</th><th>Overshadowing of the rear half of the site</th></tr>
<tr><td>R40</td><td rowspan="2">No maximum overshadowing</td><td>35%</td></tr>
<tr><td>R50 - R60</td><td>50%</td></tr>
<tr><td colspan="3">Refer to Figure 3.9d for calculation of overshadowing of narrow lots.</td></tr>
</table>
</td><td></td></tr>
<tr><td>5.4.3 Outbuildings

C3 Outbuildings associated with a dwelling site address either:
i. the standards for small outbuildings (A. Small outbuilding); or
ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

A. Small Building:
i. no more than one outbuilding per dwelling site;
ii. has no more than two boundary walls;
iii. does not exceed 10m2 in area
iv. does not exceed a wall height of 2.7m;
v. not located within the primary or secondary street setback area; and
vi. does not reduce open space and outdoor living area requirements in Table B.

B. Large and multiple outbuildings:
i. individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;
ii. set back in accordance with Table 2a;
iii. does not exceed a wall height of 2.4m;
iv. does not exceed a ridge height of 4.2m;
v. not located within the primary or secondary street setback area; and
vi. does not reduce the open space and outdoor living area requirements in Table B.

Notes:
i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.
ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be set back in accordance with Table 2a for additional outbuildings that are</td><td>No provisions</td><td>2.6 Outbuildings

C2.6.1 Any outbuilding:
i. individually or collectively does not exceed 60m2 per site;
ii. is not located within the primary or secondary street setback area;
iii. does not exceed a wall height of 3m;
iv. does not exceed a ridge height of 4.2m;
v. is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5;
vi. does not exceed the maximum allowable site cover in accordance with C3.1.1;
vii. does not reduce the minimum primary garden area required in accordance with C1.1.1;
viii. does not reduce the minimum soft landscaping required in accordance with C1.2.1; and
ix. does not reduce the minimum tree requirement and associated deep soil area in accordance with C1.2.4.

C2.6.2 Notwithstanding C2.6.1(iii), where an outbuilding is designed to be compatible with the colour and materials of the dwelling on the same site, the wall height may be increased to 3.5m.

Outbuildings will need to comply with the NCC requirements, including but not limited to fire separation.</td><td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td></tr>
</table>

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proposed under B. Large and multiple outbuildings. iii. There are separate building code requirements that may also apply			
5.4.4 External fixtures, utilities and facilities C4.1 Solar collectors installed on the roof or other parts of buildings. C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes. C4.3 Other utilities provided they are: i. not visible from the primary street; ii. are designed to integrate with the building; or iii. are located so as not to be visually obtrusive. C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street. C4.5 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m2 , for each grouped dwelling. C4.6 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are: i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street. C4.7 Clothes-drying areas screened from view from the primary and secondary street.	No provisions	**2.5 Utilities | 2.1 Size and layout of dwellings | 2.4 Waste management** **Utilities** C2.5.1 Service utilities are designed and located such that they: i. are accessible and can be safely maintained; ii. maintain clear sightlines for vehicle access; and iii. integrated into the design of the development and/or screened from view of the street. Note: Where required by the NCC, fire service infrastructure is located to be visible, and with unobstructed access for its required use during an emergency. C2.5.2 Functional utilities (with the exception of solar collectors and electric vehicle charging): i. are located behind the primary street setback and not visible from the primary street; ii. are designed to integrate with the development; and iii. are located and/or screened so that they are not visually obtrusive and minimise the impact of noise sources to habitable rooms and private open space both on the development site and adjoining properties. C2.5.3 Where provided, solar collectors are located on the roof or other parts of buildings, and prioritise functional performance **Size and layout of dwellings** **Primary living space** C2.1.1 Each dwelling is to have one room that is the designated primary living space, and for multiple dwellings in areas coded R30 to R60, this primary living space can accommodate a dimension of at least 3.8m x 3.8m1 (refer Figure 2.1a). Exclusive of built-in cabinetry along walls. C2.1.2 For single house and grouped dwellings: i. where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or ii. where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a private open space (such as a balcony or rooftop terrace) in accordance with Table 1.1b.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

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		C2.1.3 For multiple dwellings, the primary living space is to have direct physical and visual access to private open space in accordance with Table 1.1b. C2.1.4 For multiple dwellings, the maximum depth1 of a single aspect primary living space shall be a maximum three times (3x) the ceiling height (refer Figure 2.1b). Exclusive of built-in cabinetry along walls. Note: Additional livings spaces (such as a second lounge room) are not subject to the requirements of C2.1.1 – C2.1.4 **Habitable rooms** C2.1.5 For multiple dwellings, bedrooms have a minimum internal floor area of 9m2 and can accommodate a minimum dimension of 2.7m x 2.7m (refer Figure 2.1c). Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry. C2.1.6 Measured from the finished floor level to the ceiling level, minimum ceiling heights for multiple dwellings are: i. 2.65m for habitable rooms; and ii. ii. 2.4m for non-habitable rooms. All other ceilings are to meet the requirements of the NCC. Dwelling size and mix C2.1.7 Multiple dwellings are to provide minimum internal floor areas in accordance with Table 2.1a. Note: No dwelling size requirements apply to single houses and grouped dwellings. C2.1.8 Where more than 10 multiple dwellings are proposed, no more than 80 per cent of dwellings have the same number of bedrooms. **Storage** C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards. C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where: i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance;	

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Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>ii. ii. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; and
iii. iii. the minimum storage area is still achieved (refer Figure 2.1d).

Managing impacts on amenity

C2.1.11 Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed use development are set back a minimum 3m and are designed to ensure visual privacy and manage noise intrusion and light spill.

C2.1.12 For multiple dwellings, potential noise sources such as garage doors, service areas, active communal open space, communal waste storage areas and non-residential components of a mixed use development are not located within;
i. 1m to the external wall of habitable rooms; and
ii. ii. 3m of a window to a bedroom.

Table 2.1b:
<table><tr><th>Dwelling Size</th><th>Minimum storage area</th><th>Minimum storage area dimension</th><th>Minimum storage area height</th></tr><tr><td>Studio / 1 bedroom dwelling</td><td>3m²</td><td rowspan="3">1.5m[1]</td><td rowspan="3">2.1m</td></tr><tr><td>2 bedroom dwelling</td><td>4m²</td></tr><tr><td>3+ bed bedroom dwelling</td><td>Single houses and grouped dwellings: 4m²
Multiple dwellings: 5m²</td></tr><tr><td colspan="4">Minimum dimension refers to the minimum length and width of the storage area.

Storage can be co-located within a garage or carport but must provide a dedicated area.

Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities.

[1]Minimum dimension can be reduced in accordance with C2.1.10</td></tr></table>
<u>Waste management</u>

C2.4.1 A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local</td><td></td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
		government and separate from any waste storage areas associated with the non-residential component of a mixed use development. C2.4.2 Where multiple dwellings, or five or more grouped dwellings are proposed, a waste management plan to the satisfaction of the decision-maker, is to be provided. C2.4.3 Waste storage bins are screened from view from communal areas, the street, public open space, and other areas accessible to the public. C2.4.4 Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.	
5.5.1 Ancillary dwellings C1 Ancillary dwelling associated with a single house or grouped dwelling and on the same site where: i. C1i deleted by amendment dated 10 April 2024; ii. there is a maximum internal floor area of 70m2; iii. parking is provided in accordance with clause 5.3.3 C3.1; iv. ancillary dwelling is located behind the street setback line; v. C1v deleted by amendment dated 10 April 2024; vi. ancillary dwelling does not preclude the single house or grouped dwelling from meeting the required minimum open space and outdoor living area; and vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses and grouped dwellings, with the exception of clauses: a. Part D, 1.1 Site area; b. 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and c. 5.3.1 Outdoor living areas.	No provisions	**2.8 Ancillary dwellings** C2.8.1 An ancillary dwelling in accordance with Table 2.8a, provided that it: i. does not preclude the primary dwelling from meeting the maximum site cover and the minimum required private open space, soft landscaping, trees and deep soil area; and ii. ii. complies with the following design elements as relevant: 2.2 Solar access and natural ventilation 2.3 Parking 2.5 Utilities 3.1 Site cover 3.2 Building height 3.3 Street setbacks 3.4 Lot boundary setbacks 3.5 Site works and retaining walls 3.6 Streetscape 3.7 Access 3.9 Solar access for adjoining sites 3.10 Visual privacy **Table 2.8a**	**REQUIRE WAPC APPROVAL TO MODIFIY: YES** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

<table>
<tr><th colspan="4">Part B and Part C</th></tr>
<tr><th>2024 R-Codes Volume 1 - Part B
Single house R40 or less
Grouped & multiple dwelling R25 or less</th><th>RDLPP</th><th>2024 R-Codes Volume 1- Part C
Single house R50 and above
Grouped dwelling R30 and above
Multiple dwelling R30 to R60</th><th>COMMENTS</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th colspan="2">Dwelling type</th><th>Ancillary dwelling type</th><th>Maximum ancillary dwellings</th><th>Maximum internal floor area</th></tr>
<tr><td colspan="2">Single house and grouped dwellings</td><td>All types of ancillary dwellings</td><td>1 per site</td><td>70m²</td></tr>
<tr><td rowspan="2">Multiple dwellings</td><td>1-19 dwellings</td><td rowspan="2">Dual key dwelling only</td><td>1 per development</td><td>70m²</td></tr>
<tr><td>20 or more dwellings</td><td>2 per development and 1 per additional 10 dwellings[1]</td><td>70m²</td></tr>
<tr><td colspan="5">[1]Rounded down to the nearest 10 dwellings</td></tr>
</table>
Note: The above provisions relate to the ancillary dwelling portion of the development, with the exception of 3.1 Site cover, 3.4 Lot boundary setbacks and 3.9 Solar access for adjoining sites which would need to be assessed in combination with the primary dwelling. The primary dwelling would still need to comply with all relevant provisions of the R-Codes.
</td><td></td></tr>
<tr><td>5.5.2 Aged and dependent persons' dwellings

C2.1 Aged or dependent persons' dwellings for the housing of aged or dependent persons shall comply with the following:
i. a maximum internal floor area of:
• in the case of single houses or grouped dwellings – 100m2; or
• in the case of multiple dwellings – 80m2;
ii. a minimum number of five dwellings within any single development;
iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;
iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1;
v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and
vi. comply with all other provisions of Table B and Part B as relevant.
C2.2 All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following:</td><td>No provisions</td><td></td><td>REQUIRE WAPC APPROVAL TO MODIFIY: NO

<u>Notes:</u>
• No existing provisions.
• Part B and Part C provisions considered appropriate.

<u>Recommendation:</u>
• No change.</td></tr>
</table>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
i. an continuous path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2; and ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, Figure C1 of AS4299). C2.3 All dwellings to incorporate, as a minimum, the following: i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3); ii. internal corridors to be a minimum 1,000mm wide, width to be increased to a minimum of 1,200mm in corridors with openings on side walls; iii. a visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h). C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of development approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.			
5.5.3 Single bedroom dwellings C3 Single bedroom dwellings shall comply with the following: i. a maximum internal floor area of 70m2; ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2; iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and v. comply with all other elements of Table B and Part B as relevant.	No provisions	**2.9 Small dwellings** Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m2, or for multiple dwellings a maximum internal floor area of 60m2 ; ii. parking provided in accordance with Table 2.3a; and iii. all other provisions of the R-Codes.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.5.4 Accessible dwellings C4 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 shall;	No provisions	**2.7 Universal design – adaptable housing** C2.7.1 Where 10 or more grouped or multiple dwellings are proposed, a minimum 20 per cent1 of all dwellings are:	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and ii. have a maximum internal floor area of 110m2 Note: All other provisions of the R-Codes still apply		i. designed and constructed to a minimum silver level universal design in accordance with A4 Universal design requirements, or ii. ii. certified Livable Housing Australia to a minimum silver level of performance. Note: No universal design requirements apply for single houses or grouped and multiple dwellings development with less than 10 dwellings. All other provisions of the R-Codes still apply. Where calculations result in a fraction of a dwelling, the requirement is to be rounded up to the nearest whole number. C2.7.2 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 or C1.1.7 shall; i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and ii. ii. have a maximum internal floor area of: a. in the case of single houses and grouped dwellings – 110m2 ; or b. in the case of multiple dwellings – 90m2 Note: All other provisions of the R-Codes still apply.	• Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
5.5.5 Small dwellings Small Dwellings – Part D, C1.1.6 applies and provides a site area concession C5 Small dwellings subject to the site area concession of Part D, C1.1.6 shall comply with the following: i. a maximum internal floor area of 70m2; ii. parking provided in accordance with the table in 5.3.3 Parking C3.1; and iii. all other provisions of the R-Codes Volume 1.	No provisions	**2.9 Small dwellings** Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m2 , or for multiple dwellings a maximum internal floor area of 60m2 ; ii. parking provided in accordance with Table 2.3a; and iii. all other provisions of the R-Codes.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.
	No provisions	**2.10 Housing on lots less than 100m²** C2.10.1 Single houses and grouped dwellings in areas coded R100-SL are to comply with the following: i. Dwellings to front a primary street, secondary street, or public right-of-way; and ii. All provisions of the R-Codes to apply, subject to the modifications in Table 2.10a.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B **Single house R40 or less** **Grouped & multiple dwelling R25 or less**	**RDLPP**	**2024 R-Codes Volume 1- Part C** **Single house R50 and above** **Grouped dwelling R30 and above** **Multiple dwelling R30 to R60**	**COMMENTS**
		Refer to R-Codes for table 2.10a.	
	No provisions	**2.2 Solar access and natural ventilation** **Windows and openings** C2.2.1 Every habitable room has a minimum of one openable external window: i. visible from all parts of the room; ii. ii. with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and iii. iii. comprising a minimum of 50 per cent of transparent glazing. Note: 3.10 Visual privacy provisions may still apply. C2.2.2 Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky1 with a: i. minimum area of 4m2 (refer Figure 2.2a); and ii. ii. for multiple dwellings a minimum dimension of 0.5 times the wall height. 1 Excludes minor projections C2.2.3 Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation. **Orientation of major openings** Note: No orientation requirements apply to primary living areas located in climate zones 1 and 3. C2.2.4 For single houses and grouped dwellings in climate zones 4,5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with: i. a minimum dimension 3m x 3m1 in accordance with Figure 2.2c; and ii. ii. the exception of shading devices up to 2m depth. 1 The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d). C2.2.5 For multiple dwellings in climate zones 4, 5 and 6: i. a minimum of 70 per cent of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June; and ii. a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June.	**REQUIRE WAPC APPROVAL TO MODIFIY: NO** **Notes:** • No existing provisions. • Part B and Part C provisions considered appropriate. **Recommendation:** • No change.

Residential Development Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To provide a planning framework which is complementary to the Residential Design Codes Volume 1 to support a high standard of urban design and amenity for residential developments in the City of Joondalup.
- To ensure that residential development outcomes in the City of Joondalup are reflective of the current and future desired character of the area.
- To ensure that development occurring at the higher dual density code within Housing Opportunity Areas is of a scale that provides an appropriate transition to adjoining land uses.
- To ensure that adequate parking facilities are provided for new developments.
- To contribute to improvement of the City's urban tree canopy and protect and enhance amenity of residents through attractive landscaped streetscapes and increased greening of verges.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and in accordance with Clause 3.1 of the Residential Design Codes Volume 1 which allows a local planning policy to amend, replace and/or augment provisions of the Residential Design Codes Volume 1.

2. Application:

This policy applies to residential development in the City of Joondalup.

Appendix 1 of this policy applies to Part B of the R-Codes including the following:

- Single houses: R40 and below
- Grouped dwellings: R25 and below

- Multiple dwellings: R10–R25

Appendix 2 of this policy applies to Part C of the R-Codes including the following:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Appendix 3 of this policy applies to Part D of the R-Codes including the following:

- Single houses and grouped (all density codes)
- Multiple dwellings: R10–R60

Locational application of requirements:

General residential:	General residential locations refer to all lots outside of Housing Opportunity Areas and lots within Housing Opportunity Areas which are being developed at the lower (R20) code.
Higher dual density code:	Higher dual density code locations refer to all lots within a Housing Opportunity Area which are being developed at the higher applicable dual density code.

Where this policy does not contain specific requirements for development matters that are otherwise contained in the Residential Design Codes Volume 1, or any approved structure plan or local development plan, then that document's controls shall prevail in that instance only.

3. Definitions:

"Housing Opportunity Area" means an area with a dual density code applied to it in the City's Local Planning Scheme No 3.

"verge" means the portion of land between the road and boundary of the adjacent lot.

4. Statement:

The City of Joondalup supports residential development that provides a diversity of housing typologies, which vary from low-density single houses and grouped dwellings, to medium-density grouped and multiple dwellings and ancillary accommodation. Medium- and high-density development should be strategically located to support a more compact sustainable urban form around centres, train stations and public open space.

The City recognises that infill development outcomes for lots developed to the higher dual density code will result in a new scale of development in those areas that may be greater than the existing built form. As such there is a need to moderate the scale of development to provide a considered change from present character to future character. This will ensure a sustainable level of amenity is provided for residents and neighbours, now and into the future.

This policy provides development provisions for residential development that aims to create high-quality built form outcomes which appropriately manage the amenity impacts of infill

development, while ensuring consistency with the Residential Design Codes Volume 1, where appropriate.

5. Details:

This policy provides replacement or additional Residential Design Codes 'deemed-to-comply' requirements for residential development and is structured in accordance with the Residential Design Codes Volume 1. This policy should be used by first identifying the applicable Appendix and associated part (B or C) followed by the locational application as either 'General residential' or 'Higher dual density code' to identify the applicable replacement or additional deemed-to-comply requirements.

This policy is to be read in conjunction with the Local Planning Scheme No. 3, Residential Design Codes Volume 1, relevant structure plans, and/or local development plans.

The deemed-to-comply requirements of the following clauses of the Residential Design Codes Volume 1 are modified by the provisions set out in Appendices 1–3 of this policy:

- Sightlines/Access — Part B, clause 5.2.5, Part C, clause 3.7
- Site works/Site works and retaining walls — Part B, clause 5.3.7, Part C, clause 3.5
- Setback of garages and carports/Street setbacks — Part B, clause 5.2.1, Part C, clause 3.3
- Outdoor living areas/Private open space — Part B, clause 5.3.1, Part C, clause 1.1
- Landscaping/Trees and landscaping — Part B, clause 5.3.2, Part C, clause 1.2
- Solar access for adjoining sites — Part B, clause 5.4.2, Part C, clause 3.9
- Lot boundary setbacks — Part C, clause 3.4
- Parking — Part C, clause 2.3
- Building Height — Part C, clause 3.2
- Site Area — Part D, clause 1.1

Residential development will be assessed against the applicable replacement or additional deemed to comply requirements of that clause, in addition to any other applicable deemed-to-comply requirements or 'design principles' of the Residential Design Codes Volume 1.

Creation date:	<mmmm yyyy> (<report ref>)
Formerly:	NA
Amendments:	NA
Last reviewed:	NA
Related documentation:	• City of Joondalup Local Planning Scheme No 3

- Residential Design Codes Volume 1 2024

File reference: 104919

APPENDIX 1

PART B – Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that replace or add to the 'deemed-to comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses: R40 and below • Grouped dwellings: R25 and below • Multiple dwellings: R10–R25
Application: General residential
5.2 Streetscape
Clause 5.2.5 Sightlines
Clause 5.2.5, C5 is replaced with the following: C5 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
5.3 Site planning and design
Clause 5.3.7 Site works
Clause 5.3.7, C7.1 is replaced with the following: C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Application: Higher dual density code
5.2 Streetscape
Clause 5.2.1 Setbacks of garages and carports
Clause 5.2.1 is amended to include the following additional 'deemed to comply' requirements as C1.5 and C1.6: C1.5 Garages and carports setback 4.5 m to the secondary street where an existing or planned footpath is located in the adjacent verge area. C1.6 Garages and carports abutting a right of way which acts as the primary street for the lot, setback 5 m from the street boundary.
Clause 5.2.5 Sightlines
Clause 5.2.5, C5 is replaced with the following: C5 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.

Application: Higher dual density code
5.3 Site planning and design
Clause 5.3.1 Outdoor living areas
Clause 5.3.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.3: C1.3 Outdoor living areas may be located in the front setback area where street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 5.3.2 Landscaping
Clause 5.3.2 is amended to include the following additional 'deemed-to-comply' requirement as C2.3: C2.3 The verge(s) adjacent to the lot(s) shall be landscaped to the specification of the City and shall include one street tree for every 9 m of lot frontage width.
Clause 5.3.7 Site works
Clause 5.3.7, C7.1 is replaced with the following: C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
5.4 Building design
Clause 5.4.2 Solar access for adjoining sites
As per Clause 26(6) of Local Planning Scheme No. 3: Clause 5.4.2, C2.1 and C2.2 are replaced with the following: C2.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits: i. On adjoining sites coded R60 or greater — 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area. iii. On adjoining sites coded R25 and lower — 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i–iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 2

PART C – Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that replace or add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Application: General residential

3.0 Neighbourliness

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced with the following:

C3.4.4 Boundary walls may be built in accordance with the following:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding	Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.* *Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.* *Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*			

Application: General residential
Clause 3.5 Site works and retaining walls
Clause 3.5, C3.5.1 is replaced with the following: C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Clause 3.7 Access
Clause 3.7, C3.7.7 is replaced with the following: C3.7.7 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Application: Higher dual density code
1.0 The garden
Clause 1.1 Private open space
Clause 1.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.1.5: C1.1.5 For single houses and grouped dwellings, primary garden area may be located in the front setback area where any street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 1.2 Trees and landscaping
Clause 1.2 is amended to include the following additional 'deemed-to-comply' requirement as C1.2.9: C1.2.9 The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 9 m of lot frontage width.

Application: Higher dual density code

2.0 The building

Clause 2.3 Parking

Clause 2.3, C2.3.1 is replaced with the following:

C2.3.1 Occupant car parking is provided on site and in accordance with the following:

Occupant car parking	**Location A**	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	1	2
	Location B	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	2	2

3.0 Neighbourliness

Clause 3.2 Building height

Clause 3.2, C3.2.1 is replaced with the following:

C3.2.1 Maximum building heights are in accordance with the following:

R-Coding	**Max number of storeys**	**Concealed or skillion roof**	**Pitched, hipped or gabled roof**	
		Maximum building height	**Maximum height of wall**	**Maximum total building height**
R30 and above	2	8 m	7 m	10 m
*Refer **figure 3.2a** (Residential Design Codes Volume 1) for **building height** and **natural ground level** measurement guidance.* *Refer **figure 3.2b** (Residential Design Codes Volume 1) for **wall height** and total building height guidance.* *This table provides a maximum **building height** only and **development** will need to consider other elements such as 3.9 Solar access for adjoining sites.* *Where roof top **terraces** are proposed, the concealed or skillion roof controls apply.*				

Application: Higher dual density code

Clause 3.3 Street setbacks

Setback of garages and carports

Clause 3.3, C3.3.4 and C3.3.6 are replaced by the following:

C3.3.4 Garages are setback from the primary street boundary in accordance with the following:

R-Coding	Primary street setback
R30 and above	4.5 m

C3.3.6 Garages and carports setback from a secondary street, right of way and communal street in accordance with the following:

R-Coding	Secondary street setback	Right of way setback	Communal street
R30 and above	Garages and carports setback in accordance with table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 5 m from the street boundary where abutting a right of way which acts as the primary street for the lot.	Garages and carports are setback from a communal street in accordance with Table 3.3a of the Residential Design Codes Volume 1.

Application: Higher dual density code

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced by the following:

C3.4.4 Boundary walls may be built in accordance with the following:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding	Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.* *Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.* *Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*			

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

Application: Higher dual density code
Clause 3.7 Access
Sightlines Clause 3.7, C3.7.7 is replaced with the following: C3.7.7 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Clause 3.9 Solar access for adjoining sites
As per Clause 26(6) of Local Planning Scheme No 3: Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following: C3.9.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits: i. On adjoining sites coded R60 or greater – 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area. iii. On adjoining sites coded R25 and lower – 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 3

PART D - Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses and grouped dwellings (all density codes) • Multiple dwellings: R10–R60
Application: High dual density code
1.0 Land
Clause 1.1 Site area
As per Clause 26(5) and Clause 26(7) of Local Planning Scheme No 3: Clause 1.1 of the Residential Design Codes Volume 1, Part D is modified by inserting the additional 'deemed-to-comply' criteria as C1.1.9 and C1.1.10: C1.1.9: In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following: i. Development of single and grouped dwellings which complies with a minimum frontage of 9 m at the primary street setback; or ii. Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 m. C1.1.10 In addition to Clause 1.1 of the Residential Design Codes Volume 1, Part D and the Primary Controls Table 2.1 of the Residential Design Codes Volume 2, the following development standards apply: i. Development of multiple dwellings which complies with a minimum site width street boundary of 20 m; and ii. For residential areas coded R20–40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density code under the Residential Design Codes Volume 1, unless the site: a. has a primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or b. is located within an 800 m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary or specialised activity centre or railway station on a high frequency rail route; or c. is located within a 400 m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.

Residential Development Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To provide a planning framework which is complementary to the Residential Design Codes Volume 1 to support a high standard of urban design and amenity for residential developments in the City of Joondalup.
- To ensure that residential development outcomes in the City of Joondalup are reflective of the current and future desired character of the area.
- To ensure that development occurring at the higher dual density code within Housing Opportunity Areas is of a scale that provides an appropriate transition to adjoining land uses.
- To ensure that adequate parking facilities are provided for new developments.
- To contribute to improvement of the City's urban tree canopy and protect and enhance amenity of residents through attractive landscaped streetscapes and increased greening of verges.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and in accordance with Clause 3.1 of the Residential Design Codes Volume 1 which allows a local planning policy to amend, replace and/or augment provisions of the Residential Design Codes Volume 1.

2. Application:

This policy applies to residential development in the City of Joondalup.

Appendix 1 of this policy applies to Part B of the R-Codes including the following:

- Single houses: R40 and below
- Grouped dwellings: R25 and below

- Multiple dwellings: R10–R25

Appendix 2 of this policy applies to Part C of the R-Codes including the following:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Appendix 3 of this policy applies to Part D of the R-Codes including the following:

- Single houses and grouped (all density codes)
- Multiple dwellings: R10–R60

Locational application of requirements:

General residential:	General residential locations refer to all lots outside of Housing Opportunity Areas and lots within Housing Opportunity Areas which are being developed at the lower (R20) code.
Higher dual density code:	Higher dual density code locations refer to all lots within a Housing Opportunity Area which are being developed at the higher applicable dual density code.

Where this policy does not contain specific requirements for development matters that are otherwise contained in the Residential Design Codes Volume 1, or any approved structure plan or local development plan, then that document's controls shall prevail in that instance only.

3. Definitions:

"Housing Opportunity Area" means an area with a dual density code applied to it in the City's Local Planning Scheme No 3.

"verge" means the portion of land between the road and boundary of the adjacent lot.

4. Statement:

The City of Joondalup supports residential development that provides a diversity of housing typologies, which vary from low-density single houses and grouped dwellings, to medium-density grouped and multiple dwellings and ancillary accommodation. Medium- and high-density development should be strategically located to support a more compact sustainable urban form around centres, train stations and public open space.

The City recognises that infill development outcomes for lots developed to the higher dual density code will result in a new scale of development in those areas that may be greater than the existing built form. As such there is a need to moderate the scale of development to provide a considered change from present character to future character. This will ensure a sustainable level of amenity is provided for residents and neighbours, now and into the future.

This policy provides development provisions for residential development that aims to create high-quality built form outcomes which appropriately manage the amenity impacts of infill

development, while ensuring consistency with the Residential Design Codes Volume 1, where appropriate.

5. Details:

This policy provides replacement or additional Residential Design Codes 'deemed-to-comply' requirements for residential development and is structured in accordance with the Residential Design Codes Volume 1. This policy should be used by first identifying the applicable Appendix and associated part (B or C) followed by the locational application as either 'General residential' or 'Higher dual density code' to identify the applicable replacement or additional deemed-to-comply requirements.

This policy is to be read in conjunction with the Local Planning Scheme No. 3, Residential Design Codes Volume 1, relevant structure plans, and/or local development plans.

The deemed-to-comply requirements of the following clauses of the Residential Design Codes Volume 1 are modified by the provisions set out in Appendices 1–3 of this policy:

- Sightlines/Access — Part B, clause 5.2.5, Part C, clause 3.7
- Site works/Site works and retaining walls — Part B, clause 5.3.7, Part C, clause 3.5
- Setback of garages and carports/Street setbacks — Part B, clause 5.2.1, Part C, clause 3.3
- Outdoor living areas/Private open space — Part B, clause 5.3.1, Part C, clause 1.1
- Landscaping/Trees and landscaping — Part B, clause 5.3.2, Part C, clause 1.2
- Solar access for adjoining sites — Part B, clause 5.4.2, Part C, clause 3.9
- Lot boundary setbacks — Part C, clause 3.4
- Parking — Part C, clause 2.3
- Building Height — Part C, clause 3.2
- Site Area — Part D, clause 1.1

Residential development will be assessed against the applicable replacement or additional deemed to comply requirements of that clause, in addition to any other applicable deemed-to-comply requirements or 'design principles' of the Residential Design Codes Volume 1.

Creation date:	<mmmm yyyy> (<report ref>)
Formerly:	NA
Amendments:	NA
Last reviewed:	NA
Related documentation:	• City of Joondalup Local Planning Scheme No 3

- Residential Design Codes Volume 1 2024

File reference: 104919

APPENDIX 1

PART B – Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that replace or add to the 'deemed-to comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses: R40 and below • Grouped dwellings: R25 and below • Multiple dwellings: R10–R25
Application: General residential
5.2 Streetscape
Clause 5.2.5 Sightlines
Clause 5.2.5, C5 is replaced with the following: C5 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
5.3 Site planning and design
Clause 5.3.7 Site works
Clause 5.3.7, C7.1 is replaced with the following: C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Application: Higher dual density code
5.2 Streetscape
Clause 5.2.1 Setbacks of garages and carports
Clause 5.2.1 is amended to include the following additional 'deemed to comply' requirements as C1.5 and C1.6: C1.5 Garages and carports setback 4.5 m to the secondary street where an existing or planned footpath is located in the adjacent verge area. C1.6 Garages and carports abutting a right of way which acts as the primary street for the lot, setback 5 m from the street boundary.
Clause 5.2.5 Sightlines
Clause 5.2.5, C5 is replaced with the following: C5 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.

Application: Higher dual density code
5.3 Site planning and design
Clause 5.3.1 Outdoor living areas
Clause 5.3.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.3: C1.3 Outdoor living areas may be located in the front setback area where street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 5.3.2 Landscaping
Clause 5.3.2 is amended to include the following additional 'deemed-to-comply' requirement as C2.3: C2.3 The verge(s) adjacent to the lot(s) shall be landscaped to the specification of the City and shall include one street tree for every 9 m of lot frontage width.
Clause 5.3.7 Site works
Clause 5.3.7, C7.1 is replaced with the following: C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
5.4 Building design
Clause 5.4.2 Solar access for adjoining sites
As per Clause 26(6) of Local Planning Scheme No. 3: Clause 5.4.2, C2.1 and C2.2 are replaced with the following: C2.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits: i. On adjoining sites coded R60 or greater — 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area. iii. On adjoining sites coded R25 and lower — 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i–iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 2

PART C – Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that replace or add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Application: General residential

3.0 Neighbourliness

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced with the following:

C3.4.4 Boundary walls may be built in accordance with the following:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	Where frontage is 8.5 m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.* *Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.* *Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*				

Application: General residential
Clause 3.5 Site works and retaining walls
Clause 3.5, C3.5.1 is replaced with the following: C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Clause 3.7 Access
Clause 3.7, C3.7.7 is replaced with the following: C3.7.7 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Application: Higher dual density code
1.0 The garden
Clause 1.1 Private open space
Clause 1.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.1.5: C1.1.5 For single houses and grouped dwellings, primary garden area may be located in the front setback area where any street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 1.2 Trees and landscaping
Clause 1.2 is amended to include the following additional 'deemed-to-comply' requirement as C1.2.9: C1.2.9 The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 9 m of lot frontage width.

Application: Higher dual density code

2.0 The building

Clause 2.3 Parking

Clause 2.3, C2.3.1 is replaced with the following:

C2.3.1 Occupant car parking is provided on site and in accordance with the following:

Occupant car parking	**Location A**	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	1	2
	Location B	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	2	2

3.0 Neighbourliness

Clause 3.2 Building height

Clause 3.2, C3.2.1 is replaced with the following:

C3.2.1 Maximum building heights are in accordance with the following:

R-Coding	**Max number of storeys**	**Concealed or skillion roof**	**Pitched, hipped or gabled roof**	
		Maximum building height	**Maximum height of wall**	**Maximum total building height**
R30 and above	2	8 m	7 m	10 m
*Refer **figure 3.2a** (Residential Design Codes Volume 1) for **building height** and **natural ground level** measurement guidance.* *Refer **figure 3.2b** (Residential Design Codes Volume 1) for **wall height** and total building height guidance.* *This table provides a maximum **building height** only and **development** will need to consider other elements such as 3.9 Solar access for adjoining sites.* *Where roof top **terraces** are proposed, the concealed or skillion roof controls apply.*				

Application: Higher dual density code

Clause 3.3 Street setbacks

Setback of garages and carports

Clause 3.3, C3.3.4 and C3.3.6 are replaced by the following:

C3.3.4 Garages are setback from the primary street boundary in accordance with the following:

R-Coding	Primary street setback
R30 and above	4.5 m

C3.3.6 Garages and carports setback from a secondary street, right of way and communal street in accordance with the following:

R-Coding	Secondary street setback	Right of way setback	Communal street
R30 and above	Garages and carports setback in accordance with table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 5 m from the street boundary where abutting a right of way which acts as the primary street for the lot.	Garages and carports are setback from a communal street in accordance with Table 3.3a of the Residential Design Codes Volume 1.

Application: Higher dual density code

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced by the following:

C3.4.4 Boundary walls may be built in accordance with the following:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	Where frontage is 8.5 m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5 m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.* *Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.* *Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*				

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

Application: Higher dual density code
Clause 3.7 Access
Sightlines Clause 3.7, C3.7.7 is replaced with the following: C3.7.7 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Clause 3.9 Solar access for adjoining sites
As per Clause 26(6) of Local Planning Scheme No 3: Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following: C3.9.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits: i. On adjoining sites coded R60 or greater – 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area. iii. On adjoining sites coded R25 and lower – 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 3

PART D - Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses and grouped dwellings (all density codes) • Multiple dwellings: R10–R60
Application: Higher dual density code
1.0 Land
Clause 1.1 Site area
As per Clause 26(5) and Clause 26(7) of Local Planning Scheme No 3: Clause 1.1 of the Residential Design Codes Volume 1, Part D is modified by inserting the additional 'deemed-to-comply' criteria as C1.1.9 and C1.1.10: C1.1.9: In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following: i. Development of single and grouped dwellings which complies with a minimum frontage of 9 m at the primary street setback; or ii. Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 m. C1.1.10 In addition to Clause 1.1 of the Residential Design Codes Volume 1, Part D and the Primary Controls Table 2.1 of the Residential Design Codes Volume 2, the following development standards apply: i. Development of multiple dwellings which complies with a minimum site width street boundary of 20 m; and ii. For residential areas coded R20–40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density code under the Residential Design Codes Volume 1, unless the site: a. has a primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or b. is located within an 800 m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary or specialised activity centre or railway station on a high frequency rail route; or c. is located within a 400 m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.

OFFICIAL

Residential Development Local Planning Policy

DRAFT

Responsible directorate: Planning and Community Development

Objectives:

- To provide a planning framework which is complementary to the Residential Design Codes Volume 1 to support a high standard of urban design and amenity for residential developments in the City of Joondalup.
- To ensure that residential development outcomes in the City of Joondalup are reflective of the current and future desired character of the area.
- To ensure that development occurring at the higher dual density code within Housing Opportunity Areas is of a scale that provides an appropriate transition to adjoining land uses.
- To ensure that adequate parking facilities are provided for new developments.
- To contribute to improvement of the City's urban tree canopy and protect and enhance amenity of residents through attractive landscaped streetscapes and increased greening of verges.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and in accordance with Clause 3.1 of the Residential Design Codes Volume 1 which allows a local planning policy to amend, replace and/or augment provisions of the Residential Design Codes Volume 1. This policy may be cited as the 'Residential Development Local Planning Policy'.

2. Application:

This policy applies to residential development in the City of Joondalup.

Appendix 1 of this policy applies to Part B of the R-Codes including the following:

- Single houses: R40 and below
- Grouped dwellings: R25 and below
- Multiple dwellings: R10–R25

Appendix 2 of this policy applies to Part C of the R-Codes including the following:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

~~Appendix 3 of this policy applies to Part D of the R-Codes including the following:~~

- ~~Single houses and grouped (all density codes)~~
- ~~Multiple dwellings: R10–R60~~

Locational application of requirements:

General residential:	General residential locations refer to all lots outside of Housing Opportunity Areas and lots within Housing Opportunity Areas which are being developed at the lower (R20) code.
Higher dual density code:	Higher dual density code locations refer to all lots within a Housing Opportunity Area which are being developed at the higher applicable dual density code.

Applications to vary deemed-to-comply elements of the R-Codes as modified in this policy will be assessed against the applicable design-principles of the R-Codes.

Where a provision of this policy is inconsistent with ~~does not contain specific requirements for development matters that are otherwise contained in the Residential Design Codes Volume 1, or~~ any approved structure plan or local development plan~~, then that document's controls shall prevail in that instance only~~ this policy prevails.

3. Definitions:

"Housing Opportunity Area" means an area with a dual density code applied to it in the City's Local Planning Scheme No 3.

"verge" means the portion of land between the road and boundary of the adjacent lot.

4. Statement:

The City of Joondalup supports residential development that provides a diversity of housing typologies, which vary from low-density single houses and grouped dwellings, to medium-density grouped and multiple dwellings and ancillary accommodation. Medium- and high-density development should be strategically located to support a more compact sustainable urban form around centres, train stations and public open space.

The City recognises that infill development outcomes for lots developed to the higher dual density code will result in a new scale of development in those areas that may be greater than the existing built form. As such there is a need to moderate the scale of development to provide a considered change from present character to future character. This will ensure a sustainable level of amenity is provided for residents and neighbours, now and into the future.

The purpose of this policy is to provide~~s~~ development provisions for residential development that aims to create high-quality built form outcomes which appropriately manage the amenity impacts of infill development, while ensuring consistency with the Residential Design Codes

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Volume 1, where appropriate.

5. Details:

This policy provides replacement or additional Residential Design Codes 'deemed-to-comply' requirements for residential development and is structured in accordance with the Residential Design Codes Volume 1. This policy should be used by first identifying the applicable Appendix and associated part (B or C) followed by the locational application as either 'General residential' or 'Higher dual density code' to identify the applicable replacement or additional deemed-to-comply requirements.

This policy is to be read in conjunction with the Local Planning Scheme No. 3, Residential Design Codes Volume 1, relevant structure plans, and/or local development plans.

The deemed-to-comply requirements of the following clauses of the Residential Design Codes Volume 1 are modified by the provisions set out in Appendices 1–3 of this policy:

- Sightlines/Access — Part B, clause 5.2.5, Part C, clause 3.7
- Site works/Site works and retaining walls — Part B, clause 5.3.7, Part C, clause 3.5
- Setback of garages and carports/Street setbacks — Part B, clause 5.2.1, Part C, clause 3.3
- Outdoor living areas/Private open space — Part B, clause 5.3.1, Part C, clause 1.1
- Landscaping/Trees and landscaping — Part B, clause 5.3.2, Part C, clause 1.2
- ~~Solar access for adjoining sites — Part B, clause 5.4.2, Part C, clause 3.9~~
- Lot boundary setbacks — Part C, clause 3.4
- Parking — Part C, clause 2.3
- Building Height — Part C, clause 3.2
- ~~Site Area — Part D, clause 1.1~~

Residential development will be assessed against the applicable replacement or additional deemed to comply requirements of that clause, in addition to any other applicable deemed-to-comply requirements or 'design principles' of the Residential Design Codes Volume 1.

~~**Creation date:**~~	~~<mmmm yyyy> (<report ref>)~~
~~**Formerly:**~~	~~NA~~
~~**Amendments:**~~	~~NA~~
~~**Last reviewed:**~~	~~NA~~
~~**Related documentation:**~~	~~• City of Joondalup Local Planning Scheme No 3~~ ~~• Residential Design Codes Volume 1 2024~~
~~**File reference:**~~	~~104919~~

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Document Control				
Responsible Business Unit/Officer		**Previous Policy Title**		**Next Review Date**
		Residential Development Local Planning Policy and *Development in Housing Opportunity Areas Local Planning Policy*		*No more than 5 years from adoption*
Version	**Decision to adopt/amend**		**Brief summary**	
1.	Date/Meeting/Item		Initial adoption	
WAPC Approval Required	Yes. Modification to R-Codes, Part B clauses 5.3.1, 5.3.2, 5.4.2, and Part C clauses 1.1, 1.2, 2.3.1, 3.2.1, 3.7.7		**Date approved by the WAPC**	
File reference	104919			

APPENDIX 1

PART B – Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that replace or add to the 'deemed-to comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses: R40 and below • Grouped dwellings: R25 and below • Multiple dwellings: R10–R25
Application: General residential
5.2 Streetscape
Clause 5.2.5 Sightlines
Clause 5.2.5, C5 is replaced with the following: C5 ~~A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.~~Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).
5.3 Site planning and design
Clause 5.3.7 Site works
Clause 5.3.7, C7.1 is replaced with the following: C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than ~~Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed~~ 1-m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Application: Higher dual density code
5.2 Streetscape
Clause 5.2.1 Setbacks of garages and carports
Clause 5.2.1 is amended to replace C1.4 and include the following additional 'deemed to comply' requirement~~s~~ as C1.5~~ and C1.6~~:

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C1.~~4~~5	Garages and carports set back 4.5 m to the secondary street, except that the setback may be reduced to 1.5m where there is no ~~where an~~ existing or planned footpath ~~is~~ located in the adjacent verge area.
C1.~~5~~6	Garages and carports abutting a right of way which acts as the primary street for the lot, set back 5 m from the ~~street~~ right of way boundary.
Clause 5.2.5 Sightlines	
Clause 5.2.5, C5 is replaced with the following:	
C5	~~A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.~~Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).

Application: Higher dual density code	
5.3 Site planning and design	
Clause 5.3.1 Outdoor living areas	
Clause 5.3.1 is amended to ~~include the following additional~~replace ‘deemed-to-comply’ requirement C1.1(ii)~~as C1.3~~:	
C1.~~3~~1(ii)	behind the street setback area, except that the ~~O~~outdoor living area~~s~~ may be located in the front setback area where street walls or fences are provided within the primary street setback area ~~are visually permeable above 1.2 m from natural ground level~~.
Clause 5.3.2 Landscaping	
Clause 5.3.2 is amended to include the following additional ‘deemed-to-comply’ requirement as C2.~~3~~2(iii):	
C2.~~3~~2(iii)	Soft landscaping of ~~The~~the adjacent ~~-~~street verge(s), excepting crossovers, ~~adjacent to the lot(s) shall be landscaped to the specification of the City~~ and shall include one street tree for every 9~~-~~m of lot frontage width or portion thereof (in addition to on-site trees required at (i)). *Note: Each retained street tree replaces one required street tree.*
Clause 5.3.7 Site works	
Clause 5.3.7, C7.1 is replaced with the following:	
C7.1	Retaining walls, fill and excavation between the street boundary and the street setback, not more than ~~Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed~~ 1~~-~~m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
5.4 Building design	
Clause 5.4.2 Solar access for adjoining sites	

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Note: Changes to clause 5.4.2, C2.1 and C2.2 as per ~~C~~clause 26(6) of Local Planning Scheme No. 3 not affected by this policy and included for completeness only~~:~~

Clause 5.4.2, C2.1 and C2.2 are replaced with the following:

C2.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:

i. *On adjoining sites coded R60 or greater — 40% of the site area.*

ii. *On adjoining sites coded R30 to R40 inclusive — 35% of the site area.*

iii. *On adjoining sites coded R25 and lower — 25% of the site area.*

Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted.

iv. *Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.*

v. *Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i–iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.*

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APPENDIX 2

PART C – Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that replace or add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Application: General residential

3.0 Neighbourliness

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced with the following:

C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided~~the following~~:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

Table 3.4b Lot boundary Setbacks

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 ~~–~~ ~~R80~~and above	Where frontage is 8.5m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h

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*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.*
*Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.*
*Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*

Application: General residential

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than ~~Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed~~ 1 ~~-~~m from natural ground level, except where necessary to provide for pedestrian universal access or vehicle access, drainage works or natural light for a dwelling.

Clause 3.7 Access

Clause 3.7, C3.7.7 is replaced with the following:

C3.7.7 ~~A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm~~Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin:

i. a driveway that intersects a street, right-of-way or communal street;

ii. a right-of-way or communal street that intersects a public street; and

iii. two streets that intersect. (refer Figure 3.7e).~~-~~

Application: Higher dual density code

1.0 The garden

Clause 1.1 Private open space

Clause 1.1 is amended to ~~include the following additional~~replace 'deemed-to-comply' requirement ~~as~~ C1.1.1~~5~~:

C1.1.1~~5~~ For single houses and grouped dwellings, a single consolidated primary garden area provided in accordance with Table 1.1a and located behind the primary street setback, except that the ~~-~~primary garden area may be located in the front setback area where ~~any~~ street walls or fences are provided within the primary street setback area ~~are visually permeable above 1.2 m from natural ground level~~.

Clause 1.2 Trees and landscaping

Clause 1.2 is amended to include the following additional 'deemed-to-comply' requirement as C1.2.9:

Verge landscaping

C1.2.9 Development to provide soft landscaping of the adjacent street ~~The~~ verge(s), excepting crossovers, ~~adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City~~ and shall include one street tree for every 9 m of lot frontage width or portion thereof (in addition to on-site trees required at C1.2.4 and C1.2.5).

Note: Each retained street tree replaces one required street tree.

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Application: Higher dual density code

2.0 The building

Clause 2.3 Parking

Clause 2.3, C2.3.1 is replaced with the following:

C2.3.1 Occupant car parking is provided on site and in accordance with the following:

Occupant car parking	**Location A**	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	1	2
	Location B	**Minimum parking space(s)** (per dwelling)	**Maximum garage and carport parking** (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	1	2
	3+ bedroom dwelling	2	2

3.0 Neighbourliness

Clause 3.2 Building height

Clause 3.2, C3.2.1 is replaced with the following:

C3.2.1 Maximum building heights are in accordance with the following:

R-Coding	**Max number of storeys**	**Concealed or skillion roof**	**Pitched, hipped or gabled roof**	
		Maximum building height	**Maximum height of wall**	**Maximum total building height**
R30 and above	2	8 m	7 m	10 m
*Refer **figure 3.2a** (Residential Design Codes Volume 1) for **building height** and **natural ground level** measurement guidance.* *Refer **figure 3.2b** (Residential Design Codes Volume 1) for **wall height** and total building height guidance.* *This table provides a maximum **building height** only and **development** will need to consider other elements such as 3.9 Solar access for adjoining sites.* *Where roof top **terraces** are proposed, the concealed or skillion roof controls apply.*				

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Application: Higher dual density code
Clause 3.3 Street setbacks

Setback of garages and carports
Clause 3.3, C3.3.4 and C3.3.6 are replaced by the following:

C3.3.4 Garages are setback from the primary street boundary in accordance with the following:

R-Coding	Primary street setback
R30 and above	4.5 m

C3.3.6 Garages and carports setback from a secondary street, right of way and communal street in accordance with the following:

R-Coding	Secondary street setback	Right of way setback	Communal street
R30 and above	Garages and carports setback in accordance with table 3.3a of the Residential Design Codes Volume 1, except ~~:~~ ~~i.~~ the minimum ~~S~~setback is increased to 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except ~~:~~ ~~i.~~ the minimum ~~S~~setback is increased to 5 m from the ~~street~~ right of way boundary where abutting a right of way which act~~s~~ as the primary street for the lot.	Garages and carports are setback from a communal street in accordance with Table 3.3a ~~of the Residential Design Codes Volume 1~~.

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Application: Higher dual density code

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced by the following:

C3.4.4 Boundary walls may be built in accordance with ~~the following~~Table 3.4b provided:

i. boundary walls are located behind the street setback;
ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

Table 3.4b

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 ~~–~~ ~~R80~~and above	Where frontage is 8.5m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.* *Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.* *Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*				

~~iii.~~

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than ~~Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed~~ 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

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Application: Higher dual density code
Clause 3.7 Access
Sightlines Clause 3.7, C3.7.7 is replaced with the following: C3.7.7 ~~A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.~~ Walls, fences and other structures truncated or visually permeable above 0.75m (with solid pillars not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 350mm by 350mm) within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 3.7e).
Clause 3.9 Solar access for adjoining sites
Note: Changes to clause 3.9 ~~A~~as per ~~Clause~~ clause 26(6) of Local Planning Scheme No 3 not affected by this policy and included for completeness only.~~:~~ *Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following:* *C3.9.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:* i. *On adjoining sites coded R60 or greater – 40% of the site area.* ii. *On adjoining sites coded R30 to R40 inclusive – 35% of the site area.* iii. *On adjoining sites coded R25 and lower – 25% of the site area.* iv. *Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted.* v. *Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.* vi. *Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.*

APPENDIX 3

PART D - Residential Design Codes Volume 1
Replacement and additional deemed-to-comply requirements: Deemed-to-comply requirements that add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to: • Single houses and grouped dwellings (all density codes) • Multiple dwellings: R10–R60
Application: High dual density code
1.0 Land
Clause 1.1 Site area
Note: Changes to clause 1.1 C1.1.9 and C1.1.10 ~~A~~as per ~~Clause~~ clause 26(5) and ~~C~~clause 26(7) of Local Planning Scheme No 3 not affected by this policy and included for completeness only: *Clause 1.1 of the Residential Design Codes Volume 1, Part D is modified by inserting the additional 'deemed-to-comply' criteria as C1.1.9 and C1.1.10:* *C1.1.9: In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following:* i. *Development of single and grouped dwellings which complies with a minimum frontage of 9 m at the primary street setback; or* ii. *Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 m.* *C1.1.10 In addition to Clause 1.1 of the Residential Design Codes Volume 1, Part D and the Primary Controls Table 2.1 of the Residential Design Codes Volume 2, the following development standards apply:* i. *Development of multiple dwellings which complies with a minimum site width street boundary of 20 m; and* ii. *For residential areas coded R20–40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density code under the Residential Design Codes Volume 1, unless the site:* a. *has a primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or* b. *is located within an 800 m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary or specialised activity centre or railway station on a high frequency rail route; or* c. *is located within a 400 m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.*

DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1.	**Support** The changes you have made, make it easier for an architectural designer like myself, to navigate the new medium density guidelines. I would only ask that in your policies section on your website you have a document called 'City of Joondalup's departures from Medium Density design Guidelines.' In that document you should include all the modifications the City makes to the MD guidelines so it is clear and simple to identify. Similar to how you have done the comparison table but delete all clauses that defer to the new R-Codes. I think this would lead to more faster planning applications.	Noted The new Residential Development Local Planning Policy includes the clauses of Part C which are modified by policy provisions. Consideration can be given to how this information on the City's website can be improved.
2.	**Oppose** I don't believe a continuation of the Housing opportunity LPP and dual zoning in City of Joondalup is required at all and should be removed. Given that the new R-codes addresses that vast majority of reason for the original Housing Opportunity LPP existing and solves these issues significantly better than the LPP, I believe it should simply be abolished and requirements left as per the new R-codes. I believe dual zoning is a cop-out and council need to take a stance on their plan for the future of Joondalup council and zone housing accordingly. Dual zoning and the policies that goes along with it simply means housing is built for years with compromised design and density that will plague city of Joondalup for the next 20-50 years. This is especially relevant in the current housing crisis. While the new LPP is a significant improvement over the previous, which was almost universally hated by owners, planners and designers, it still seems to be making alterations to the R-codes for the sake of it and providing	The new Residential Development Local Planning Policy applies development provisions to residential development in the City of Joondalup and does not in itself apply the dual code zoning to the City's Housing Opportunity Areas, with the dual density coding being applied through Local Planning Scheme No. 3. The provisions of the draft new Residential Development Local Planning Policy are designed to ensure that development outcomes are reflective of the current and future desired development characteristics in the City of Joondalup. It is not considered that R-Code provisions alone would be suitable to deliver housing which is sensitive to the local development context in terms of car parking and building height, for example. The City is currently undertaking a review of its Local Planning Strategy which can consider the appropriateness of dual density codings applied to lots in Housing Opportunity Areas as part of that broader review.

DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

	minimal benefit that could not be provided through justification as lot requirements demand.	
3.	**Neutral** After reading this proposal, I recognise that some provisions have been added to address the loss of tree canopy in these new developments. What is missing is that there seems to be no mention of requirements of developers to include enough green areas within or adjacent to the housing estate. By this I mean untouched bush corridors and conservation areas that can also be utilized by the residents as well as wildlife. Kingsley has a good example of this as it has Shepherds Bush which is a designated 'Bush Forever' site. Our policy needs to include these requirements for all new developments, especially now as block sizes are shrinking. This should be an urgent priority for the City of Joondalup ensuring the City is liveable for everyone.	Noted. The policy review is being undertaken as a statutory requirement in response to the release of the updated R-Codes, and therefore the scope for change is limited to determining where the new and updated requirements of the R-Codes should be amended through a revised local planning policy. The provision of open space for greenfield developments is outside of the scope of this review.
4.	**Support** The proposed changes to the HOA LPP and Residential Development LPP represent a good planning outcome, to align with current R Codes requirements and the intention of current planning expectations. The newly proposed policy will provide a clearer pathway for planning compliance in terms of home designs and likely reduce the need for planning applications or reduce application time frames.	Noted.
5.	**Neutral** R-Codes Part B, 5.1.3 Lot Boundary Setbacks C3.2 (ii) allows for boundary walls up to two side boundaries for areas coded R20 and R25, however did does not appear to have been referenced in the comparison table, nor any reasoning why the City is proposing to exclude this from the policy.	R-Codes Part B, 5.1.3 Lot boundary setbacks are referenced in the RDLPP comparison table and in the report to note that all RDLPP provisions are proposed to be removed and the R-Codes prevail, with the exception of boundary wall height provisions being restricted to 3.5m for developments under Part C. As such boundary walls are proposed to be able to be built up to two side lot boundaries in areas where Part B applies.

DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

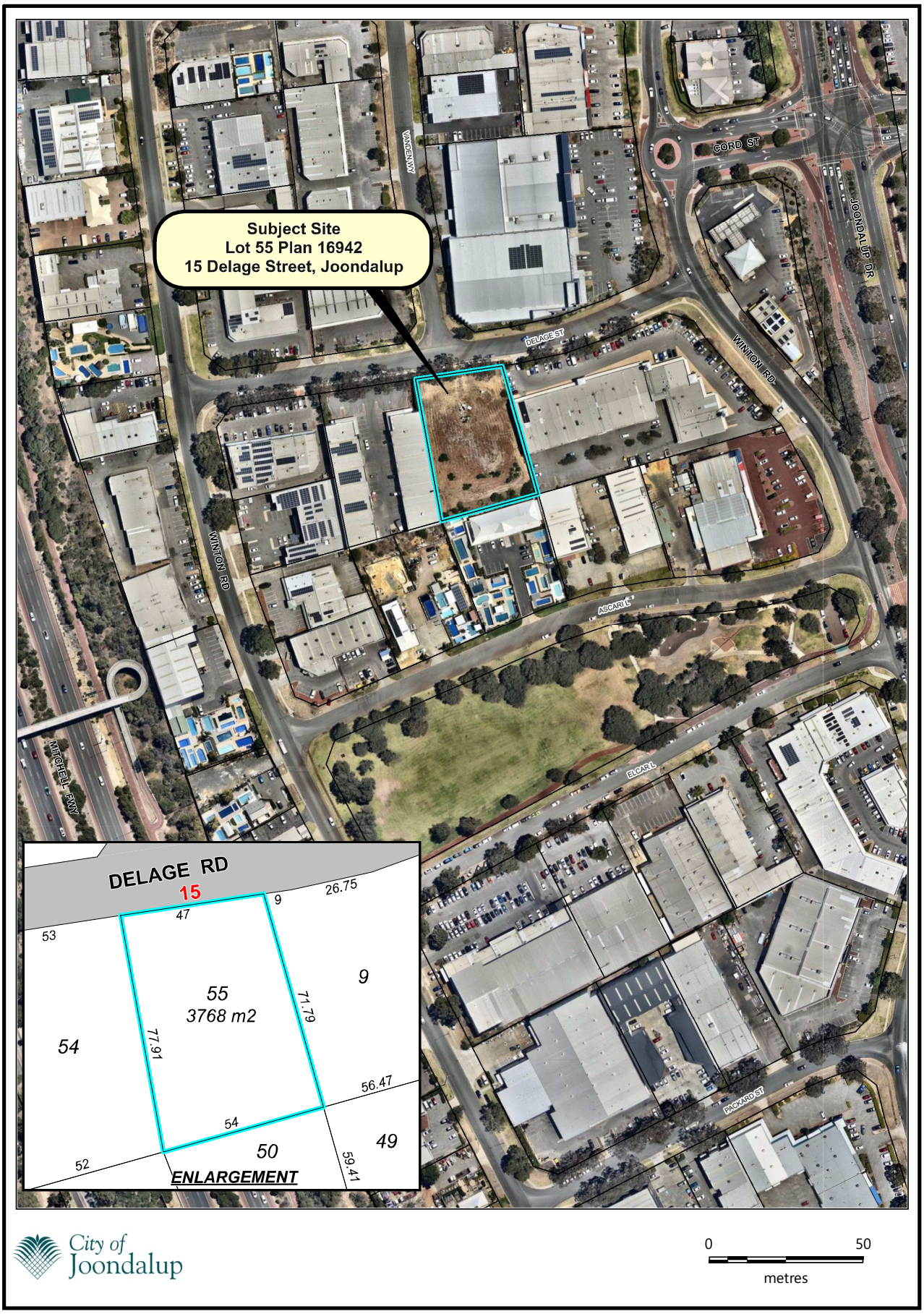
	It is also unclear whether the proposed policy will be enforcing elements relative to Part C to all development in the City or if it will be defined as per the R-Codes, i.e. Single dwelling on R20 will still have Part B applicable? I have assumed that "Medium density development types" references any development where Part C is applicable, however wanted to clarify.	Clause 2 of the new Residential Development Local Planning policy specifies the application of replacement deemed to comply provisions for Parts B and C.
6.	**Neutral** **1. Discretion v judgement** As recommended by the R-Codes Volume 1 practice notes please include in the new local planning policy … *"clarification/guidance for the R-Codes Vol. 1 'design principles' by clearly outlining the parameters where discretion would be favourably exercised by the decision-maker."* Reason: Such a clarification/guidance would help better decision-making and reduce pressure on the decision maker which could be applied from vested interests which will want to exploit the current contradictions and vagueness. Back-up points: CoJ's Provisions Summary Table described on the COJ website as Summary Comparison Table. 4th paragraph under the heading Approval pathway under the R-Codes refers to "… some judgement (referred to as 'discretion') …" The R-Codes Vol 1 do not mention discretion, only judgement. Yet the Explanatory Guidelines, which are supplementary to, but to be read in conjunction with, the R-Codes Volume 1, refers to discretion in many cases. Discretion and judgement are different in meaning – check (full) dictionaries – and individual decision makers can	1. Discretion v judgement Clause 67(2) of the deemed provisions requires a decision-maker to have due regard to several factors when exercising discretion on planning applications. These include the following: • Planning framework that applies to the proposed development; • Surrounding land use and development context; • Social, environmental and economic components; • Suitability of the land for development; • Site servicing requirements; and • Likely impacts of the proposed development on the community. Given the high degree of variation in the above factors between development sites, providing broad clarification/guidance as to how discretion might be applied without considering individual site context would be difficult and may be limiting in the City's ability to effectively exercise discretion. Therefore, this inclusion is not supported. 2. Delete proposed C3.5.1 C3.5.1 is a longstanding provision that is proposed to be retained from the current RDLPP. It is considered to provide improved flexibility in the provision of site works and retaining on lots in the City of Joondalup. This is reflective of the unique undulating topography in the City of Joondalup and therefore is considered to respond to the local context appropriately.

DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

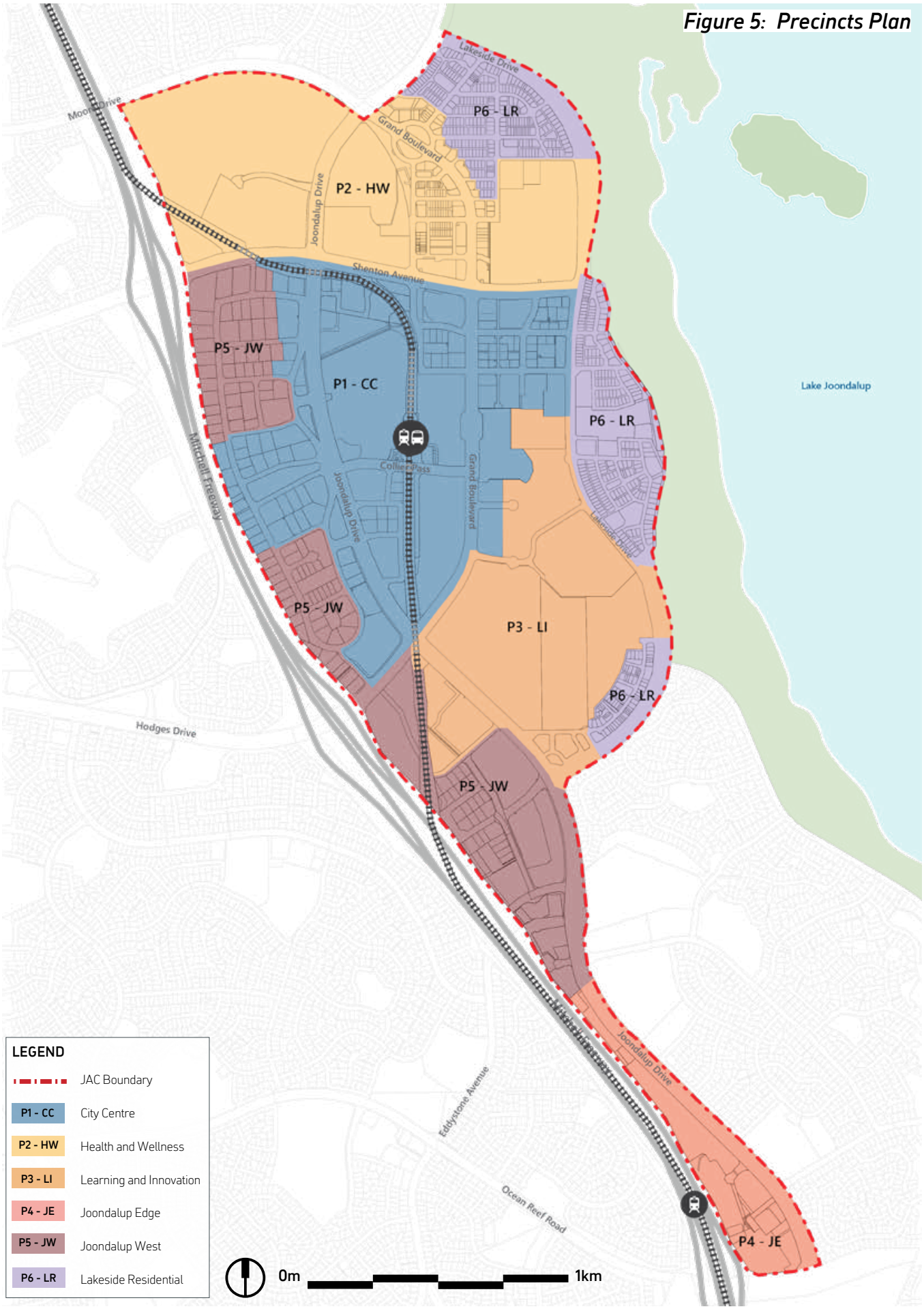
	have different interpretations, particularly of discretion. This situation leaves the decision maker open to influence by vested interests. A good example exploitation of the application of discretion was the approval of a 43 and 37 storey twin apartment blocks in Scarborough on a site that was zoned in the (then) MRA's Master Plan for max 18 storeys including bonus storeys. The public was told that the decision was based on discretion being applied and nobody could do anything to reverse it. In that sort of case, discretion renders a plan or policy useless. There are many examples breaches of the R-Codes in buildings in my neighbourhood that should not have been approved. The interpretation of discretion needs tightening. <u>Extract from Practice Notes</u> *2.5* *Exercise of judgement* *How do decisionmakers exercise judgement to determine if approval should be granted to a proposal which does not meet R-Codes Vol.1 'deemed-to-comply' standards?* *'Exercise of judgement' is linked to 'discretion'. Judgement and discretion are exercised by the decisionmaker on individual (case-by-case) merit – applying a combination of relevant facts, circumstances and applicable laws and policies to guide decision-making.* *Guidance on how judgement or discretion is to be exercised is outlined in the R-Codes Vol. 1, the R- Codes Explanatory Guidelines, local planning schemes, local planning policies and should be applied in conjunction with broad planning and administrative law principles. Schedule 2, clause 67 of the Regulations sets out the matters to be considered in determining a development application.* *Local planning policies can also provide clarification/guidance for the R-Codes Vol. 1 'design*	

DRAFT NEW RESIDENTIAL DEVELOPMENT LOCAL PLANNING POLICY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

	principles' by clearly outlining the parameters where discretion would be favourably exercised by the decision-maker. *The Development Assessment Panel Practice Notes: Making Good Planning Decisions guidelines on making good planning decisions are available to assist Development Assessment Panels and are recommended for use by other decision-makers to help in the assessment and determination of development applications.* **2. C7.1 Delete the proposed change – Leave as R-Codes C7.1** And Application Delete proposed 3.5.1 – Leave as R-Codes (in all proposed instances) Thank you for the opportunity to submit my comments/views and for your time in considering them.	



lot55-15_delage-11022025


Figure 5: Precincts Plan
Lakeside Drive
Grand Boulevard
P6 - LR
P2 - HW
Joondalup Drive
Shenton Avenue
P5 - JW
P1 - CC
Lake Joondalup
P6 - LR
Mitchell Freeway
Collier Pass
Grand Boulevard
Joondalup Drive
Lakeside Drive
P5 - JW
P3 - LI
P6 - LR
Hodges Drive
P5 - JW
Mitchell Freeway
Joondalup Drive
Eddystone Avenue
Ocean Reef Road
P4 - JE
LEGEND
JAC Boundary
P1 - CC City Centre
P2 - HW Health and Wellness
P3 - LI Learning and Innovation
P4 - JE Joondalup Edge
P5 - JW Joondalup West
P6 - LR Lakeside Residential
0m
1km

DYNAMIC PLANNING AND DEVELOPMENTS

LOT 55 (NO. 15) DELAGE STREET, JOONDALUP

AMENDMENT TO CITY OF JOONDALUP LOCAL PLANNING SCHEME NO. 3

DECEMBER 2024 | PROJECT NO 1458

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TABLE OF CONTENTS

1.0 INTRODUCTION 4
2.0 BACKGROUND AND SITE DESCRIPTION 5
2.1 Legal Description and Land Ownership 5
2.2 Land Description 5
3.0 PLANNING FRAMEWORK 11
3.1 Metropolitan Region Scheme 11
3.2 City of Joondalup Local Planning Scheme No. 3 (LPS3) 11
3.3 Joondalup Activity Centre Plan (ACP) 12
4.0 PROPOSED AMENDMENT 16
5.0 OTHER CONSIDERATIONS 17
5.1 Acoustic 17
5.2 Traffic 17
5.3 Servicing 17
5.4 Heritage 17
5.5 Bushfire 17
6.0 JUSTIFICATION 18
7.0 CONCLUSION 21

FIGURES
Figure 1 – Local Context of Subject Site
Figure 2 – Regional Context of Subject Site
Figure 3 – Aerial Context of the City Centre Precinct
Figures 4-8 – Examples of existing development in the City Centre Precinct
Figure 9 – Edward Street example development
Figure 10 – Roberts Street example development
Figure 11 – ACP precinct boundaries

1.0 INTRODUCTION

Dynamic Planning (DP) act on behalf of the registered proprietor of Lot 55 (No. 15) Delage Street, Joondalup (herein referred to as the 'subject site'). DP has prepared this report in order to seek support from the City of Joondalup to initiate an amendment to its Local Planning Scheme No. 3 (LPS3) to allow approval of a 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses at the subject site. This will be done by amending Table 4 in LPS3 to add the additional uses applicable to the subject site. The amendment will enable a development outcome consistent with other properties in the City Centre Precinct of the Joondalup Activity Centre Structure Plan, west of Joondalup Drive.

This report will address, in detail, various issues pertinent to the proposal, these being:

- The relevant site context.
- An overview of the proposed amendment.
- Relevant justification in support of the proposed amendment.

The proposed LPS amendment is considered to be 'standard' as defined under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* since the amendment:

a) Is not a complex or basic amendment.

2.0 BACKGROUND AND SITE DESCRIPTION

2.1 Legal Description and Land Ownership

The subject site is described as Lot 55 (No.15) Delage Street, Joondalup and covers an area of 3,769sqm.

The registered proprietor of the subject site is Apache Investments Australia Pty Ltd.

A copy of the Certificate of Title pertaining to the subject site is contained within **Attachment 1.**

2.2 Land Description

The subject site is located within the suburb of Joondalup, within the Joondalup City Centre area and as such is subject to the Joondalup Activity Centre Plan (ACP). The site is situated on Delage Street within the 'City Centre' precinct of the ACP and abuts existing multi-unit light industrial / service commercial development. The broader area and surrounding streetscapes are characterised by similar development outcomes which is illustrated in the below figures.

The site is also the only vacant property west of Joondalup Drive in the City Centre precinct of the ACP and given the construction dates of surrounding properties, there is viability for them to continue their existing use and function, suggesting redevelopment on a large scale in this area is unlikely to occur.

Figures 1 and 2 below illustrates the subject site within its local and regional context, respectively.

Figure 3 provides an aerial context of where the subject site is located within the broader City Centre precinct of the ACP.

Figures 4-8 are examples of existing development in the City Centre precinct on the western side of Joondalup Drive.

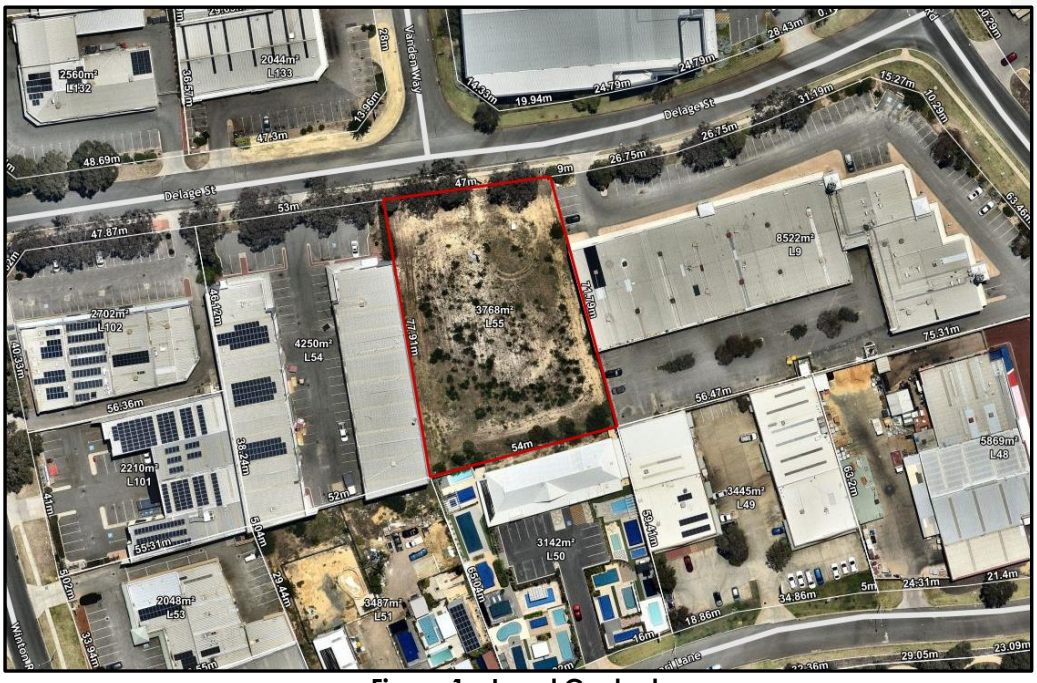


Figure 1 – Local Context

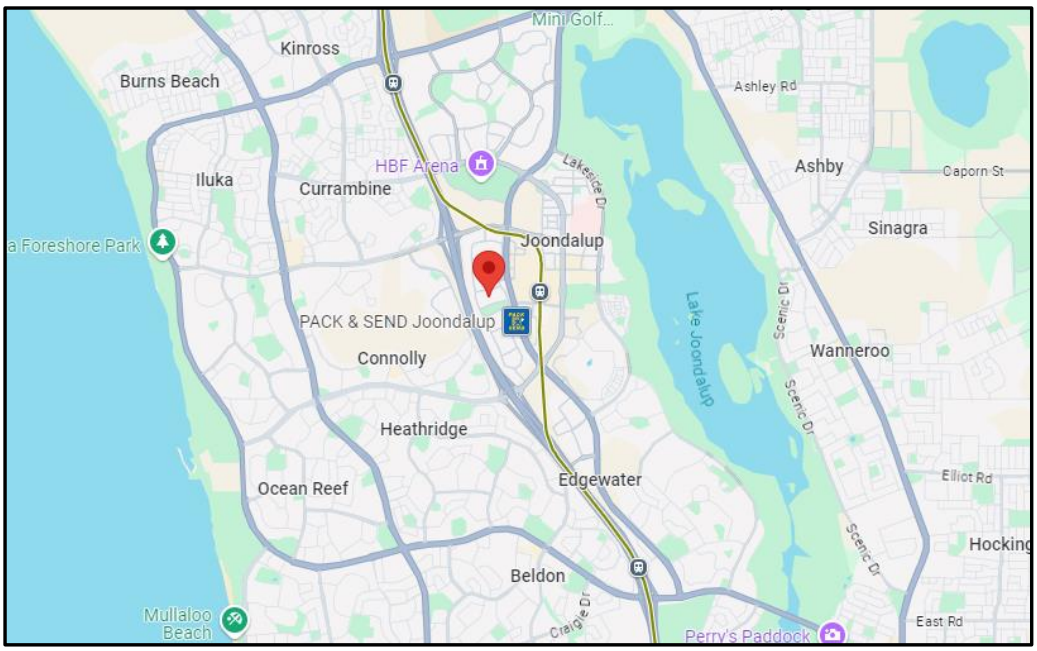


Figure 2 – Regional Context


Collier Pass
Collier Pass
Collier Pass
Mitchell Fwy
Mitchell Fwy
Mitchell Fwy
Reid Prom
Boas Ave
Lakeside Dr
Joondalup Dr
Shenton Ave
Shenton Ave
Grand Blvd
Grand Blvd
Grand Blvd



Figure 4 – 2 Delage Street, Joondalup



Figure 5 – 21 Delage Street, Joondalup



Figure 6- 71 Winton Road, Joondalup



Figure 7 – 53 Winton Road, Joondalup



Figure 8 – 7 Packard Street, Joondalup

3.0 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). The additional 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and eventual development in accordance with what is proposed through this amendment is considered to be entirely consistent with the applicable MRS zoning.

3.2 City of Joondalup Local Planning Scheme No. 3 (LPS3)

Under the provisions of the City of Joondalup Local Planning Scheme No. 3 (LPS3), the subject site is currently zoned 'Centre'. In accordance with the 'Centre' zoning the City have adopted the Joondalup ACP to guide subdivision and development within the ACP area. This is discussed in more detail below.

In accordance with LPS3, land use permissibility at the subject site is determined with regard to Table 3b and specifically the 'City Centre' precinct. At present the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses are prohibited.

The proposed amendment is not seeking to modify the zoning of the subject site, rather it is seeking to add 'Warehouse/Storage' and 'Showroom' as additional uses to Table 4 in LPS3. The 'Warehouse/Storage' and 'Showroom' land uses are defined by LPS3 as:

Warehouse/Storage
'means premises including indoor or outdoor facilities used for:
- *a) The storage of goods, equipment, plant or materials; or*
- *b) The display or sale by wholesale of goods.*

Bulky Goods Showroom
'means premises:
- *a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes:*
  - *i. automotive parts and accessories;*
  - *ii. camping, outdoor and recreation goods;*
  - *iii. electric light fittings;*
  - *iv. animal supplies including equestrian and pet goods;*
  - *v. floor and window coverings;*
  - *vi. furniture, bedding, furnishings, fabrics, manchester and homewares;*
  - *vii. household appliances, electrical goods and home entertainment goods;*
  - *viii. party supplies;*
  - *ix. office equipment and supplies;*
  - *x. babies' and children's goods, including play equipment and accessories;*

xi. *sporting, cycling, leisure, fitness goods and accessories;*
xii. *swimming pools;*

b) *used to sell by retail goods and accessories by retail if:*
   i. *a large area is required for the handling, display or storage of the goods; or*
   ii. *vehicular access is required to the premises for the purpose of collection of purchased goods;*

As the primary controls applicable to subdivision and development at the subject site are deferred to the ACP, the proposed amendment to add additional uses at the subject site is considered to be consistent with the provisions of LPS3.

3.3 Joondalup Activity Centre Plan (ACP)

The subject site is located within the 'City Centre' precinct of the Joondalup ACP which has the below objectives:

a) *Encourage the highest intensity of mixed use development and the greatest concentration of employment intensive land uses.*
b) *Support mixed-use development along Joondalup Drive and Grand Boulevard to form intense inner-city development corridors.*
c) *Establish the Joondalup Drive/Grand Boulevard and Shenton Avenue/Grand Boulevard intersections as the primary gateways into the city centre.*
d) *Improve connectivity from Joondalup Train / Bus Stations to surrounding precincts.*
e) *Establish a local mobility hub at the Collier Pass city square to improve connectivity between Joondalup Train Station and other precincts within the JAC.*
f) *Establish a series of interconnected, functional and unique squares that form part of an integrated pedestrian network.*
g) *Provide car parking in negotiation with Lakeside Shopping Centre as the major trip generator in the City Centre.*
h) *Reinforce Central Walk (north-south) and Boas Avenue (east-west) as the primary pedestrian spines by activating buildings at ground floor uses.*
i) *Encourage the amalgamation of smaller lots into larger parcels to optimise redevelopment potential.*

Many of the objectives for the 'City Centre' are not relevant to development at the subject site as:

- The site doesn't front or abut Joondalup Drive, Grand Boulevard or Shenton Avenue.
- The site is not in proximity to the Collier Pass city square, the Lakeside Shopping Centre or the Central Walk and Boas Avenue.
- Many of the objectives relate to the upgrade of public infrastructure as opposed to specific development outcomes that might eventuate.

Of most relevance is the encouragement of mixed use development and employment intensive land uses. In our view this is most applicable to development on the western side of Joondalup Drive. Despite this, the proposed scheme amendment and development will result, will increase the employment population in the area on a site that has remained vacant since it was created, thereby meeting the objective to encourage employment intensive land uses.

The ACP also includes a range of requirements that development within the City Centre Precinct will be assessed against. The critical development requirements that defined the allowed building envelope have been summarised in the below table. An assessment of the potential development outcome against these, and also the less built form defining development requirements has been provided in section 6 of this report.

Development Requirements	
Building Heights	Minimum: 13.5m* Maximum: 45m
Setbacks	Street: Nil required to 75% of the building frontage Side and Rear: Nil
Parking	Non residential development: 1 bay per 75sqm NLA
*Proposed to be varied as part of the scheme amendment.	

With the exception of the minimum building height requirement, which is proposed to be varied through the conditions associated with the proposed additional uses, a typical 'Warehouse/Storage' and 'Bulky Goods Showroom' development will be able to meet the relevant development requirements applicable under the ACP.

Examples of similar or likely development outcomes that might result has been provided below and it is evident through these developments that an active and attractive streetscape outcome can be achieved through a 'Warehouse/Storage' development outcome as traditionally these development included incidental office components which can assist in activating the streetscape.



Figure 9 – Edward Street, Osborne Park Warehouse Development
[20210204 – Agenda – No 61 – City of Stirling]



Figure 10 – Roberts Street, Osborne Park Warehouse Development
20210824 – Agenda – No.100 – City of Stirling

4.0 PROPOSED AMENDMENT

The proposed scheme amendment seeks approval to amend the City of Joondalup Local Planning Scheme No. 2 by:

1. Amending the scheme map by adding an additional use designation over the subject site, as illustrated in the scheme amendment map in Attachment 2.
2. Amending Table 4 of LPS3 to add an Additional Use 19 designation in accordance with the below.

No	Description of Land	Additional Use	Conditions
19	Lot 55 (No. 15) Delage Street, Joondalup	Warehouse/Storage Bulky Goods Showroom	Development of the Warehouse/Storage land use will not be subject to minimum building height requirements.

The intent of the scheme amendment is to allow development at the site that is consistent with the market demand and existing uses, built form and amenity in the area.

In accordance with Part 5, Division 1, Clause 34 of the Planning and Development (Local Planning Schemes) Regulations 2015, the proposed LPS amendment is considered to be 'standard' as defined under the provisions since the amendment:

a) Is consistent with the objectives identified in the Scheme for the 'Centre' zone;

b) Is consistent with the 'Urban' zoning as per the Metropolitan Region Scheme;

c) Is consistent with the ACP that has been approved for the land to which the amendment relates;

d) Would have minimal impact on land in the scheme area that is not the subject of the amendment;

e) Does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and

f) Is not considered a complex or basic amendment.

5.0 OTHER CONSIDERATIONS

5.1 Acoustic

As the proposed scheme amendment is not proposing a particular development or land use, we are unable to assess compliance with the *Environmental Protection (Noise) Regulations*. Any noise associated from a development or land use will be assessed as part of a development application that will follow the scheme amendment. However, as the proposed land use is not considered to be a sensitive land use the impact of inbound transport noise will not be a relevant consideration. Further, as no sensitive land uses are located in proximity to the site, the impact of outbound noise is also not considered to be a relevant consideration.

5.2 Traffic

Traffic analysis in the form of a Traffic Impact Statement or Assessment is not required as part of the scheme amendment as:

- There will be no changes to the existing access points.
- There is no land use or development proposed and as such there is no increase in trips that will occur from the site as a result of the scheme amendment.
- Traffic impact will be considered in greater detail as part of a development application.
- The existing road network is accommodating traffic that is also likely to frequent the proposed land use.

5.3 Servicing

The subject site has existing access to water, sewer and power. These services support the existing development at the site which is not proposed to change as a result of the proposed amendment. In this regard the existing provision of services is appropriate to support the proposed scheme amendment.

5.4 Heritage

The subject site is not identified as having any heritage value and as such this is not a relevant planning consideration in the assessment of the proposed amendment.

5.5 Bushfire

The subject site is not identified as being bushfire prone and as such there is no requirement for a Bushfire Management Plan to be provided as part of the proposed Scheme Amendment.

6.0 JUSTIFICATION

The proposed amendment to the City of Joondalup Local Planning Scheme No. 3, as described above, is considered to be entirely appropriate for approval as:

1. Allowing the development of a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land use at the site will result in business operations that are entirely consistent with surrounding development. Of particular relevance is the portion of the 'City Centre' precinct west of Joondalup Drive as this already consists of smaller warehouse/industrial units, bulky goods showroom businesses and other light industrial or service commercial type businesses (this is highlighted in Figures 4-8 above). Joondalup Drive (and to some extent Collier Pass) presently provides a very clear delineation between the light industrial / service commercial type development and the more retail or mixed use development envisaged by the City Centre precinct in the ACP.

   Due to the age and quality of existing built form in the City Centre precinct west of Joondalup Drive, it is evident that the nature and type of businesses occupying these buildings are unlike to change in the short to medium term and in this regard a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' development would remain consistent with the surrounding area for many years.

2. Related to the above – it is possible for the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses and development to be approved in the 'Joondalup West' precinct which exists on the opposite side of Delage Street. With this in mind, new development, north of Delage Street could be entirely consistent with what is being proposed through this scheme amendment.

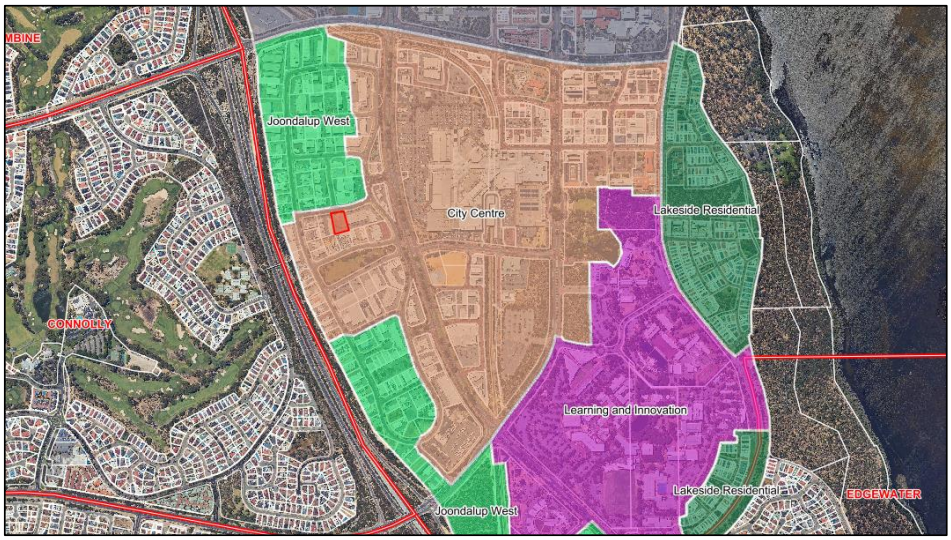


Figure 11 – ACP Precinct Boundaries

3. The site is the only vacant property within the City Centre precinct west of Joondalup Drive. In this regard, enabling approval for a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land use at the subject site will not establish a precedence or enable a range of development outcomes that could vary or move away from the intent of ACP.

4. Facilitating approval of the 'Warehouse/Storage' and/or 'Bulky Goods Showroom' land uses will not result in a built form outcome at the site that is vastly different to what is envisaged by the ACP. It is acknowledged that the minimum building height required by the ACP will require variation through the conditions associated with the additional use, but the remaining provisions are able to be appropriately addressed as part of a 'Warehouse/Storage' and/ore 'Bulky Goods Showroom' development at the subject site. Evidence to this effect is provided in the below table which notes the relevant requirements and how a 'Warehouse/Storage' or 'Bulky Goods Showroom' development might address them.

Requirement	Compliance
Building Height • **Min 13.5m (being removed as part of the scheme amendment).** • **Max 45m.**	Any warehouse/storage or bulky goods showroom development at the site is likely to replicate two storey built form as warehouse and showrooms typically require additional clearance and accommodate one or two storeys of office to support the business operations.
End of Trip Facilities	End of trip facilities in accordance with the ratios specified in the ACP can be easily provided within warehouse units or a showroom development.
Service Areas	Loading and service areas are critical to the function of warehouse/storage and showroom developments, however, these can be located to the rear of particular units. Evidence to this effect is noted in the two reference developments in Osborne Park.
Setbacks • **Street frontage – Nil** • **Side and rear - Nil**	• A nil street frontage and a more active office/showroom uses can be provided fronting the street (as noted in the Osborne Park developments) with parking to the rear. • A nil side and rear setback is typical for warehouse/storage developments.
Semi Active Frontage	As illustrated in the Osborne Park development example – the more active office land uses can be abutting the street which can exhibit a high amount of glazing together with pedestrian awnings over the streetscape.
Adaptable Buildings	The floor heights or clearances are typically larger as part of warehouse/storage and showroom developments suggesting there is a level of adaptability into the future for other uses that can be considered in the City Centre precinct.
Landscaping	As there is a nil setback requirement, landscaping isn't considered to be required.
Parking	The non-residential parking rate of 1 bay per 75sqm is not dissimilar to standard warehouse parking rates which usually

	range from 1 bay per 50sqm to 1 bay per 100sqm. Whilst slightly less than typically required for a showroom development, other uses similar to this have existed in adjoining precincts with the same parking requirements.

5. The subject site has remained vacant since the lot was created, this is despite a number of sales and leasing campaigns and the property changing hands in recent years (since the adoption of the ACP). Throughout this process it has become very apparent that the market demands for the site are not being facilitated by the planning framework. These observations are reflected in a letter from WA Commercial Real Estate (Attachment 3) who have been the sales and leasing agent for the property since November of 2023, with prior agents having similar issue.

We consider the proposed amendment appropriate for initiation and approval with the land use being consistent with what already exists in the area and a built form outcome likely to comply with the various development requirements applicable to the City Centre precinct in the ACP.

7.0 CONCLUSION

In light of the above, the proposed scheme amendment is considered appropriate and justified given the comprehensive assessment above demonstrating the suitability against the prevailing context of the area.

The proposed additional use will enable development at an underutilised site that remains the only vacant property within the City Centre precinct in the ACP, west of Joondalup Drive. Allowing a 'Warehouse/Storage' and/or 'Bulky Goods Showroom' development at the site will also not compromise or prejudice the intent of the ACP with a development of this nature being:

- Consistent with other built form and land uses in the immediate vicinity.
- Capable of approval under the existing framework on the northern side of Delage Street.
- Capable of compliance with nearly all development requirements applicable under the ACP.

As a result, we are of the view that the proposed amendment to the *City of Joondalup Local Planning Scheme* warrants favourable consideration and subsequent approval by the City and the Western Australian Planning Commission.

ATTACHMENT 1 – Certificate of Title

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1842	**751**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 55 ON PLAN 16942

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

APACHE INVESTMENTS AUSTRALIA PTY LTD OF PO BOX 125 SOUTH PERTH WA 6151
(T P082250) REGISTERED 21/3/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. E257785 RESTRICTIVE COVENANT BURDEN REGISTERED 15/12/1989.
2. P128835 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 29/4/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1842-751 (55/P16942)
PREVIOUS TITLE:	1702-420
PROPERTY STREET ADDRESS:	15 DELAGE ST, JOONDALUP.
LOCAL GOVERNMENT AUTHORITY:	CITY OF JOONDALUP

LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/12/2024 08:33 AM Request number: 67520989

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ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF

CT 1842 0751 F

1842 751

Application E130166
Volume 1702 Folio 420

WESTERN AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

VOL. 1842 FOL. 751

Page 1 (of 2 pages)

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

REGISTRAR OF TITLES

Dated 20th June, 1989

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 3324 and being Lot 55 on Plan 16942, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

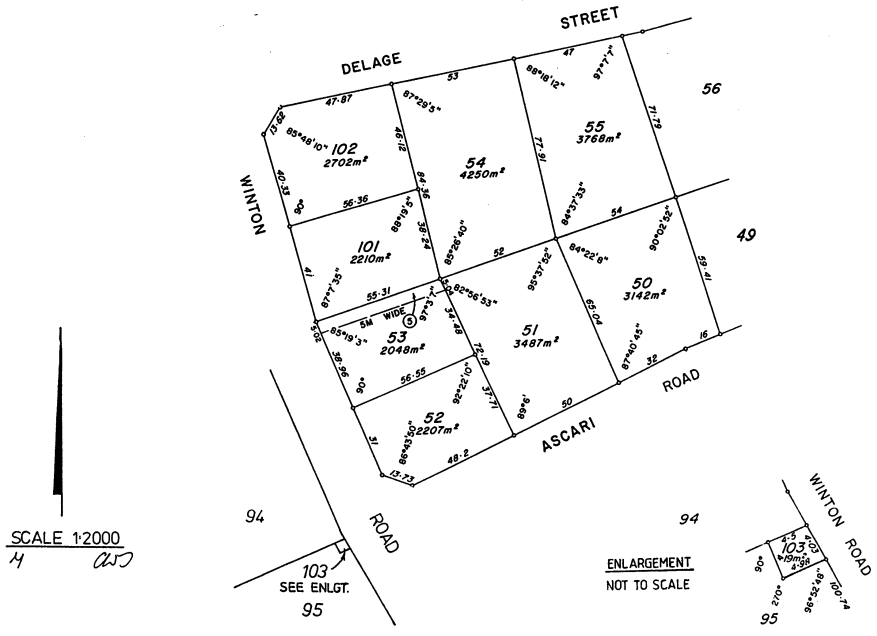
FIRST SCHEDULE (continued overleaf)

Joondalup Development Corporation of 1st Floor, AMP Building, 140 Saint George's Terrace, Perth.

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Superseded - Copy for Sketch Only

LT. 37

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER
New Century Holdings Pty Ltd, of 85 Circe Circle, Dalkeith.	Transfer	E257785	15.12.89	9.56		

SECOND SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Transfer	E257785	contains a restrictive covenant expiring on 31.12.2010	15.12.89	9.56							

CERTIFICATE OF TITLE VOL. 1842 FOL. 751

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ATTACHMENT 2 – Scheme Amendment Plan

CITY OF JOONDALUP
LOCAL PLANNING SCHEME No. 3

Planning and Development Act 2005



EXISTING ZONING

LEGEND

REGION SCHEME RESERVES (MRS)

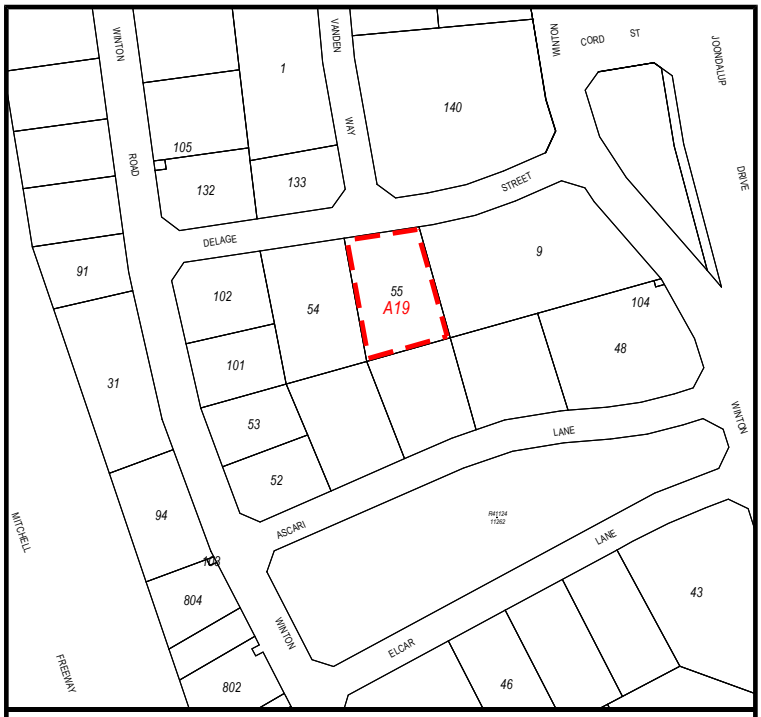
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

LOCAL SCHEME ZONES

- CENTRE

OTHER CATEGORIES

- A19 — ADDITIONAL USES



SCHEME (AMENDMENT) MAP

N
SCALE: 1:4000
DATE: 19.10.2012

Amendment No.

ATTACHMENT 3 – Commercial Market Commentary

WACOMMERCIAL
REAL ESTATE

Dansan (WA) Pty Ltd

Licenced Real Estate and Business Agent

ABN 81 108 175 677

Level 1, 465 Scarborough Bch Rd
Osborne Park, WA 6017

PO Box 1850

Osborne Park DC WA 6916

Phone: 08 9446 4144

4 December 2024

Reegan Cake
Planning Manager
Dynamic Planning and Developments
Suite 15/29 Collier Road MORLEY WA 6062
E: reegan.cake@dynamicplanning.net.au

WA Commercial Real Estate have formally been advertising the property for sale from November 2023. The property was on the market for lease with another agent from February 2023 advertising a medical/office/education development, but they were unsuccessful at securing these types of tenants.

Most parties that have enquired on the property have all required a warehouse/storage component. It is fair to say the expectation from potential buyers/developers is that warehouse would be allowed in this location as it would be consistent with all the surrounding development.

The parties that are more commercial like office/medical have confirmed their preference is the other side of Joondalup Drive and have not participated in the buying or leasing process.

Should you have any further queries please do not hesitate to contact me.

Your sincerely

Daniel Sanzone
Managing Director

City of Joondalup

City of Joondalup

Report of Review
Local Planning Scheme No. 3

April 2025

Table of Contents

1. Introduction 1
2. Background 2
2.1 City of Joondalup 2
2.2 Local Planning Scheme No. 3 4
2.3 Local Planning Strategy 4
3. Strategic Context 5
3.1 Scheme amendments 5
3.2 Local Planning Strategy amendments 5
3.3 Development activity in the local government area 5
3.3.1 Housing Opportunity Areas 5
3.3.2 Structure plans, local development plans and local planning policies 6
3.3.3 Lot creation 8
3.3.4 Dwelling completions 8
3.3.5 Non-residential development activity 9
3.4 Population change 10
3.4.1 Population growth 10
3.4.2 Population age 11
3.4.3 Household composition 11
3.5 Changes to the State planning framework 12
3.5.1 Planning and Development (Local Planning Schemes) Regulations 2015 12
3.5.2 Short-term rental accommodation 12
3.5.3 State planning policies, guidelines and position statements 13
4. Consultation 14
4.1 DPLH preliminary engagement 14
4.2 Local Planning Strategy review consultation 14
5. Officer's comments 16
5.1 Local Planning Strategy 16
5.2 Local Planning Scheme 17
6. Recommendations 19
7. Appendices 20
7.1 Appendix 1 – Gazetted amendments to LPS3 20
7.2 Appendix 2 –Amendments to LPS3 in progress 23
7.3 Appendix 3 – Local development plans 24
7.4 Appendix 4 – Local planning policies 25
7.5 Appendix 5 – State planning policies and position statement review (2023) 27

1. Introduction

Part 6, Division 1, Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) requires all local governments to commence an operational review of their local planning scheme within six months of the five-year anniversary of the date the scheme was gazetted. The City of Joondalup (the City) *Local Planning Scheme No. 3* (LPS3) was gazetted on 23 October 2018.

The purpose of this report is to provide an overview of the effectiveness of LPS3 and the Local Planning Strategy. The report has been prepared in a manner and form consistent with Regulation 66 of the LPS Regulations and the Western Australian Planning Commission's (WAPC) August 2015 publication 'Review of Local Planning Schemes'.

The recommendations of this report will be considered by Council and subsequently referred to the WAPC for determination. The decision of the WAPC will provide direction for the City's review of LPS3 and the Local Planning Strategy.

2. Background

2.1 City of Joondalup

The City of Joondalup was created on 1 July 1998 when the former City of Wanneroo was divided into two new local government areas. The City is located in Perth's northern suburbs within the North-West Sub-region, encompassing an area of approximately 99km^2 with the southern boundary (Beach Road) approximately 15km from the Perth Central Business District. The City is bounded by the City of Wanneroo to the north and east, the City of Stirling to the south and the Indian Ocean to the west (Figure 1).

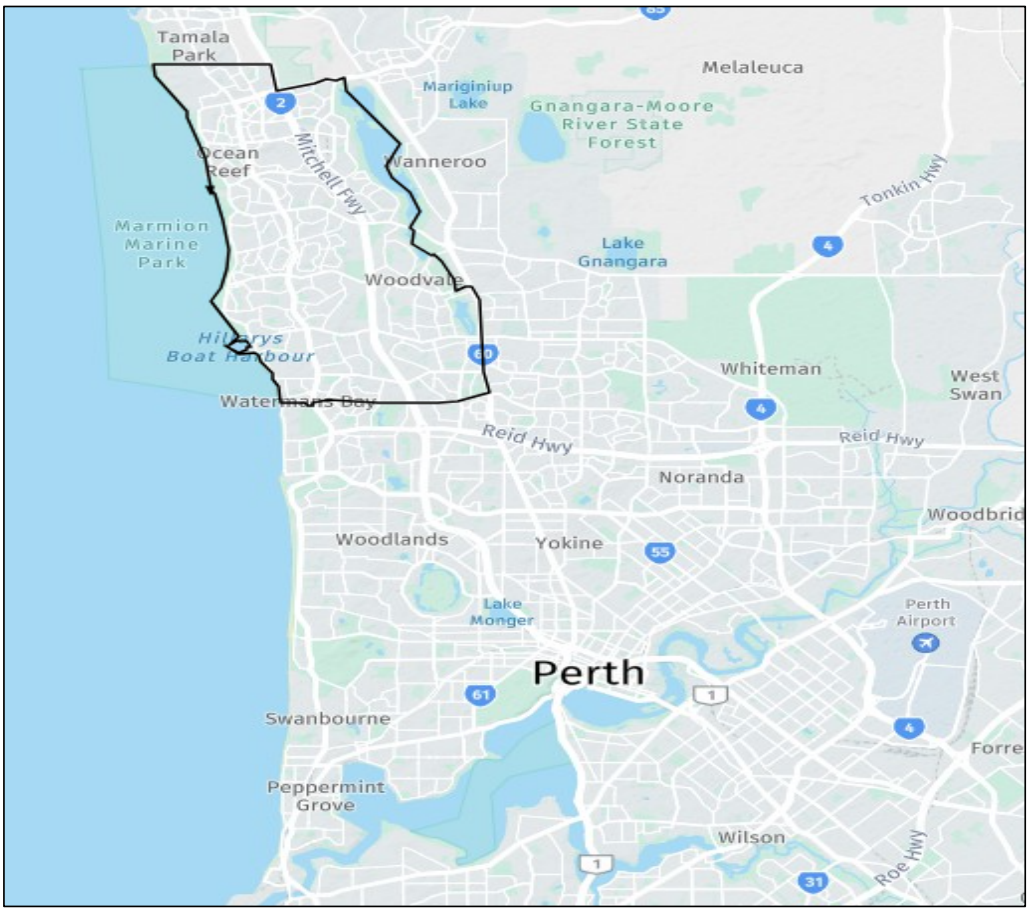


Figure 1: City of Joondalup location (profile.id 2025)

The predominant land use across the City is residential, with single detached housing comprising 87.5% of the City's housing stock in 2021. The City's 22 suburbs (Figure 2) are generally fully developed, however, greenfield development is occurring in northern Burns Beach and significant infill development is progressing in Currambine and Ocean Reef Marina. The City's local planning framework identifies 10 housing opportunity areas (HOAs) as dual density coded residential areas to facilitate infill housing development, as detailed later in this report.

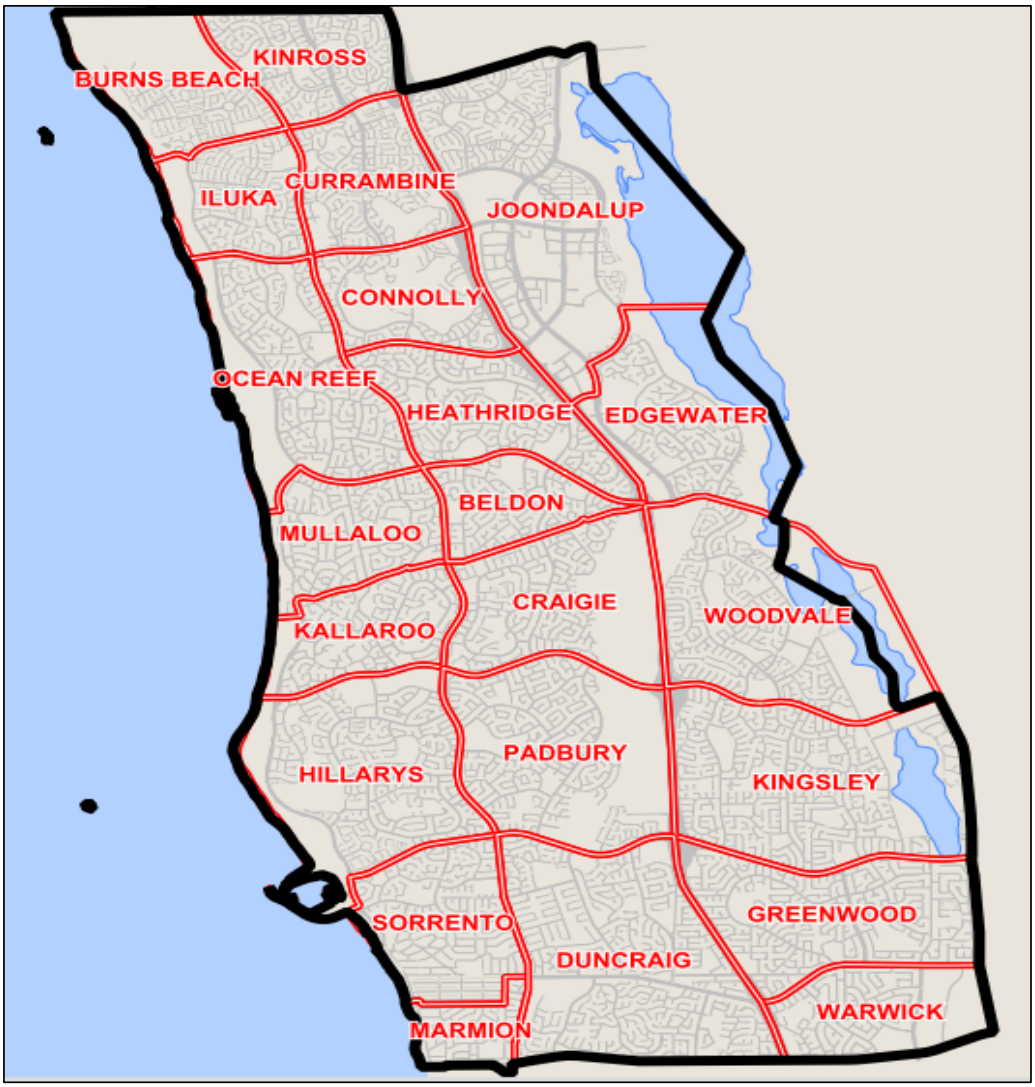


Figure 2: City of Joondalup suburb map (Intramaps 2025)

State Planning Policy 4.2 – Activity Centres identifies Joondalup Activity Centre as a Strategic Metropolitan Centre, which functions as a central hub of employment and commercial activity within the North-West Sub-region and includes Lakeside Shopping Centre, Edith Cowan University, North Metropolitan TAFE, Joondalup Health Campus and Arena Joondalup. There are two Secondary Centres (Warwick and Whitfords) within the City, in addition to a number of dispersed district, neighbourhood and local centres.

The City has a well-established road network travelling north to south using the Mitchell Freeway, Marmion Avenue and Wanneroo Road. The Joondalup-Yanchep train line functions as the primary public transport method for commuters, with high frequency bus routes running east to west along major roads including Beach Road and Whitfords Avenue.

2.2 Local Planning Scheme No. 3

LPS3 was gazetted on 23 October 2018. Since its gazettal no major review of LPS3 has been completed, and has not been consolidated under Part 5, Division 5 of the *Planning and Development Act 2005*. Notwithstanding, several amendments to the LPS3 since its gazettal means that the LPS3 remains consistent with LPS Regulations to a significant degree.

2.3 Local Planning Strategy

The City's current Local Planning Strategy was endorsed by the WAPC on 10 November 2017 and is supported in operation by the Local Commercial Strategy and Local Housing Strategy.

Review of the Local Planning Strategy commenced in the 2021-22 financial year and is being progressed through a 'housing review' and 'other matters review'. The housing review component was brought forward in response to a Council resolution in May 2021. The 'other matters review' identifies non-housing planning issues and the extent of technical work required for the Local Planning Strategy to align with the State planning framework, notably the requirements of the WAPC *Local Planning Strategy Guidelines* (LPS Guidelines). A flowchart of the project approach endorsed by Council and the Department of Planning, Lands and Heritage (DPLH) is provided in Figure 3 below.

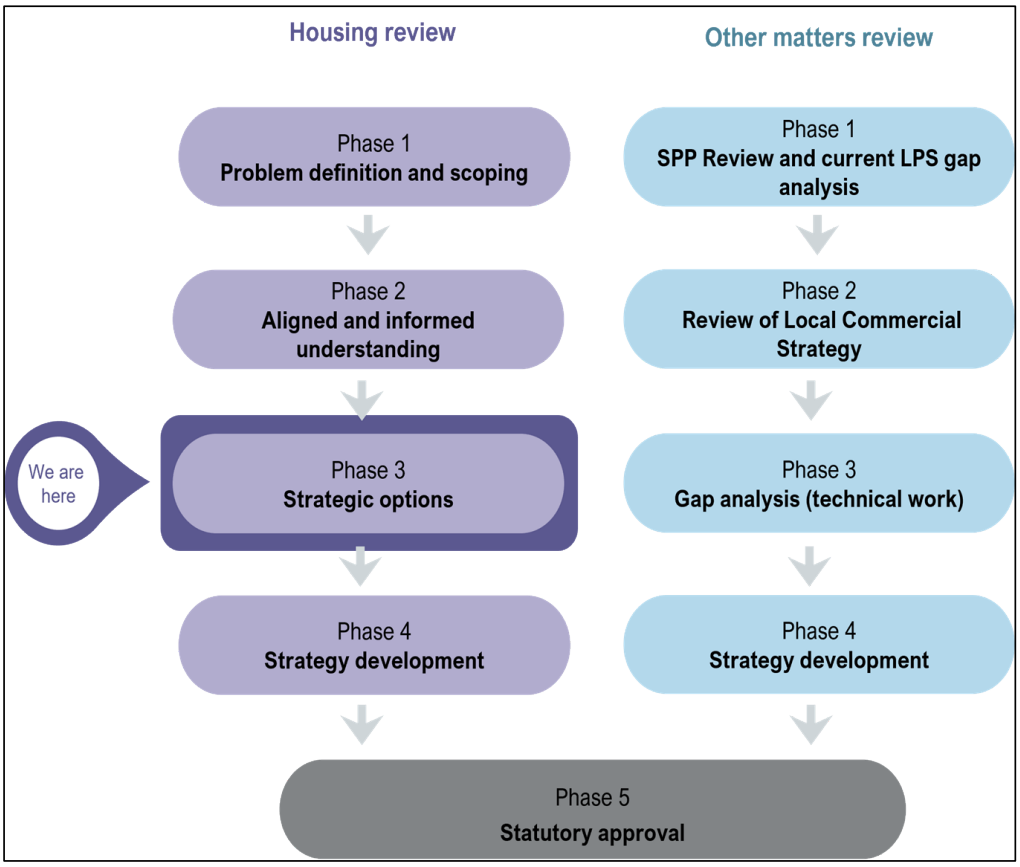


Figure 3: Local Planning Strategy review project approach

3. Strategic Context

3.1 Scheme amendments

LPS3 has been amended periodically since gazettal to align with changes to the LPS Regulations and facilitate changes to zoning, density coding and development provisions. 14 amendments to LPS3 have been gazetted as listed in Appendix 1, with five scheme amendments currently being progressed as listed in Appendix 2.

3.2 Local Planning Strategy amendments

There have been no amendments made to the City's Local Planning Strategy since endorsement by the WAPC in 2017.

3.3 Development activity in the local government area

3.3.1 Housing Opportunity Areas (HOAs)

80% of residential properties within the City are coded R20 or lower. Action 4.2.2 of the City's Local Planning Strategy recommended the introduction of HOAs across the City to facilitate higher residential density in appropriate residential locations close to centres, in areas well-serviced by public transport and with good access to community facilities and parks.

This has been implemented through the designation of 10 HOAs in LPS3 as indicated in Figure 4. HOAs are dual density coded as one of R20/25, R20/30, R20/40 and R20/60 depending on the appropriate scale of redevelopment, with new housing in HOAs to be developed in accordance with the base R20 coding unless designed in accordance with the requirements of LPS3 and the *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP). The HOALPP assessment criteria is intended to ensure that housing developments are of a high quality and compatible with the streetscape, acknowledging that these are areas in transition.

There have been significant amendments to the *Residential Design Codes* (R-Codes) since the implementation of HOAs and gazettal of LPS3 as follows:

- Amendments to the R-Codes Volume 1 in 2019 and 2021 including removal of the previous Part 6 provisions for multiple dwellings.
- Further amendments to the R-Codes Volume 1 in 2024 have now introduced provisions for medium density housing through Part C.
- Gazettal of the R-Codes Volume 2 (2019).

The City is in the process of amending its residential local planning policies accordingly with the intent to consolidate the HOALPP and *Residential Development Local Planning Policy* (which applies to all non-HOA residential development and HOA development operating at the base R20 coding) into a single policy. These changes are intended to simplify the City's residential planning framework and align with the R-Codes, while also balancing development requirements to be appropriate within the City of Joondalup context.

The spatial allocation of residential density throughout the City is being reviewed concurrently through the Local Planning Strategy review, which includes review of all 10 HOAs.

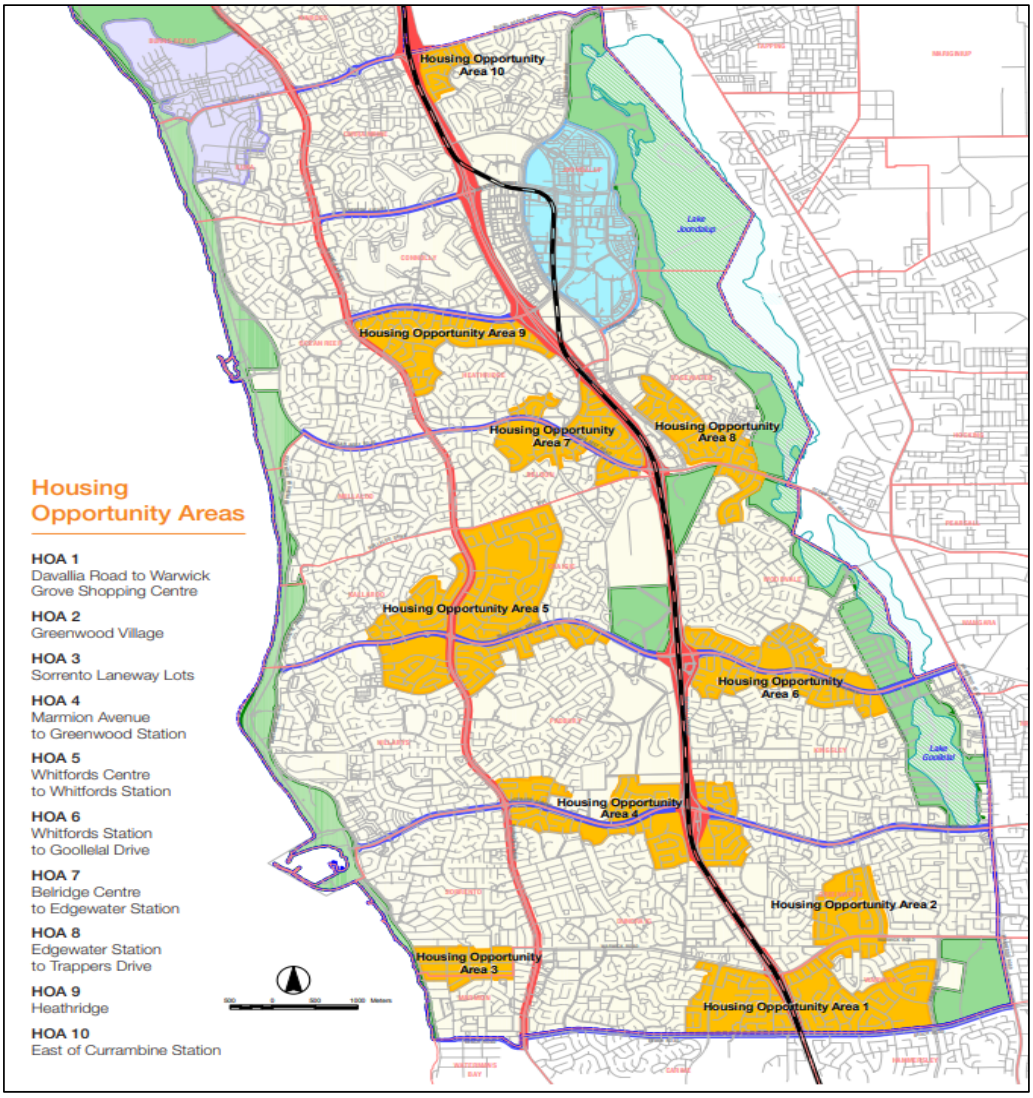


Figure 4: Housing opportunity areas

3.3.2 Structure plans, local development plans and local planning policies

As part of the approval of LPS3, the WAPC advised that a review of the City's existing structure plan framework is required to assess whether the structure plans are still relevant and required. The City has been progressing a review of structure plans since LPS3 came into effect in October 2018, with a number of structure plans already revoked and three in the process of being revoked. The City currently administers 10 structure plans, the status of which is detailed in Table 1 below.

The City has requested an extension to the approval period of five structure plans. It is intended that these structure plans will be progressively normalised into LPS3 once the respective structure plan areas are fully (or nearly fully) developed, with only necessary

development provisions normalised into LPS3 for the assessment framework to otherwise be in accordance with the relevant State/local planning framework.

Structure plan	Approval date	Expiration of approval date	Review status
Burns Beach Structure Plan	3 May 2005	19 October 2025	An extension to the structure plan approval period until 19 October 2030 has been lodged with the WAPC.
Currambine District Centre Structure Plan	29 August 2006	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Currambine Structure Plan	28 June 1999	19 October 2025	A basic scheme amendment has been progressed to the WAPC for revocation of the structure plan and normalisation of the zones into LPS3.
Hillarys Structure Plan	28 September 1999	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Iluka Structure Plan	13 August 2002	19 October 2025	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.
Joondalup Activity Centre Plan	23 October 2018	23 October 2028	The structure plan expires on 23 October 2028 and requires a full review to be completed prior to this date.
Kinross Neighbourhood Centre Structure Plan	2 October 2003	19 October 2025	A basic scheme amendment has been progressed to the WAPC for revocation of the structure plan and normalisation of the zones into LPS3.
Sheppard Way Structure Plan	22 October 2007	19 October 2025	A request to revoke the structure plan has been lodged with the WAPC.
Sorrento Activity Centre Structure Plan	18 September 2018	18 September 2028	Not intended to be reviewed as will be replaced by the draft Sorrento Precinct Structure Plan pending WAPC approval.
Whitford Activity Centre Structure Plan	26 July 2016	26 July 2026	An extension to the structure plan approval period until 19 October 2028 has been lodged with the WAPC.

Table 1: Structure plan review status

There are seven local development plans in operation within the City as detailed in Appendix 3, with an operational review of each local development plan to be completed prior to expiry to determine if they are still relevant to guide development or require modification.

The City is also currently processing an application for a draft local development plan for Lot 535 (45) Country Club Boulevard, Connolly. The purpose of this local development plan is to establish provisions to guide the potential future development of multiple dwellings across two different sites on the lot, which forms part of Joondalup Resort.

There are 25 active local planning policies in the City as detailed in Appendix 4, with a new Percent for Art Local Planning Policy under preparation to facilitate development contributions towards the provision of public art. The City's practice is to review local planning policies every five years of operation, or as needed in response to policy issues and/or changes to the State planning framework. This review approach is consistent with the draft *WA Planning Manual – Local Planning Policies* guidance document published by DPLH in late 2024.

3.3.3 Lot creation

Between 1 October 2018 (month of scheme gazettal) and 31 December 2024, a total of 2,671 additional lots were created through subdivision (based on WAPC final approval issued), including 2,564 residential and 107 non-residential lots (Table 2 refers).

Lot type	2018	2019	2020	2021	2022	2023	2024	Total
Residential	96	448	578	512	456	253	239	2,564
Non-residential	5	13	25	8	13	31	12	107
Total	**101**	**461**	**603**	**520**	**469**	**266**	**251**	**2,671**

Table 2: Lot creation 2018-2024 (WAPC planning and development statistics 2024)

3.3.4 Dwelling completions

Between 1 October 2018 and 31 December 2024, a total of 2,169 development approvals and 2,551 building permits for new dwellings were issued (Tables 3 and 4 refer), noting that the total for aged and dependent persons dwellings, grouped dwellings and multiple dwellings indicates the number of approvals issued, not the total number of dwellings created, and includes new dwellings in place of demolished dwellings.

Dwelling type	2018	2019	2020	2021	2022	2023	2024	Total
Single houses	89	187	333	257	148	158	136	1,308
Grouped dwellings	105	125	162	141	66	58	51	708
Multiple dwellings	10	3	4	2	1	0	0	20
Ancillary dwellings	3	18	15	20	24	19	32	131
Aged and dependent persons dwellings	1	1	0	0	0	0	0	2
Total	**208**	**334**	**514**	**420**	**239**	**235**	**219**	**2,169**

Table 3: Dwelling development approvals issued 2018-2024

Dwelling type	2018	2019	2020	2021	2022	2023	2024	Total
Single houses	84	354	456	567	312	254	279	2,306
Grouped dwellings	7	53	41	38	23	15	18	195
Multiple dwellings	2	11	5	2	1	0	1	22
Ancillary dwellings	4	2	2	6	6	4	5	29
Aged and dependent persons dwellings	1	1	0	0	0	0	0	2
Total	**98**	**421**	**504**	**613**	**314**	**273**	**303**	**2,551**

Table 4: Dwelling building permits issued 2018-2024

Perth and Peel @ 3.5 million and the *North-West Sub-Regional Framework* (2018) establish an infill dwelling target of 20,670 dwellings (22,630 total additional dwellings) for the City of

Joondalup by 2050. It has been confirmed with DPLH that as of December 2024, approximately 19,500 additional dwellings are required to be delivered to achieve this target.

Issue Paper 1: Allocation of Density prepared in Phase 2 of the Local Planning review identified that within the City's key infill planning areas (Joondalup Activity Centre, Sorrento Activity Centre, Whitfords Activity Centre, Ocean Reef Marina and the 10 HOAs) there is capacity to deliver an additional 30,281 dwellings to meet this target. However, a 'dwelling target review' of key planning areas undertaken in 2023 by the City predicted that based on annual historic dwelling growth rates per year and expected development yields, only 6,857 dwellings will be added by 2050 (Table 5 refers). A number of planning proposals have progressed since 2023 when the dwelling target review was completed and therefore these projections will be reassessed through the Local Planning Strategy review.

Planning area	Historical growth rate (dwellings/Year)	Additional dwellings by 2050
Joondalup Activity Centre	15.7	440
Whitford Activity Centre	1.3	36
Warwick Activity Centre	0	0
Ocean Reef Marina	0	1,300
Housing Opportunity Areas	165.7	4,639
Greenwood LDP	12.8	58
Burns Beach Structure Plan	38.8	333
Iluka Structure Plan	24.3	51
Total	**N/A**	**6,857**

Table 5: Predicted dwelling increase 2023-2050

The dwelling target review identified that 72% of all new dwellings constructed throughout the City between 2011 and 2022 occurred in Housing Opportunity Areas and structure plan areas, and only 6% of additional dwellings were added to activity centres (Table 6 refers). 59.1% of dwellings provided in HOAs were located within HOA 1 (Sequoia Road/Telopia Drive to Warwick Grove Shopping Centre) and HOA 5 (Whitfords Centre to Whitfords Station).

Planning area	2011-2022 dwelling numbers	Additional dwellings (%)
Activity centre	182	6%
Housing opportunity areas	994	34%
Structure plan areas	1,124	38%
Residual low-density development	638	22%
Total	**2,938**	**100%**

Table 6: Additional dwellings by planning area

3.3.5 Non-residential development activity

Between 1 October 2018 and 31 December 2024, 626 non-residential development approvals have been issued across the City (Table 7 refers). This includes change of uses for non-residential uses operating from a residential dwelling, for example home businesses and holiday houses (now classified as short-term rental accommodation).

Development type	Total
New/major development	31
Additions	441
Change of use	154
Total	**626**

Table 7: Non-residential development activity 2018-2024

3.4 Population change

3.4.1 Population growth

The estimated resident population of the City of Joondalup in 2023 was 169,657 people, which is a 5.1% increase from 161,479 people in 2018 (Figure 5). This is forecast to increase by 8,318 people to 177,975 people by 2046 (Figure 6), which represents a relatively low growth rate of 3.8% in comparison to a 79.9% population increase for the neighbouring City of Wanneroo within the North-West Sub-region over the same period.

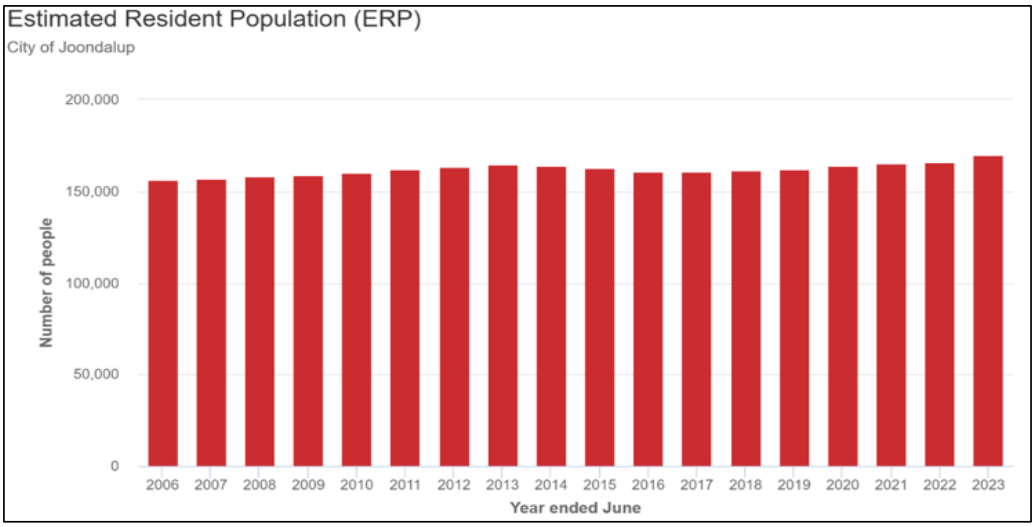


Figure 5: Population growth 2018-2023 (profile.id 2025)

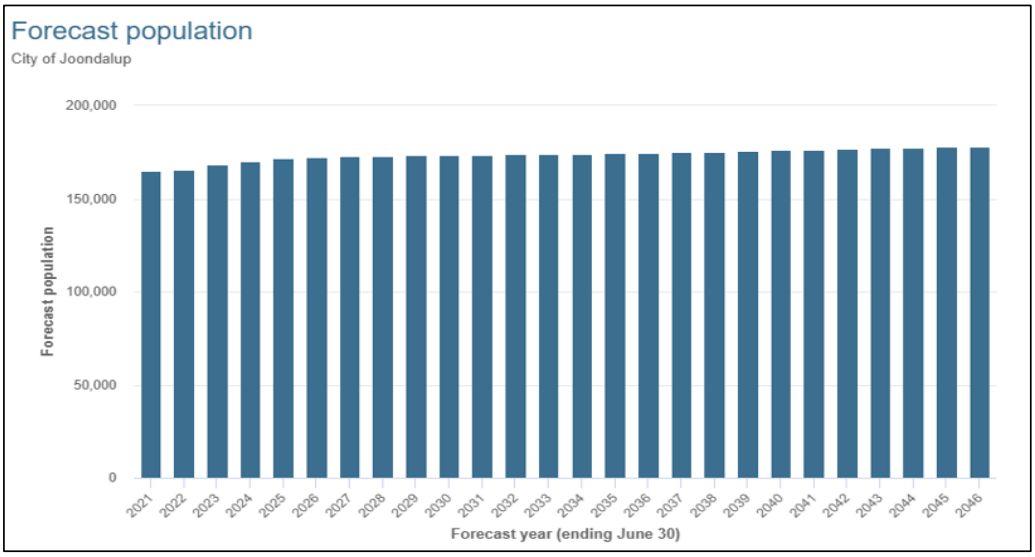


Figure 6: Population forecast 2046 (profile.id 2025)

3.4.2 Population age

The City has a median age of 41, which is higher than the Greater Perth median age of 37. There is a higher proportion of persons aged 60 or older in the City than Greater Perth (Figure 7), which is a trend which is expected to continue and will require further investigation to ensure adequate housing options are available.

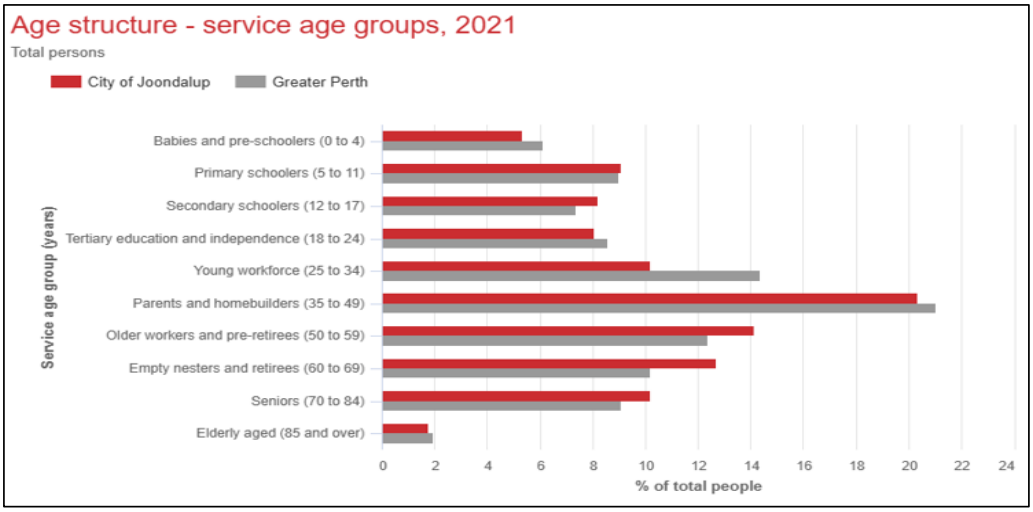


Figure 7: Population by age 2021 (profile.id 2025)

3.4.3 Household composition

The average household size in the City was 2.67 people in 2021, which is forecast to decline to 2.56 people per household in 2046. The City has a greater percentage of households occupied by couples with children than the Greater Perth average (Figure 8), with an increasing trend towards couples without children, single parent families, and lone person households from 2016 to 2021 indicating a need for increasing housing diversity (Figure 9).

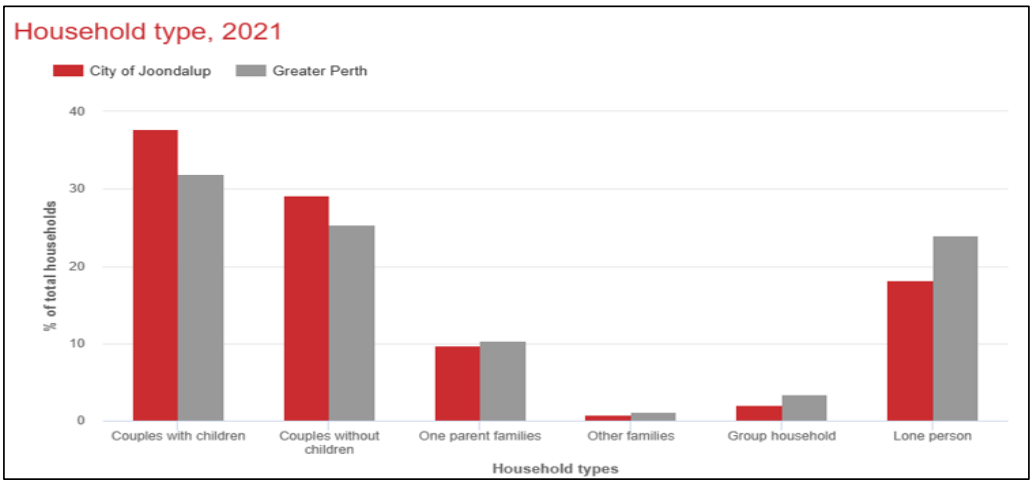


Figure 8: Household type 2021 (profile.id 2025)

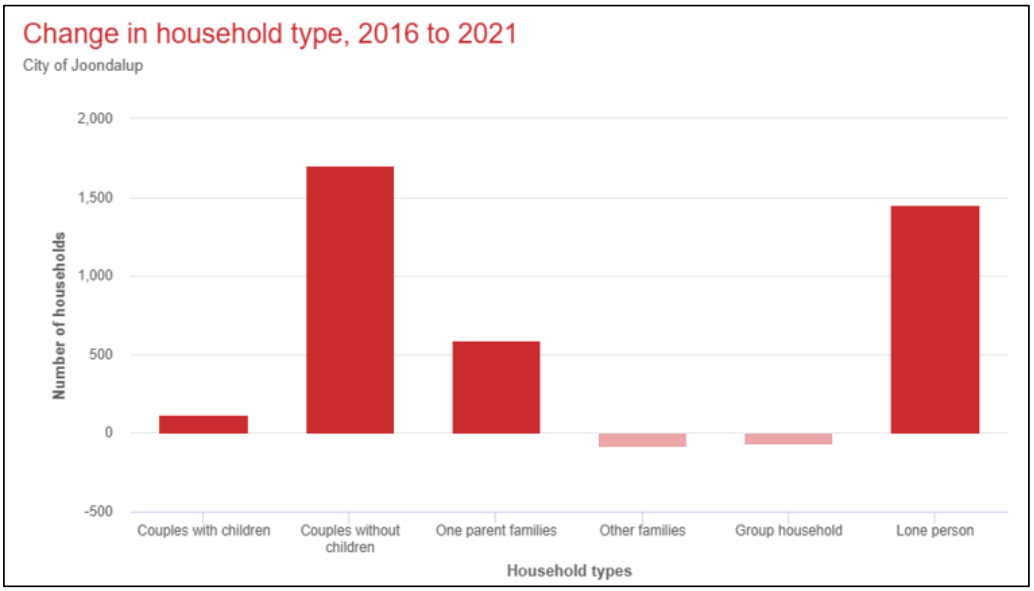


Figure 9: Change in household type 2016-2021 (profile.id 2025)

3.5 Changes to the State planning framework

3.5.1 Planning and Development (Local Planning Schemes) Regulations 2015

There have been various amendments to the deemed and model provisions of the LPS Regulations since LPS3 was gazetted, including, but not limited to, the following:

- Exemptions from the need to obtain planning approval for certain works and land uses.
- Updated procedures for the processing of development applications, noting also separate reforms to the development assessment panel and introduction of significant development applications.
- Amended land use terms and definitions.
- Consistent provisions for cash-in-lieu (now referred to as payment in lieu) of parking payments.
- Consistent provisions for development contributions for infrastructure.

LPS3 has been periodically amended to reflect these changes where appropriate, including an omnibus amendment in 2022, however further amendments are necessary to ensure LPS3 remains contemporary and aligned with the LPS Regulations.

3.5.2 Short-term rental accommodation

In September 2024, amendments to the LPS Regulations came into effect that facilitate changes to the management of short-term rental accommodation. The City is progressing a scheme amendment to align LPS3 with the deemed provisions of the LPS Regulations, namely replacing the 'bed and breakfast' and 'holiday house' land uses with 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'.

The LPS Regulations model provisions have also been amended to introduce updated definitions for 'cabin' and 'chalet' and a new land use for 'tourist and visitor accommodation'. It is intended that LPS3 will be amended to align with these model provisions, however further investigation of the 'tourist and visitor accommodation' land use is required to ensure appropriate land use permissibility and development provisions are implemented as the use would consolidate and replace the existing 'holiday accommodation', 'motel', 'serviced apartment' and 'tourist development' land uses, which operate at significantly different scales. This will be considered through further review of LPS3 and the Local Planning Strategy.

3.5.3 State planning policies, guidelines and position statements

An assessment of State planning policies and position statements relevant to the City was completed by the City in July 2023 as part of the Local Planning Strategy Phase 1 'other matters review' (Appendix 5 refers). This review was undertaken to identify actions required to be undertaken in Phase 2 and in the future to align the Local Planning Strategy with the strategic State planning framework. The Phase 2 actions have now been completed and will assist in the future development of a new local planning strategy, noting that further review of the State planning framework is required to address finalised/updated versions of policies since 2023.

An additional consideration is the LPS Guidelines published by the WAPC in 2021. The LPS Guidelines outline the matters required to be addressed in a local planning strategy and include a template for the strategy manner and form required in accordance with the LPS Regulations, which will be used as the model for development of the City's future local planning strategy.

4. Consultation

4.1 DPLH preliminary engagement

The City met with DPLH officers on 12 August 2024 and has maintained ongoing communication to discuss the required information to be included within this report. The following key areas have been clarified:

- Although review of the Local Planning Strategy is ongoing, an explicit recommendation is required to be provided which must include a proposed outcome for the strategy and cannot simply state that a review is currently progressing.
- The City's approach to reviewing its structure plans is in principle supported and does not require an explicit recommendation within this report.
- The 'Consistent Local Planning Schemes' planning reform project will have implications for the City's local planning framework, notably regarding 'Commercial' zones potentially being rezoned to 'Centre' zones. However, as the details of the Consistent Local Planning Schemes project are still to be determined, LPS3 is not required to be modified accordingly at this stage.

4.2 Local Planning Strategy review consultation

Review of the City's Local Planning Strategy commenced in the 2022-23 financial year. Community consultation was undertaken in Phase 1 (*problem definition and scoping*) of the 'housing review'. This was conducted by Research Solutions over a period of approximately two months from September to November 2022 through the following methods:

- Random telephone survey.
- Face to face intercept surveys.
- Guided discussions via online board.
- In-depth stakeholder interviews including representative groups for unengaged demographics.
- Open online community consultation.
- Validation workshops with engaged and unengaged community members.

A significant number of issues were raised during consultation, including the following:

- Lack of community alignment on the preferred spatial location of density.
- Misaligned developer and policy objectives regarding housing supply and dwelling typologies.
- Amenity impact of infill development, including reduced tree canopy, increased traffic/parking issues and loss of suburban character.
- Poor liveability and sustainability of medium density housing.
- Limited access to housing and reduced housing affordability.

These findings from community consultation, in conjunction with a dwelling target review and supply and demand analysis, were investigated in Phase 2 (*aligned and informed understanding)* with an issues paper presented to Council. No community consultation was undertaken in Phase 2 as this was an opportunity to further investigate in detail the issues identified in Phase 1.

The Local Planning Strategy review is currently in Phase 3 (*strategic options*). APP Group and Hames Sharley have been engaged to develop strategic options for the spatial allocation of density and dwelling typologies in the City. This will include two rounds of community and targeted stakeholder consultation from April to May and November to early December 2025 including:

- Elected Member briefings.
- Community online survey ('Have Your Say').
- Targeted meetings for key commercial owners and institutions.
- Targeted community drop-in sessions for the City's residents.
- Targeted meetings for community organisations and ratepayer's associations.

The strategic options developed are intended to address the issues raised in previous consultation and test options for the location of density with stakeholders. These findings and the recommended option will then be presented to Council to inform development of a new Local Planning Strategy through phases 4 and 5 of the Local Planning Strategy review.

5. Officer's comments

5.1 Local Planning Strategy

Review of the City's Local Planning Strategy is a significant project that is being progressed through five detailed phases including a concurrent 'housing review' and 'other matters review'. Research undertaken during Phase 2 of the strategy review identified that there is adequate appropriately zoned land for the City to achieve its infill target within key planning areas, which also does not account for infill across the City's remaining residential areas and lower order centres.

Therefore, although projections completed through a dwelling target review exercise in 2023 indicate that the City will not meet its infill target based on the current rate of housing development, it is important to recognise that the current housing market within the City of Joondalup and the Perth Metropolitan Region more broadly is struggling to deliver medium and high density infill housing. Although planning constraints can be a barrier to delivering housing, there are also significant labour shortage, construction cost and other issues which have a substantially greater impact on housing supply and are largely outside the City's control.

Consultation through the housing review to date has also identified some concern to increased infill across the City due to a range of concerns including amenity impacts, poor liveability and incompatibility with existing suburban residential character. As outlined earlier in this report, Phase 3 of the Local Planning Strategy review will involve further significant community consultation and engagement with key stakeholders to identify strategic options for how the spatial allocation of density throughout the City could be approached. The options developed will have consideration to the City's infill target outlined in the *North-West Sub-Regional Framework*.

The research undertaken in the 'other matters' review has identified that further work is required to address the requirements of the State planning framework. Additionally, the City's current Local Planning Strategy is acknowledged as being inconsistent with the structure outlined in the LPS Guidelines. It is therefore considered appropriate that a new strategy be developed in Phase 4 of the Local Planning Strategy review, with the statutory approval process through the WAPC to be commenced in Phase 5. This will facilitate the City's existing (DPLH endorsed) project approach and producing a contemporary local planning strategy which can inform any required amendments to LPS3.

5.2 Local Planning Scheme

LPS3 is formatted consistently with the LPS Regulations and has been amended periodically to align with changes to those regulations. As identified earlier in this report, there have been recent updates to the LPS Regulations which necessitate the further amendments to LPS3 noted in Table 8 below. Excluding these amendments, it is considered that LPS3 is effectively regulating land use and development throughout the City, noting that the Local Planning Strategy review has identified that there is sufficient capacity for the City to meet its infill housing target.

Theme	Amendment required	Status
Short-term rental accommodation	Amending/deleting the existing relevant short-term accommodation definitions and land use permissibility and replacing these with the new short-term rental accommodations definitions and land use permissibility to align with the LPS Regulations.	In progress
Structure plan normalisation	Normalisation of structure plan zonings, and, where appropriate, development provisions for structure plans which are no longer required.	In progress
Car parking – cash in lieu	Delete provisions related to cash in-lieu of car parking.	Future amendment
Development contributions for infrastructure	Delete provisions related to development contributions for infrastructure (State Planning Policy 3.6).	Future amendment
Administrative changes	Minor updates to typographical errors, improvements for scheme legibility and deleting superseded references, including (but not limited to) the following elements of LPS3: • Amending clauses 29 and 30 to read planning codes into the scheme rather than state planning policies. • Updating the 'Private Community Purposes' zone to the 'Private Clubs, Institutions and Places of Worship' zone. • Reviewing zone objectives to ensure they align with the LPS Regulations (Table 2). • Review definitions and land use terms used (clauses 37 and 38) for consistency with the LPS Regulations.	Future amendment

Table 8: LPS3 amendments required

It is acknowledged that the Local Planning Strategy review may identify the need for further amendments to LPS3. The extent of potential amendments is unknown at this point, however the following areas at a minimum will require further investigation:

- The density allocation of residential areas, particularly in relation to existing housing opportunity areas.
- Consideration of whether introducing any restrictions on short-term rental accommodation and tourist accommodation using locational criteria is appropriate.
- The need for a special control area in relation to coastal hazard risks in accordance with SPP 2.6 (which will also be considered through the City's draft revised CHRMAP).
- Development provisions related to providing accommodation for the City's ageing population and those in need of greater support services.
- Identifying actions required to align with state planning policies (following on from the existing work undertaken in Appendix 5).
- Whether the framework for the City's main activity centres (Joondalup, Warwick and Whitford) is sufficient to facilitate appropriate development, noting that the *Joondalup*

Activity Centre Plan and *Whitford Activity Centre Structure Plan* will require review over the next few years before their expiry, and no activity centre plan/precinct structure plan currently exists for the Warwick Activity Centre.

It is anticipated that in addition to the relatively minor amendments listed in Table 8 of this report, the outcomes of the Local Planning Strategy review can be readily incorporated into LPS3 through further amendments subject to consultation with DPLH. It is therefore recommended that LPS3 be amended rather than a new local planning scheme be prepared.

6. Recommendations

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that:

1. The City of Joondalup Local Planning Scheme No. 3 be amended to align with the deemed and model provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, with the potential for further scheme amendments to be considered following the outcomes of the Local Planning Strategy review.

2. A new local planning strategy be prepared and the existing Local Planning Strategy revoked when the new strategy comes into effect, which will be completed in phases 4 and 5 of the City's ongoing Local Planning Strategy review.

7. Appendices

7.1 Appendix 1 – Gazetted amendments to LPS3

Gazetted amendments		
Amendment No.	**Amendment summary**	**Gazettal date**
1	Rezoning portion of Lot 1 (16) Sunlander Drive, Currambine from 'Residential' to 'Commercial' and 'Mixed Use'.	19 June 2020
2	Amended the designation of portion of Lot 600 (76) Treetop Avenue, Edgewater from the 'Residential' zone to the 'Public Purposes' local reserve and removing the density code.	20 December 2019
4	Adding the following to Schedule A – Supplemental Provisions to the Deemed Provisions: Part 6A – Design Review 60A. The Local Government may appoint a Design Review Panel for the purpose of considering and advising Local Government with respect to applications and/or planning documents. 60B. The Local Government shall prepare and adopt a local planning policy that details the operation of the Design Review Panel and specifies the matters on which the Design Review Panel will be consulted. 60C. When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation. Clause 67 (zc) Include any advice of a Design Reference Panel.	18 February 2020
5	Update Clause 26 to include changes for residential areas where a dual coding applies (Housing Opportunity Areas). Update scheme map to depict the walkable catchments as described in Clause 26(7).	29 January 2021

Gazetted amendments		
Amendment No.	**Amendment summary**	**Gazettal date**
6	Changing the land use permissibility of 'Grouped Dwelling' and 'Multiple Dwelling' in the 'Private Community Purposes' zone in Table 3 Zoning Table from 'D' to 'X'; Rezoning Lot 19 (2) Barradine Drive, Craigie, from 'Private Community Purposes' to 'Residential' and applying the R40 density code; Inserting additional uses No. 15 to 17 in Table 4 'Specified additional uses for zoned land in Scheme area'.	11 June 2021
7	Rezoning the land within the Cook Avenue Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and applying the 'R25' and 'R40' residential density codes.	29 January 2021
8	Omnibus update to incorporate changes to the *Planning and Development (Local Planning Schemes) Regulations 2015* and fix typographical errors.	18 August 2023
9	Rezone the land within the Camberwarra Local Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and apply a residential density coding 'R30', 'R40, 'R50' and 'R60' to the properties located within the structure plan area.	17 June 2022
10	Rezone the land within the Craigie High School Site Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves and apply a residential density coding of 'R20', 'R25', 'R30' and 'R40' to the properties located within the structure plan area.	16 August 2022
11	Changing the land use permissibility of 'Cinema/Theatre' in the 'Commercial' zone in Table 3 Zoning Table from 'D' to 'P'. Changing the land use permissibility of 'Cinema/Theatre', 'Medical Centre' and 'Reception Centre' in the 'City Centre' precinct of Table 3b Joondalup Activity Centre Zoning Table from 'D' to 'P'.	30 May 2023
12	Inserting additional use No. 18 in Table 4 'Specified additional uses for zoned land in Scheme area'. Amending the Scheme Map to designate the Additional Use by including an 'A18' notation over Lot 847 Tuart, Greenwood.	17 October 2023

Gazetted amendments		
Amendment No.	**Amendment summary**	**Gazettal date**
13	Rezoning the land within the MacNaughton Crescent Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road reserves and applying the 'R25', R30' and 'R40' residential density codes.	22 September 2023
14	Rezoning the area designated as 'Residential' under the *Marmion Structure Plan* from 'Urban Development' to 'Residential' and applying the 'R20' residential code to this area; Reclassifying Magpie Park Lot 8000 (12) Ozone Road, Marmion from 'Urban Development' to 'Environmental Conservation'; Inserting requirement No. 4 to Table 6 'Additional requirements that apply to land in the Scheme Area'; Amending the scheme map accordingly.	24 November 2023
17	Rezoning the land within the Greenwood Local Structure Plan from 'Urban Development' to the 'Residential' zone and the 'Public Open Space' and 'Local Road' reserves. Applying the 'R40', 'R60' and 'R80' residential density codes in accordance with the Greenwood Local Structure Plan.	14 February 2025

7.2 Appendix 2 –Amendments to LPS3 in progress

Amendments in progress		
Amendment No.	**Amendment summary**	**Amendment status**
15	Rezone the western portion of Lot 36 (95) Woodvale Drive, Woodvale from 'Rural' to 'Residential' and a 967m2 portion of Lot 28 (67) Woodvale Drive, Woodvale from 'Private Community Purposes' to 'Residential' and apply a residential density code of 'R30'.	Submitted to the WAPC
16	Reclassify areas as depicted in Attachment 1 of Item 13.1.5 (12 December 2023) from 'Public Open Space' reserve to 'Environmental Conservation' reserve.	Submitted to the WAPC
18	Rezone the land within the *Currambine Structure Plan* from 'Urban Development' to the 'Commercial' and 'Residential' zones and the 'Civic and Community', 'Drainage/Waterway', 'Local Road' and 'Public Open Space' reserves. Apply the 'R20' and 'R40' residential density codes in accordance with the *Currambine Structure Plan*.	Submitted to the WAPC
19	Rezone the land within the *Kinross Neighbourhood Centre Structure Plan* from 'Centre' to the 'Commercial' and 'Residential' zones and the 'Civic and Community' and 'Local Road' reserves. Apply the 'R40' residential density code in accordance with the *Kinross Neighbourhood Centre Structure Plan*.	Submitted to the WAPC
Not yet assigned	LPS3 land use definition and permissibility amendments to align with the deemed provisions of the LPS Regulations in relation to short-term rental accommodation.	Currently being advertised

7.3 Appendix 3 – Local development plans

Local development plan	Approval date	Expiration date	Local development plan overview
Akin Currambine LDP	3 August 2023	3 August 2033	Development provisions for the residential lots within Currambine Akin Estate.
Burns Beach LDP	5 August 2021	5 August 2031	Development provisions for the residential lots within the Burns Beach Northern Design Precinct.
Currajong Crescent LDP	14 March 2019	14 March 2029	Development provisions for residential lots at HN30-40 Currajong Crescent, Craigie.
Greenwood LDP	26 October 2020	26 October 2030	Development provisions for residential lots at the former East Greenwood Primary School site.
Iluka LDP No. 1	16 July 2018	16 July 2028	Development provisions for the Iluka Local Centre (northern lots).
Iluka LDP No. 2	16 July 2018	16 July 2028	Development provisions for the Iluka Local Centre (southern lots).
MacNaughton Crescent LDP	2 October 2018	2 October 2028	Development provisions for residential lots along Darroch Loop and MacNaughton Crescent, Kinross.

7.4 Appendix 4 – Local planning policies

Local planning policy	Approval date	Date of last review	Local planning policy overview
Advertisements LPP	March 2021	March 2021	Provisions for advertising signage.
Alfresco Activities LPP	June 1999	In progress	Provisions for alfresco activities on City owned or managed land.
Childcare Premises LPP	June 1999	February 2022	Provisions for the siting and design of childcare premises.
Closure of Pedestrian Accessways LPP	April 2001	August 2020	Guidance for assessing closure of pedestrian accessways.
Coastal LPP	April 2017	December 2022	Considerations for development of lots subject to coastal hazard risks.
Commercial, Mixed Use and Service Commercial Zone LPP	October 2018	August 2023	Provisions for non-residential development on commercial, mixed use and service commercial zoned lots.
Consulting Rooms LPP	June 2013	March 2020	Provisions for consulting rooms in the residential zone.
Container Deposit Scheme Infrastructure LPP	August 2020	N/A	Provisions for infrastructure associated with container deposit schemes.
Development in Housing Opportunity Areas LPP	March 2021	In progress	Provisions for residential development within housing opportunity areas.
Development Proposals before the State Administrative Tribunal LPP	October 2005	March 2023	Procedures for planning decisions subject to review at the State Administrative Tribunal.
Environmentally Sustainable Design LPP	March 2011	December 2022	Provisions for environmentally sustainable design (excluding single and grouped dwellings, internal fit outs and minor extensions).
Home Business LPP	September 1999	May 2022	Provisions for home businesses.
Joondalup Design Review Panel LPP	May 2021	September 2024	Processes and referral requirements for planning proposals to the Joondalup Design Review Panel.
Light Industry Zone LPP	October 2018	August 2023	Provisions for development on land zoned light industry.

Local planning policy	Approval date	Date of last review	Local planning policy overview
McLarty Avenue LPP	June 2017	December 2022	Provisions for development within Lot 9000 Joondalup Drive and Lot 999 Piccadilly Drive, Joondalup.
Medium-density Single House Development Standards LPP	June 2017	December 2023	Provisions for development in specific lots within Kinross.
Minor Residential Development LPP	December 2022	N/A	Provisions for minor development on private property.
Non-residential Development in the Residential Zone LPP	October 2018	March 2020	Provisions for non-residential development in the residential zone.
Planning Consultation LPP	March 2020	December 2022	Procedures for community consultation of planning proposals.
Private Community Purposes Zone LPP	October 2018	In progress	Provisions for non-residential development on land zoned private community purposes.
Requests for Sale of Public Open Space Reserves LPP	September 2006	December 2022	Considerations for the sale of public open space reserves.
Residential Development LPP	December 2015	In progress	Provisions for residential development outside housing opportunity areas and in housing opportunity areas where designed for the base R20 code.
Short-term Accommodation LPP	September 2011	In progress	Provisions for short-term rental accommodation.
Subdivision and Dwelling Development Adjoining Areas of Public Open Space LPP	October 2009	November 2012	Provisions for subdivision and dwelling developments adjoining areas of public space.
Telecommunications Infrastructure LPP	December 2002	March 2020	Procedures for above ground telecommunications infrastructure (excluding low-impact facilities).

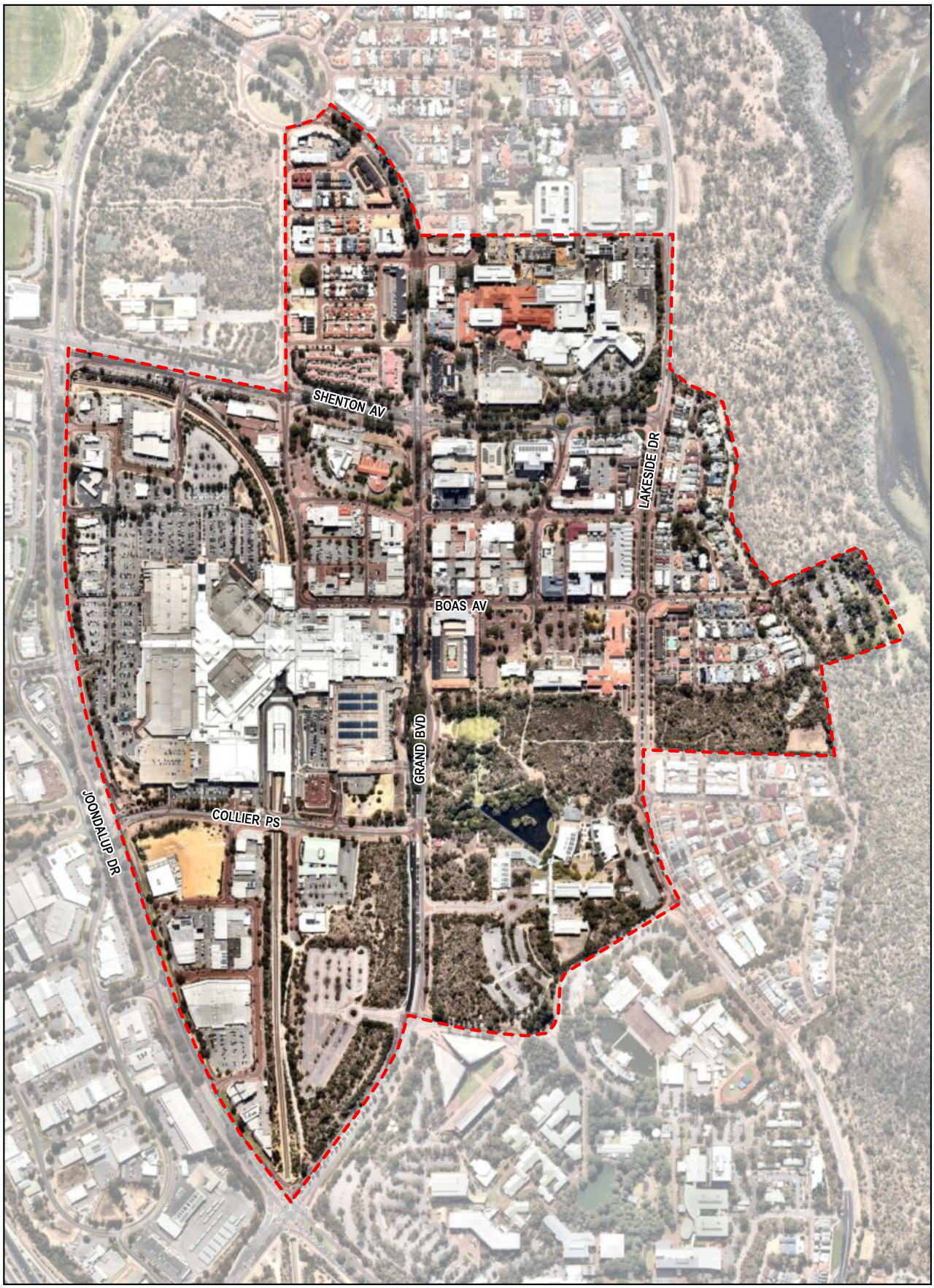
7.5 Appendix 5 – State planning policies and position statement review (2023)

State planning policy	Policy overview	Phase 2 actions
State Planning Policy 2.6: Coastal Planning (SPP 2.6)	SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to local governments that contain coastal areas. The purpose of the policy is to provide guidance for decision-making within the coastal zone including management of foreshore reserves and protecting, conserving and enhancing coastal values. SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.	**Phase 2 – Action not required.** *Future action:* Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
Draft *State Planning Policy 2.9: Planning for Water* (SPP 2.9)	SPP 2.9 seeks to ensure that planning and development considers appropriate water resource management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and wastewater infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.	**Phase 2 – Action not required.** *Future action:* Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
State Planning Policy 3.6: Infrastructure Contributions (SPP 3.6)	SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.	**Phase 2 – Internal review/investigation** Issue investigation paper to explore issues and options for development contribution schemes for infill development. *Future action:* Further action to address this State Planning Policy may be required as part of future project

State planning policy	Policy overview	Phase 2 actions
		phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)	SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasizes the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection. The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.	**Phase 2 – Action not required.** *Future action:* Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
Draft *State Planning Policy 4.2: Activity Centres for Perth and Peel* (SPP 4.2)	Draft SPP 4.2 and its Guidelines applies to the preparation and assessment of the relevant components of planning instruments that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. Draft SPP 4.2 seeks to provide a consistent approach for the planning and development of a hierarchy and network of activity centres that meets community needs, and provides economic and environmental benefits, enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed-use developments. The policy identifies that a needs analysis should be prepared as part of the background analysis step of preparing a local planning strategy. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected retail, commercial and entertainment land use needs of communities in a local government area and its surrounds. Draft SPP 4.2 encourages the preparation of precinct structure plans for strategic, secondary district and specialized activity centres. neighbourhood	**Phase 2 – Technical study:** Review of the Local Commercial Strategy to align with the requirements of the draft SPP 4.2. *Future action:* Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the review of the Local Commercial Strategy and strategic options development.

State planning policy	Policy overview	Phase 2 actions
	and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision maker.	
State Planning Policy 5.4: Road and Rail Noise (SPP 5.4)	SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations. This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply. SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors. SPP 5.4 is supplemented by the Road and Rail Noise Guidelines.	**Phase 2 – Action not required.** *Future action:* Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.
State Planning Policy 7.2: Precinct Design (SPP 7.2)	SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognizes that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them. Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.	**Phase 2 – Technical study:** Review of the Local Commercial Strategy to align with the requirements of the SPP 7.2. *Future action:* Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the Local Commercial Strategy review and strategic options development.
Residential Accommodation for	This position statement has been prepared by the WAPC to outline the requirement to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. The	**Phase 2 – Internal review/investigation:**

State planning policy	Policy overview	Phase 2 actions
Ageing Persons Position Statement	position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	Issues investigation paper to undertake preliminary work required to address the requirements of the WAPC's Residential Accommodation for Ageing Persons Position Statement to inform spatial options.
Draft Planning for Tourism Position Statement	The intent of his position statement is to guide the appropriate location and management of tourism land uses through the planning framework and: • Facilitate acceptable development of new and evolving tourism opportunities • Provide high-level of amenity in tourism areas • Deliver quality land use planning outcomes	**Phase 2 – Action not required.** *Future action:* Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.


SHENTON AV
LAKESIDE DR
BOAS AV
GRAND BVD
COLLIER PS
JOONDALUP DR
0 50 100 200 300 400
Meters
City of Joondalup

Alfresco Activities Local Planning Policy

Responsible directorate: Planning and Community Development

Objective:

- To ensure alfresco activities are appropriate to the character and functions of the area in which they are proposed to be located.
- To encourage high quality, pedestrian friendly, street-activated development that integrates with surrounding areas and enhances the streetscape whilst limiting any impact on adjoining properties.
- To ensure any alfresco activities and incidental structures do not impact on the movement of pedestrians and vehicles, and do not impact on the future works required within the road reserve.
- To maintain an open and accessible public space that retains the functionality and appearance of being publicly available to all pedestrians, whether paying customers or not.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy shall apply to all alfresco activities situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

"alfresco activities" means the consumption of food and beverages by the general public that are located generally within the verge which are an extension of an existing adjacent business.

"alfresco zone" means the area of the verge or other public space where alfresco activities are permitted.

"kerbside zone" means the area between the road and the alfresco zone, which ensures that adequate space is provided between the alfresco zone and roadside activities.

"pedestrian zone" means the area that provides a continuous and unobstructed pathway.

"regional road" means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

"verge" means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

"visually permeable" means the same as that defined under the *State Planning Policy 7.3: Residential Design Codes*.

4. Statement:

The City encourages alfresco activities as a means of increasing vibrancy and choice for residents and visitors. It seeks to achieve this in a balanced way by employing a system of zones which take into consideration pedestrian safety, traffic flow and local amenity for residents and other commercial operators. As such, this local planning policy has been developed as a framework to guide the planning approval process for alfresco activities.

5. Details:

In determining the appropriateness of any alfresco activities within the City of Joondalup, the following will apply:

5.1. Alfresco location:

a. Notwithstanding the Zone configurations identified below, all alfresco activities shall provide a 1 metre minimum setback from bus stops, fire hydrants, public telephones, electrical distribution boxes or any other public infrastructure.

b. Alfresco activities located outside of the site-specific areas identified in Figures 2 and 3 are to comply with the following and be configured in the manner illustrated in Figure 1:

Pedestrian zone:	2 metres minimum width.
Alfresco zone:	Any area between the pedestrian zone and the kerbside zone.
Kerbside zone:	0.5 metres (kerbside zone abuts on-street parking) or 1 metre minimum (kerbside zone abuts a lane of traffic)

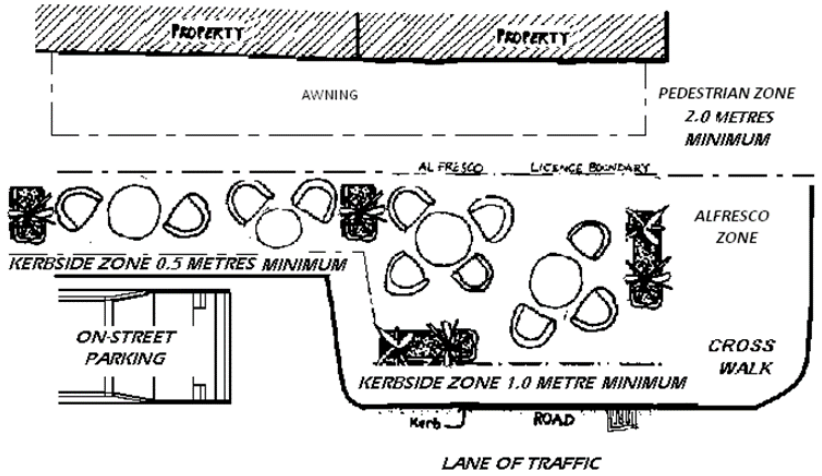


Figure 1. General standard for alfresco location

c. Alfresco activities located on Lakeside Drive or Central Walk are to comply with the following and be configured in the manner illustrated in Figure 2 or 3 respectively:

Lakeside Drive:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

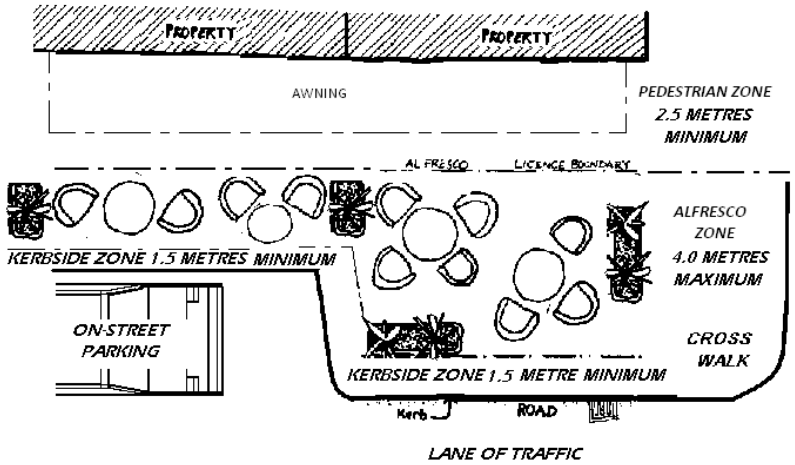


Figure 2. Alfresco Location for Lakeside Drive

Central Walk:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

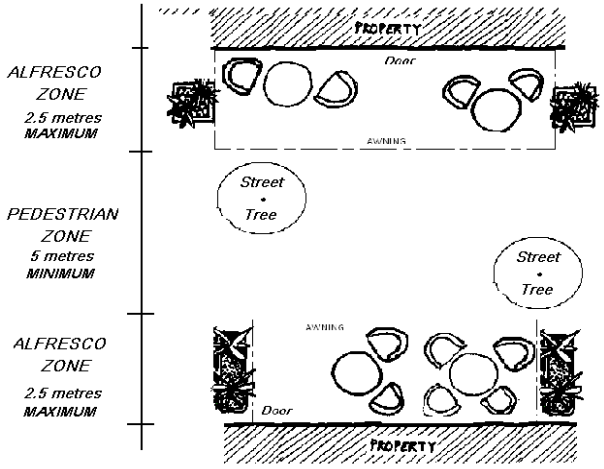


Figure 3. Alfresco location for Central Walk

d. For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, alfresco activities may abut the building along both frontages and be located beneath awnings where provided in accordance with Figure 4.

Alfresco activities located along the Boas Avenue frontage must conform to the dimensions for the Alfresco, Pedestrian and Kerbside zones as specified in Figure 1.

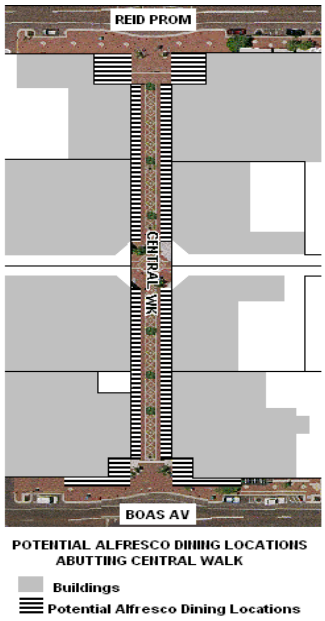


Figure 4. Alfresco location for buildings abutting Central Walk – between Boas Avenue and Reid Promenade

5.2. Planning requirements:

a. The proposed alfresco activities must be associated with, and located adjacent to, a commercial tenancy which prepares and serves food and beverages to customers which has been granted planning approval by the City or is a permitted ("P") as designated under the City's *Local Planning Scheme No 3*.

b. Consideration may be given to alfresco activities which extend beyond the area directly adjacent a commercial tenancy; however, this will require development approval to be issued prior to commencement and will be determined on a case-by-case basis taking into account the objectives of this policy, *Local Planning Scheme No 3* and any relevant activity/structure plan.

c. Alfresco activities may include the following within the applicable alfresco zone:

   i. non-permanent furniture or fixtures, including but not limited to, fencing/ barriers, planter boxes, umbrellas, chairs and tables, and may include signage affixed to this furniture which is associated with the approved use of the adjacent tenancy.

   ii. Café-blinds which are retractable, clear (visually permeable), contained within the alfresco zone and do not require any additional posts or support structures which are permanent in nature.

   iii. All works, furniture and structures are removed from the alfresco zone outside of the operating hours of the associated business.

d. Alfresco activities may not include:

   i. Permanent furniture, fixtures or structures.

   ii. Signage which is not affixed to any permitted furniture, fixtures or barriers and/or signage which is not incidental with the approved use of the adjacent tenancy.

   iii. Any retail display/sale of goods from the alfresco zone.

   iv. Any other use/development which is not incidental or associated with the operation of the adjacent tenancy.

5.3. Management

a. The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction (to the satisfaction of the City) of the street carriageway, footpath, verge infrastructure or any part thereof arising from the alfresco activities.

b. Council will accept no responsibility or liability for any interruption to business caused by the need for Council, other Authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the alfresco activities.

6. Requirement for development approval:

a. In accordance with Schedule 2, Part 7, clause 61(2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), any proposed alfresco activities which demonstrate compliance with the provisions of this policy (to the satisfaction of the City) is exempt from the need for development approval.

b. The City's Alfresco Activities Checklist must be completed by the applicant to certify compliance with the provisions of this policy and be submitted with an application for an Outdoor Eating Permit.

c. If the proposed alfresco activities do not comply with any of the provisions of this policy, the proposal will not be exempt from the requirement to obtain development approval and an Application to Commence Development form (and associated fee) will need to be submitted to the City and approved prior to the lodgement of an application for an Outdoor Eating Permit.

7. Public consultation:

a. Refer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	August 2020 CJ119-08/20
Related documentation:	• City of Joondalup Alfresco Activities Checklist • City of Joondalup Local Planning Scheme No 3 • Local Government and Public Property Local Law 2014 • Metropolitan Region Scheme • Planning and Development (Local Planning Scheme) Regulations 2015 • State Planning Policy 7.3: Residential Design Codes
File reference:	03360

Alfresco ~~Activities~~ Spaces Local Planning Policy

Responsible directorate: Planning and Community Development

Objective:

~~To ensure alfresco activities are appropriate to the character and functions of the area in which they are proposed to be located.~~

~~To encourage high quality, pedestrian friendly, street-activated development that integrates with surrounding areas and enhances the streetscape whilst limiting any impact on adjoining properties.~~

~~To ensure any alfresco activities and incidental structures do not impact on the movement of pedestrians and vehicles, and do not impact on the future works required within the road reserve.~~

~~To maintain an open and accessible public space that retains the functionality and appearance of being publicly available to all pedestrians, whether paying customers or not.~~

- To support businesses seeking to contribute to the activation of the public realm through the provision of alfresco spaces by reducing the regulatory burden of the planning framework.
- To exempt certain forms of alfresco spaces from the requirement for development approval.
- To provide a framework for the assessment of development applications which are required for certain forms of alfresco spaces.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy shall apply to all alfresco ~~activities~~ spaces situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

"alfresco ~~activities~~spaces" means extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

~~means the consumption of food and beverages by the general public that are located generally within the verge which are an extension of an existing adjacent business.~~

"**public realm**" means all public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.

"regional road" means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

"temporary furniture" means furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.

"verge" means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

"vergelet" means furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.

~~**"alfresco zone"** means the area of the verge or other public space where alfresco activities are permitted.~~

~~**"kerbside zone"** means the area between the road and the alfresco zone, which ensures that adequate space is provided between the alfresco zone and roadside activities.~~

~~**"pedestrian zone"** means the area that provides a continuous and unobstructed pathway.~~

~~**"visually permeable"** means the same as that defined under the *State Planning Policy 7.3: Residential Design Codes*.~~

4. Statement:

~~The City encourages alfresco activities as a means of increasing vibrancy and choice for residents and visitors. It seeks to achieve this in a balanced way by employing a system of zones which take into consideration pedestrian safety, traffic flow and local amenity for residents and other commercial operators. As such, this local planning policy has been developed as a framework to guide the planning approval process for alfresco activities.~~

The *Planning and Development (Local Planning Schemes) Regulations 2015* identify development which is exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional development that is exempt from development approval.

The City recognises the benefits provided by alfresco spaces, which can contribute to the activation and vibrancy of the public realm. This local planning policy provides exemptions from the need to obtain development approval for some forms of alfresco spaces. Where an

application for development approval is required, this local planning policy provides a framework to guide the assessment of development applications.

5. Details:

~~In determining the appropriateness of any alfresco activities within the City of Joondalup, the following will apply:~~

~~5.1. Alfresco location:~~

~~a. Notwithstanding the Zone configurations identified below, all alfresco activities shall provide a 1 metre minimum setback from bus stops, fire hydrants, public telephones, electrical distribution boxes or any other public infrastructure.~~

~~b. Alfresco activities located outside of the site-specific areas identified in Figures 2 and 3 are to comply with the following and be configured in the manner illustrated in Figure 1:~~

Pedestrian zone:	2 metres minimum width.
Alfresco zone:	Any area between the pedestrian zone and the kerbside zone.
Kerbside zone:	0.5 metres (kerbside zone abuts on-street parking) or 1 metre minimum (kerbside zone abuts a lane of traffic)

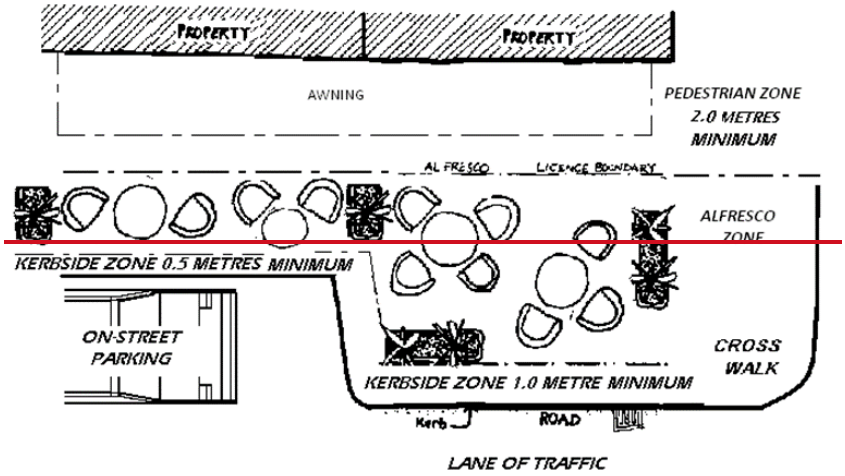


Figure 1. General standard for alfresco location

c. Alfresco activities located on Lakeside Drive or Central Walk are to comply with the following and be configured in the manner illustrated in Figure 2 or 3 respectively:

Lakeside Drive:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

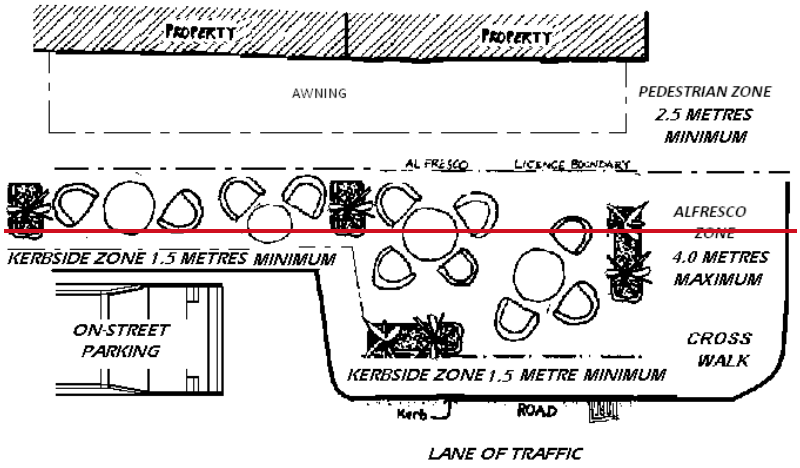


Figure 2. Alfresco Location for Lakeside Drive

Central Walk:	
Pedestrian zone:	2.5 metres minimum width
Alfresco zone:	Any area between the pedestrian zone and kerbside zone
Kerbside zone:	1.5 metres minimum width

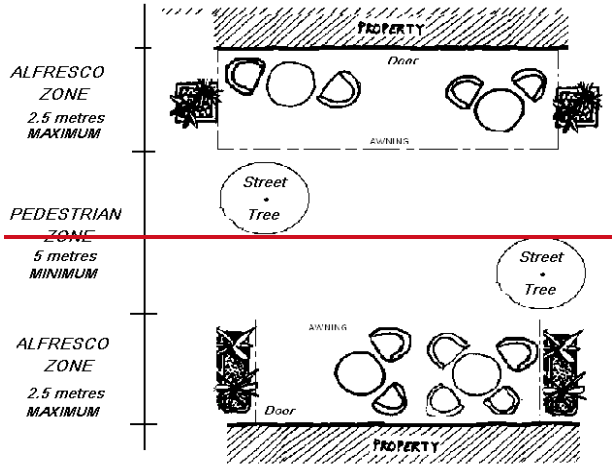


Figure 3. Alfresco location for Central Walk

d. For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, alfresco activities may abut the building along both frontages and be located beneath awnings where provided in accordance with Figure 4.

Alfresco activities located along the Boas Avenue frontage must conform to the dimensions for the Alfresco, Pedestrian and Kerbside zones as specified in Figure 1.

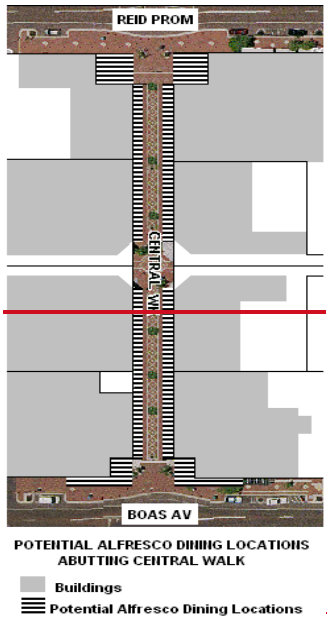


Figure 4. Alfresco location for buildings abutting Central Walk – between Boas Avenue and Reid Promenade

~~**5.2. Planning requirements:**~~

~~a. The proposed alfresco activities must be associated with, and located adjacent to, a commercial tenancy which prepares and serves food and beverages to customers which has been granted planning approval by the City or is a permitted ("P") as designated under the City's *Local Planning Scheme No 3*.~~

~~b. Consideration may be given to alfresco activities which extend beyond the area directly adjacent a commercial tenancy; however, this will require development approval to be issued prior to commencement and will be determined on a case-by-case basis taking into account the objectives of this policy, *Local Planning Scheme No 3* and any relevant activity/structure plan.~~

~~c. Alfresco activities may include the following within the applicable alfresco zone:~~

~~i. non-permanent furniture or fixtures, including but not limited to, fencing/ barriers, planter boxes, umbrellas, chairs and tables, and may include signage affixed to this furniture which is associated with the approved use of the adjacent tenancy.~~

~~ii. Café blinds which are retractable, clear (visually permeable), contained within the alfresco zone and do not require any additional posts or support structures which are permanent in nature.~~

~~iii. All works, furniture and structures are removed from the alfresco zone outside of the operating hours of the associated business.~~

~~d. Alfresco activities may not include:~~

~~i. Permanent furniture, fixtures or structures.~~

~~ii. Signage which is not affixed to any permitted furniture, fixtures or barriers and/or signage which is not incidental with the approved use of the adjacent tenancy.~~

~~iii. Any retail display/sale of goods from the alfresco zone.~~

~~iv. Any other use/development which is not incidental or associated with the operation of the adjacent tenancy.~~

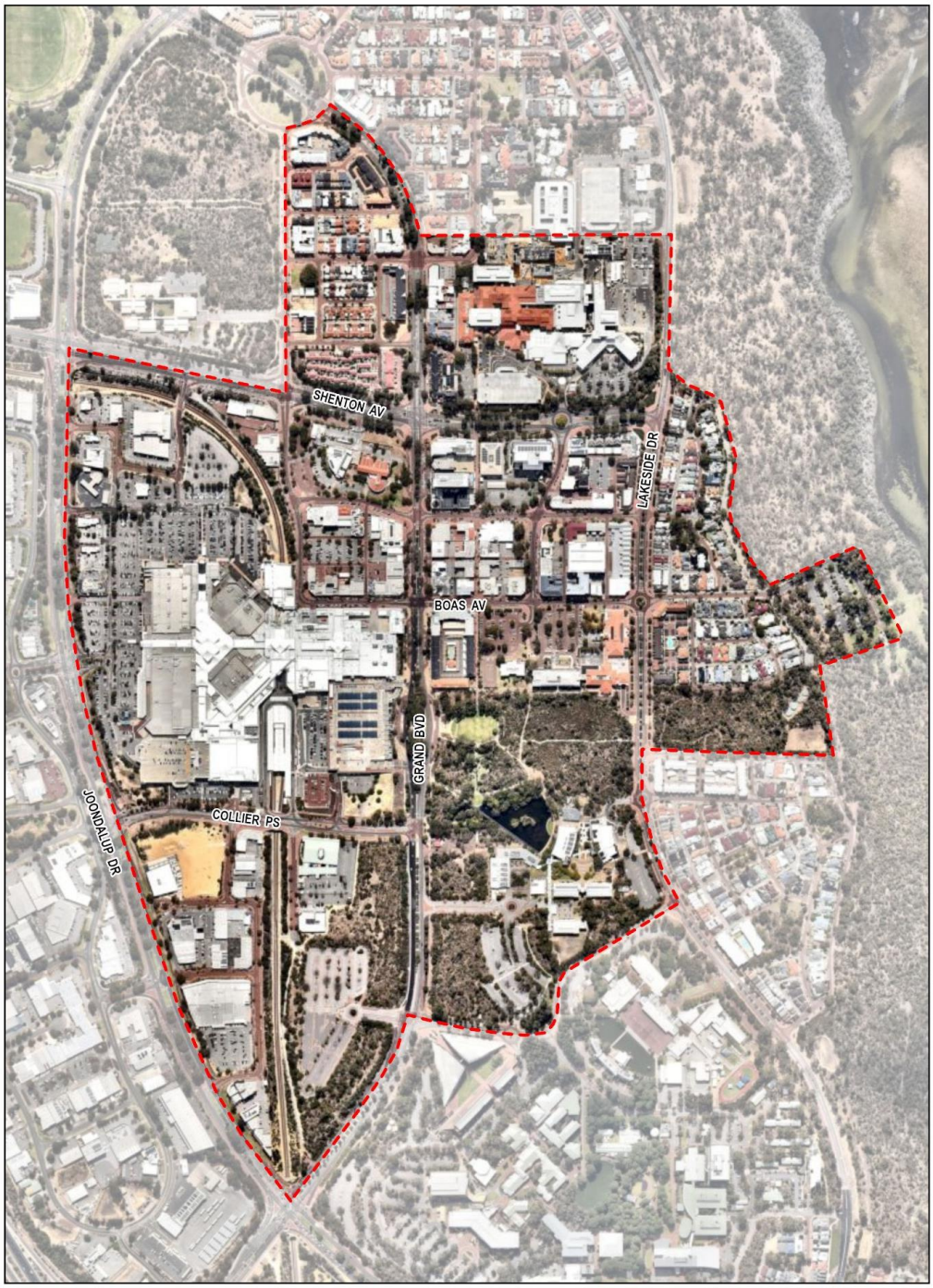
5.1. Exemptions from development approval

The Alfresco Spaces Exemptions table of this local planning policy (Table 1) applies to the forms of alfresco spaces as stated. Where an application for development approval is required, the proposed development will be assessed against the corresponding 'Development Objectives' set out in Table 1. Additional guidance for each form of alfresco space is provided in the 'Guidance' column.

Table 1 – Alfresco Spaces Exemptions

Form of alfresco space	**Development approval requirements**	**Development Objectives**	**Guidance**
Temporary furniture	Exempt from the need for development approval.	Refer to the *Alfresco Spaces Guidelines*.	A permit is required under the *Local Government and Public Property Local Law 2014* - refer to the *Alfresco Spaces Guidelines*.
Vergelets	Within the Joondalup City Centre (refer Figure 1) • Exempt from the need for development approval. Outside of the Joondalup City Centre (refer Figure 1) • Development approval required.	Refer to the *Alfresco Spaces Guidelines*.	A permit is required under the *Local Government and Public Property Local Law 2014* - refer to the *Alfresco Spaces Guidelines*.
Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	Development approval required.	Proposed development is to: a) Be high-quality and pedestrian friendly. b) Integrate with the surrounding area and enhance the streetscape. c) Be appropriate to the character and functions of the area in which they are located. d) Not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required in the public realm. e) Maintain an open public realm which is accessible to all.	Assessment of development application is to have regard to the *Alfresco Spaces Guidelines*.

Figure 1 – Joondalup City Centre



~~5.3. Management~~

~~a. The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction (to the satisfaction of the City) of the street carriageway, footpath, verge infrastructure or any part thereof arising from the alfresco activities.~~

~~b.~~a. ~~Council will accept no responsibility or liability for any interruption to business caused by the need for Council, other Authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the alfresco activities.~~

~~Requirement for development approval:~~

~~a. In accordance with Schedule 2, Part 7, clause 61(2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), any proposed alfresco activities which demonstrate compliance with the provisions of this policy (to the satisfaction of the City) is exempt from the need for development approval.~~

~~b. The City's Alfresco Activities Checklist must be completed by the applicant to certify compliance with the provisions of this policy and be submitted with an application for an Outdoor Eating Permit.~~

~~c. If the proposed alfresco activities do not comply with any of the provisions of this policy, the proposal will not be exempt from the requirement to obtain development approval and an Application to Commence Development form (and associated fee) will need to be submitted to the City and approved prior to the lodgement of an application for an Outdoor Eating Permit.~~

5.2 Public consultation:

Where a development application is required, ~~R~~refer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	Alfresco Activities Local Planning Policy
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	~~August 2020 CJ119-08/20~~Month 2024 (CJXXX-XX/XX)
Related documentation:	~~• City of Joondalup Alfresco Activities Checklist~~ • Alfresco Spaces Guidelines • City of Joondalup Local Planning Scheme No 3 • Local Government and Public Property Local Law 2014 • Metropolitan Region Scheme

- Planning and Development (Local Planning Scheme) Regulations 2015
- ~~State Planning Policy 7.3: Residential Design Codes~~

File reference: 03360

Alfresco Spaces Local Planning Policy

Responsible directorate: Planning and Community Development

Objective:

- To support businesses seeking to contribute to the activation of the public realm through the provision of alfresco spaces by reducing the regulatory burden of the planning framework.
- To exempt certain forms of alfresco spaces from the requirement for development approval.
- To provide a framework for the assessment of development applications which are required for certain forms of alfresco spaces.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy shall apply to all alfresco spaces situated on City owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

"alfresco spaces" means extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

"**public realm**" means all public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.

"regional road" means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

"temporary furniture" means furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.

"verge" means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

"vergelet" means furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.

4. Statement:

The *Planning and Development (Local Planning Schemes) Regulations 2015* identify development which is exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional development that is exempt from development approval.

The City recognises the benefits provided by alfresco spaces, which can contribute to the activation and vibrancy of the public realm. This local planning policy provides exemptions from the need to obtain development approval for some forms of alfresco spaces. Where an application for development approval is required, this local planning policy provides a framework to guide the assessment of development applications.

5. Details:

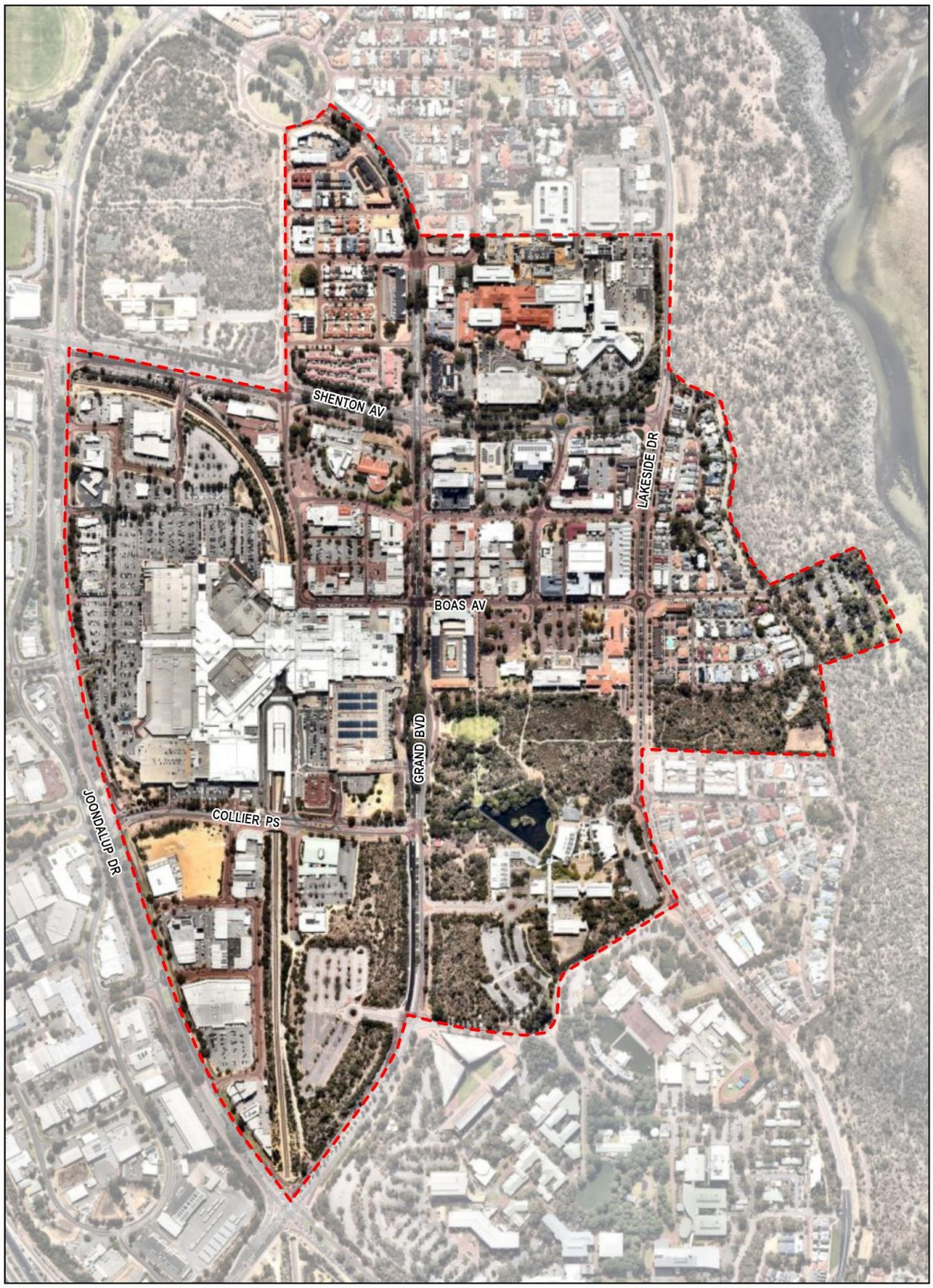
5.1. Exemptions from development approval

The Alfresco Spaces Exemptions table of this local planning policy (Table 1) applies to the forms of alfresco spaces as stated. Where an application for development approval is required, the proposed development will be assessed against the corresponding 'Development Objectives' set out in Table 1. Additional guidance for each form of alfresco space is provided in the 'Guidance' column.

Table 1 – Alfresco Spaces Exemptions

Form of alfresco space	Development approval requirements	Development Objectives	Guidance
Temporary furniture	Exempt from the need for development approval.	Refer to the *Alfresco Spaces Guidelines*.	A permit is required under the *Local Government and Public Property Local Law 2014* - refer to the *Alfresco Spaces Guidelines*.
Vergelets	Within the Joondalup City Centre (refer Figure 1) • Exempt from the need for development approval. Outside of the Joondalup City Centre (refer Figure 1) • Development approval required.	Refer to the *Alfresco Spaces Guidelines*.	A vergelet agreement is required under the *Local Government and Public Property Local Law 2014* - refer to the *Alfresco Spaces Guidelines*. Assessment of development application is to have regard to the *Alfresco Spaces Guidelines*.
Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	Development approval required.	Proposed development is to: a) Be high-quality and pedestrian friendly. b) Integrate with the surrounding area and enhance the streetscape. c) Be appropriate to the character and functions of the area in which they are located. d) Not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required in the public realm. e) Maintain an open public realm which is accessible to all.	Assessment of development application is to have regard to the *Alfresco Spaces Guidelines*.

Figure 1 – Joondalup City Centre



5.2 Public consultation:

Where a development application is required, refer to the City's *Planning Consultation Local Planning Policy*.

Creation date:	June 1999 CJ213-06/99
Formerly:	Alfresco Activities Local Planning Policy
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20
Last reviewed:	Month 2024 (CJXXX-XX/XX)
Related documentation:	• Alfresco Spaces Guidelines • City of Joondalup Local Planning Scheme No 3 • Local Government and Public Property Local Law 2014 • Metropolitan Region Scheme • Planning and Development (Local Planning Scheme) Regulations 2015
File reference:	03360

City of Joondalup



Alfresco Spaces Guidelines

Contents

1.	Background	3
2.	Purpose	3
3.	Objectives	3
4.	Forms of Alfresco Spaces	4
5.	Location requirements	5
6.	Design requirements	10
7.	Management requirements	11
8.	Application process	12
9.	Definitions	14



1. Background

A key focus of the City of Joondalup *Place Activation Strategy* is the activation of the City's places and neighbourhoods to support a unique, iconic identity. **Alfresco spaces** are encouraged as a means of increasing vibrancy and activation of the **public realm**.

2. Purpose

The purpose of the Alfresco Guidelines is to provide guidance on the permissibility, location and design requirements, approval process and management responsibilities for proposals to deliver **alfresco spaces** in the **public realm**.

3. Objectives

- To encourage high quality, pedestrian friendly **alfresco spaces** that integrate with surrounding areas and enhance the streetscape.
- To ensure **alfresco spaces** are appropriate to the character and functions of the area in which they are located.
- To ensure **alfresco spaces** do not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required within the public realm.
- To maintain an open **public realm** which is accessible to all.



4. Forms of Alfresco Spaces

Alfresco Spaces

Alfresco spaces are extensions of existing businesses into the adjacent **public realm**. These spaces may or may not be designed for the consumption of food and beverages.

Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

These Guidelines provide for the following forms of **alfresco spaces**:



Temporary furniture

Furniture that is not fixed in place and that is removed from the **public realm** outside of the operating hours of the associated business.



Vergelet

Furniture that may remain in the **public realm** outside of the operating hours of the associated business.

Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.



5. Location requirements

5.1 The following table outlines where **alfresco spaces** may be supported:

		Joondalup City Centre (refer Figure 1)	Outside Joondalup City Centre (refer Figure 1)
Form of alfresco space	**Temporary furniture**	Supported	Supported
	Vergelets	Supported	May be supported on a case-by-case basis, subject to discussion with the City

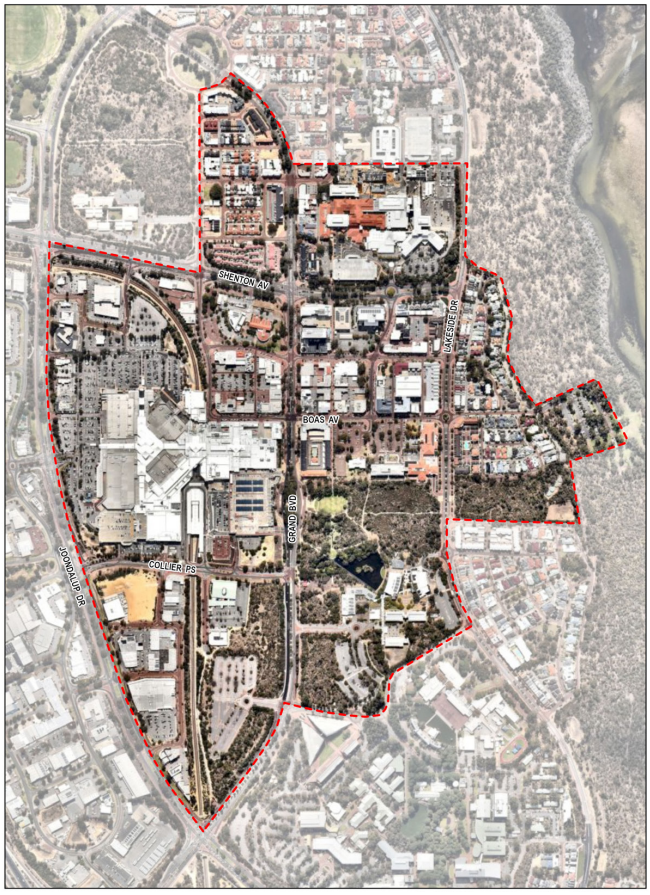


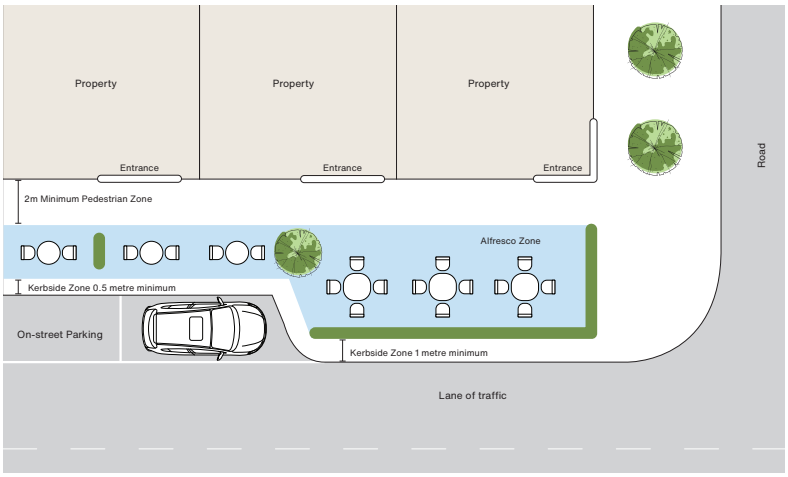
Figure 1 - Joondalup City Centre, as defined in the *Joondalup City Centre Place Activation Plan*

5.2 The following location requirements apply to both **temporary furniture** and **vergelets**:

Location requirements	
a	To be located within City owned or managed land, typically within a **verge** (excluding **verges** within **regional road** reserves).
b	To be completely contained within the **alfresco zone**, as illustrated in **Figure 2**. No furniture or fixtures associated with the **alfresco space** are to protrude into the **pedestrian zone** or **kerbside zone**.
c	To be associated with, and located adjacent to, a commercial tenancy which has been granted development (planning) approval by the City or is a permitted ("P") as designated under the City's *Local Planning Scheme No 3*.
d	Where the **alfresco space** is proposed to encroach in front of an adjacent property/business, the location must be supported by the adjacent owner and tenant.
e	Notwithstanding the configurations identified in **Figure 2**, all **alfresco spaces** are to provide the following: i. 0.5 metre minimum setback from service pits. ii. 1 metre minimum setback from tree bases, bus stops, fire hydrants, public telephones or any other public infrastructure not specifically referred to in this section. iii. 1.5m minimum setback from street light poles and electricity poles. iv. 4m minimum setback from electrical distribution boards. v. Setbacks from intersections and pram ramps in accordance with **Figure 3**.

Figure 2 – Configurations for alfresco space locations

a) General



Pedestrian zone

2 metres minimum width

Alfresco zone

Any area between the **pedestrian zone** and the **kerbside zone**

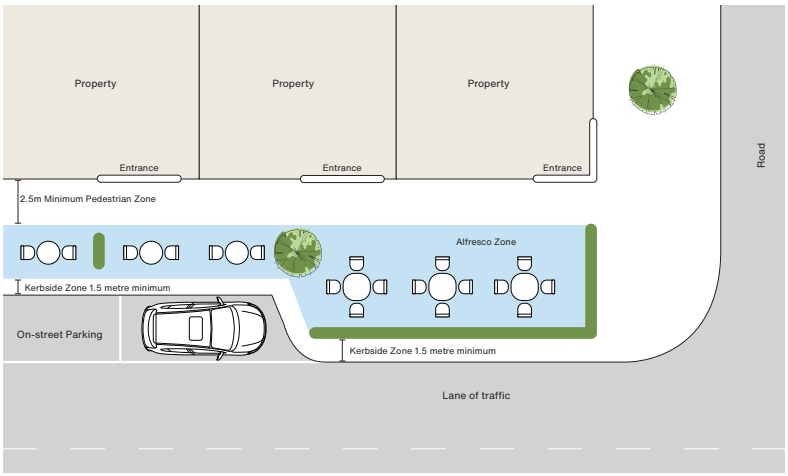
Kerbside zone

0.5 metres minimum (abutting on-street parking)

OR

1 metre minimum (abutting a lane of traffic)

b) Joondalup City Centre - Lakeside Drive



Pedestrian zone

2.5 metres minimum width

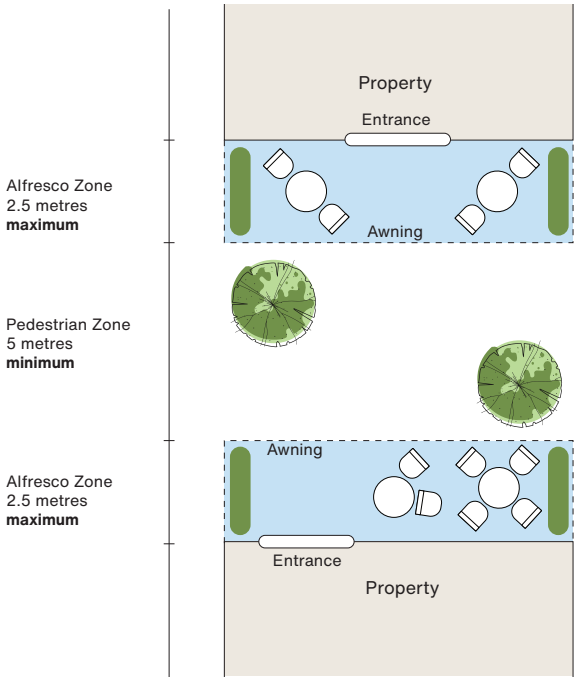
Alfresco zone

Any area between the **pedestrian zone** and the **kerbside zone**

Kerbside zone

1.5 metres minimum width

c) Joondalup City Centre - Central Walk



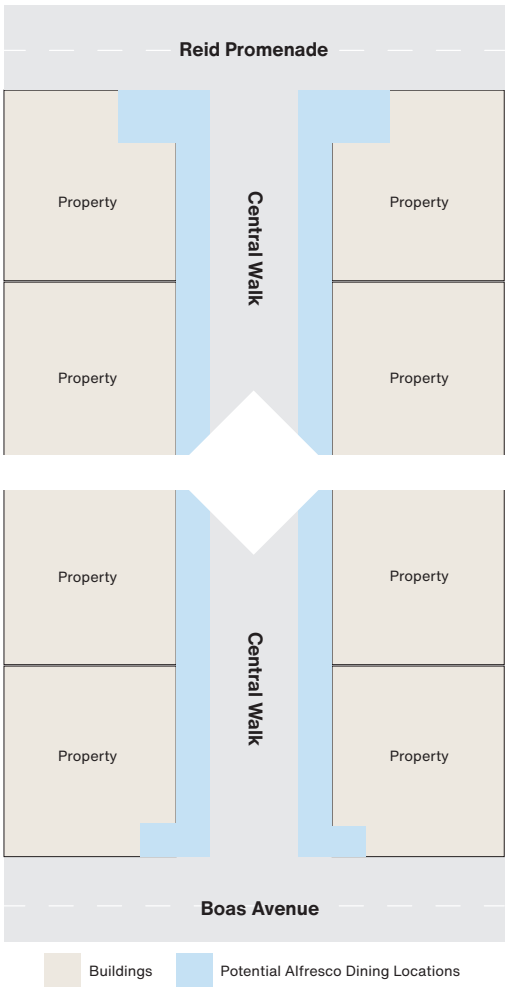
Pedestrian zone

5 metres minimum width

Alfresco zone

2.5m maximum width

Potential Alfresco Dining Locations Abutting Central Walk



For the purpose of buildings with frontage to both Central Walk and Boas Avenue/Reid Promenade, **alfresco spaces** may abut the building along both frontages and be located beneath awnings where provided in accordance with this figure. **Alfresco spaces** located along the Boas Avenue frontage must conform to the dimensions for the **alfresco, pedestrian and kerbside zones** as specified in **Figure 2 (a) - General**.

Figure 3 – Required setbacks from intersections and pram ramps



Where property has corner truncation



Where property has no corner truncation



Pram ramp

Alfresco spaces are not permitted within the area between a pram ramp and the adjacent property line

6. Design requirements

6.1 The following design requirements apply to both **temporary furniture** and **vergelets**.

Design requirements	
a	To be well designed, using high quality materials that are durable, attractive and free from sharp edges.
b	To be accessible to all people, including those with prams and mobility aids (such as wheelchairs).
c	Are not to impede pedestrian, cyclist, vehicle or CCTV lines of sight.
d	Furniture and structures are to be **visually permeable** above 1.2m in height.
e	Umbrellas and similar shelter structures are to have a minimum clearance of 2m from the finished ground level to the lowest part of the umbrella canopy.
f	Signage, where proposed, is to be associated with the use of the adjacent business and is to have planning approval (unless it is one of the classes of signs for which planning approval is not required under the City's *Advertisements Local Planning Policy*).
g	Furniture and structures are not to negatively impede or divert the natural stormwater or overland flow of the site. Design is to allow for stormwater to access drains without causing harm or hazard to adjoining properties.
h	Where café blinds are proposed, they are to be retractable, clear (**visually permeable**) and are not to require any additional posts or support structures which are permanent in nature.

6.2 The following design requirements only apply to **temporary furniture**.

Design requirements	
a	Furniture and structures are not to be affixed to City infrastructure.
b	Furniture and structures are to be constructed of solid material that will not be affected by strong wind.

6.3 The following design requirements only apply to **vergelets**.

Design requirements	
a	Furniture and structures are to be affixed or weighted to the satisfaction of the City.
b	Where furniture is proposed to be attached to a decked platform, the surface of the platform is to be firm and slip-resistant, with a texture that is traversable by prams and mobility aids (such as wheelchairs).
c	Furniture and structures must be able to be removed within a 24-hour period where required to carry out street improvement, maintenance works or emergencies.
d	Solar-powered lighting elements are strongly encouraged.

7. Management requirements

7.1 The following management requirements apply to both **temporary furniture** and **vergelets**.

Design requirements	
a	The applicant must ensure that: i. the **alfresco space** and is well maintained, free from litter and remains safe and clean; and ii. the **alfresco space** does not negatively impact on the surrounding public realm (for example through litter blowing into footpaths and roads).
b	The applicant must maintain the **alfresco space** as a smoke-free environment.
c	The applicant must ensure that any planter boxes associated with the **alfresco space** are maintained in a healthy, neat and tidy condition at all times, and that no water is discharged from planter boxes into the **public realm**. Plant selection should consider species which will not drop seed pods, berries, and leaf and bark litter that would create a hazard for pedestrians.
d	In the case of **verge** maintenance, the applicant is responsible for the removal, storage and reinstallation of furniture and structures associated with the **alfresco space**.
e	Where required in accordance with 5.2 (d) the applicant is responsible for engaging with the adjacent property owner and tenant to obtain their support of the **alfresco space** which encroaches in front of their property/business.
f	The City will accept no responsibility or liability for any interruption to business caused by the need for the City, other authority or adjoining development to carry out any type of maintenance works or new development on or in the vicinity of the **alfresco space**.
g	The applicant must hold public liability insurance (minimum of $20 million) which covers the area to be used for the **alfresco space**. The policy is to include the term 'To hold harmless the City of Joondalup and Minister for Lands'; this protects the City and Minister for Lands from all claims relating to the **alfresco space**.

7.2 The following design requirements only apply to **temporary furniture**.

Management requirements	
a	The applicant is responsible for moving furniture out of the **alfresco zone**, and storing furniture, outside of the operating hours of the associated business.

7.3 The following design requirements only apply to **vergelets**.

Management requirements	
a	The applicant must ensure that no damage is done to the **verge**, trees or other City property during installation, construction or removal of **vergelet** furniture.
b	The applicant is solely responsible for all costs associated with the removal, alteration, repair, reinstatement or reconstruction of the street carriageway, footpath, **verge** infrastructure or any part thereof arising from the **vergelet**.

8. Application process

8.1 Temporary furniture

a) In accordance with the City's *Alfresco Spaces Local Planning Policy*, proposals for **temporary furniture** are exempt from the need for development (planning) approval.

b) Proposals for **temporary furniture** require a permit under the *Local Government and Public Property Local Law 2014*.

c) A summary of the application process for **temporary furniture** is provided below.

1	**Read these Guidelines and plan your proposal**
2	**Submit permit application** Include completed application form and checklist
3	**Assess permit application** Meets requirements of these Guidelines to the satisfaction of the City? **Yes** - progress to next step **No** - amend proposal in consultation with the City
4	**Issue permit**
5	**Renew permit** Renew permit annually (or in timeframe set out in the permit)

Applicant responsibility City of Joondalup responsibility

8.2 Vergelets

a) In accordance with the City's *Alfresco Spaces Local Planning Policy*, proposals for **vergelets** are exempt from the need for development (planning) approval where located in the Joondalup City Centre.

b) Proposals for **vergelets** require a permit under the *Local Government and Public Property Local Law 2014*.

c) Proposals for **vergelets** may require a Building Permit or Certificate of Structural Sufficiency, as determined by the City.

d) Proposals for **vergelets** within certain parts of the **public realm** (such as a pedestrian access way) may require additional approvals and/or legal arrangements.

e) A summary of the application process for **vergelets** is provided below.

1	**Read these Guidelines and plan your vergelet**
2	**Express your interest in developing a vergelet** Contact the City's Economic Development and Advocacy team via telephone **9400 4000** or email **info@joondalup.wa.gov.au**
3	**Meet City representatives on site** Determine site suitability and discuss **vergelet** ideas
4	**Design your vergelet in consultation with the City** Refer to the design requirements and location requirements in these Guidelines
5	**Submit permit application** Include completed application form and checklist
6	**Assess permit application** Meets requirements of these Guidelines to the satisfaction of the City? **Yes** - progress to next step **No** - amend proposal in consultation with the City
7	**Issue Permit**
8	**Renew permit** Renew permit every five years (or in timeframe set out in the permit)

Applicant responsibility City of Joondalup responsibility

9. Definitions

Alfresco spaces	**Alfresco spaces** are extensions of existing businesses into the adjacent **public realm**. These spaces may or may not be designed for consumption of food and beverages. **Alfresco spaces** may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.
Alfresco zone	The area of the **verge** or other public space where **alfresco spaces** are permitted.
Kerbside zone	The area between the road and **alfresco zone**, which ensures that adequate space is provided between the **alfresco zone** and roadside activities.
Pedestrian zone	A continuous and unobstructed public footpath for the free passage of pedestrians.
Public realm	All public spaces situated on City owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.
Regional road	A road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.
Vergelet	Furniture that may remain in the **public realm** outside of the operating hours of the associated business. **Vergelet** furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.
Temporary furniture	Furniture that is not fixed in place and that is removed from the **public realm** outside of the operating hours of the associated business.
Verge	The space between the property boundary and the road, commonly occupied by footpath or landscaping.
Visually permeable	Means the same as that defined under the *Residential Design Codes Volume 1*.





City of Joondalup

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This document is available in alternative formats upon request.



PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1.	**Support**	1. I think this is a great idea. Where so many things are getting more complicated simplifying this proposal is a good thing. It brings vibrance to the city and many businesses are struggling so an initiative to bring people in and enjoy the outdoors is a great idea. Subiaco and Leederville are two places that entice people with their outdoor extension of the business so making it easier for Joondalup shire businesses to apply for this makes total sense.	1. Noted.
2.	**Support**	1. Large sun protection to included the "Design Requirements". 2. Sunscreen be made available. 3. Mobile device charging ports be included on some or all of the tables in the alfresco spaces.	1. The draft *Alfresco Spaces Guidelines* (Guidelines) include design requirements for umbrellas and similar shelter structures. The provision of such structures is at the applicant's discretion. 2. The provision of sunscreen is at the applicant's discretion and is considered to be outside the scope of the Guidelines. 3. The provision of charging ports is at the applicant's discretion and is considered to be outside the scope of the Guidelines.
3.	**Support**	1. Wonderful initiative. Will add style and ambience. 2. I can't quite visualise the impact on the elderly driving mobility." Gophers." Perhaps the planners could consider that group of elderly people please.	1. Noted. 2. One of the objectives of the draft revised *Alfresco Activities Local Planning Policy* (LPP) is to maintain an open public realm which is accessible to all. The Guidelines also require that alfresco areas are accessible to all people, including those with prams and mobility aids (such as wheelchairs).
4.	**Neutral**	1. "Kerbside zone 0.5 metres minimum (abutting on-street parking)". 0.5m is not enough for passenger door opening. 2. Extending the area used by property owner should require higher rates.	1. The minimum kerbside zone of 0.5m provided for in the Guidelines is consistent with other local government areas in Perth. This kerbside zone is in addition to clearance available within on-street parking spaces (which are generally wider than the average vehicle). 2. Under the *Local Government Act 1995*, rates are calculated according to the valuation of the subject property, which does not include Crown land or local government property adjacent to a private property which is being used as alfresco spaces. The intent of the LPP and Guidelines is to support the local economy by reducing the cost and approval burden on local

PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
			businesses, and activate City streets by enabling and encouraging alfresco spaces.
5.	**Support**	1. Implementing the proposed changes to the Draft Alfresco Activities Local Planning Policy and the Alfresco Spaces Guidelines will streamline processes for businesses, reducing red tape and promoting efficiency. This streamlined approach fosters a vibrant, community-focused environment, encouraging local businesses to thrive and contributing to a more cohesive and connected community. Ultimately, these changes will not only benefit business owners but also enhance the overall community experience.	1. Noted.
6.	**Support**	1. Seems pretty straight forward, removing admin and bureaucracy cost while maintaining some common sense not to block public access or not fit in with the surrounding area....so it will activate business (certainly positive hospitality and entertainment).	1. Noted
7.	**Support**	1. A small policy addition that I think will clarify the Alfresco Spaces would be to require the boundary area for any proposed Alfresco Space be clearly marked on the relevant pavement surface. This will assist in ensuring that these areas do not inadvertently egress into pedestrian spaces. This is a concern particularly for those persons with ambulatory issues. I have experienced this issue in Melbourne and Sydney areas where alfresco dinning is evident. 2. Having said that I believe the Joondalup precinct has great potential to become a vibrant place to experience the benefits of alfresco spaces.	1. Applicants are responsible for ensuring that all structures associated with the alfresco space are completely contained within the alfresco zone, ensuring that these spaces do not impact on the movement of pedestrians and vehicles. Where applicants do not meet these requirements, the City may take compliance action. 2. Noted.
8.	**Support**	No comment provided.	Noted.
9.	**Support**	1. Great idea to start making the city more vibrant and inviting. Also, give businesses opportunities and flexibility.	1. Noted.
10.	**Support**	No comment provided.	Noted.
11.	**Support**	No comment provided.	Noted.

PROPOSED AMENDMENTS TO ALFRESCO ACTIVITIES LOCAL PLANNING POLICY AND ALFRESCO SPACES GUIDELINES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

NO	OVERALL POSITION	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
12.	**Support**	No comment provided.	Noted.



COMMUNITY CONSULTATION OUTCOMES REPORT

Proposed Animal Local Law 2024

CONTENTS

OVERVIEW 3
STAKEHOLDERS 4
CONSULTATION MATERIALS 5
RESPONSE RATE 6
DEMOGRAPHICS 9
OUTCOMES 9
APPENDIX 12

OVERVIEW

The community was invited to provide feedback on the proposed *Animals Local Law 2024*. The City received a total of 120 submissions during the 51-day consultation period from Wednesday 22 May 2024 to Thursday 11 July 2024. A total of 2 stakeholders who were engaged directly provided a submission, including:

- Friends of North Ocean Reef/Iluka Foreshore
- Friends of Yellagonga Regional Park.

Common themes that were addressed in the submissions included the following:

- Cats should be confined and/or have a curfew.
- The number of poultry permitted should not be decreased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.

STAKEHOLDERS

A total of 37 stakeholders were directly engaged by the City of Joondalup. Stakeholders identified included:

- Environmental/friends' groups (21)
  - Joondalup Community Coast Care Forum
  - Friends of Cadogan Park
  - Friends of Carnaby Reserve
  - Friends of Central Park Bushland
  - Friends of Craigie Bushland
  - Friends of Harman Park
  - Friends of Hepburn and Pinnaroo Bushland
  - Friends of Hillarys and Kallaroo Foreshore
  - Friends of Korella Park Bushland
  - Friends of Maritana Bushland
  - Friends of Marmion Primary School Bushland
  - Friends of North Ocean Reef/Iluka Foreshore
  - Friends of Periwinkle Bushland
  - Friends of Porteous Park
  - Friends of Robin Park Bush Reserve
  - Friends of Shepherd Bush Park
  - Friends of Sorrento Beach and Marmion Foreshore
  - Friends of Trigonometric Park
  - Friends of Warwick Bushland and Friends of Sorrento Beach
  - Friends of Yellagonga Regional Park
  - Mullaloo Beach Community Group*
- Resident/ratepayer groups (16)
  - Beldon Residents Association Inc
  - Burns Beach Residents Association Inc
  - Connolly Residents Association
  - Currambine Residents' Association
  - Edgewater Community Residents' Association
  - Harbour Rise Home Owners Association Inc
  - Heathridge Residents' Association
  - Iluka Homeowners Association
  - Kallaroo Residents' Association
  - Kingsley & Greenwood Residents Association
  - Marmion, Sorrento, Duncraig Progress and Ratepayers Association
  - North Shore Country Club and Residents Association
  - Padbury Residents' Association Inc
  - Warwick Residents' Group
  - Whitford Community, Ratepayers & Recreation Association Inc
  - Woodvale Waters Landowners Association.

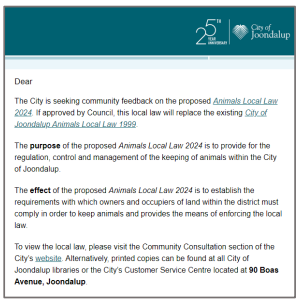
Additional stakeholders, including interested residents and ratepayers, were indirectly engaged by the City via the consultation materials described overleaf.

* Note, in addition to being an environmental/friends group, the Mullaloo Beach Community Group also identifies as a resident/ratepayer group. The City accepts one response per organisation.

CONSULTATION MATERIALS

Both resident/ratepayer and environmental/friends' groups were sent emails on 22 May 2024 which advised them of the consultation and directed them to the City's website to view the proposed local law and provide feedback using the Online Submission Form. These stakeholders were also encouraged to promote the consultation and the Online Submission Form to their members and networks.

Email to resident/ratepayer and environmental/friends' groups (see Appendix 1 for full):



Dear

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the local law, please visit the Community Consultation section of the City's website. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

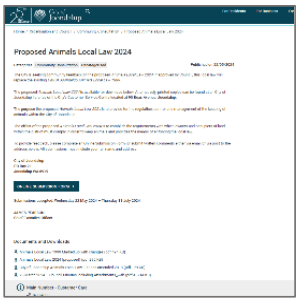
Online submission form (see Appendix 2 for full):



In addition to directly contacting identified stakeholders via post and email, the City advertised the consultation to other community members via the following means:

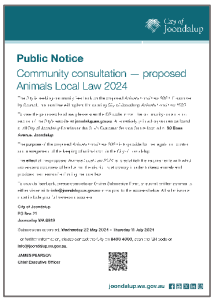
- Webpage linked through the "Community Consultation" section of the City's website visible from 22 May 2024 to 11 July 2024.
- Public Notice community newspaper advertisement published in *PerthNow Joondalup* on 23 May 2024.
- Public Notice posters on display at the City's administration building and the City's libraries from 22 May 2024 to 11 July 2024.
- Public Notice item published in the Public Notice eNewsletter emailed to subscribers on 22 May 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on 22 May 2024.
- Public Notice post on Facebook through the City's Facebook account on 22 May 2024.

Community Consultation webpage of the City's website (see Appendix 3 for full):

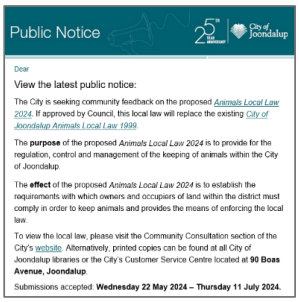


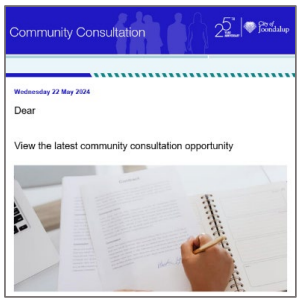
Public Notice community newspaper advertisement and Public Notice poster (see Appendix 4–5 for full):



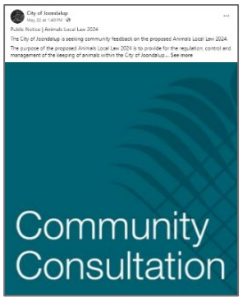


Public Notice eNewsletter and Community Consultation eNewsletter (see Appendix 6–7 for full):





Public notice Facebook post (see Appendix 8 for full):



RESPONSE RATE

The City received a total of 120 submissions during the 51-day consultation period. A total of 2 stakeholders who were engaged directly provided a submission as follows:

- Friends of North Ocean Reef/Iluka Foreshore
- Friends of Yellagonga Regional Park.

This indicates an overall response rate of 5.4% from stakeholders who were engaged directly by the City. This data is shown in the table below.

Note that the submissions from the above identified stakeholders have been extracted and are provided at Appendix 9–10.

	Feedback sought	Feedback received	Response rate
Submissions received by stakeholder type:	**N**	**N**	**%**
Environmental/friends' groups	**21**	**2**	**9.5%**
Joondalup Community Coast Care Forum	1	0	0.0%
Friends of Cadogan Park	1	0	0.0%
Friends of Carnaby Reserve	1	0	0.0%
Friends of Central Park Bushland	1	0	0.0%
Friends of Craigie Bushland	1	0	0.0%
Friends of Harman Park	1	0	0.0%
Friends of Hepburn and Pinnaroo Bushland	1	0	0.0%
Friends of Hillarys and Kallaroo Foreshore	1	0	0.0%
Friends of Korella Park Bushland	1	0	0.0%
Friends of Maritana Bushland	1	0	0.0%
Friends of Marmion Primary School Bushland	1	0	0.0%
Friends of North Ocean Reef/Iluka Foreshore	1	1	100.0%
Friends of Periwinkle Bushland	1	0	0.0%
Friends of Porteous Park	1	0	0.0%
Friends of Robin Park Bush Reserve	1	0	0.0%
Friends of Shepherd Bush Park	1	0	0.0%
Friends of Sorrento Beach and Marmion Foreshore	1	0	0.0%
Friends of Trigonometric Park	1	0	0.0%
Friends of Warwick Bushland and Friends of Sorrento Beach	1	0	0.0%
Friends of Yellagonga Regional Park	1	1	100.0%
Mullaloo Beach Community Group	1	0	0.0%

	Feedback sought	Feedback received	Response rate
Resident/ratepayer groups	1	0	0.0%
Beldon Residents Association Inc	1	0	0.0%
Burns Beach Residents Association Inc	1	0	0.0%
Connolly Residents Association	1	0	0.0%
Currambine Residents' Association	1	0	0.0%
Edgewater Community Residents' Association	1	0	0.0%
Harbour Rise Home Owners Association Inc	1	0	0.0%
Heathridge Residents' Association	1	0	0.0%
Iluka Homeowners Association	1	0	0.0%
Kallaroo Residents' Association	1	0	0.0%
Kingsley & Greenwood Residents Association	1	0	0.0%
Marmion, Sorrento, Duncraig Progress and Ratepayers Association	1	0	0.0%
North Shore Country Club and Residents Association	1	0	0.0%
Padbury Residents' Association Inc	1	0	0.0%
Warwick Residents' Group	1	0	0.0%
Whitford Community, Ratepayers & Recreation Association Inc	1	0	0.0%
Woodvale Waters Landowners Association.	1	0	0.0%
Total response rate (engaged directly)	**37**	**2**	**5.4%**
Total submissions (community members)	**—**	**118**	**—**
Total submissions	**—**	**120**	**—**

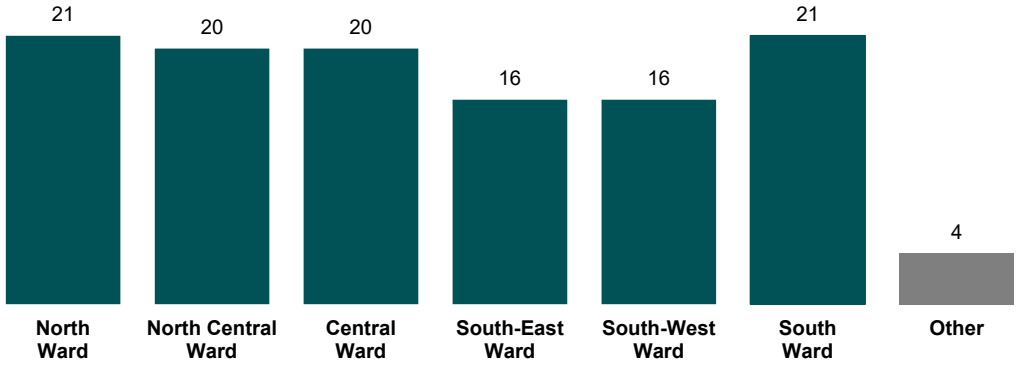
DEMOGRAPHICS

Respondent address

Respondents were asked to provide their contact address, and these were reasonably spread across the Wards of the City, with 4 submissions coming from non-residents. This data is shown in the table and chart below.

Responses received by ward and suburb:	N	%
City of Joondalup	**114**	**96.6%**
North Ward	**21**	**17.8%**
Burns Beach	4	3.4%
Currambine	5	4.2%
Joondalup	9	7.6%
Kinross	3	2.5%
North Central Ward	**20**	**16.9%**
Connolly	3	2.5%
Edgewater	6	5.1%
Heathridge	3	2.5%
Iluka	4	3.4%
Ocean Reef	4	3.4%
Central Ward	**20**	**16.9%**
Beldon	5	4.2%
Craigie	2	1.7%
Mullaloo	3	2.5%
Woodvale	10	8.5%
South-East Ward	**16**	**13.6%**
Greenwood	7	5.9%
Kingsley	8	6.8%
Warwick	1	0.8%
South-West Ward	**16**	**13.6%**
Hillarys	5	4.2%
Kallaroo	5	4.2%
Sorrento	6	5.1%
South Ward	**21**	**17.8%**
Duncraig	11	9.3%
Marmion	1	0.8%
Padbury	9	7.6%
Other	**4**	**3.4%**
Total submissions (community members)	**118**	**100.0%**

Submissions received by ward:



OUTCOMES

QUESTION: “Please provide your feedback on the proposed Animals Local Law 2024”

Respondents were asked to provide their feedback on the proposed *Animals Local Law 2024*. Comments have been broadly summarised in the table below. Common themes include:

- Cats should be confined and/or have a curfew.
- The number of poultry permitted should not be decreased.
- Dogs should be leashed in public places.
- Dog excrement should be better managed/policed.

Verbatim comments have been randomised and are provided in full at Appendix 11.

Please provide your feedback on the proposed *Animals Local Law 2024*:	**N†**	**%**
General support for the proposed local law	3	2.5%
General opposition to the proposed local law	1	0.8%
Cats should be confined and/or have a curfew	51	43.2%
Number of poultry permitted should not be decreased	27	22.9%
Dogs should be leashed in public places	15	12.7%
Dog excrement should be better managed/policed	10	8.5%
Concerned with nuisance/barking dogs	5	4.2%
Assistance dogs category should be expanded (not just for vision impaired)	4	3.4%
Error in local law that refers to “car” instead of “cat”	7	5.9%
Others/miscellaneous comment	17	14.4%
Total submissions (community members)	**118**	**—**

† Numbers may not add up to total, as respondents can address more than one theme.

APPENDIX 1 — Email to resident/ratepayer and environmental/friends' groups (distributed 22 May 2024)

Dear

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the local law, please visit the Community Consultation section of the City's website. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

If you would like to provide a submission on behalf , please complete the Online Submission Form, or send written feedback via email, or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

All submissions must be received by **Thursday 11 July 2024**. For further information, please contact the City on **9400 4000**.

Kind regards,

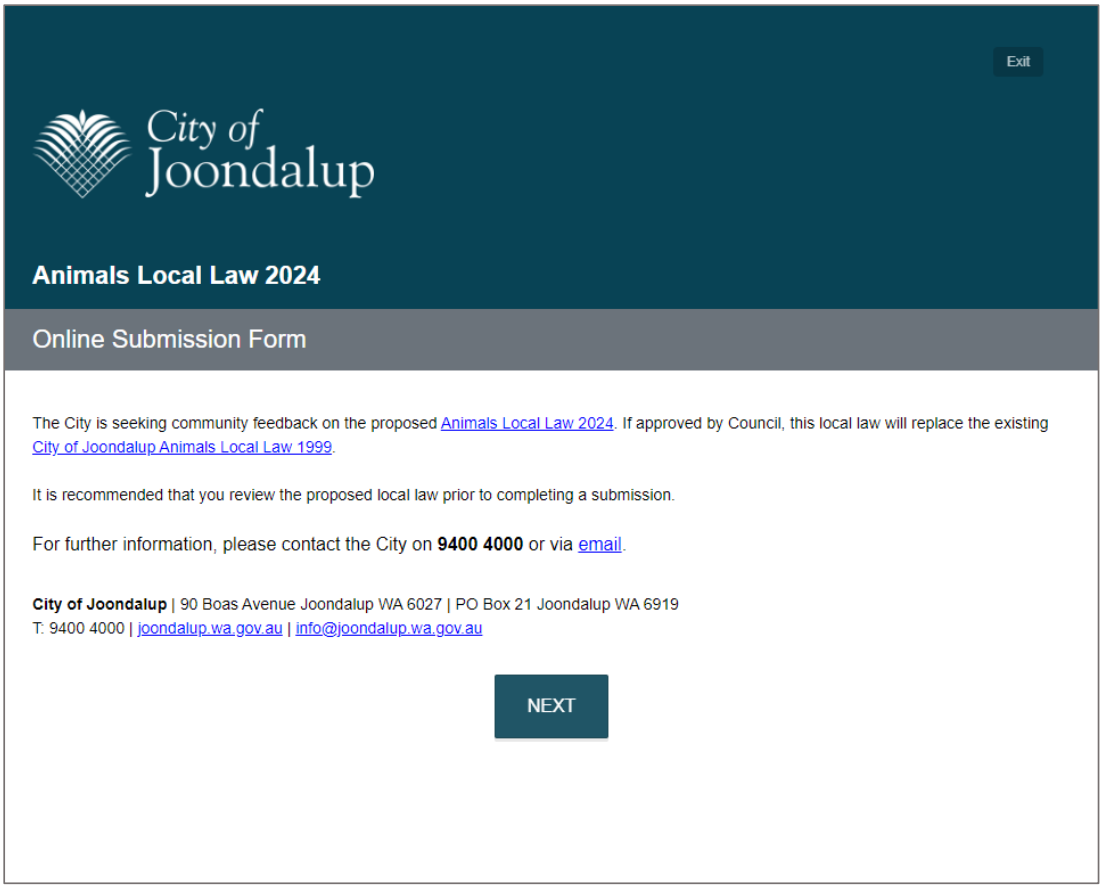
City of Joondalup

City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

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Preferences | Unsubscribe

APPENDIX 2 — Online submission form (page 1)



(page 2)

Exit

City of Joondalup

Animals Local Law 2024

Online Submission Form

* **Your contact details:**

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation.

Only one submission per person (or per organisation) will be accepted.

Full Name:

Residential address (no PO Box):

Suburb:

Postcode:

Phone:

Email:

Are you providing feedback on behalf of an organisation? (The organisation will be identified in the City's Outcomes Report)

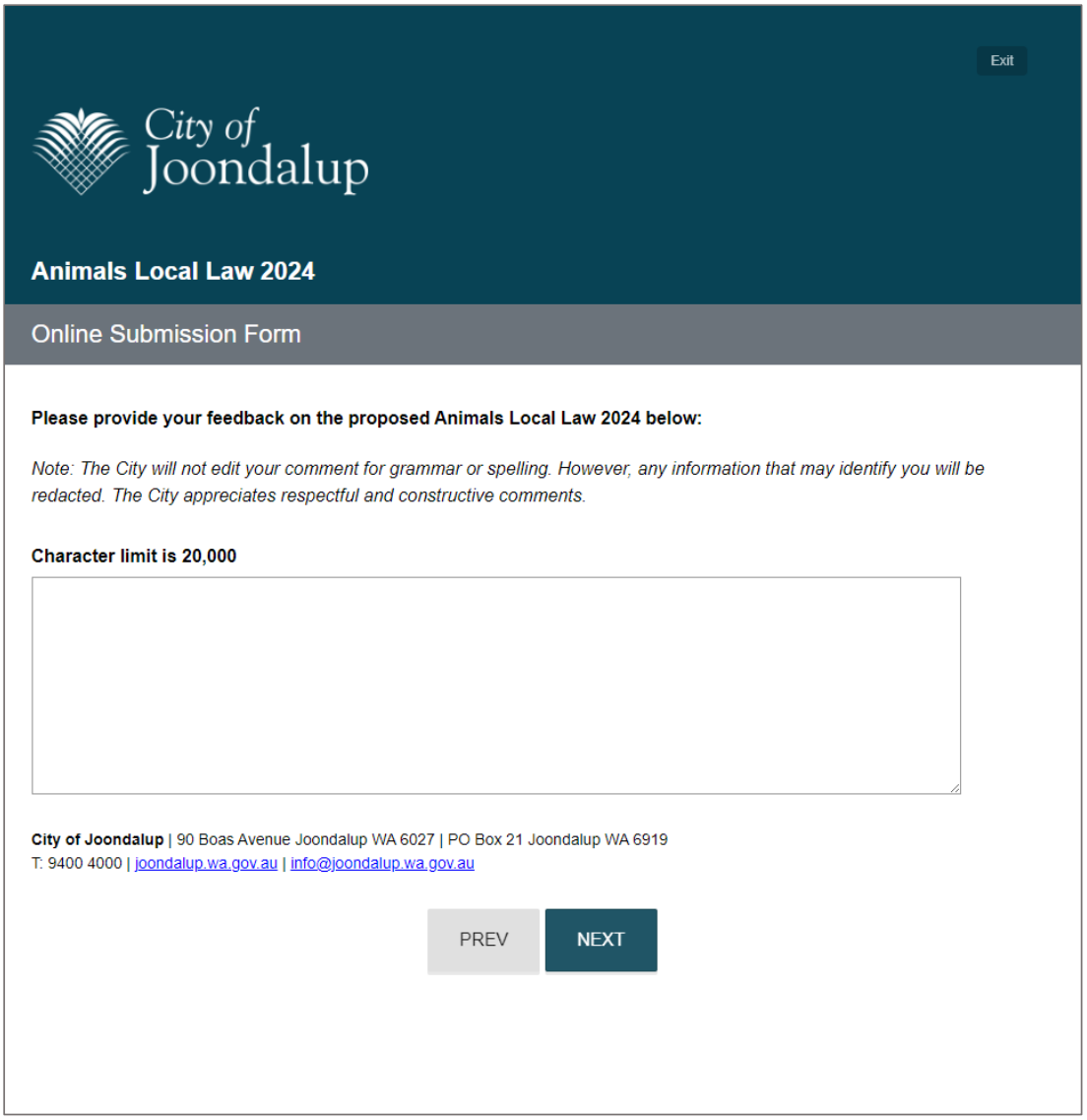
Organisation:

Role/position:

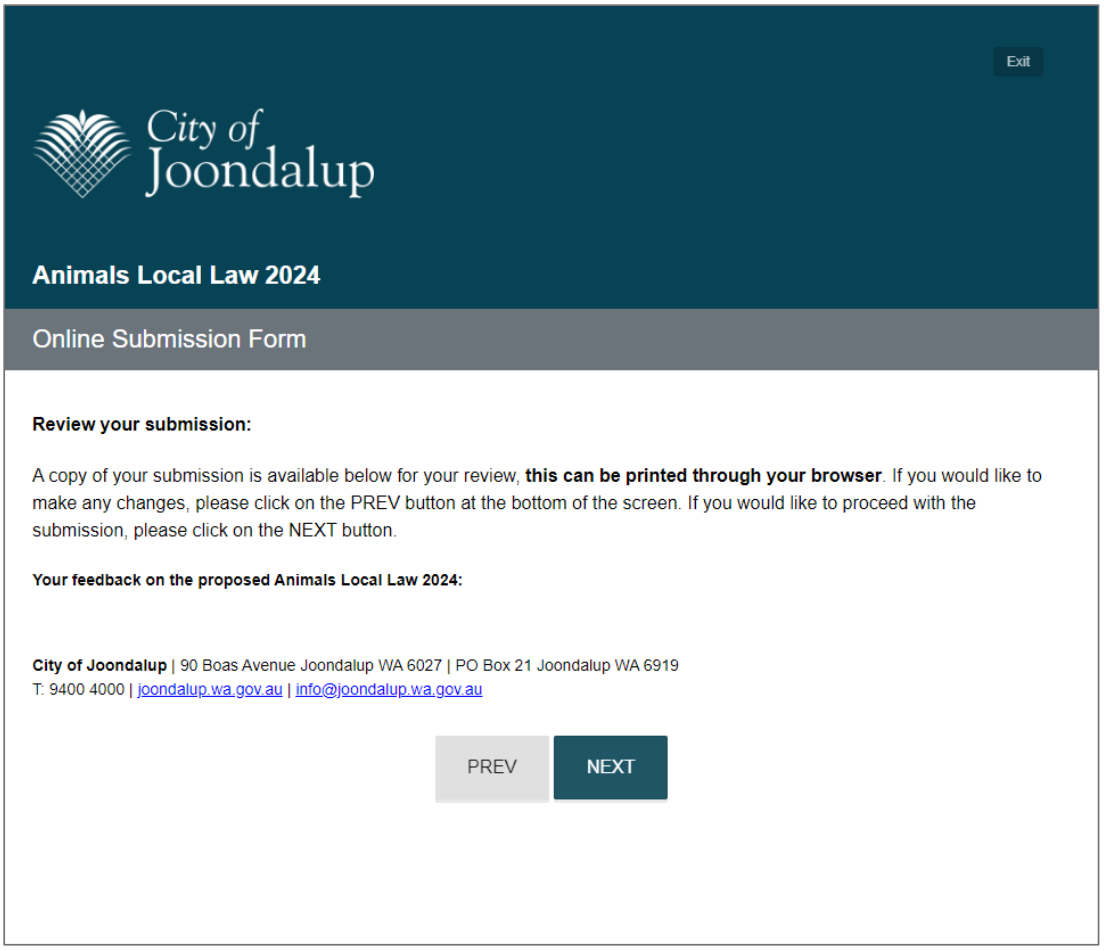
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T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV NEXT

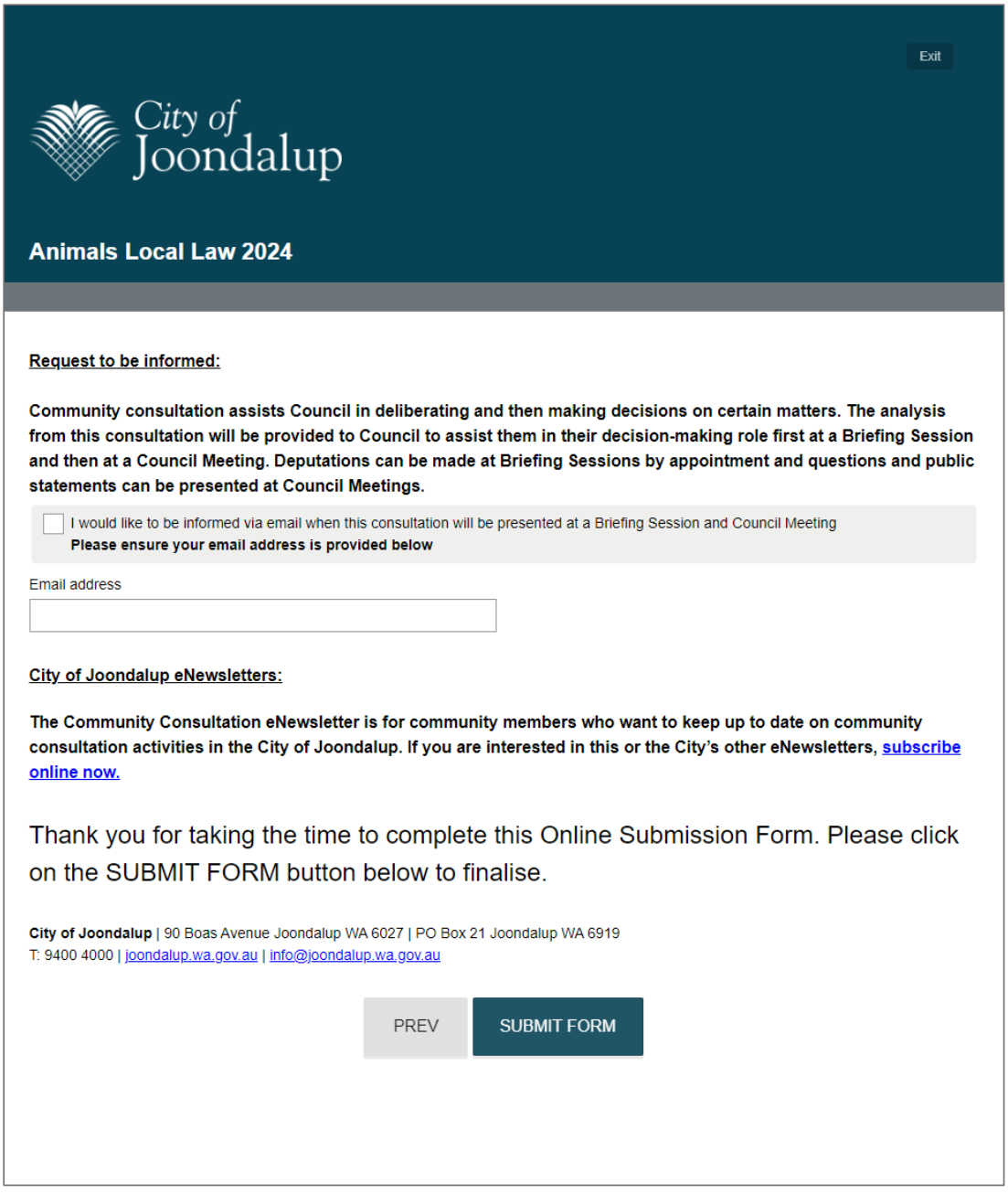
(page 3)


Exit
City of Joondalup
Animals Local Law 2024
Online Submission Form
Please provide your feedback on the proposed Animals Local Law 2024 below:
Note: The City will not edit your comment for grammar or spelling. However, any information that may identify you will be redacted. The City appreciates respectful and constructive comments.
Character limit is 20,000
City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au
PREV
NEXT

(page 4)


Exit
City of Joondalup
Animals Local Law 2024
Online Submission Form
Review your submission:
A copy of your submission is available below for your review, this can be printed through your browser. If you would like to make any changes, please click on the PREV button at the bottom of the screen. If you would like to proceed with the submission, please click on the NEXT button.
Your feedback on the proposed Animals Local Law 2024:
City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au
PREV
NEXT

(page 5)



Exit

City of Joondalup

Animals Local Law 2024

Request to be informed:

Community consultation assists Council in deliberating and then making decisions on certain matters. The analysis from this consultation will be provided to Council to assist them in their decision-making role first at a Briefing Session and then at a Council Meeting. Deputations can be made at Briefing Sessions by appointment and questions and public statements can be presented at Council Meetings.

☐ I would like to be informed via email when this consultation will be presented at a Briefing Session and Council Meeting
Please ensure your email address is provided below

Email address

City of Joondalup eNewsletters:

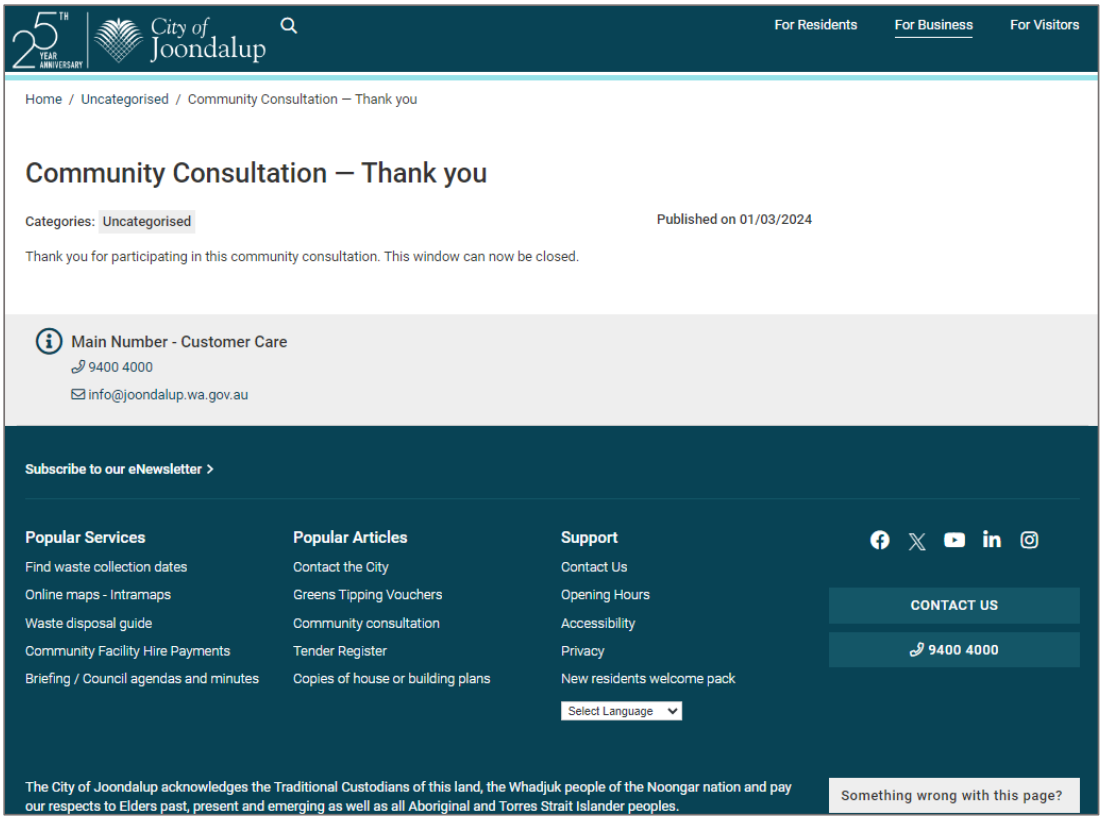
The Community Consultation eNewsletter is for community members who want to keep up to date on community consultation activities in the City of Joondalup. If you are interested in this or the City's other eNewsletters, subscribe online now.

Thank you for taking the time to complete this Online Submission Form. Please click on the SUBMIT FORM button below to finalise.

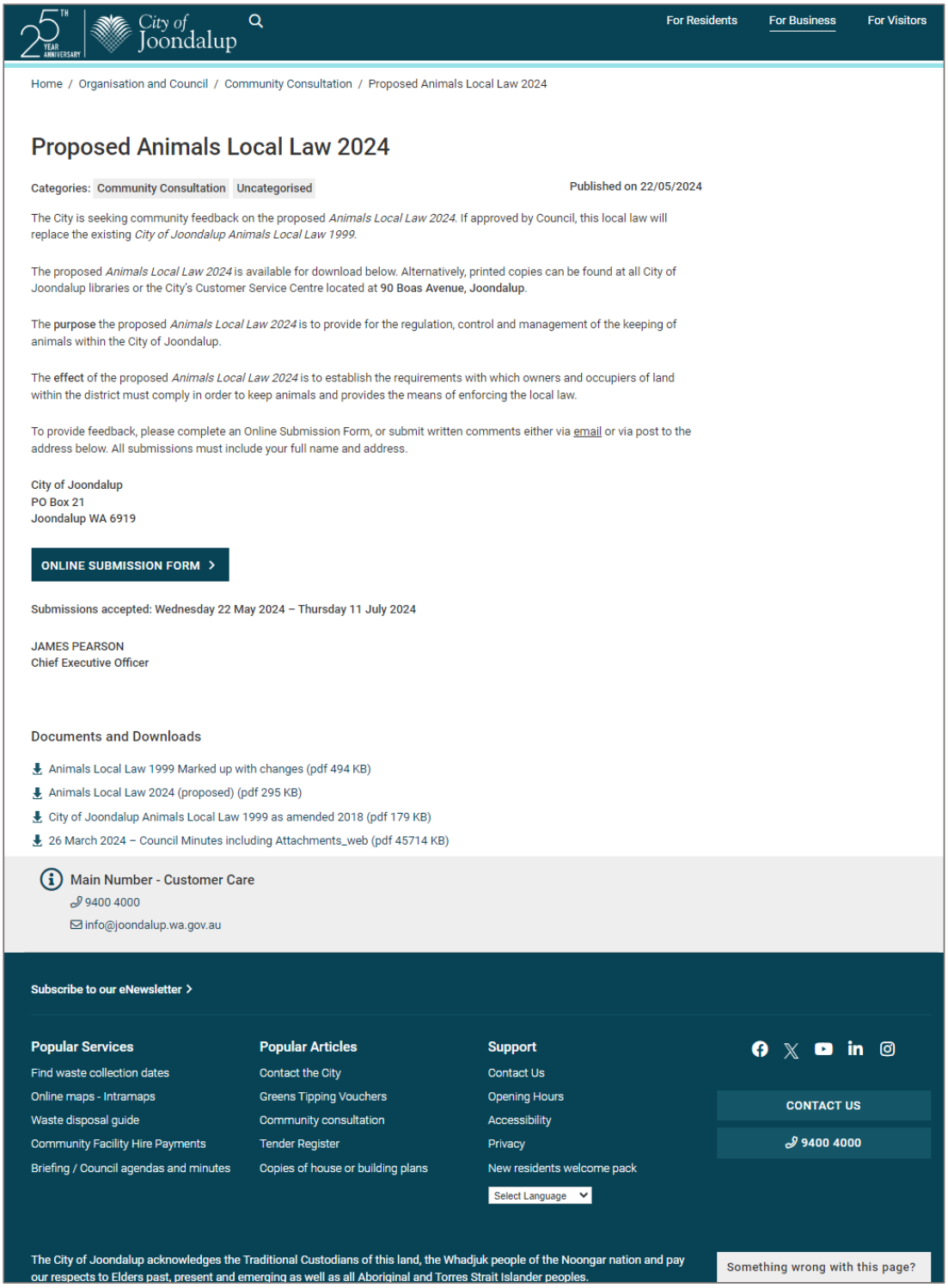
City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV SUBMIT FORM

(page 6)


City of Joondalup
For Residents
For Business
For Visitors
Home / Uncategorised / Community Consultation — Thank you
Community Consultation — Thank you
Categories: Uncategorised
Published on 01/03/2024
Thank you for participating in this community consultation. This window can now be closed.
Main Number - Customer Care
9400 4000
info@joondalup.wa.gov.au
Subscribe to our eNewsletter >
Popular Services
Find waste collection dates
Online maps - Intramaps
Waste disposal guide
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Contact the City
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Community consultation
Tender Register
Copies of house or building plans
Support
Contact Us
Opening Hours
Accessibility
Privacy
New residents welcome pack
Select Language
CONTACT US
9400 4000
The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.
Something wrong with this page?

APPENDIX 3 — Community Consultation webpage of the City's website (published 22 May 2024 – 11 July 2024)



25TH YEAR ANNIVERSARY | City of Joondalup

For Residents | For Business | For Visitors

Home / Organisation and Council / Community Consultation / Proposed Animals Local Law 2024

Proposed Animals Local Law 2024

Categories: Community Consultation Uncategorised

Published on 22/05/2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The proposed *Animals Local Law 2024* is available for download below. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

The **purpose** the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To provide feedback, please complete an Online Submission Form, or submit written comments either via email or via post to the address below. All submissions must include your full name and address.

City of Joondalup
PO Box 21
Joondalup WA 6919

ONLINE SUBMISSION FORM >

Submissions accepted: Wednesday 22 May 2024 – Thursday 11 July 2024

JAMES PEARSON
Chief Executive Officer

Documents and Downloads

- Animals Local Law 1999 Marked up with changes (pdf 494 KB)
- Animals Local Law 2024 (proposed) (pdf 295 KB)
- City of Joondalup Animals Local Law 1999 as amended 2018 (pdf 179 KB)
- 26 March 2024 – Council Minutes including Attachments_web (pdf 45714 KB)

Main Number - Customer Care
9400 4000
info@joondalup.wa.gov.au

Subscribe to our eNewsletter >

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Find waste collection dates
Online maps - Intramaps
Waste disposal guide
Community Facility Hire Payments
Briefing / Council agendas and minutes

Popular Articles
Contact the City
Greens Tipping Vouchers
Community consultation
Tender Register
Copies of house or building plans

Support
Contact Us
Opening Hours
Accessibility
Privacy
New residents welcome pack

Select Language

CONTACT US
9400 4000

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Something wrong with this page?

APPENDIX 4 — Public Notice community newspaper advertisement (*PerthNow Joondalup*, 23 May 2024, p 5)

perthnow
Thursday, May 23, 2024

often abusers ignore court rulings



> A significant number of women are subjected to further abuse after obtaining a family violence restraining order.
> **Centre for Women's Safety and Wellbeing chief executive Alison Evans**

occasions, after he was served with the order.

He is due in Joondalup Magistrates Court on June 5.

Meanwhile, a A 40-year-old man has been sentenced for breaching a family violence restraining order after sending his ex-partner abusive voice messages over a 12-hour period.

Douglas Gary Barns, who appeared in Joondalup Magistrates Court via video link from Hakea Prison earlier this month, pleaded guilty to two counts of breaching the order in April.

Police prosecutor Sergeant Kylie Vellos told the court Barns went to his ex-partner's home "to see the children and was told to leave, which he did".

He then left nine voice messages, which Sgt Vellos described as offensive or threatening before reading out transcripts of the messages sent between 9am and 10pm. They included such statements as "you better stop being a sook, woman up", "I'll come down and smack you around so bad you're a nasty c***," and "I think you're brain dead and you're a f***** loser."

Barns looked down and held his face in his hands while the messages were read out in court.

His lawyer said Barns suffered from anxiety and depression and the abusive messages came after being presented with a document advising that his ex-partner was taking their children back to New Zealand. Magistrate Raelene Johnston noted Barns' remorseful manner and said conviction would be his third strike.

Sgt Vellos spoke of the family violence program as an option to allow police to monitor him closely before Magistrate Johnston handed down a suspended jail term.

"You've done yourself a disservice; you're in custody and can't see your children," Magistrate Johnston said to Barns, to which he nodded and became visibly emotional. "I can see based on how you've appeared in court today you have some remorse.

"That's entirely because of the situation you've put yourself in."

Magistrate Johnston sentenced Barns to eight months jail, suspended for a year.

1800 RESPECT (1800 737 732)

City of Joondalup

Public Notice Community Consultation

Proposed *Animals Local Law 2024*

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

To view the proposed local law, visit the community consultation section of the City's website at **joondalup.wa.gov.au**. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

The purpose of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

The effect of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To provide feedback, please complete an online submission form, or submit written comments either via email to **info@joondalup.wa.gov.au** or via post to the address below. All submissions must include your full name and address.

City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024.** For further information, please contact the City on **9400 4000** or **info@joondalup.wa.gov.au**.

JAMES PEARSON
Chief Executive Officer

joondalup.wa.gov.au



Joondalup

APPENDIX 5 — Public Notice poster on display at the City's administration building and the City's libraries

City of Joondalup

Public Notice

Community consultation — proposed Animals Local Law 2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

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City of Joondalup
PO Box 21
Joondalup WA 6919

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**

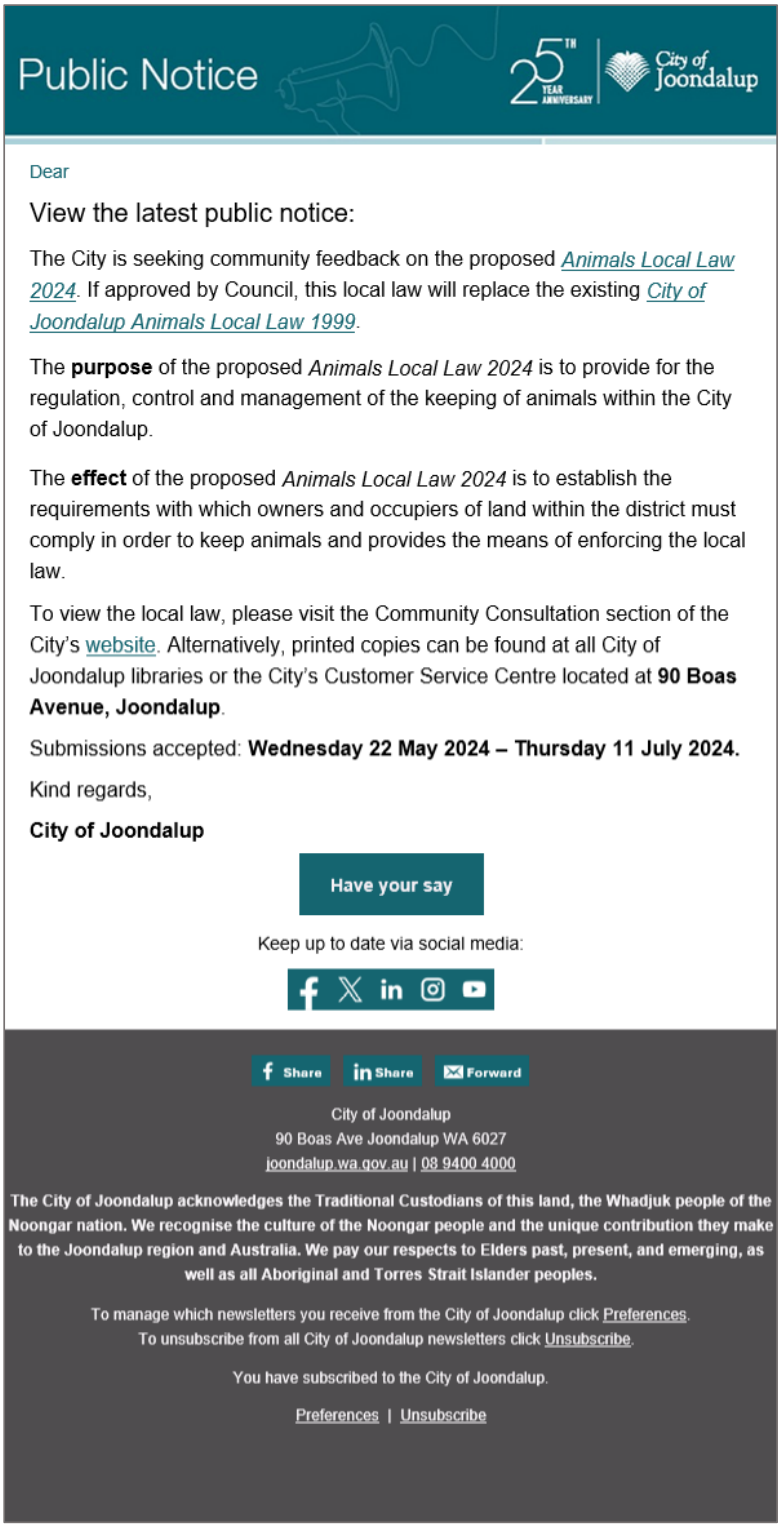
For further information, please contact the City on **9400 4000,** scan the QR code or **info@joondalup.wa.gov.au**.

JAMES PEARSON
Chief Executive Officer

joondalup.wa.gov.au

111494

APPENDIX 6 — Public Notice eNewsletter (distributed 22 May 2024)



Public Notice

25TH YEAR ANNIVERSARY | City of Joondalup

Dear

View the latest public notice:

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

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To view the local law, please visit the Community Consultation section of the City's website. Alternatively, printed copies can be found at all City of Joondalup libraries or the City's Customer Service Centre located at **90 Boas Avenue, Joondalup**.

Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024.**

Kind regards,

City of Joondalup

Have your say

Keep up to date via social media:

Share | Share | Forward

City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

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To unsubscribe from all City of Joondalup newsletters click Unsubscribe.

You have subscribed to the City of Joondalup.

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APPENDIX 7 — Community Consultation eNewsletter (distributed 22 May 2024)

Community Consultation

25TH YEAR ANNIVERSARY | City of Joondalup

Wednesday 22 May 2024

Dear

View the latest community consultation opportunity



Public Notice — Proposed Animals Local Law 2024

The City is seeking community feedback on the proposed *Animals Local Law 2024*. If approved by Council, this local law will replace the existing *City of Joondalup Animals Local Law 1999*.

The **purpose** of the proposed *Animals Local Law 2024* is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

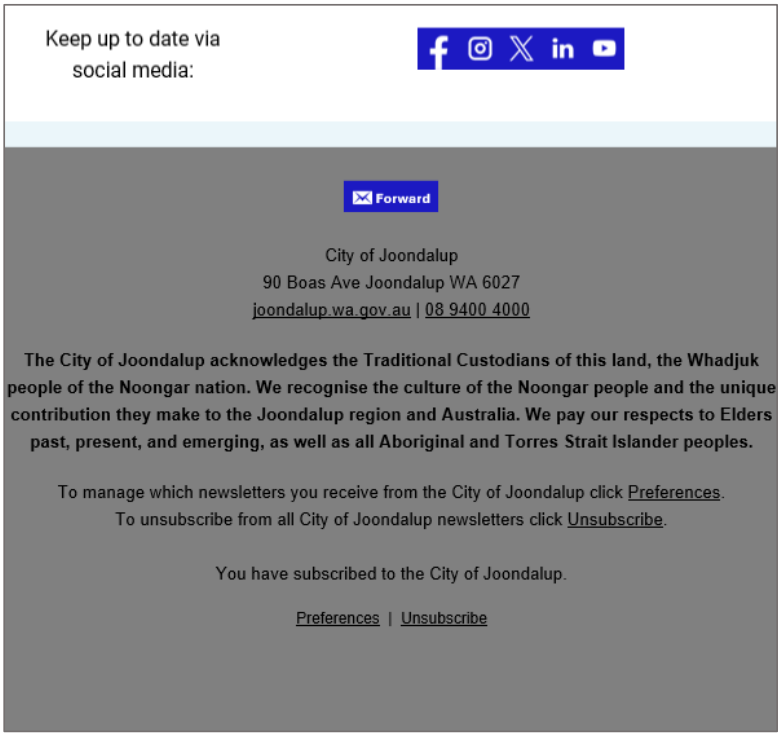
The **effect** of the proposed *Animals Local Law 2024* is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

To view the proposed local law and submit feedback, please click Have Your Say.

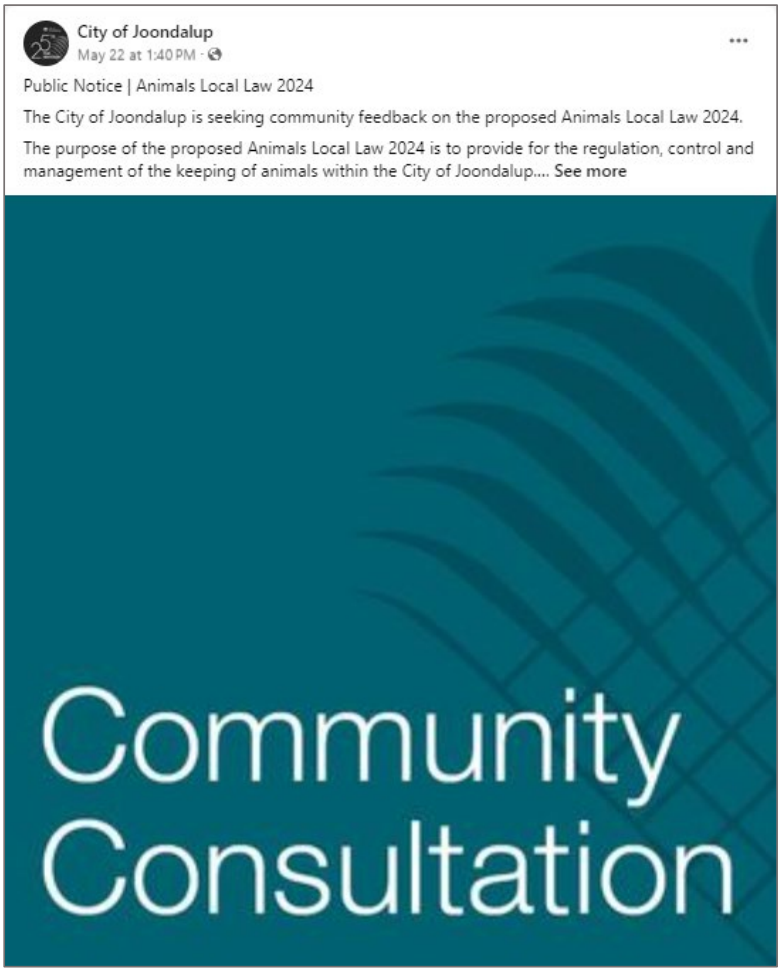
Submissions accepted: **Wednesday 22 May 2024 – Thursday 11 July 2024**

Have your say

(continues)


Keep up to date via social media:
Forward
City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000
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APPENDIX 8 — Public notice Facebook post (published 22 May 2024)



APPENDIX 9 — Submission from Friends of Yellagonga Regional Park

FRIENDS OF YELLAGONGA
REGIONAL PARK EST. 1992

Mr Pearson,

The Friends of Yellagonga Regional Park is a community conservation group formed in 1992 that undertakes rehabilitation projects within regional park collaborating with managing agencies and stakeholders. The Friends of Yellagonga have over 400 members and are actively engaged in the conservation of Yellagonga Regional Park.

The Friends of Yellagonga's purpose is to promote and participate in the conservation, rehabilitation, and protection of the regional park to ensure long-term environmental sustainability and compatible human use.

We support the proposed *Animals Local Law 2024 to* replace the existing *City of Joondalup Animals Local Law 1999* for the regulation, control and management of the keeping of animals within the City of Joondalup.

The Friends of Yellagonga strongly supports the inclusion of clause 4.2 '*to designate land as an area on which cats are prohibited from entering or remaining'* and clause 4.3 that 'a *cat shall not be in a place that is not a public place unless consent to its being there has been given'.*

Domestic cats cause significant detrimental effects on the environment. Domestic cats have been captured on our wildlife monitoring cameras within the boundary of the regional park and are presumed to have entered the park at night from surrounding suburbs.

We respectfully request that if the proposed *Animals Local Law 2024* be approved that consideration be given to designate land that forms the environmentally significantly Yellagonga Regional Park as an area on which cats are prohibited from entering or remaining given the constituent reserves are classified as Class A Reserves, Bush Forever (site 299), and Conservation Category Wetland.

We are thankful for the opportunity to provide comment on the proposed *Animals Local Law 2024.*

Warm regards,

GUY AUSTIN-CROWE	HEATHER R CHESTER, OAM
Chairperson	Deputy Chairperson

APPENDIX 10 — Submission from Friends of North Ocean Reef/Iluka Foreshore

Please provide your feedback on the proposed Animals Local Law 2024:
FONORIF supports the revisions to the 1999 law and is pleased to see the addition of laws to control cats, particularly in Prohibited Areas. We look forward to the separate report on the listing of Prohibited Areas and request this also be made available for community. consultation.

APPENDIX 11 — Verbatim responses

QUESTION: "Please provide your feedback on the proposed Animals Local Law 2024"

Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. No alterations have been made to spelling/grammar.

Verbatim responses — Please provide your feedback on the proposed *Animals Local Law 2024* (N = 118):
Unsure as to what animals you are referring to o farm type animals and dogs a maximum of two per household.
Responsible Cat Ownership Stirling - Perth - WA (RCOS) consider that for the protection of Cats, our native wildlife and the general amenity of the district that Cats should be contained to premises at all times unless under effective control. RCOS understand the hurdles imposed by the Joint Standing Committee for Delegated Legislation by their interpretation of the Cat Act 2011, an interpretation that ROCS consider to be incorrect, and that are in any case contradictory to the existing Local Cat laws of the shires of Narrogin and Northam both of which include provisions requiring the effective control of Cats in public places. RCOS congratulate the City of Joondalup for bringing their local Animals law up to date and are broadly supportive.
The previous Animal act 1999 allowed for 25 hens to be kept. Surely those keeping this number of fowls have done so responsibly and should be allowed to continue, unless or until there is a complaint ? Chooks fulfill a valuable role in the environment keeping grass down and converting insects and vegetable scraps to very good quality human nutrition. I admire how the Danish government apparently keeps right out of the way of the creativity, productivity and endevour of the people and taxes are low. We suffer from too much goverment interference in our lives.
I support the proposed Animals Local Law 2024. I believe the penalties for infringement should be double the $250 prescribed, particularly in the areas of owners allowing dogs to excrete on footpaths and verges without removal. Also, the disregard many cat owners have for legislation by allowing cats to to leave an owners property and either hunt local wildlife or excrete in neighboring gardens.
My main concern is cats and I approve of the changes to how cats are managed. I live near Lake goolellal and have seen cats from nearby houses in the bush, and several times with native birds and animals they have killed. I hope this new law allows the city to set traps in the yellagonga regional park to reduce the killing of native fauna.
Cats owners should be under the same obligations as dog owners to keep their animal within the bounds of their property and not allow it to roam free. The number of cats per property should be the same as the number of dogs. As only 2 dogs are allowed per property then only 2 cats should be allowed , not 3. Why are cat prohibited areas under consideration to have a 1 ha minimum. Does this mean that cats are allowed into open space reserves less than 1ha? How much enforcement is proposed? It is good to have regulation but if nil or little enforcement is undertaken then it is pointless. There should be more regular promotion to try to get(shame) dog owners to use the poo bags to pick up their dog's excrement and then put it into a bin or if one is not nearby actually carry it back to their abode and put it in their bin. Too many bag it and leave it on the side of a path for the poo bag fairy to pick up. Cats are in reality just let loose on our neighbourhoods and conservation parks. Considerate people keep their cats indoor at night. But you still see cats on the prowl at night so not every owner is considerate. Cat traps should be readily available from the city. Cats should be required to be inside at night and if caught outside the owner fined. During the day most owners let their cats outside and unless they have an enclosed exercise area the cat is free to go and kill as many reptiles and birds that it encounters. The city could give owners with such enclosed areas free registration or at least a discount. Technological solutions, where the cat is fitted with a special collar with a sensor that can react to geofenced boundaries, could discourage the cat from straying. Such solutions could also be incentivised.

In section 2.4 you refer specifically to guide dogs for the blind. However, I believe that other assistance dogs - eg for people with PTSD - deserve the same consideration, otherwise you will be discriminating against them.
In relation to the keeping of cats. I believe it should be clearly stated that cats be confined to the owner's property and contained by means of cat runs, enclosures or kept indoors and unable to leave the property as is the case for any exotic species. Some cats currently appear to be allowed to roam freely by their owners (as this is how it has always been and are considered a pet that can look after itself). They fight, cry at night outside out windows and foul our yard. It can be a difficult conversation to have with a neighbour to complain about their cat in my yard, around our verge, park or other areas being a nuisance and having opportunity to kill birds, lizards and other small native animals within the City of Joondalup. Cats may or may not be hungry or hunting when they are not contained and are outside. However, they are instinctively attracted to small moving objects and will stalk and pounce, claw and chew a small animal whether they need food or not. With the change in zoning in City of Joondalup and the infill and loss of vegetation, native fauna is under more threat. It is a great opportunity to introduce the people of the City of Joondalup to a progressive and forward thinking approach to keeping animals and responsible cat and other animal ownership. I believe the laws need to state clearly the means by which cat owners need to contain their cat and the penalty for not doing so. Thank you
I believe we have worked hard to own our house AND land and it will have zero effect on anyone else if I choose to have chickens in my backyard! It's MY land and there are already far too many restrictions on our lives than there used to be so if I choose to have chickens, that's exactly what I'll do!
The 'cat prohibited area' is too complex a definition and unlikely to have any real effect on the issue of unrestrained cats in any public places. This is one piece of legislation that could easily be simplified and improved. It is a well established fact that cats are directly responsible for a terrible toll on our native fauna. Cats should not be permitted to be unrestrained and free to roam in any public place. Any owner/keeper of such an unrestrained cat should then by default commit an offence.
Supporting amendment Animals Local Law 2024 as published under the powers conferred by the Cat Act 2011, Dog Act 1976, Local Government Act 1995 and by all other powers enabling it as local law as resolved by council. The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.
You may want to check page 5 in the new act proposal.Section c and e below.(CAR or CAT?) keeper in relation to a cat means each of the following persons – (a) The owner of the cat; (b) A person by whom the cat is ordinarily kept; (c) A person who has or appears to have immediate custody or control of the car; (d) A person who keeps the cat, or has the cat in his or her possession for the time being; or (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live;
There must be more control over dogs that bark incessantly. Cats must be restricted to their owners land and not permitted to wander. Native bird number of ravens (crows) must be controlled. Chickens (fancy or normal) should not be permitted on any residential land. .
I am disappointed to see there are no proposed laws to keep cats in at night, between dusk and early morning. This seems to be a serious omission - apart from the havoc they cause to local wildlife, which is devastating as they are such effective hunters, especially around dusk and early morning, in our part of Duncraig they are such pests at night, fighting outside our bedroom door at midnight, jumping on our patio roof, and terrorising our grand cats who are indoor cats who come and stay sometimes….almost every early morning, evening or night various cats are in our garden causing trouble and scrapping and yowling all around the neighbourhood. I love cats, but they need to be controlled; there is a serious problem brewing and many people are not happy about it.

Comments on keeping poultry. I object to reducing the number of poultry per residential property from 12 to 6. This should be maintained as 12. The strict guideline of "no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;" means a lot of residents are NOT able to keep poultry. We are seeing an increase in housing density, this means it will be even harder for residents in high housing density to keep poultry. With the rise in living expenses, and the unethical treatment of commercial animals, it becomes very desirable to keep your own chicken. To explain further on unethical breeding of commercial meat birds:- These birds are hybridized to produce high breast muscle mass. These fast growing birds are slaughtered between 5 to 7 weeks of age. However, due to the different growth rates in bones and joints which cannot keep up with the fast growing breast muscle, these birds will experience lameness if they are allowed to live beyond 7 weeks of age. [hyperlink removed] *This unethical approach is also evidence in commercial layers. Through selective breeding, breeds like Hi-Lines or Isa Brown, commonly seen in battery caged system, are selected to lay an egg a day. The down side is that they are artificially bred from incubators. The natural cycle for any birds involves an egg laying period followed by turning broody when they stop laying and will focus on sitting on the eggs for 3 weeks. Then the mother hen will take a further 3 weeks to mother the offspring before she will start laying again. The egg laying breeds selected for high productivity will miss out on their normal cycle or normal behaviour and will suffer health issues such as female reproductive problems, inflammed ovaries, cancer of ovaries, metabolic disorder such as hypocalcaemia etc.* [hyperlink removed] *The City's reasoning for reducing the number of poultry from 12 to 6 per household is to do with health and amenity. There seems to be a lack of evidence that more chicken or ducks will impact on health and amenity. Maybe it's a case in commercial settings, backyard chickens are more like pets and usually get a lot of attention and are well cared for. In 2010, the little town of Limburg in Belgium offered 3 chickens to 2,000 households as an experiment in to cut down on household waste. Belgian officials have reported that the chickens are a huge success, organic waste has been cut in half and the families have gained a supply of free, fresh eggs. The first month, it saved 100 tonnes of food waste going to landfill. Other councils in Belgium also have similar programs, some give out free chickens , other give out subsidies towards chicken purchase.* [hyperlink removed] *Instead of discouraging residents to keep chicken, council should be encouraging residents to keep chicken as a strategy to reduce organic waste to landfill which will in turn reduce greenhouse gas emission (methane)! Chicken and ducks also act as weed and pest control agent, removing the need of using harmful pesticides. Chicken and duck's droppings are nitrogen rich as birds have both urine and faeces excreted together. This acts as a good source of fertiliser. Comments on Cat Local Law Often the challenge of the proposed law is to police it. If a cat is seen in the natural area, how does one capture it? I heard it's taken 3 years to trap a repeated offender. Most people let their cat out and assume they don't hunt. They know they won't get caught and they carry on in letting the animal out. If the City could put in place facial recognition ID register, this way you can ID them from a distance and locate the keeper. Owners should be encouraged to use GPS tracking on their animals, so they know if they have escaped and causing nuisance to the neighbours If dogs are not supposed to go astray, neither should cats. Unlike cats, a stray dog does not usually cause harm to native fauna, cats can be detrimental to wildlife if given the chance. They should be contained and confined in their own property. Stray animals are a risk to cars and can result in accidents and injuries and maybe death. They should be contained and confined. Given the low success rate in trapping cats in the natural areas, rangers should be armed with dart guns and have these cats tranquilized and removed immediately before more harms are caused to the wildlife. If a cat is on the street or in someone's backyard or in natural areas, the cat local law has been breached and the keeper should be penalized. All cats should contained and confined in their property. These cats that are used to roaming around would be difficult to confine. They will always try to escape. Local ecologist did research on cats that have been killed by cars. On postmortem one cat has 14 reptiles in its stomach, that's 14 in one meal. It's very important for cats that have outdoor tendency to be located at all times. They should be made to wear tracking devices with GPS and geofencing function so concerned parties can be alerted to their breaching of the geofence . This will limit their damage to our fragile environment, cats are not there just to enjoy sunshine and fresh air, they will do what cats do best as predators in the natural environment. The City must come up with better solutions to police and control them.*

Thank you for the opportunity to comment on the proposed Animals Local Law 2024. I thank you for including cats in the law and applaud the inclusion of section 4.2 Cat prohibited areas to protect areas of significance such as Harman Park; however, I think the law is lacking in Section 4.3 Control of cats and needs to go much further. We have created natural habitats at our property by planting native trees and shrubs and providing water sources for birds and wildlife which are under constant threat from multiple cats who roam freely at all times in our street. Cats should be confined to their owner's property, either by enclosed cat runs or physical deterrents around owners' boundaries to prevent cats from entering neighbouring yards. I refer to section 4.3 (2) and wonder how a cat could ever be impounded for entering my front or backyard without my consent; this would be virtually impossible and therefore makes this part of the proposed law useless. I would ask that further consideration be made in this area. On a minor matter of grammar in the proposed document, I suggest the following changes: 1. Section 4.2 (2) (d) whether the land...or State significant...reworded to ...State significance... 2. Section 4.2 (4) ...the keeper of the cat at that time commits an offence., and the cat... remove the full stop and comma to read: the keeper of the cat at that time commits an offence and the cat... 3. Replace ; with a full stop at the end of section 4.2 (2) (e). 4. Section 4.1 (c) iii replace "meters" with "metres". Thank you Kind regards [- - -]
I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.
It is requested that consideration is made to the re-introduction to Part II, Clause 10 in attempts to clearly identify dog exercise areas within the community and stipulate the standards that are to be upheld in those areas in relation to owners controlling their dogs. By re-introducing clause 10, it would also be recommended that the subsequent offences and modified penalties are introduced to match the intent of clause 10, which should be to clearly identify standards to be upheld in dog exercise areas. This should include ensuring that there are areas suitable for all members of the community and in equal allocation, including no dog, on-leash and off-leash greenspace and park areas, rather than designating most areas as off-leash areas and not adequately policing the minimal allocation of on-leash areas. The offences and modified penalties should also consider the requirements to keep you dog under control in all circumstances, even in off-leash designated areas.
I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.
The cat control is not tight enough. Cats should be kept within a residential property owners land , unless under the control of owner, leash or cage . Ie inside or cat run Cats keep coming inside others property, killing birds, fish in ponds and stirring up dogs who then bark and their owners get into trouble. Other councils have limited cats to stop roaming and killing wildlife When we have been away and dogs in. Kennel cats come in and noticeable decrease in small birds, some dead birds , and even cheeky enough to look at dogs from outside the window whilst dogs inside and cats in our yard. Dogs have to be in control if owner, why aren't cats ?
This proposed Animals Local Law will make my life much easier. [- - -] [- - -] [- - -] [- - -] [- - -] *is planning for a* [- - -] *type residence to be set up for me so I can downsize but we are both concerned re our dogs.* [- - -] *has a little* [- - -] *cross bitch, and I have 2 beautiful* [- - -] *bitches. All of them get along very well. All 3 dogs will need to live with us as neither of us can contemplate giving any of them up. They are all very gentle/ sweet girls and have been part of our families for quite some time. They are very much loved. One of my girls is around* [- - -] *years, from memory, the other is a few months younger. They are exercised daily and not allowed to roam.*
I have scanned through the documents about revisions to the proposed Animals Local Law 2024. they seem to explain objectives thoroughly. Why are only 2 dogs allowed per household and 3 cats? Cats do more damage in the environment. There is a problem with cats and wildlife and there is a attempt to address this. It is good that cat breeders need to restrict their cat's movements but residential cats are not restricted in this way. Many people in our community already believe that all cats including domesticated cats are by law required to be confined to cages and caged runs. Has the City of Joondalup seriously considered making this a legal requirement. These measures could be introduced over a span of several years.
Limits 2 cats per house, we have too many cats roaming the neighbourhood at night, my cameras go off all night with random cats, cats should be indoors only Dogs should be lead only in public unless in dog exercise area that is enclosed, too many dog attacks at admiral park

Friends of Mosman Park Bushland support your actions of cat prohibited areas but would like to see verges and public spaces as well as all bushland areas prohibited. The very dry hot long summer has forced bush birds into peoples gardens and verges and any gardens and natural areas that support birds. In particular, the locally extinct western spinebill as been reported in many coastal suburbs in singles or pairs. These areas are very precarious for these birds as cats abound unrestricted.
Seems good to me.
I object to the change of 12 poultry to 6 poultry. The City should increase the number of poultry allowed per residential property to 20 poultry.
I consider that the maximum number of dogs and the maximum number of cats should be the same. There should be no reason that some one should be able to have more cats than dogs. I am also significantly concerned about cats being able to roam freely and the impact that this has on our native fauna. Cats owners should be required to keep their cats in an enclosed space so that their cats cannot kill and injure birds and other wildlife. If a cat owner wants their cat to be able to be outside it should be required to stay in within their own household area, with owners either setting up cat-runs or ensuring that when their cat goes outside it does not roam the neighborhood.
The feedback provided here ought not be necessary in my opinion. why is ECU being requested to find out what is "special" about Joondalup? ECU is a respectable university and personally have spent thousands of dollars on an expensive cache of qualifications. none of which were regarded in the end! As per usual we are being fobbed off by yet another costly exercise when there are so many important issues to research. 1. speak up about MAD. nuclear power will kill everyone on the planet if we continue in the current research by people who were never elected by the people. 2. Speak up about the "medical advice" offered by Fauci Gates and other unqualified voices 3. Speak up now before it is too late - there is nothing special to be learnt about Joondalup. people who like to keep poultry need to retain a certain number in order to contain disease. Less than 10 scratching oround in back yards or primary schools will increase the risk of disease. please stop wasting our money focus on how the rates we pay can provide better outcomes than current stupid ideas. i do not expect my personal details to be published but it is often the case that personal information is made public! Perhaps the City should first liaise with the agricultural experts. see [hyperlink removed] *please retain the right to keep 12 hens to maintain the integrity of the hens health. too few and the hens will be pecking at each other too.*
The law for keeping animals should be upped to promote good and responsible behavior with animal owners. There should be more monitoring in local parks for animal owners and they should be kept away from local schools and play areas such as football and cricket pitches. In the area where I live the majority do the right thing and clear up after their pets but their is still too much dog poo which is not. They then rely on others to clear up behind them I have seen them having to clear pitches before kids can play their sport. Its disgusting and fines need to reflect that. Animals should not be allowed in school grounds at any time
Surely we can do better in terms of advertising intent to open a kennel etc than 'advertising in a newspaper of the District'? 4.2 (3) A cat shall not be in a Cat Prohibited Area. Oh if only saying so would make it so! Seriously, why on earth would you draft this? A cat very clearly might be in a prohibited area, hence the next clause. Why not avoid the possibility of a logical fallacy and just leave this clause out! I would actually like to see much more stringent rules on cat owners...cats hammer bird life and crap where they want. There is a very good case for not allowing cats outside of the property boundary they are kept at. There are irresponsible dog owners too. I think your offence of allowing a dog in a public building is out of pace with Bunnings these days. Or are you only planning to bother enforcing SOME of these offences? In which case, why are you introducing red tape? Beekeeping is regulated by the State Government (DPIRD) why are you requiring a permit too? You seem to lack imagination around inappropriate pets...I can think of some pythons etc that should probably not be kept in the City.

I am very strongly in favour of the proposed Animals Local Law 2024. In particular, I am very strongly in favour of Clause 4.3 regarding the control of cats. We have a local cat that urinates on our house doors frequently. Deterrent methods have had no effect. The owner is aware of this but takes no responsibility nor action. It is very important to have legislation that clearly defines this as an offence and offers a pathway to resolution in instances when owners refuse to cooperate in resolving the issue.
Hello It would appear that the draft has a few typo's in the definitions in relation to a cat; (c) refers to custody or control of a car! (e) refers to where the car is kept! Regards [- - -]
I object to residents only allowed 6 chickens it should remain at 12 chickens and should not be changed.
I live opposite Yellalonga Reserve and am privileged to often see the. birdlife and native species such as quandas, blue tongue lizards etc. These two species also live in my front and back garden. However the quanda has disappeared and I suspect that a neighbours cat may be responsible. This cat has been a regular visitor to the reserve and my garden and has resisted my efforts to shoo it away. I regularly see this cat and other pet cats belonging to residents crossing Goollelal Drive to return home after hunting in the reserve. One next door neighbour has cats but, they are responsible owners who have constructed an enclosed outdoor area for their cats to go outside and never let the cats roam. They live inside their home or outside in the enclosed outdoor area. Thus proving that owners cat enjoy living with cats in a responsible way that does not contribute to death of native wildlife. The need to protect our native animals is a priority as their native habitats have dwindled significantly and domestic pets are reducing their numbers, I believe, significantly also. One way to protect them is legislation and consequences for irresponsible, uncaring owners. I hope the council will honour its role as a steward of the wildlife within its boundaries and take positive action to protect our native wildlife. Your sincerely [- - -]
Stricter rules around dog noise and controlling dogs. Maybe some sort of education and licence before you can own one. More visible penalties for when dog owners are allowing their dog to cause a nuisance. Stronger anti social behaviour laws.
As a rate payer within the City of Joondalup I oppose the amendment to reduce the number of poultry a person may possess from 12 to 6. With the increase in cost of living, including staple food items such as eggs, people should be able to possess sufficient number of poultry in order to maintain a consistent supply of eggs should they wish to do so.
In regards to the proposed changes to the Animals Local Law I think it it great to have a uniform fine for infringements and am happy that more is being done to make owners more responsible for their cat whereabouts. I do however, have an issue with the change from 12 to 6 poultry. Since covid many families have started to keep chickens to provide their family with eggs. For homes that choose to keep Isa Browns or Hyline chickens keeping 6 chickens is enough to provide for a family of 4-5. The issue with this is that these breeds often only lay for a year or two and then often live a few years without laying. This being the case many families would need to make the choice between eggs and pets if the number is lowered from 12 to 6. The other side of this is that families move towards heritage breed chickens. These chickens live and produce eggs for longer but not at the same rate as the commercial breeds. According to a number of chicken websites when keeping heritage breeds to get 4 eggs a day you will need 8 chickens and for 6 eggs 10-12. Our family of 5 can easily go through 6 eggs a day. I would like to see the poultry number stay at 12 as it allows families to either keep non laying hens as pets as well as still have egg producers or keep more heritage breed chickens to produce the required eggs. If people are following the recommendations, keeping their chicken coops clean and have good animal husbandry then it doesn't matter how many chickens they have as there is limited offensive smell or vermin. I would like to know why the change is being proposed by the council please. Many thanks [- - -]
With regards to a dog in a shop clause 2.4 the current proposed legislation prohibits entry of a dog into a shop unless the dog sells dogs. May an amendment of this wording please be considered in light of the fact that dogs are rarely sold in shops but I note that pet supply shops such as Petcity, Petstock and Petbarn have facilities for bathing dogs at their premises requiring entry into the shop. Could this be reworded to allow entry into "pet supply stores" rather than shops that sell dogs?

Wherever I walk in my area, there are dogs with the owners. My immediate reaction is that of apprehension, and the enjoyable walk soon becomes anxiety ridden for me. If the dogs are large, I quickly grow very fearful. Should I encounter any dog faeces on the ground, then my walk is further marred by revulsion and disgust. Surely, as a rate payer and citizen, I am entitled to good health through walks in my area?
While in principal I have no real issue with the revision of Local Laws, I feel that the changes outlines are so onerous as to penalise those who may already under current legislation hold animals which are now covered by the new proposed legislation. For example under section 11 Prohibited....subclause (2) you have mentioned visually impaired however, many people now have assistance dogs which are not specific to visually impaired. Many people have also taken in animals which have been neglected by other family members, general public or otherwise, and this has not been taken into account. For example, I currently have 2 dogs and if my mother passed I may inherit a 3rd. Does that mean I now have to consider rehoming or putting to sleep one of the older dogs in order to confirm with the legislation. If that were to be the case, I am more likely to just do it and take the risks! I think that Kennels and Catteries should be outside of the boundaries, and require more land. I do however, know of older people who dog sit for those who are working. Where do they fit into this policy? Some common sense and also understanding of the changes of employment, working from home, entrepreneurial business enterprises etc., needs to be considered before implementing archaic legislation which then penalises the many due to the acts of the few. Kind regards [- - -]
I think we should ban all cats from going outdoors unless they have a harness or on leads. Below are my reasons. 1. Reduce feral cat population. The Australian government has spent a lot of money on controlling feral cats. Sadly, not all cat owners follow the rules and desex their pet cats. 2. Saving wildlife. Free-roaming cats are impacting our natural wildlife. Birds, lizards, insects and other small animals are at risk due to cats are natural predators. They hunt for fun but not for food. 3. Reduce crash accidents. Cats are wandering on the street 24/7. Drivers will need to dodge them when cats run into traffic. It either the cat gets hit or the driver gets injured as a result of dodging a cat. 4. Protect homeowner's rights and the welfare of other pet animals. Some homeowners may want to have their own pets in their backyard but they can't do it because of the free-roaming cats. Cats may trespass on another property end up fighting with another cat, kill another pet or the cats got injured. Due to the above reasons, to move forward and have the awareness of our endangering wildlife, I believe banning all cats-free roaming on the street is necessary and a must.
Cars have a huge impact on local wildlife including endangered species. I strongly believe that cats should be confined to the owners property ie the same expectation as for dogs.
Cats are the biggest problem. We have had to put up protection for a tree that cats seem to want to ring bark the tree. People let them out at night to roam and the frogs are now silent because people will not take responsibly for their cats.
Page 19 paragraph 8.9 (4) I object to change the number of poultry to be reduced to 6. It should remain at 12 poultry per household.
Hi, my only thoughts is regarding the act is that cats should be kept within the owners property at all times as they are a danger to native wild life. Certain breeds of dog that are considered to have the potential to be dangerous should be kept on a lead at all times. Thanks.
I would like to see all cat owners made to have cat runs and not let cats outdoors. All dogs on leads, and owners made to clean up after there pets. Pets should not be allowed in Shopping centers or supper markets unless a guide dog.
I am in agreement with the revised Animal Local Law 2024. The penalty fees should be higher, as in general, people only feel the pain when it hits their pocket. On the other side of the coin, my main concern is the actual policing of residnets/visitors breaking the law eg dogs off leash, not under the control of their owners, excrement being left everywhere. literally everywhere.
I object to you decreasing the amount of poultry a person can have on their property.
I OBJECT to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household. the Animals Local Law 2024 item 8.9 Keeping poultry on page 18 https://www.joondalup.wa.gov.au/wp-content/uploads/2024/05/Animals-Local-Law-2024-proposed.pdf and on page 19 tells you : "(4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area."

Proposed Law 2024 a) clauses relating to the keeping of dogs & cats in owners properties should be written in 'simple english' with specific reference to the requirements required by the local law. b) Clauses as written cover a large subject area, with the recent massive increase in the keeping of dogs & cats in owners properties, the impact on local parks, native fauna, etc.. it's an area that the law should clearly address. c). This clause should be inline with keeping of only 2 dogs. I see no reason to increase the number of cats per household to 3 4.1 Keeping of cats (1) Subject to sub-clauses (2) and (3), the owners or occupiers of a property shall not permit more than 3 cats over the age of 3 months to be kept on that property. d) This clause should include a clear reference or cross reference to house owners, stating 'not a public space' is not a clear condition/instruction within the clause as it requires the reader to refer back to 1.6 Interpretations. Inclusion of house owners responsibilities is a very important part of this proposed law 4.3 Control of cats (1) A cat shall not be in a place that is not a public place unless consent to its being there has been given – (a) by the occupier or a person apparently authorised to consent on behalf of the occupier; (b) if the place is unoccupied, by the owner or a person apparently authorised to consent on behalf of the owner. e) In general a generic fine of $250 is not a deterrent to the general public at all. It should be doubled at least. I would ask the authors of this proposed Law to refer back to the number of fines raised for this type of offence over the past years to see just how in affective a $250 would be. Many years ago on a visit to England lake district where I saw a warning notice referencing dog excreting with a fine of around a $1000. We never saw any dog excreting on our visit. Dollar amount of Fines should be made with consideration to the City in recovering the cost of imposing these fines 2.5 Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner $250
I object to this change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.
With regard to cats - the requirements are not enforceable without any kind of registration and chip records. All cats should be registered and be kept on property - not allowed to rome.
My particular interest is in the number of cats allowed to roam freely night and day. They're regularly in my backyard, preying on birds etc. Sometimes there's 6 or more dead birds following their attacks.Some people in the neighbourhood go away for days or even weeks leaving cats to roam. Too many people walk their dogs off the lease and ignore the mess they leave on lawns and in parks including the school ovals. This is very unhealthy affecting children playing on the lawns or doing sport.
PART 4 - Why are owners of cat/s not required to provide adequate fencing (or cat enclosure) to their property to prevent the escape of their cat? 1) Cats kill native birds, marsupials, reptiles and need to be contained to their own property. 2) Cats are a nusiance to neighbouring properties - fighting with other cats, taunting dogs contained on their own property, scaring birds in aviaries, causing them to panic & break their necks, defecating on neighbours properties, messing up mulch. Please amend your laws. Dog owners are responsible and contain their dogs to their property, pick up the faeces in public and have their dog on lead in public. Why are the same laws not applied to cats?
Dear City of Joondalup, With regards to the proposed change to the 1999 act concerning the keeping of animals, I am dismayed to see that amendments are being put in place to curtail the number of animals secured on a property. I note the previous twelve hens allowed will now be reduced to six, as just one example of the City's overreach into the lives of decent residents, the vast majority of whom keep their pets in excellent conditions. These proposed amendments are a back-door approach to reduce the growing of residents' own food and enjoying their home as they see fit, something we've all done for decades without any problems. I strongly object to the proposed amendments. Yours faithfully, [- - -]
Consideration for Cat containment to protect native animals and birds. Especially at night. The current law states that Cats cannot enter another private property without permission. How can this be achieved realistically and how should the public address this if it is a concern. My dog barks when the local cat walks through our yard or sits on our driveway for extensive periods of time including at night. My dog then disturbs the community with the barking, but apparently not the cat. With such lovely protected areas in our community, i personally think cats should not be allowed to roam freely outside at any time

Should be made clear that dogs must be confined or on a lead at all times except in areas especially designated as exercise areas; such areas should not be sporting grounds because of the health risks posed by urine and faeces remnants left on the surface. There is a need to make it clear that all shops (including Bunnings and cafes) are included in the ban. The proposal for cats should be extended so that cats must be kept confined at all times (perhaps except if carried or on a lead). The damage to native fauna by wandering domestic cats is well-known and owners must keep cats confined to protect these precious animals, reptiles and birds.
Page 5: "nuisance" means:- (a) an activity or condition which is harmful OR ANNOYING and which gives rise to legal liability in the tort of public or private nuisance at law; Feedback: the term "annoying" is too subjective and provides insufficient detail to be enforceable. I recommend the term is removed entirely, as "harmful" is broad and may include psychological harm. (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; Feedback: the term "enjoyment" is too subjective. I recommend the term is removed entirely. Page 26: (4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area. Feedback: This is too restrictive and perhaps breed specific limits are more helpful. For example, 6 small birds such as quail is quite different to 6 ducks or chickens. Recommend remain at 12 poultry.
Can the council advise why it has failed to require domestic cats to be contained and controlled given the strong empirical evidence supporting their negative impact on native fauna?
Hi There I believe that Part 4, Para 45 (2) [a] should apply to ALL cats, not just those belonging to breeders. I don't believe the prohibited areas clauses regarding cats is black and white enough. Kind Regards [- - -]
As the primary carer of a person with disabilities, and a resident of City of Joondalup, I have noticed an issue with Clause 2.4 of the proposed law, which I want to bring to your attention. Subclause 2 refers to exception being made for a "person with vision impairment" having a "bona fide guide dog". This is a very narrow definition of assistance dogs, and after a quick google search, I realise it is not compliant with federal discrimination law. The following quote is from assistancedogs.org.au: "The rights of a person with an Assistance Dog are protected under Federal Law through the Disability Discrimination Act 1992 (DDA 1992). The DDA recognises that a suitably trained Assistance Animal is a tool facilitating the functioning of a person with a disability, similar to a wheelchair. The DDA recognises both physical and psychosocial disabilities and acknowledges that an Assistance Animal can assist in either case. The DDA allows qualified Assistance Dogs to accompany their handler into all public spaces. The only exceptions to this may be spaces in which a person's disability is being addressed by other means, or areas with stringent sterility requirements, for example: • Specific Clinical Settings • Surgically sterilised areas • Industrial food preparation areas (kitchens) • Quarantined areas". I respectfully suggest this clause be revised to better reflect the use of assistance dogs in the community and federal disability discrimination law.
Animals should be kept on owners property as in not letting cats roam as I've seen multiple cats in my yard and killing local wildlife. People often walk dogs offlead with zero recall of dog.
I agree with the change of laws that cats should not be allowed to let roam freely in parks where they can sit waiting to pounce on birds or wildlife.
Disappointed that the Animals Local Law 2024 does not limit cats to the cat controller's property boundaries. Dogs may annoy, defaecate and in rare circumstances create harm. It has been proven is without a doubt through scientific studies that cats kill multiple animals a day and are decimating our wildlife populations. And yet people are allowed to have up to 3 cats in their home and allow them to roam freely. There is also no mention that cats should be brought indoors at night time. So at least please: Reduce domestic cat ownership numbers to 2 cats per household Require owners to bring the cats indoors once the sun has set Require all domestic cats be sterilised Require the cats wear bells Cats are the only animals that are not restricted to property borders in this law and I can't see any reason why.
Could you please add that cats need to be confined to their owners premises. either by being kept inside or in an outdoor enclosed cat run, as other WA councils have done. I've lost count of how many birds have been killed in my yard by wandering, predatory cats. I'm also really tired of my yard being used as a cat toilet, despite trying many deterents. This keeps the cats safe from cars too. Could you please erect signs at parks advising dog owners of the $250 fine for not picking up their dogs's excreta.

With the increase in density and subsequently very small gardens, the size and number of dogs permissible need to be seriously considered.
The dog on leash needs to be updated to all areas except ENCLOSED dog run areas. We live opposite a walk through and 95% of dogs are OFF leash when being walked. This causes mayhem when dogs meet and the owners appear to have no control over them I have been cornered in my own front garden by a dog many times that is supposed to be with its owner who is walking along the walkway just letting it do as it wishes. The consequence of this is not only is it dangerous but the dog then scratches up the garden and goes to the toilet which we have to deal with as the owners just turn a blind eye. Children are affected by these runaway dogs as well, dog poo in playground areas and dogs frightened playing children. There needs to be more signage up to inform people to keep their dogs on leads and more patrols to follow this up, This is done elsewhere so we here in Joondalup need to step up and protect the environment and all who live in it. Dogs will be more safe from each other when kept on leads and not so much conflict between them. [multiple submissions] *The keeping of cats in the City of Joondalup needs to be changed to have them kept inside or outside runs, so they are then restricted to their own properties and families. This ensures they are safe from harm themselves, and allows the local wildlife to also be safe from them. Cats are predators and it is in their natural genes to hunt and kill. We need to protect our wildlife from this especially as the weather is changing to a hotter degree. Wildlife need to find a cooler resting place close to water and cats know where these areas are and source them out ready for a kill. We need to protect our environment for future generations. Cats are quite happy in outside enclosures and it just takes a little bit of training for the cat and owners to accept this habit. Others cities within Australia and the world have this in force so we need to step up here to do the same. Cat traps should be made available for residents to use and fines for those who let their cats stray. It is not difficult, it just needs to be put in place ASAP.*
I would like to see the cat containment laws reviewed making it law for cats to be kept indoors at night. Even better keeping cats contained inside and or in a cat run 24/7. Our cats as well as our wildlife deserve protection.
Re:2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Dogs are these days oftentimes allowed in some shops e.g. Bunnings, Good Guys etc. This clause seems to prohibit this. Some accommodations allow dogs to stay. Also vet clinic is a business and dogs are not sold there. Should some amendments to the wording be done to cover these situations?
I would like to see all cats being required to be contained either indoors or within enclosures to protect our native wildlife, reptiles and insects. The implementation of licence of all cats to allow for inspectors to enforce regulations would in my view help to cover costs to the ratepayers of COJ.
Cats are enjoyable companion animals for many but they are also mass murdering beasts that kill despite being well fed at home. Cats wandering from their home also sees many needlessly killed by cars. The law needs to provide controls to prevent the damage they cause to the natural environment and the many smaller animals, birds and invertebrates each cat will kill every day, every year. It is time the city brings in laws that mandate cats be contained to their property just as dogs must be.
My primary concern is the number of cats roaming the suburb (Duncraig), preying on birds and other wildlife. Many cats are out 24 hours a day and even left out when owners are away for days or weeks. I note the proposed fine is increased but it's still not high enough to be a deterrent. An improved system of catching the free-ranging cats is required. Similarly, some dog owners walk their dogs off the lead and disregard the mess they leave everywhere on resident's lawns, parks and playing fields. It's a very unhealthy situation for playing children or anyone doing sport. Much higher penalties are required plus better policing.
My concern is the keeping of cats. I'm unsure why if I have a dog I must keep it confined to my premises or walk on a lead and register the dog with the local council. However, it appears that if you own a cat, it can roam wherever it wants whenever it wants doing harm to fauna and local wildlife. I am regularly woken by cats fighting and jumping around my property. I am hoping the new laws will take this into consideration.

Typing errors page 5 (1.6) under keeper: parts c and e refer to a car rather than a cat ((c) A person who has or appears to have immediate custody or control of the car; (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live)
I think domestic cats should be subject to similar control measures as domestic dogs. They should not be able to roam around and kill native animals and birds. They should be restricted to their owners properties and impounded if found out of such.
You have not stipulated laws related to dogs continually wandering the street. You have not addressed dogs entering private residences. It does not address the need for dogs to always be leashed - carrying a lead in your hand is not adequate, nor is alleged recall control. Nothing about dogs entering property and killing cats. NO section addressing the control of dogs at all. These are extreme killers. You also say in the notes you can have 6 cats for breeding but mention in the fines section that it is only 3. (I do not breed cats)
We need stricter laws on balking dogs, the City puts all the ownes on the person complaining to write diaries and collect information which causes issues with neighbours. The first point of contact should be from a ranger explaining the issue and offering advise to home owners. Cats should not be allowed to roam the neighbourhood at any time they distort the native wildlife. Again the City need to take action immediately when reported.
Under the section headed KEEPER clause (E) has the word car instead of cat Part 2 Dogs. Sub clause 2.4 Prohibited Places A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Questions, 1 - Does "any shop or business" include stores like Bunnings and places like cafes and restaurants? 2 - Is the city intending to publish more examples of shop or premise covered by this section? Sub clause 2.5 Fouling of streets and public places Any person liable for the control of a dog who permits that dog to excrete on any street or public place or on any land within the local government without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either on private land with the written consent of the occupier or in such other manner as the local government may approve. Question - Does the section "any land within the local government" include parks and regional reserves, including Yellagonga Regional Park, not under direct management control of the City? Part 4 CATS 4.2 Cat prohibited areas (1) The local government may make a determination in accordance with clause 11.2 to designate land as an area on which cats are prohibited from entering or remaining. (2) In designating land for the purpose of subclause (1), the local government may have regard to the following matters in relation to the land – (a) whether the land is greater than 1 hectare in area; (b) the nature of the fauna on the land; (c) the nature of the vegetation on the land; (d) whether the land has been recognised by any authority as having vegetation or fauna of local, regional or State significant; and (e) whether the land is land to which the Conservation and Land Management Act 1984 applies under section 5 of that Act; (3) A cat shall not be in a Cat Prohibited Area. Questions, 1 - Has the city made a determination on which are the Cat Prohibited Areas 2 - Is the city going to publish a list of Cat Prohibited Areas Comment, Without a determination on Cat Prohibited Areas being published at the same time as the publishing of the Animals Local Law 2024 this section of the Law is not workable and will create significant confusion and angst with residents of the city. Given the ongoing issues with enforcing current requirements for dogs to be on lead in public areas other than those designated as being OK how does the city expect to be able to enforce any requirements regarding cats and Cat Prohibited Areas
With regards to the changes to the proposed Animals Local Law 2024, I strongly object to the change from 12 poultry to 6 poultry. I think it should remain at 12 poultry per household. Warm Regards, [- - -]
1. I notice in the definition section, at least 2 instances of "car" being used in cat section. Assume it should read cat. 2. Not sure why residents can only have 2 dogs while cat owners can have 3. I would think 2 & 2 more appropriate, given the damage cats can do to local fauna.

Food is an essential factor for life. Having reliable food availabily sustainably maintained would have to be a priority for any honest & sensible form of government. We saw serious challenges to the food delivery chain during the COVID lockdown phase, but this just one example of many that I can think of where food supply could potentially be jeopardized. Ignoring irregular challenges to the food supply network, the more locally available food, the less constant pressure on the food supply network. I feel we are blessed to be living in a country where local food sources such as a simple vegetable gardern or a small amount of livestock are viable for each landholder. Such food responsability should be encouraged rather than mandated against. I am writing to speak against the proposed changes to the laws regarding animals kept in the City of Joondalup.
I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.
Please keep limit as is (12 animals). It would be unwise to start limiting potential food production opportunities with the incessant culling of commercial poultry throughout Australia currently being undertaken. Many thanks
*Clause 48. 3. "A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street". Why 9m? This makes it near impossible to keep chickens on an average suburban block - is this the intention? 2b. A permanent or moveable outdoor enclosure that the chickens can access during daylight hours is required *in addition* to the shed or hut requirements listed. Shed requirements described (eg 0.3m2 space per bird) are suitable for roosting area only, it is too small otherwise. Shed or hut should be orientated so that the open front is protected from prevailing winds (b iv) should state that shade (as well as ventilation) is also required during hot weather Your diagram show the food and water outside the shed or hut - why??? Part 4 - cats. Law should include requirement that cats are kept indoors at night. I am a cat owner and firmly believe that they should not be allowed to wander at night. Should also include a requirement that all cats be sterilised (and microchipped) unless the owner is a registered breeder - cat shelters are over run with unwanted cats and society does not need more kittens! Part 2 - dogs Law should include requirement that all dogs are sterilised unless owner is a registered breeder. Again, dog shelters are full of unwanted dogs and we do not need more puppies.*
Request for amendment to ensure a complete ban on pet cats from roaming with reasonable and effective penalties for non-compliance. Evidence (ref 1) shows this holds strong public support, saves native animals and saves significant costs. Reference: 1. [hyperlink removed]
I approve of all changes proposed. I would also like a section added regarding bird ownership with restrictions on number of birds on one property and enclosure inspections. I have had major vermin issues since a bird/parrot breeder moved into a neighbouring property. They have also breed macaws in the past which was a noise nuisance. I would like to see restrictions on aviary placements to be at least 10 meters away from any property boundary.
I do not consent nor do I agree with your new proposed animal law 2024
I oppose the proposed reduction in maximum number of chickens from 12 to 6. Please keep it to 12.
Cats: I don't own a cat, but who actually does? People cannot control where their cat goes and to be honest cats do keep the rat and mice population down. We have seen an increase in mice in our area, due to a reduced number of pet cats. Softening the laws slightly to stages: a verbal warning if the cat is found on prohibited land, followed by a written warning and requirements for containment. Followed by 3rd step: fines. Bees: Again, bees are flying free and the wording of this document implies that people will be fined if there is a wild beehive on their property (eg: the bees have formed their own hive). There may be a delay in removing this or the property owner may be unaware. Again: wording needs to include the first step as a warning for removal, with advice on organisations/ apiaries in the area who may want to take the hive. By making these additions, you offer a gentler, kinder approach at first, before launching into fines, fines, fines. For these two animal species - bees and cats, who have minds of their own! However, when it comes to owners allowing their dogs to defecate in parks and on private verges I am all for the power of the law. This I don't believe you enforce nearly enough and it makes our public areas unpleasant. It's laziness on the part of pet owners (I am a dog owner), and there is no excuse for this.
Hello I object to the change of the option for households to keep 12 poultry down to 6 poultry. It should remain at 12 poultry per household. Thanks

My last cat died @ 18 years 5 months [- - -]. I would like another cat but would like to state that my cat loved a walk. He wore his harness and lead so was always under control. If a dog came along I would pick him up. He wasn't aloud to attack birds nor stray from home. We did have issues with other cats entering our property to fight him and one even came in, regularly, through his cat door to eat his food. I would prefer that a cat on a harness be allowed.
Reading the comments in council minutes, I think we are a long way off feline facial recognition and monitoring devices; however, I'd like to see more advertising through social media advising owners why it's vital to keep them indoors and stop them from roaming. Maybe a video or photo of a cat trotting up Hunt Lane with a New Holland Honey Eater it's mouth.
It is time the City implemented laws requiring cats to be contained to the owner's premises. I have had enough of my neighbour's cats defecating in my yard, running on my roof at night, sitting on the fences aggravating my dog and worst of decimating the wildlife. We once had prolific bird life in our yard but the 3 local cats have wiped them out. My dog can not wander the neighbourhood unsupervised, why are cat owners allowed to let their animals roam freely?
Thankyou for the opportunity to comment on the proposed Animal Law 2024, The Keeping of Pigeons guidelines are clear, and with few exceptions are acceptable to the West Australian Fancy Utility Pigeon Society and Nationally (ANPA). The following changes are sort to the pigeon section of the Animals Local Law 2024. We seek the removal of the minimum lot limitation of 600m2 for the keeping of pigeons. This limitation is not required as the present 1.2m boundary distance requirement for the loft, and the loft's 9m distance from the closest dwelling prevents loft placement from being in an unacceptable position. With developments and subdivision producing vast numbers of lots under 600m2 there are now many suburbs where the keeping pigeons is mostly not permissible which was not the initial intention of this guideline. The 9m setback of the loft from a road is acknowleged but the present 9m setbacks from walkways or laneways is excessive and a reduction to 5m is deemed more appropriate. It is important that the guidelines of Keeping Pigeons are written to allow for possible and reasonable dispensation for setbacks and loft design on appeal. Kindest regards [- - -] ([- - -] Year resident of Sorrento suburb) [- - -] of the Australian National Pigeon Association (ANPA) and [- - -] of FUPS (WA's biggest fancy Pigeon Society)
All the changes and additions make sense, and I'm glad the beekeeping requirements are not overly specific on type of hive. The only thing that was unsure is whether the cattery changes now require anyone with more than 3 cats to register as a cattery even if the cats are sterilised. There are provisions for the sterilisation of miniature pigs already (even though only one may be kept) so adding them for cats would not be too difficult would it? If the intent is to keep a large numbers of cats on a single property enclosed, the cattery guidelines don't seem to work for pet cats intended to be kept in the house. In that case maybe a different kind of enclosure for large numbers of non-breeding cats would be suitable, such as a cat run or screen-enclosed patio?
I believe that cat's roaming offer a positive influence in that they help catch rodents. But if a cat is a nuisance to the community for example fighting other cats entering boundaries of other properties regularly are taunting dogs and other domestic pets then they should then be contained. Owners should be allowed as many pets/dogs as they like provided that the square metres allows space and that nuisance barking etc is managed. Especially in the rental crisis with more animals being surrendered I feel as though if someone wants 3/4 dogs and they have a large property and exercise them then why the hell not.
I object to the reduction from 12 poultry to 6. It should remain 12 per household.
There needs to be the ability for nuisance cats to be removed and impounded as the owners expense. There are too many cats allowed to roam at night causing disturbance and killing native wildlife. Cat traps should be deployed upon request.
I am for intoducing additional rules especially for addressing cat nuisance. Thanks
With regards to nuisance dogs: More stringent regulations needed. Naturally dog owners of barking dogs deny there is no problem, and seems that from personal experience, which including having to get other neighbours as witnesses, keep a diary, many visits with rangers, even getting it to court proceedings, the council backed out of their responsibilities. The only relief of non stop 24 hr barking is when the two dogs eventually died. People affected by the non stop barking were emergency workers nurses and police school students and babies . I considered that the council was non caring and inconsiderate to genuine complaints made.

Poultry: I do not agree with the drastic reduction in the number of poultry that can be kept from12 down to 6. This makes backyard poultry-keeping financially unviable and not worth the effort it takes, and you may as well just go buy eggs from the shops. We have already seen retail egg shortages, and therefore the City should be encouraging self-sustainability, which starts in our own backyards, from veggie plots, chooks, bees etc. Keeping only six chooks would barely keep a family of six in eggs. In the past, I've always been happy to share (free of charge) any excess eggs we have with my neighbours, promoting community, but I won't be able to do so, as will not have any to spare. Poultry are social creatures and must be kept in numbers, but unfortunately, they can also be very fragile and die easily. It's not possible to "add" in more chickens to an existing flock, and so your numbers can diminish very quickly, more so when starting at a such a small number. If this is noise related, then 12 chooks make no more noise than 6 chooks. Number of Dogs/Cats Allowed (set at 2/3, respectively): How does this impact people who foster for a rescue organisation? Will rescues therefore be negatively impacted if foster carers are unable to take in an animal due to number limitations? If somebody holiday boards/minds a dog/cat for more than three months for a friend, is this then considered to be a kennel/cattery? I saw no mention of owners being able to make application to the City to house a third dog, as has been the case previously. Cat Prohibited Areas: Can cats enter public spaces if on a lead, exactly as a dog can? How does the City plan to police this? How does the public identify a Cat Prohibited Area? Prohibited Areas Dogs: Does this mean that a person cannot take their dog to their workplace? Or have them sit outside the shops whilst their owner pops in to buy something? Definition Section: Two incorrect uses of the word "car" as opposed to "cat" Fines: Huge jump from $100 to $250 - just a money grab by the City. In terms of housing and keeping cats within home boundaries, I would like to see some laws/guidelines in being able to set-up a catio system that connects to the boundary fence, so that a neighbour cannot raise an objection, or it is not necessary to seek permission of the adjoining neighbour (as their side will not be affected) to be able to install one. This would make it simpler for a responsible cat owner to keep their cat(s) within the confines of their property.
I have few issues with the content or intention of the regulations. My comments are mostly in relation to the wording itself, or the positioning of relevant regulations within the document. I found it is a little confusing that the track change version of the regulations relating to cats and the “clean” updated version do not appear to map very well. The clean version shows provisions not found in the track changes version. Now that I have read both, I can see that new offences for cats in prohibited areas, or straying to other private property have been included, where they were not included in the track change version. There is typo in part (c) and part (e) of the definition of “keeper”, where reference is made to “car” instead of “cat” In the section 4 Cats: ^ it is not clear that cats need to be registered. Registration requirements appear to be in the miscellaneous section of the regulations???. If cats do need to be registered, it would be better to include these requirements in section 4 Cats to improve understanding and compliance. Thank you for the opportunity to comment.
- On page 12 it moves from section 22 to section 45. - No mention of off-leash dog parks: there is insufficient signage at parks to show what is permitted. There is an issue with dogs being allowed off-leash at parks that also have kid’s playgrounds, with dogs jumping in small kids. An amendment to rules should be made, or only enclosed dog park sections where children can be kept safe. - No mention of what happens if a dog attacks another dog or person. - No mention of what people should do with cats constantly entering our yards, do we trap them and give them to the council? - Poultry: unreasonable to mandate 9 metres from cage to house, many blocks aren’t big enough to accommodate that; is there a scientific/medical reason to choose 9m?
Part 4 Cats There is no mention in the new Act of keeping Cats indoors, especially at night. This has been an enormous problem and it is known that our vulnerable fauna is being hunted and killed. Several Councils have already made curfews for cats. Why has the City of Joondalup repeatedly refused to address this? As seen clearly on security cameras, cats are wandering at night, urinating at front doors and on private fixtures.

The law as written will outlaw the keeping of chickens in the majority if not all residential lots in the city as the 9m from dwelling and 1m from boundary cannot be met by anyone with lot size of less than 800m2 unless they have no house on the lot. I feel the law is unjustified and negative to the environment of the neighbourhood. Myself and others I know of in the city with blocks of less than 800m2 have kept chickens in safe and healthy conditions for well over decade. The presence of chickens is a healthy addition to the neighbour hood as when properly kept they reduce insect pests and add to the mental and physical health of the residents who keep them and collect and use the eggs. Additionally the law as written describes a basically battery chicken set up which is unhealthy and unkind to the chickens. The change to law seems pointless and arbitrary. Before any change is made to a law that affects a number of residents the evidence to support changing that law should be presented in a clear and comprehensive manner. It should also be made clear who has suggested the change to the law in case this clearly indicates a vested interest for the change. I strongly object to this change on practical, medical and ethical grounds and wish to be provided with more information as to what led to the need for the change.
I am totally agree with the changes and updates, especially keeping cats in an enclosed space and not allowed in any public space. I have had issues on my property with cats roaming and upsetting my dogs, also at night setting off security cameras. Also they are a pest to birds and I have witnessed this in the suburb.
I approve of these changes, however I am concerned that there is a lack of rules defining the confinement of a cat. As we know cats are roaming animals by nature and it is common for cat owners to allow them to roam which can lead to destruction of native species including terrestrial mammals, reptiles and birds. I would like to see more restrictions and penalties for allowing your cat to roam, to reduce the destruction of native animals, but also to reduce the chances of unwanted pregnancy from neighbouring cats. The confinement rules for dogs are a good start and should be replicated for cats. Ideally cat runs should be endorsed to allow for cats to roam the owners backyards but also limit their escape and limit animals entering the premises.
Please make and enforce laws for people to keep their cats indoors or enclosed, also dogs on leash in bushland and national parks, so that they stop killing and maiming native wildlife.
I fully support the long overdue penalties for cat owners who let, in my case even encourage, their cats to kill birds on my property and defecate in my bedroom courtyard. After repeatedly showing the owners the birds which their cats killed, they refused to keep their cat on their property because, as they told me, cats should be free to roam. There needs to be escalating penalties because some neighbours don't care about the easily affordable low fines and care even less about killing their neighbours' birds and keeping their neighbours' courtyards in a perpetual putrid, vile, stinking state. Thank-you.
Please do not reduce the number of poultry allowed to be kept from 12 to six. As long as the poultries are kept in good condition and the owner adheres to CoJ's regulations I can't see that this should be a problem.
There needs to be stricter rules for puppy breeding of aggressive type breed of dogs [multiple submissions] *All dogs need to be on leads when outside walking on public foot path and also in the parks to prevent unfriendly aggressive dogs attacking other dogs, for example, if you go to the local park and you pay your rates you want to know that you can feel safe and if you have a small dog on a lead walking around the park then next minute this large dog comes out of nowhere because the owner has let the dog off the lead and the dog is a fare distance away from him and he comes up to you and your dog its very scary and intimidating, who gives the right to these people to get away with this the law needs to be tougher. As dog attacks on the rise. Also, dogs that are not friendly need to wear a scarf that says, "I need space".*

A text that is clear, concise, complete in all details, describes the procedures for us to understand how things work.. Congratulations to [- - -] and his team..... all offences incur now 250$. That is more than a traffic fine, which is now 160$ or so. Is that fair? On the other hand, if a fine does not hurt, it has no meaning? page 6: nuisance, (a), legal liability....the State Laws are outdated and make it very difficult to sue anyone for nuisance.... (just as a remark). I guess the parties might be guided to arbitration which is voluntary.... So, if someone is fined and complaints: nuisance, what nuisance..... 2.4, (2), are there not other reasons why a guide dogs should be allowed to be inside otherwise prohibited places? 2.7 maybe add a 2.8: Dogs have to be registered and microchipped. Question: is vaccination to keep the dog free of contagious illnesses the owners business or is that not part of public hygene and should be regulated? 4.3 Cate need to be registered, microchipped and desexed. And same as above, vaccination against contagious some can be transferred to humans and should be therefore regulated? 7.2: We had a colony of bees moving in years ago, the hive became too big, I called the City and was told: non of our business, so I called an Apiarist who collected the bees and transported them to Bunbury. That did cost 1.500$. I was happy that the bees were not killed. Early intervention might have made the story easier. But I guess 7.2 remedies that point? But who knows? Maybe the City can send a summary of all yes/and Nos to all residents? 7.7 (1) and (2): good to have these words. Now, does that include the Inspectors of the RSPCA? It should because they cannot enter private property. Thanks again [- - -]
Restrict laws should be in place for keeping of animals.
I would like to highlight a section of the proposed Animals Local Law 2024 relative to dogs in public places: "2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. (2) Subclause (1) does not apply to a person with a vision impairment or who is a trainer accompanied by a bona fide guide dog." Whilst there are no proposed changes to this section, it may need to be reviewed and updated. It is not in line with the current laws, which I believe are the Disability Discrimination Act 1992 and Dog Act 1976. It is limited to vision impairment and guide dogs only and not inclusive of all disabilities and assistance animals. Many people other than those who are vision impaired, have assistance dogs to assist them in public with other medical conditions and disabilities such epilepsy, diabetes, autism, and PTSD to name a few. I suggest this section needs rewording to include all assistance dogs as they are all legally permitted in public places, including those in training. Also with regards to dogs in general being permitted only in shops where they are sold, this is also potentially outdated. My understanding is that dogs are no longer permitted to be sold in "shops" as such in WA as this promotes puppy farms. Dogs are however permitted in some pet shops that sell pet products, and some hardware and garden stores (ie Bunnings). Thank you
Curfew time for cats to require owners to keep their cats indoors once dark to protect native birds. Owners should be penalised if they fail to comply. Ban ownership of dogs classified as vicious or dangerous or aggressive and by those who have been subjected to threatening behaviour. Simpler dog barking reporting procedures and actions from neighbours whose dogs bark continuously. Maybe make it compulsory for people to try to own rescue pets before purchasing from pet shops.
I want to propose an amendment to your proposed local animal law. I suggest cats be kept indoors, supervised outdoors, or in cat enclosures. This amendment will help efforts to preserve local wildlife, as cats in far greater numbers than any other predator are more detrimental to our local wildlife. Also, as cats are permitted in households in far greater numbers than other pets (3 per household), this detrimental impact will be felt three-fold. Cats out at night are also disruptive. Frequently, we hear them fighting on and around our property, disturbing our dog (who is inside), killing things, and generally making distressing noises. In our community, cat safety is a recurring issue. We often receive notifications of missing cats and cats that have been killed by cars. Cats' presence outside is unsupervised and unlimited. It risks their safety, disturbs our peace, and endangers our wildlife, including endangered marsupials. I implore you to revise your section on cats in this law for their safety, peace, and wildlife preservation.

Sterilisation Having read the proposed Animal local law 2024, with specific reference to Section 3 -Dogs and more importantly Section 4 -Cats, I would like to see the following included within the Law; 1.Mandatory for anyone that is keeping a Cat or Dog regardless of location(residential, commercial, Rural) must have the animal sterilised at 12 months. 2. Cats/dogs currently older than 12 months must be sterilised within a grace period of 12 months post ammmendments to the Law. 3. Dogs/Cats cannot be rehomed/sold/traded or registered with council unless they are sterilised. Clauses 1-3 would not apply to registered breeders but only if they are currently using the animals as breeding stock. Animals no longer being used as breeding stock must be sterilised within 12 months for dogs and 4 months for Cats While I accept that this will be difficult to enforce, the current system of allowing unsterilised dogs and cats to be bought and sold is not working and therefore requires a new approach in oder to prevent loss of native fauna and the destruction of around 200,000/year across Australia. Pet stores/Breeders/Resellers 1. Pet/Retail stores/Resellers trading in puppies, cats younger than 12 months are required to register each animal with the council upon collection from the registered breeder along with the applicable fee via online portal. Details must include breeders registration number, personal details, address, breeding parents details, chip number. The pet store will then be required to update the council with the details of whomever purchased the animal. This would enable traceability of animals and put more liability on resellers to keep accurate and up to date records as well as allowing easier identification of puppy farms. Mandate registration: 1. Mandate installation of microchip and registration of all dogs and Cats when they undergo sterilisation at the vets 2. This information must be updated via online portal including updated owner details by the vet 3. Proof by means of a certificate must be supplied to council in order to register the pet with council. 4. A reminder letter sent by council every 5 years to check that current details are correct.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

Submission No.	Organisation	Objection / Support / Comment	Comments	Officer's Comment
1	Department of Local Government, Sport and Cultural Industries	Comment	**1. Minor edits** The following minor edits are suggested: • Clause 1.6 ○ In the definition for ***keeper***, replace both instances of "car" with "cat". • Clause 2.4: In the event that this clause is retained, the term "guide dog" should be replaced with "assistance dog". • Clause 3.2: Change "his" to "their". • Clause 3.8(i): Specify who can grant the order "e.g. an authorised person". • Clause 4.1(3)(b): Incorporate the bracketed text into the rest of the paragraph or alternatively, move it to its own paragraph. • Clause 7.3(1)(c): Change "6.16 – 6.19" to "6.16 to 6.19" The City should ensure that all references and cross references are checked for accuracy, particularly if any changes are made as a result of these comments. **2. Clause 2.4 – Dog prohibited areas** It is suggested that clause 2.4 be deleted. While the Dog Act previously allowed for local laws to specify areas where dogs were prohibited, this power has been removed. Instead, the Act provides	This change is supported. It is proposed that clause 2.4 be deleted. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			that local governments have the power to establish dog-prohibited areas via resolution of council. In addition, the power to establish dog-prohibited areas is limited to those areas owned, controlled or managed by the local government. Accordingly, the power cannot be used to ban dogs from private property or even private public spaces. **3. Clause 4.2 – Cat prohibited areas** It is suggested that clause 4.2 be deleted. The Cat Act currently provides that a local law may specify areas where cats are prohibited. This is generally achieved by referring to a schedule which lists each prohibited area. By contrast, clause 4.2 appears to be trying to confer the City council (or possibly its staff) with a general power to declare cat prohibited areas at any time, without needing to amend the local law or have that amendment subject to Parliamentary scrutiny. It is unlikely that the Parliament's delegated legislation committee will support the clause, since it can be interpreted as an attempt to subdelegate the legislative powers conferred by the Cat Act. While the Dog Act allows for prohibited areas to be declared by resolution, the Cat Act is clear that these areas must be specified in the local law. Accordingly, these areas must be dealt with by different mechanisms. If the City does wish to protect particular wetlands or bushland from cats, it would be advisable to prepare a schedule setting out those specific Lots	longer a requirement for this clause to be included in the local law. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. It is considered this change is likely to be considered a significant change, and therefore, the proposed local law will need to be re-advertised for another 6 week period.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			or Reserves and include that Schedule in the local law as a substitute for the determination power. **4. Clause 4.3 – Control of Cats** It is suggested that clause 4.3 be deleted. The Parliament's delegated legislation committee has concluded that the Cat Act provides a general right for cats to roam. Accordingly, a local law cannot restrict a cat's ability to enter public or private land except in cases where: (a) The property owner has given explicit consent for the local government to remove a specific cat from the premises; or (b) The cat is carrying out actions which genuinely qualify as "nuisance" at common law (which is unlikely to extend to a cat merely entering a property without consent). Any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the Parliament's committee.	It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
2	Friends of Yellagonga	Support	The Friends of Yellagonga Regional Park is a community conservation group formed in 1992 that undertakes rehabilitation projects within regional park collaborating with managing agencies and stakeholders. The Friends of Yellagonga have over 400 members and are actively engaged in the conversation of Yellagonga Regional Park. The Friends of Yellagonga's purpose is to promote and participate in the conservation, rehabilitation, and protection of the regional park to ensure long-	The comments are noted. Should the Council adopt the proposed Animals Local Law 2024, a separate report will be presented to Council to designate areas as 'prohibited cat areas' under the local law.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			term environmental sustainability and compatible human use. We support the proposed Animals Local Law 2024 to replace the existing City of Joondalup Animals Local Law 1999 for the regulation, control and management of the keeping of animals within the City of Joondalup. The Friends of Yellagonga strongly supports the inclusion of clause 4.2 'to designate land as an area on which cats are prohibited from entering or remaining' and clause 4.3 that 'a cat shall not be in a place that is not a public place unless consent to its being there has been given.' Domestic cats cause significant detrimental effects on the environment. Domestic cats have been captured on our wildlife monitoring cameras within the boundary of the regional park and are presumed to have entered the park at night from surrounding suburbs. We respectfully request that if the proposed Animals Local Law 2024 be approved that consideration be given to designate land that forms the environmentally significant Yellagonoga Regional Park s an area on which cats are prohibited from entering or remaining given the constituent reserves are classified as Class A Reserves, Bush Forever (site 299), and Conservation Category Wetland. We are thankful for the opportunity to provide comment on the proposed Animals Local Law 2024.	
3	Friends of North Ocean Reef/Iluka Foreshore	Support.	FONORIF supports the revisions to the 1999 law and is pleased to see the addition of laws to control cats, particularly in Prohibited Areas. We look	The comments are noted.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			forward to the separate report on the listing of Prohibited Areas and request this also be made available for community consultation.	In accordance with clause 11.2 of the proposed local law, public consultation is required to be undertaken for a minimum 21 days.
4	Resident/ratepayer	Comment	Unsure as to what animals you are referring to o farm type animals and dogs a maximum of two per household.	Further information is required in order to respond to this comment.
5	Resident/ratepayer	Support	Responsible Cat Ownership Stirling - Perth - WA (RCOS) consider that for the protection of Cats, our native wildlife and the general amenity of the district that Cats should be contained to premises at all times unless under effective control. RCOS understand the hurdles imposed by the Joint Standing Committee for Delegated Legislation by their interpretation of the Cat Act 2011, an interpretation that ROCS consider to be incorrect, and that are in any case contradictory to the existing Local Cat laws of the shires of Narrogin and Northam both of which include provisions requiring the effective control of Cats in public places. RCOS congratulate the City of Joondalup for bringing their local Animals law up to date and are broadly supportive.	Noted.
6	Resident/ratepayer	Comment	The previous Animal act 1999 allowed for 25 hens to be kept. Surely those keeping this number of fowls have done so responsibly and should be allowed to continue, unless or until there is a complaint ? Chooks fulfill a valuable role in the environment keeping grass down and converting insects and vegetable scraps to very good quality human nutrition. I admire how the Danish government apparently keeps right out of the way of the creativity, productivity and endevour of the people and taxes are low. We suffer from too much goverment interference in our lives.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

7		Comment	I support the proposed Animals Local Law 2024. I believe the penalties for infringement should be double the $250 prescribed, particularly in the areas of owners allowing dogs to excrete on footpaths and verges without removal. Also, the disregard many cat owners have for legislation by allowing cats to leave an owners property and either hunt local wildlife or excrete in neighbouring gardens.	The value of the infringement is a matter for Council's consideration.
8		Support	My main concern is cats and I approve of the changes to how cats are managed. I live near Lake goolellal and have seen cats from nearby houses in the bush, and several times with native birds and animals they have killed. I hope this new law allows the city to set traps in the yellagonga regional park to reduce the killing of native fauna.	The comments are noted.
9		Comment	Cats owners should be under the same obligations as dog owners to keep their animal within the bounds of their property and not allow it to roam free. The number of cats per property should be the same as the number of dogs. As only 2 dogs are allowed per property then only 2 cats should be allowed , not 3. Why are cat prohibited areas under consideration to have a 1 ha minimum. Does this mean that cats are allowed into open space reserves less than 1ha? How much enforcement is proposed? It is good to have regulation but if nil or little enforcement is undertaken then it is pointless. There should be more regular promotion to try to get(shame) dog owners to use the poo bags to pick up their dog's excrement and then put it into a bin or if one is not nearby actually carry it back to their abode and put it in their bin. Too many bag it and	**Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported. **Response to cat prohibited areas :**

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			leave it on the side of a path for the poo bag fairy to pick up. Cats are in reality just let loose on our neighbourhoods and conservation parks. Considerate people keep their cats indoor at night. But you still see cats on the prowl at night so not every owner is considerate. Cat traps should be readily available from the city. Cats should be required to be inside at night and if caught outside the owner fined. During the day most owners let their cats outside and unless they have an enclosed exercise area the cat is free to go and kill as many reptiles and birds that it encounters. The city could give owners with such enclosed areas free registration or at least a discount. Technological solutions, where the cat is fitted with a special collar with a sensor that can react to geofenced boundaries, could discourage the cat from straying. Such solutions could also be incentivised.	The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to request for City assistance to provide cat enclosures/traps etc:** The City currently removes cats from private property trapped by the owner of the property. There are some practices in other metro council e.g. cat enclosure rebate , Trap hire etc.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				The City may asses feasibility of those in future if there's a need in the community.
10		Comment	In section 2.4 you refer specifically to guide dogs for the blind. However, I believe that other assistance dogs - eg for people with PTSD - deserve the same consideration, otherwise you will be discriminating against them.	The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.
11		Comment	In relation to the keeping of cats. I believe it should be clearly stated that cats be confined to the owner's property and contained by means of cat runs, enclosures or kept indoors and unable to leave the property as is the case for any exotic species. Some cats currently appear to be allowed to roam freely by their owners (as this is how it has always been and are considered a pet that can look after itself). They fight, cry at night outside out windows and foul our yard. It can be a difficult conversation to have with a neighbour to complain about their cat in my yard, around our verge, park or other areas being a nuisance and having opportunity to kill birds, lizards and other small native animals within the City of Joondalup. Cats may or may not be hungry or hunting when they are not contained and are outside. However, they are instinctively attracted to small moving objects and will stalk and pounce, claw and chew a small animal whether they need food or not. With the change in zoning in City of Joondalup and the infill and loss of vegetation, native fauna is under more threat. It is a great opportunity to introduce the people of the City of Joondalup to a progressive and forward thinking approach to keeping animals and responsible cat and other animal ownership. I believe the laws need to state clearly the means by	**Response to cat prohibited areas :** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			which cat owners need to contain their cat and the penalty for not doing so. Thank you	
12		Comment	I believe we have worked hard to own our house AND land and it will have zero effect on anyone else if I choose to have chickens in my backyard! It's MY land and there are already far too many restrictions on our lives than there used to be so if I choose to have chickens, that's exactly what I'll do!	The comments are noted.
13		Comment	The 'cat prohibited area' is too complex a definition and unlikely to have any real effect on the issue of unrestrained cats in any public places. This is one piece of legislation that could easily be simplified and improved. It is a well established fact that cats are directly responsible for a terrible toll on our native fauna. Cats should not be permitted to be unrestrained and free to roam in any public place. Any owner/keeper of such an unrestrained cat should then by default commit an offence.	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.
14		Comment	Supporting amendment Animals Local Law 2024 as published under the powers conferred by the Cat Act 2011, Dog Act 1976, Local Government Act 1995 and by all other powers enabling it as local law as resolved by council. The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup. The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.	The comments are noted.
15		Comment	You may want to check page 5 in the new act proposal.Section c and e below.(CAR or CAT?) keeper in relation to a cat means each of the following persons – (a) The owner of the cat; (b) A	Noted. Those changes have made in the local law.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			person by whom the cat is ordinarily kept; (c) A person who has or appears to have immediate custody or control of the car; (d) A person who keeps the cat, or has the cat in his or her possession for the time being; or (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live;	
16		Comment	There must be more control over dogs that bark incessantly. Cats must be restricted to their owners land and not permitted to wander. Native bird number of ravens (crows) must be controlled. Chickens (fancy or normal) should not be permitted on any residential land.	The comments are noted.
17		Comment	I am disappointed to see there are no proposed laws to keep cats in at night, between dusk and early morning. This seems to be a serious omission - apart from the havoc they cause to local wildlife, which is devastating as they are such effective hunters, especially around dusk and early morning, in our part of Duncraig they are such pests at night, fighting outside our bedroom door at midnight, jumping on our patio roof, and terrorising our grand cats who are indoor cats who come and stay sometimes….almost every early morning, evening or night various cats are in our garden causing trouble and scrapping and yowling all around the neighbourhood. I love cats, but they need to be controlled; there is a serious problem brewing and many people are not happy about it.	**Response to cat prohibited areas :** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
18			Comments on keeping poultry. I object to reducing the number of poultry per residential property from 12 to 6. This should be maintained as 12. The strict guideline of "no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;" means a lot of residents are NOT able to keep poultry. We are seeing an increase in housing density, this means it will be even harder for residents in high housing density to keep poultry. With the rise in living expenses, and the unethical treatment of commercial animals, it becomes very desirable to keep your own chicken. To explain further on unethical breeding of commercial meat birds:- These birds are hybridized to produce high breast muscle mass. These fast growing birds are slaughtered between 5 to 7 weeks of age. However, due to the different growth rates in bones and joints which cannot keep up with the fast growing breast muscle, these birds will experience lameness if they are allowed to live beyond 7 weeks of age. [hyperlink removed] This unethical approach is also evidence in commercial layers. Through selective breeding, breeds like Hi-Lines or Isa Brown, commonly seen in battery caged system, are selected to lay an egg a day. The down side is that they are artificially bred from incubators. The natural cycle for any birds involves an egg laying period followed by turning broody when they stop laying and will focus on sitting on the eggs for 3 weeks. Then the mother hen will take a further 3 weeks to mother the offspring before she will start laying again. The egg laying breeds selected for high productivity will miss out on their normal cycle or normal behaviour and will suffer	**Response to number of poultry and setback requirements** Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property. The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs. The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			health issues such as female reproductive problems, inflammed ovaries, cancer of ovaries, metabolic disorder such as hypocalcaemia etc. [hyperlink removed] The City's reasoning for reducing the number of poultry from 12 to 6 per household is to do with health and amenity. There seems to be a lack of evidence that more chicken or ducks will impact on health and amenity. Maybe it's a case in commercial settings, backyard chickens are more like pets and usually get a lot of attention and are well cared for. In 2010, the little town of Limburg in Belgium offered 3 chickens to 2,000 households as an experiment in to cut down on household waste. Belgian officials have reported that the chickens are a huge success, organic waste has been cut in half and the families have gained a supply of free, fresh eggs. The first month, it saved 100 tonnes of food waste going to landfill. Other councils in Belgium also have similar programs, some give out free chickens , other give out subsidies towards chicken purchase. [hyperlink removed] Instead of discouraging residents to keep chicken, council should be encouraging residents to keep chicken as a strategy to reduce organic waste to landfill which will in turn reduce greenhouse gas emission (methane)! Chicken and ducks also act as weed and pest control agent, removing the need of using harmful pesticides. Chicken and duck's droppings are nitrogen rich as birds have both urine and faeces excreted together. This acts as a good source of fertiliser. Comments on Cat Local Law Often the challenge of the proposed law is to police it. If a cat is seen in the natural area, how does one capture it? I heard it's taken 3 years to trap a repeated offender. Most people let their cat out and assume they don't hunt. They know they won't get caught and they carry on in letting the animal out. If the City could put in	• The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as ‘nuisance’ at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to enforcement of cat prohibition/control provisions** The City runs humane cat trapping on City lands. Identified cat are impounded and returned to owner upon claim and fees and changes paid. The City can assess feasibility of engaging in community education.. The City currently assists residents by removing and impounding any cat that was trapped on private property by means of humane trapping.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			place facial recognition ID register, this way you can ID them from a distance and locate the keeper. Owners should be encouraged to use GPS tracking on their animals, so they know if they have escaped and causing nuisance to the neighbours If dogs are not supposed to go astray, neither should cats. Unlike cats, a stray dog does not usually cause harm to native fauna, cats can be detrimental to wildlife if given the chance. They should be contained and confined in their own property. Stray animals are a risk to cars and can result in accidents and injuries and maybe death. They should be contained and confined. Given the low success rate in trapping cats in the natural areas, rangers should be armed with dart guns and have these cats tranquilized and removed immediately before more harms are caused to the wildlife. If a cat is on the street or in someone's backyard or in natural areas, the cat local law has been breached and the keeper should be penalized. All cats should contained and confined in their property. These cats that are used to roaming around would be difficult to confine. They will always try to escape. Local ecologist did research on cats that have been killed by cars. On postmortem one cat has 14 reptiles in its stomach, that's 14 in one meal. It's very important for cats that have outdoor tendency to be located at all times. They should be made to wear tracking devices with GPS and geofencing function so concerned parties can be alerted to their breaching of the geofence . This will limit their damage to our fragile environment, cats are not there just to enjoy sunshine and fresh air, they will do what cats do best as predators in the natural environment. The City must come up with better solutions to police and control them.	
19		Support	Thank you for the opportunity to comment on the proposed Animals Local Law 2024. I thank you for	**Response to cat prohibited areas**

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			including cats in the law and applaud the inclusion of section 4.2 Cat prohibited areas to protect areas of significance such as Harman Park; however, I think the law is lacking in Section 4.3 Control of cats and needs to go much further. We have created natural habitats at our property by planting native trees and shrubs and providing water sources for birds and wildlife which are under constant threat from multiple cats who roam freely at all times in our street. Cats should be confined to their owner's property, either by enclosed cat runs or physical deterrents around owners' boundaries to prevent cats from entering neighbouring yards. I refer to section 4.3 (2) and wonder how a cat could ever be impounded for entering my front or backyard without my consent; this would be virtually impossible and therefore makes this part of the proposed law useless. I would ask that further consideration be made in this area. On a minor matter of grammar in the proposed document, I suggest the following changes: 1. Section 4.2 (2) (d) whether the land...or State significant...reworded to ...State significance... 2. Section 4.2 (4) ...the keeper of the cat at that time commits an offence., and the cat... remove the full stop and comma to read: the keeper of the cat at that time commits an offence and the cat... 3. Replace ; with a full stop at the end of section 4.2 (2) (e). 4. Section 4.1 (c) iii replace "meters" with "metres". Thank you Kind regards	The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to grammatical errors** The changes proposed can be supported.
20		Object	I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
21			It is requested that consideration is made to the re-introduction to Part II, Clause 10 in attempts to clearly identify dog exercise areas within the community and stipulate the standards that are to be upheld in those areas in relation to owners controlling their dogs. By re-introducing clause 10, it would also be recommended that the subsequent offences and modified penalties are introduced to match the intent of clause 10, which should be to clearly identify standards to be upheld in dog exercise areas. This should include ensuring that there are areas suitable for all members of the community and in equal allocation, including no dog, on-leash and off-leash greenspace and park areas, rather than designating most areas as off-leash areas and not adequately policing the minimal allocation of on-leash areas. The offences and modified penalties should also consider the requirements to keep you dog under control in all circumstances, even in off-leash designated areas.	**Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.
22		Object	I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

23		Comment	The cat control is not tight enough. Cats should be kept within a residential property owners land , unless under the control of owner, leash or cage . Ie inside or cat run Cats keep coming inside others property, killing birds, fish in ponds and stirring up dogs who then bark and their owners get into trouble. Other councils have limited cats to stop roaming and killing wildlife When we have been away and dogs in. Kennel cats come in and noticeable decrease in small birds, some dead birds , and even cheeky enough to look at dogs from outside the window whilst dogs inside and cats in our yard. Dogs have to be in control if owner, why aren't cats ?	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
24		Comment	This proposed Animals Local Law will make my life much easier. [- - -] [- - -] [- - -] [- - -] [- - -] is planning for a [- - -] type residence to be set up for me so I can downsize but we are both concerned re our dogs. [- - -] has a little [- - -] cross bitch, and I have 2 beautiful [- - -] bitches. All of them get along very well. All 3 dogs will need to live with us as neither of us can contemplate giving any of them up. They are all very gentle/ sweet girls and have been part of our families for quite some time. They are very much loved. One of my girls is around [- - -] years, from memory, the other is a few months younger. They are exercised daily and not allowed to roam.	The comments are noted.
25		Comment	I have scanned through the documents about revisions to the proposed Animals Local Law 2024. they seem to explain objectives thoroughly. Why	**Response to number of permitted cats**

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			are only 2 dogs allowed per household and 3 cats? Cats do more damage in the environment. There is a problem with cats and wildlife and there is a attempt to address this. It is good that cat breeders need to restrict their cat's movements but residential cats are not restricted in this way. Many people in our community already believe that all cats including domesticated cats are by law required to be confined to cages and caged runs. Has the City of Joondalup seriously considered making this a legal requirement. These measures could be introduced over a span of several years.	Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported.
26		Comment	Limits 2 cats per house, we have too many cats roaming the neighbourhood at night, my cameras go off all night with random cats, cats should be indoors only Dogs should be lead only in public unless in dog exercise area that is enclosed, too many dog attacks at admiral park	**Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported. **Response to dog exercise areas**

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.
27		Comment.	Friends of Mosman Park Bushland support your actions of cat prohibited areas but would like to see verges and public spaces as well as all bushland areas prohibited. The very dry hot long summer has forced bush birds into peoples gardens and verges and any gardens and natural areas that support birds. In particular, the locally extinct western spinebill as been reported in many coastal suburbs in singles or pairs. These areas are very precarious for these birds as cats abound unrestricted.	The comments are noted. **Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.
28		Comment	Seems good to me.	The comments are noted.
29		Comment	I object to the change of 12 poultry to 6 poultry. The City should increase the number of poultry allowed per residential property to 20 poultry.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
30		Comment	I consider that the maximum number of dogs and the maximum number of cats should be the same. There should be no reason that some one should be able to have more cats than dogs. I am also significantly concerned about cats being able to roam freely and the impact that this has on our native fauna. Cats owners should be required to keep their cats in an enclosed space so that their cats cannot kill and injure birds and other wildlife. If	**Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			a cat owner wants their cat to be able to be outside it should be required to stay in within their own household area, with owners either setting up cat-runs or ensuring that when their cat goes outside it does not roam the neighborhood.	https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported.
31		Comment	The feedback provided here ought not be necessary in my opinion. why is ECU being requested to find out what is "special" about Joondalup? ECU is a respectable university and personally have spent thousands of dollars on an expensive cache of qualifications. none of which were regarded in the end! As per usual we are being fobbed off by yet another costly exercise when there are so many important issues to research. 1. speak up about MAD. nuclear power will kill everyone on the planet if we continue in the current research by people who were never elected by the people. 2. Speak up about the "medical advice" offered by Fauci Gates and other unqualified voices 3. Speak up now before it is too late - there is nothing special to be learnt about Joondalup. people who like to keep poultry need to retain a certain number in order to contain disease. Less than 10 scratching oround in back yards or primary schools will increase the risk of disease. please stop wasting our money focus on how the rates we pay can provide better outcomes than current stupid ideas. i do not expect my personal details to be published but it is often the case that personal information is made public! Perhaps the City should first liaise with the agricultural experts. see [hyperlink removed] please retain the right to keep 12 hens to maintain the integrity of the hens	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			health. too few and the hens will be pecking at each other too.	
32		Comment	The law for keeping animals should be upped to promote good and responsible behavior with animal owners. There should be more monitoring in local parks for animal owners and they should be kept away from local schools and play areas such as football and cricket pitches. In the area where I live the majority do the right thing and clear up after their pets but their is still too much dog poo which is not. They then rely on others to clear up behind them I have seen them having to clear pitches before kids can play their sport. Its disgusting and fines need to reflect that. Animals should not be allowed in school grounds at any time	**Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately. **Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage. Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*.
33			Surely we can do better in terms of advertising intent to open a kennel etc than 'advertising in a newspaper of the District'? 4.2 (3) A cat shall not be in a Cat Prohibited Area. Oh if only saying so would make it so! Seriously, why on earth would you draft this? A cat very clearly might be in a prohibited area, hence the next clause. Why not avoid the possibility of a logical fallacy and just leave this clause out! I would actually like to see much more stringent rules on cat owners...cats hammer bird life and crap where they want. There is a very good case for not allowing cats outside of the property boundary they are kept at. There are irresponsible dog owners too. I think your offence of allowing a dog in a public building is out of pace with Bunnings these days. Or are you only planning to bother enforcing SOME of these offences? In which case, why are you introducing red tape? Beekeeping is regulated by the State Government (DPIRD) why are you requiring a permit too? You seem to lack	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			imagination around inappropriate pets...I can think of some pythons etc that should probably not be kept in the City.	to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response in relation to bees** The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the *Biosecurity and Agricultural Management Act 2007*. The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks associated with persons who have severe allergies to bees that need to also be considered.
34			I am very strongly in favour of the proposed Animals Local Law 2024. In particular, I am very strongly in favour of Clause 4.3 regarding the control of cats. We have a local cat that urinates on our house doors frequently. Deterrent methods have had no effect. The owner is aware of this but takes no responsibility nor action. It is very important to have legislation that clearly defines this as an offence and offers a pathway to resolution in instances when owners refuse to cooperate in resolving the issue.	The comments are noted.
35			Hello It would appear that the draft has a few typo's in the definitions in relation to a cat; (c) refers to	Noted. Those changes have made in the local law.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			custody or control of a car! (e) refers to where the car is kept! Regards	
36			I object to residents only allowed 6 chickens it should remain at 12 chickens and should not be changed.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
37			I live opposite Yellalonga Reserve and am privileged to often see the. birdlife and native species such as quandas, blue tongue lizards etc. These two species also live in my front and back garden. However the quanda has disappeared and I suspect that a neighbours cat may be responsible. This cat has been a regular visitor to the reserve and my garden and has resisted my efforts to shoo it away. I regularly see this cat and other pet cats belonging to residents crossing Goollelal Drive to return home after hunting in the reserve. One next door neighbour has cats but, they are responsible owners who have constructed an enclosed outdoor area for their cats to go outside and never let the cats roam. They live inside their home or outside in the enclosed outdoor area. Thus proving that owners cat enjoy living with cats in a responsible way that does not contribute to death of native wildlife. The need to protect our native animals is a priority as their native habitats have dwindled significantly and domestic pets are reducing their numbers, I believe, significantly also. One way to protect them is legislation and consequences for irresponsible, uncaring owners. I hope the council	The comments are noted.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			will honour its role as a steward of the wildlife within its boundaries and take positive action to protect our native wildlife. Your sincerely	
38			Stricter rules around dog noise and controlling dogs. Maybe some sort of education and licence before you can own one. More visible penalties for when dog owners are allowing their dog to cause a nuisance. Stronger anti social behaviour laws.	**Response to nuisance dogs** The *Dog Act 1976* covers issues related to nuisance dogs. The City has established procedures to continue to deal with dog nuisance reports.
39			As a rate payer within the City of Joondalup I oppose the amendment to reduce the number of poultry a person may possess from 12 to 6. With the increase in cost of living, including staple food items such as eggs, people should be able to possess sufficient number of poultry in order to maintain a consistent supply of eggs should they wish to do so.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
40			In regards to the proposed changes to the Animals Local Law I think it it great to have a uniform fine for infringements and am happy that more is being done to make owners more responsible for their cat whereabouts. I do however, have an issue with the change from 12 to 6 poultry. Since covid many families have started to keep chickens to provide their family with eggs. For homes that choose to keep Isa Browns or Hyline chickens keeping 6 chickens is enough to provide for a family of 4-5. The issue with this is that these breeds often only lay for a year or two and then often live a few years without laying. This being the case many families would need to make the choice between eggs and pets if the number is lowered from 12 to 6. The other side of this is that families move towards	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			heritage breed chickens. These chickens live and produce eggs for longer but not at the same rate as the commercial breeds. According to a number of chicken websites when keeping heritage breeds to get 4 eggs a day you will need 8 chickens and for 6 eggs 10-12. Our family of 5 can easily go through 6 eggs a day. I would like to see the poultry number stay at 12 as it allows families to either keep non laying hens as pets as well as still have egg producers or keep more heritage breed chickens to produce the required eggs. If people are following the recommendations, keeping their chicken coops clean and have good animal husbandry then it doesn't matter how many chickens they have as there is limited offensive smell or vermin. I would like to know why the change is being proposed by the council please. Many thanks	
41			With regards to a dog in a shop clause 2.4 the current proposed legislation prohibits entry of a dog into a shop unless the dog sells dogs. May an amendment of this wording please be considered in light of the fact that dogs are rarely sold in shops but I note that pet supply shops such as Petcity, Petstock and Petbarn have facilities for bathing dogs at their premises requiring entry into the shop. Could this be reworded to allow entry into "pet supply stores" rather than shops that sell dogs?	It is proposed that clause 2.4 be deleted. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.
42			Wherever I walk in my area, there are dogs with the owners. My immediate reaction is that of apprehension, and the enjoyable walk soon becomes anxiety ridden for me. If the dogs are large, I quickly grow very fearful. Should I encounter any dog faeces on the ground, then my walk is further marred by revulsion and disgust. Surely, as a rate payer and citizen, I am entitled to good health through walks in my area?	**Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

43			While in principal I have no real issue with the revision of Local Laws, I feel that the changes outlines are so onerous as to penalise those who may already under current legislation hold animals which are now covered by the new proposed legislation. For example under section 11 Prohibited....subclause (2) you have mentioned visually impaired however, many people now have assistance dogs which are not specific to visually impaired. Many people have also taken in animals which have been neglected by other family members, general public or otherwise, and this has not been taken into account. For example, I currently have 2 dogs and if my mother passed I may inherit a 3rd. Does that mean I now have to consider rehoming or putting to sleep one of the older dogs in order to confirm with the legislation. If that were to be the case, I am more likely to just do it and take the risks! I think that Kennels and Catteries should be outside of the boundaries, and require more land. I do however, know of older people who dog sit for those who are working. Where do they fit into this policy? Some common sense and also understanding of the changes of employment, working from home, entrepreneurial business enterprises etc., needs to be considered before implementing archaic legislation which then penalises the many due to the acts of the few. Kind regards [-	**Response in relation to number of dogs to be kept** Under the current *Animals Local Law 1999* a person may keep up to 6 dogs over the age of 3 months (and the young of those dogs under that age) if the premises is situated within a rural areas or comprise a lot in a special rural area having an area of 4 hectares of more. This clause is deleted within the proposed new Animals Local Law 2024, as it has no real effect anymore as there are no longer any rural areas within the City of Joondalup. A person may keep a maximum of 2 dogs (and the young of those dogs). This clause has not changed from the current *Animals Local Law 1999.* **Catteries** Clause 4.1 of the proposed Animals Local Law 2024 deals with catteries, and provides that catteries may only be kept in a commercial or industrial area.
44			I think we should ban all cats from going outdoors unless they have a harness or on leads. Below are my reasons. 1. Reduce feral cat population. The Australian government has spent a lot of money on controlling feral cats. Sadly, not all cat owners	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			follow the rules and desex their pet cats. 2. Saving wildlife. Free-roaming cats are impacting our natural wildlife. Birds, lizards, insects and other small animals are at risk due to cats are natural predators. They hunt for fun but not for food. 3. Reduce crash accidents. Cats are wandering on the street 24/7. Drivers will need to dodge them when cats run into traffic. It either the cat gets hit or the driver gets injured as a result of dodging a cat. 4. Protect homeowner's rights and the welfare of other pet animals. Some homeowners may want to have their own pets in their backyard but they can't do it because of the free-roaming cats. Cats may trespass on another property end up fighting with another cat, kill another pet or the cats got injured. Due to the above reasons, to move forward and have the awareness of our endangering wildlife, I believe banning all cats-free roaming on the street is necessary and a must.	restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the *Cat Act 2011* to allow local governments to make local laws for cat containment
45			Cars have a huge impact on local wildlife including endangered species. I strongly believe that cats should be confined to the owners property ie the same expectation as for dogs.	The comments are noted. Changes have been made to the local law to correct the typographical error.
46			Cats are the biggest problem. We have had to put up protection for a tree that cats seem to want to ring bark the tree. People let them out at night to roam and the frogs are now silent because people will not take responsibly for their cats.	The comments are noted.
47			Page 19 paragraph 8.9 (4) I object to change the number of poultry to be reduced to 6. It should remain at 12 poultry per household .	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
48			Hi, my only thoughts is regarding the act is that cats should be kept within the owners property at all times as they are a danger to native wild life. Certain breeds of dog that are considered to have the potential to be dangerous should be kept on a lead at all times. Thanks.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the *Cat Act 2011* to allow local governments to make local laws for cat containment.
49			I would like to see all cat owners made to have cat runs and not let cats outdoors. All dogs on leads, and owners made to clean up after there pets. Pets should not be allowed in Shopping centers or supper markets unless a guide dog.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				• The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the *Cat Act 2011* to allow local governments to make local laws for cat containment. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
50			I am in agreement with the revised Animal Local Law 2024. The penalty fees should be higher, as in general, people only feel the pain when it hits their pocket. On the other side of the coin, my main concern is the actual policing of residnets/visitors breaking the law eg dogs off leash, not under the control of their owners, excrement being left everywhere. literally everywhere.	**Response to increasing penalties** The penalties applied are per the prescribed amounts under the *Dog Act 1976* and *Dog Regulations 2013*. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
51			I object to you decreasing the amount of poultry a person can have on their property.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
52			I OBJECT to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household. the Animals Local Law 2024 item 8.9 Keeping poultry on page 18 https://www.joondalup.wa.gov.au/wp-content/uploads/2024/05/Animals-Local-Law-2024-proposed.pdf and on page 19 tells you : "(4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area."	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
53			Proposed Law 2024 a) clauses relating to the keeping of dogs & cats in owners properties should be written in 'simple english' with specific reference to the requirements required by the local law. b) Clauses as written cover a large subject area, with the recent massive increase in the keeping of dogs & cats in owners properties, the impact on local parks, native fauna, etc.. it's an area that the law should clearly address. c). This clause should be inline with keeping of only 2 dogs. I see no reason to increase the number of cats per household to 3 4.1 Keeping of cats (1) Subject to sub-clauses (2) and (3), the owners or occupiers of a property shall not permit more than 3 cats over the age of 3 months to be kept on that property. d) This clause should include a clear reference or cross reference to house owners, stating 'not a public space' is not a clear condition/instruction within the clause as it requires the reader to refer back to 1.6	**Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			Interpretations. Inclusion of house owners responsibilities is a very important part of this proposed law 4.3 Control of cats (1) A cat shall not be in a place that is not a public place unless consent to its being there has been given – (a) by the occupier or a person apparently authorised to consent on behalf of the occupier; (b) if the place is unoccupied, by the owner or a person apparently authorised to consent on behalf of the owner. e) In general a generic fine of $250 is not a deterrent to the general public at all. It should be doubled at least. I would ask the authors of this proposed Law to refer back to the number of fines raised for this type of offence over the past years to see just how in affective a $250 would be. Many years ago on a visit to England lake district where I saw a warning notice referencing dog excreting with a fine of around a $1000. We never saw any dog excreting on our visit. Dollar amount of Fines should be made with consideration to the City in recovering the cost of imposing these fines 2.5 Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner $250	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). The DLG in their response have suggested that any clause which attempts to ban cats from public or private areas generally, or impose a restriction which is impractical (e.g. requiring the cat to get prior consent from all landowners) is likely to be objected to by the JSCDL. In that case, the City will need to wait for the State Government to make amendments to the *Cat Act 2011* to allow local governments to make local laws for cat containment. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately. **Response to increasing penalties** Under the proposed Animal Local Law 2024, higher penalties ($1000) are proposed for dog excrement.
54			I object to this change from 12 poultry to 6 poultry. It should remain at 12 poultry per household	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
55			With regard to cats - the requirements are not enforceable without any kind of registration and chip records. All cats should be registered and be kept on property - not allowed to rome	**Response to cat registration** The *Cat Act 2011* provides a cat over the age of 6 moths must be registered with the local government. Penalty: a fine of $5,000. There is no need to duplicate this requirement in the local law.
56			My particular interest is in the number of cats allowed to roam freely night and day. They're regularly in my backyard, preying on birds etc. Sometimes there's 6 or more dead birds following their attacks.Some people in the neighbourhood go away for days or even weeks leaving cats to roam. Too many people walk their dogs off the lease and ignore the mess they leave on lawns and in parks including the school ovals. This is very unhealthy affecting children playing on the lawns or doing sport.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to dog excrement**

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
57			PART 4 - Why are owners of cat/s not required to provide adequate fencing (or cat enclosure) to their property to prevent the escape of their cat? 1) Cats kill native birds, marsupials, reptiles and need to be contained to their own property. 2) Cats are a nusiance to neighbouring properties - fighting with other cats, taunting dogs contained on their own property, scaring birds in aviaries, causing them to panic & break their necks, defecating on neighbours properties, messing up mulch. Please amend your laws. Dog owners are responsible and contain their dogs to their property, pick up the faeces in public and have their dog on lead in public. Why are the same laws not applied to cats?	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
58			Dear City of Joondalup, With regards to the proposed change to the 1999 act concerning the keeping of animals, I am dismayed to see that amendments are being put in place to curtail the number of animals secured on a property. I note the previous twelve hens allowed will now be reduced to six, as just one example of the City's overreach into the lives of decent residents, the vast majority of whom keep their pets in excellent conditions. These proposed amendments are a back-door approach to reduce the growing of residents' own food and enjoying their home as they see fit, something we've all done for decades without any	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			problems. I strongly object to the proposed amendments. Yours faithfully,	
59			Consideration for Cat containment to protect native animals and birds. Especially at night. The current law states that Cats cannot enter another private property without permission. How can this be achieved realistically and how should the public address this if it is a concern. My dog barks when the local cat walks through our yard or sits on our driveway for extensive periods of time including at night. My dog then disturbs the community with the barking, but apparently not the cat. With such lovely protected areas in our community, i personally think cats should not be allowed to roam freely outside at any time	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
60			Should be made clear that dogs must be confined or on a lead at all times except in areas especially designated as exercise areas; such areas should not be sporting grounds because of the health risks posed by urine and faeces remnants left on the surface. There is a need to make it clear that all	**Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			shops (including Bunnings and cafes) are included in the ban. The proposal for cats should be extended so that cats must be kept confined at all times (perhaps except if carried or on a lead). The damage to native fauna by wandering domestic cats is well-known and owners must keep cats confined to protect these precious animals, reptiles and birds.	Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
61			Page 5: "nuisance" means:- (a) an activity or condition which is harmful OR ANNOYING and which gives rise to legal liability in the tort of public or private nuisance at law; Feedback: the term "annoying" is too subjective and provides insufficient detail to be enforceable. I recommend the term is removed entirely, as "harmful" is broad and may include psychological harm. (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; Feedback: the term "enjoyment" is too subjective. I recommend the term is removed	**Response to definition for nuisance** The definition of nuisance by a dog is given under the *Dog Act 1976* Division 4. **Response to the number of poultry** Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			entirely. Page 26: (4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area. Feedback: This is too restrictive and perhaps breed specific limits are more helpful. For example, 6 small birds such as quail is quite different to 6 ducks or chickens. Recommend remain at 12 poultry.	The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
62			Can the council advise why it has failed to require domestic cats to be contained and controlled given the strong empirical evidence supporting their negative impact on native fauna?	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
63			Hi There I believe that Part 4, Para 45 (2) [a] should apply to ALL cats, not just those belonging to breeders. I don't believe the prohibited areas clauses regarding cats is black and white enough. Kind Regards	In relation to cat prohibited areas, it is proposed to amend clause 4.2 to include the list of cat prohibited areas within the local law itself.
64			As the primary carer of a person with disabilities, and a resident of City of Joondalup, I have noticed an issue with Clause 2.4 of the proposed law, which	It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			I want to bring to your attention. Subclause 2 refers to exception being made for a "person with vision impairment" having a "bona fide guide dog". This is a very narrow definition of assistance dogs, and after a quick google search, I realise it is not compliant with federal discrimination law. The following quote is from assistancedogs.org.au: "The rights of a person with an Assistance Dog are protected under Federal Law through the Disability Discrimination Act 1992 (DDA 1992). The DDA recognises that a suitably trained Assistance Animal is a tool facilitating the functioning of a person with a disability, similar to a wheelchair. The DDA recognises both physical and psychosocial disabilities and acknowledges that an Assistance Animal can assist in either case. The DDA allows qualified Assistance Dogs to accompany their handler into all public spaces. The only exceptions to this may be spaces in which a person's disability is being addressed by other means, or areas with stringent sterility requirements, for example: • Specific Clinical Settings • Surgically sterilised areas • Industrial food preparation areas (kitchens) • Quarantined areas". I respectfully suggest this clause be revised to better reflect the use of assistance dogs in the community and federal disability discrimination law.	relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.
65			Animals should be kept on owners property as in not letting cats roam as I've seen multiple cats in my yard and killing local wildlife. People often walk dogs offlead with zero recall of dog.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				• The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage. Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*.
66			I agree with the change of laws that cats should not be allowed to let roam freely in parks where they can sit waiting to pounce on birds or wildlife.	The comments are noted.
67			Disappointed that the Animals Local Law 2024 does not limit cats to the cat controller's property boundaries. Dogs may annoy, defaecate and in rare circumstances create harm. It has been proven is without a doubt through scientific studies that cats kill multiple animals a day and are decimating our wildlife populations. And yet people are allowed to have up to 3 cats in their home and allow them to roam freely. There is also no mention that cats should be brought indoors at night time. So at least please: Reduce domestic cat ownership numbers to 2 cats per household Require owners to bring the	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			cats indoors once the sun has set Require all domestic cats be sterilised Require the cats wear bells Cats are the only animals that are not restricted to property borders in this law and I can't see any reason why.	to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported. **Response to cat sterilisation** The *Cat Act 2011* provides that a cat must be registered and a cat must be sterilised (unless an exemption applies) in order to be registered with the local government.
68			Could you please add that cats need to be confined to their owners premises. either by being kept inside or in an outdoor enclosed cat run, as other WA councils have done. I've lost count of how many birds have been killed in my yard by wandering, predatory cats. I'm also really tired of	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			my yard being used as a cat toilet, despite trying many deterents. This keeps the cats safe from cars too. Could you please erect signs at parks advising dog owners of the $250 fine for not picking up their dogs's excreta.	• The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to signs being erected at parks in relation to dog excrement** The City is currently developing a Dog Management plan which will address issues related to dog excrement and signage. Higher penalties have been proposed under the proposed Animals Local Law 2024 in relation to dog excrement.
69			With the increase in density and subsequently very small gardens, the size and number of dogs permissible need to be seriously considered.	The number of dogs permitted to be kept at a premises is currently two. Revising the number of dogs that may be permitted to be kept at a premises is a matter for Council's consideration.
70			The dog on leash needs to be updated to all areas except ENCLOSED dog run areas. We live opposite a walk through and 95% of dogs are OFF leash when being walked. This causes mayhem when dogs meet and the owners appear to have no control over them I have been cornered in my own front garden by a dog many times that is supposed to be with its owner who is walking along the walkway just letting it do as it wishes. The	**Response to dog prohibited areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage. Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			consequence of this is not only is it dangerous but the dog then scratches up the garden and goes to the toilet which we have to deal with as the owners just turn a blind eye. Children are affected by these runaway dogs as well, dog poo in playground areas and dogs frightened playing children. There needs to be more signage up to inform people to keep their dogs on leads and more patrols to follow this up, This is done elsewhere so we here in Joondalup need to step up and protect the environment and all who live in it. Dogs will be more safe from each other when kept on leads and not so much conflict between them. [multiple submissions] The keeping of cats in the City of Joondalup needs to be changed to have them kept inside or outside runs, so they are then restricted to their own properties and families. This ensures they are safe from harm themselves, and allows the local wildlife to also be safe from them. Cats are predators and it is in their natural genes to hunt and kill. We need to protect our wildlife from this especially as the weather is changing to a hotter degree. Wildlife need to find a cooler resting place close to water and cats know where these areas are and source them out ready for a kill. We need to protect our environment for future generations. Cats are quite happy in outside enclosures and it just takes a little bit of training for the cat and owners to accept this habit. Others cities within Australia and the world have this in force so we need to step up here to do the same. Cat traps should be made available for residents to use and fines for those who let their cats stray. It is not difficult, it just needs to be put in place ASAP.	leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*.
71			I would like to see the cat containment laws reviewed making it law for cats to be kept indoors at night. Even better keeping cats contained inside and or in a cat run 24/7. Our cats as well as our wildlife deserve protection.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
72			Re:2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Dogs are these days oftentimes allowed in some shops e.g. Bunnings, Good Guys etc. This clause seems to prohibit this. Some accommodations allow dogs to stay. Also vet clinic is a business and dogs are not sold there. Should some amendments to the wording be done to cover these situations?	It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.
73			I would like to see all cats being required to be contained either indoors or within enclosures to protect our native wildlife, reptiles and insects. The implementation of licence of all cats to allow for inspectors to enforce regulations would in my view help to cover costs to the ratepayers of COJ.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				• The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
74			Cats are enjoyable companion animals for many but they are also mass murdering beasts that kill despite being well fed at home. Cats wandering from their home also sees many needlessly killed by cars. The law needs to provide controls to prevent the damage they cause to the natural environment and the many smaller animals, birds and invertebrates each cat will kill every day, every year. It is time the city brings in laws that mandate cats be contained to their property just as dogs must be.	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
75			My primary concern is the number of cats roaming the suburb (Duncraig), preying on birds and other wildlife. Many cats are out 24 hours a day and even left out when owners are away for days or weeks. I note the proposed fine is increased but it's still not high enough to be a deterrent. An improved system of catching the free-ranging cats is required. Similarly, some dog owners walk their dogs off the lead and disregard the mess they leave everywhere on resident's lawns, parks and playing fields. It's a very unhealthy situation for playing children or anyone doing sport. Much higher penalties are required plus better policing.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
76			My concern is the keeping of cats. I'm unsure why if I have a dog I must keep it confined to my premises or walk on a lead and register the dog with the local council. However, it appears that if you own a cat, it can roam wherever it wants whenever it wants doing harm to fauna and local wildlife. I am regularly woken by cats fighting and jumping	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where:

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			around my property. I am hoping the new laws will take this into consideration.	• The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
77			Typing errors page 5 (1.6) under keeper: parts c and e refer to a car rather than a cat ((c) A person who has or appears to have immediate custody or control of the car; (e) A person who occupies any premises in which the car is ordinarily kept or ordinarily permitted to live)	The comments are noted. Those changes have made in the local law.
78			I think domestic cats should be subject to similar control measures as domestic dogs. They should not be able to roam around and kill native animals and birds. They should be restricted to their owners properties and impounded if found out of such.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
79			You have not stipulated laws related to dogs continually wandering the street. You have not addressed dogs entering private residences. It does not address the need for dogs to always be leashed - carrying a lead in your hand is not adequate, nor is alleged recall control. Nothing about dogs entering property and killing cats. NO section addressing the control of dogs at all. These are extreme killers. You also say in the notes you can have 6 cats for breeding but mention in the fines section that it is only 3. (I do not breed cats)	**Response to control of dogs in public places** Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*.
80			We need stricter laws on balking dogs, the City puts all the ownes on the person complaining to write diaries and collect information which causes issues with neighbours. The first point of contact should be from a ranger explaining the issue and offering advise to home owners. Cats should not be allowed to roam the neighbourhood at any time they distort the native wildlife. Again the City need to take action immediately when reported.	**Response to barking dogs** The City has established a dog barking complaint procedure which is in line with the *Dog Act 1976* and standards proposed by DLGSC. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
81			Under the section headed KEEPER clause (E) has the word car instead of cat Part 2 Dogs. Sub clause 2.4 Prohibited Places A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. Questions, 1 - Does "any shop or business" include stores like Bunnings and places like cafes and restaurants? 2 - Is the city intending to publish more examples of shop or premise covered by this section? Sub clause 2.5 Fouling of streets and public places Any person liable for the control of a dog who permits that dog to excrete on any street or public place or on any land within the local government without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either on private land with the written consent of the occupier or in such other manner as the local government may approve. Question - Does the section "any land within the local government" include parks and regional reserves, including Yellagonga Regional Park, not under direct management control of the City? Part 4 CATS 4.2 Cat prohibited areas (1) The local government may make a determination in accordance with clause 11.2 to designate land as an area on which cats are prohibited from entering or remaining. (2) In designating land for the purpose of subclause (1), the local government may have regard to the following matters in relation to the land – (a) whether the land is greater than 1 hectare in area; (b) the nature of the fauna on the	**Response to typographical errors** The comments are noted. Those changes have made in the local law. **Response to clause 2.4 – Prohibited places for dogs** It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately. **Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 is amended to include the cat prohibited areas within the local law itself.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			land; (c) the nature of the vegetation on the land; (d) whether the land has been recognised by any authority as having vegetation or fauna of local, regional or State significant; and (e) whether the land is land to which the Conservation and Land Management Act 1984 applies under section 5 of that Act; (3) A cat shall not be in a Cat Prohibited Area. Questions, 1 - Has the city made a determination on which are the Cat Prohibited Areas 2 - Is the city going to publish a list of Cat Prohibited Areas Comment, Without a determination on Cat Prohibited Areas being published at the same time as the publishing of the Animals Local Law 2024 this section of the Law is not workable and will create significant confusion and angst with residents of the city. Given the ongoing issues with enforcing current requirements for dogs to be on lead in public areas other than those designated as being OK how does the city expect to be able to enforce any requirements regarding cats and Cat Prohibited Areas	
82			With regards to the changes to the proposed Animals Local Law 2024, I strongly object to the change from 12 poultry to 6 poultry. I think it should remain at 12 poultry per household. Warm Regards,	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
83			1. I notice in the definition section, at least 2 instances of “car” being used in cat section. Assume it should read cat. 2. Not sure why residents can only have 2 dogs while cat owners	The comments are noted. Those changes have made in the local law.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			can have 3. I would think 2 & 2 more appropriate, given the damage cats can do to local fauna.	
84			Food is an essential factor for life. Having reliable food availabily sustainably maintained would have to be a priority for any honest & sensible form of government. We saw serious challenges to the food delivery chain during the COVID lockdown phase, but this just one example of many that I can think of where food supply could potentially be jeopardized. Ignoring irregular challenges to the food supply network, the more locally available food, the less constant pressure on the food supply network. I feel we are blessed to be living in a country where local food sources such as a simple vegetable gardern or a small amount of livestock are viable for each landholder. Such food responsability should be encouraged rather than mandated against. I am writing to speak against the proposed changes to the laws regarding animals kept in the City of Joondalup.	The comments are noted.
85			I object to the change from 12 poultry to 6 poultry. It should remain at 12 poultry per household	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
86			Please keep limit as is (12 animals). It would be unwise to start limiting potential food production opportunities with the incessant culling of	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			commercial poultry throughout Australia currently being undertaken. Many thanks	The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
87			Clause 48. 3. "A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street". Why 9m? This makes it near impossible to keep chickens on an average suburban block - is this the intention? 2b. A permanent or moveable outdoor enclosure that the chickens can access during daylight hours is required *in addition* to the shed or hut requirements listed. Shed requirements described (eg 0.3m2 space per bird) are suitable for roosting area only, it is too small otherwise. Shed or hut should be orientated so that the open front is protected from prevailing winds (b iv) should state that shade (as well as ventilation) is also required during hot weather Your diagram show the food and water outside the shed or hut - why??? Part 4 - cats. Law should include requirement that cats are kept indoors at night. I am a cat owner and firmly believe that they should not be allowed to wander at night. Should also include a requirement that all cats be sterilised (and microchipped) unless the owner is a registered breeder - cat shelters are over run with unwanted cats and society does not need more kittens! Part 2 - dogs Law should include requirement that all dogs are sterilised unless owner is a registered breeder. Again, dog shelters are full of unwanted dogs and we do not need more puppies.	**Comment in relation to setback requirements for poultry** The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs. The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to dog sterilisation** The *Cat Act 2011* requires that all cats over the age of 6 months must be sterilised. There is no similar requirement in the *Dog Act 1976.*
88			Request for amendment to ensure a complete ban on pet cats from roaming with reasonable and effective penalties for non-compliance. Evidence (ref 1) shows this holds strong public support, saves native animals and saves significant costs. Reference: 1.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
89			I approve of all changes proposed. I would also like a section added regarding bird ownership with restrictions on number of birds on one property and enclosure inspections. I have had major vermin issues since a bird/parrot breeder moved into a neighbouring property. They have also breed macaws in the past which was a noise nuisance. I would like to see restrictions on aviary placements	To be considered in a revised version of the Animals Local Law 2024.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			to be at least 10 meters away from any property boundary.	
90			I do not consent nor do I agree with your new proposed animal law 2024	The comments are noted.
91			I oppose the proposed reduction in maximum number of chickens from 12 to 6. Please keep it to 12.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
92			Cats: I don't own a cat, but who actually does? People cannot control where their cat goes and to be honest cats do keep the rat and mice population down. We have seen an increase in mice in our area, due to a reduced number of pet cats. Softening the laws slightly to stages: a verbal warning if the cat is found on prohibited land, followed by a written warning and requirements for containment. Followed by 3rd step: fines. Bees: Again, bees are flying free and the wording of this document implies that people will be fined if there is a wild beehive on their property (eg: the bees have formed their own hive). There may be a delay in removing this or the property owner may be unaware. Again: wording needs to include the first step as a warning for removal, with advice on organisations/ apiaries in the area who may want to take the hive. By making these additions, you offer a gentler, kinder approach at first, before launching into fines, fines, fines. For these two animal species	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			- bees and cats, who have minds of their own! However, when it comes to owners allowing their dogs to defecate in parks and on private verges I am all for the power of the law. This I don't believe you enforce nearly enough and it makes our public areas unpleasant. It's laziness on the part of pet owners (I am a dog owner), and there is no excuse for this.	**Response in relation to bees** The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the *Biosecurity and Agricultural Management Act 2007.* The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks associated with persons who have severe allergies to bees that need to also be considered. **Response to dog excrement** It is proposed that the provisions in relation to dog excrement be strengthened to include a penalty if dog excrement is not removed immediately.
93			Hello I object to the change of the option for households to keep 12 poultry down to 6 poultry. It should remain at 12 poultry per household. Thanks	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
94			My last cat died @ 18 years 5 months [- - -]. I would like another cat but would like to state that my cat loved a walk. He wore his harness and lead so was always under control. If a dog came along I would pick him up. He wasn't aloud to attack birds nor	The comments are noted.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			stray from home. We did have issues with other cats entering our property to fight him and one even came in, regularly, through his cat door to eat his food. I would prefer that a cat on a harness be allowed.	
95			Reading the comments in council minutes, I think we are a long way off feline facial recognition and monitoring devices; however, I'd like to see more advertising through social media advising owners why it's vital to keep them indoors and stop them from roaming. Maybe a video or photo of a cat trotting up Hunt Lane with a New Holland Honey Eater it's mouth.	**Response to education programs** The City will continue to provide education to animal owners via social media and Field Services. Facial recognition and monitoring devices may not be appropriate and can be distressful form some animal owners.
96			It is time the City implemented laws requiring cats to be contained to the owner's premises. I have had enough of my neighbour's cats defecating in my yard, running on my roof at night, sitting on the fences aggravating my dog and worst of decimating the wildlife. We once had prolific bird life in our yard but the 3 local cats have wiped them out. My dog can not wander the neighbourhood unsupervised, why are cat owners allowed to let their animals roam freely?	The comments are noted.
97			Thankyou for the opportunity to comment on the proposed Animal Law 2024, The Keeping of Pigeons guidelines are clear, and with few exceptions are acceptable to the West Australian Fancy Utility Pigeon Society and Nationally (ANPA). The following changes are sort to the pigeon section of the Animals Local Law 2024. We seek the removal of the minimum lot limitation of 600m2 for the keeping of pigeons. This limitation is not required as the present 1.2m boundary distance requirement for the loft, and the loft's 9m distance from the closest dwelling prevents loft placement	The minimum setback and minimum lot size requirements consider the impacts to health and amenity. This includes the release of homing pigeons and racing pigeons and the impact they may cause on surrounding properties. The minimum setback and minimum lot size requirements are consistent with other local government local laws and are considered appropriate.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			from being in an unacceptable position. With developments and subdivision producing vast numbers of lots under 600m2 there are now many suburbs where the keeping pigeons is mostly not permissible which was not the initial intention of this guideline. The 9m setback of the loft from a road is acknowleged but the present 9m setbacks from walkways or laneways is excessive and a reduction to 5m is deemed more appropriate. It is important that the guidelines of Keeping Pigeons are written to allow for possible and reasonable dispensation for setbacks and loft design on appeal. Kindest regards [- - -] ([- - -] Year resident of Sorrento suburb) [- - -] of the Australian National Pigeon Association (ANPA) and [- - -] of FUPS (WA's biggest fancy Pigeon Society)	
98			All the changes and additions make sense, and I'm glad the beekeeping requirements are not overly specific on type of hive. The only thing that was unsure is whether the cattery changes now require anyone with more than 3 cats to register as a cattery even if the cats are sterilised. There are provisions for the sterilisation of miniature pigs already (even though only one may be kept) so adding them for cats would not be too difficult would it? If the intent is to keep a large numbers of cats on a single property enclosed, the cattery guidelines don't seem to work for pet cats intended to be kept in the house. In that case maybe a different kind of enclosure for large numbers of non-breeding cats would be suitable, such as a cat run or screen-enclosed patio?	**Response to cat sterilisation** The *Cat Act 2011* provides that a cat over the age of 6 months must be sterilised and registered with the local government. There is no need to duplicate this requirement in the local law. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
99			I believe that cat's roaming offer a positive influence in that they help catch rodents. But if a cat is a nuisance to the community for example fighting other cats entering boundaries of other properties regularly are taunting dogs and other domestic pets then they should then be contained. Owners should be allowed as many pets/dogs as they like provided that the square metres allows space and that nuisance barking etc is managed. Especially in the rental crisis with more animals being surrendered I feel as though if someone wants 3/4 dogs and they have a large property and exercise them then why the hell not.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to the number of cats/dogs to be kept** The *Cat Act 2011* provides that local governments can make a local law limiting the number of cats that may be kept at a premises. Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered that the number of cats to be kept is two. The *Dog Act 1976* specifies that a local law may limit the number of dogs that can be kept at a premises to 2, 3, 4, 5 or 6 only.
100			I object to the reduction from 12 poultry to 6. It should remain 12 per household.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
101			There needs to be the ability for nuisance cats to be removed and impounded as the owners expense. There are too many cats allowed to roam at night causing disturbance and killing native wildlife. Cat traps should be deployed upon request.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
102			I am for intoducing additional rules especially for addressing cat nuisance. Thanks	The comments are noted.
103			With regards to nuisance dogs: More stringent regulations needed. Naturally dog owners of barking dogs deny there is no problem, and seems that from personal experience, which including having to get other neighbours as witnesses, keep a diary, many visits with rangers, even getting it to court proceedings, the council backed out of their responsibilities. The only relief of non stop 24 hr barking is when the two dogs eventually died. People affected by the non stop barking were emergency workers nurses and police school students and babies . I considered that the council was non caring and inconsiderate to genuine complaints made.	**Response to barking dogs** The City has an established dog barking complaint procedures which is in line with the *Dog Act 1976* and standards proposed by DLGSC.
104			Poultry: I do not agree with the drastic reduction in the number of poultry that can be kept from12 down to 6. This makes backyard poultry-keeping financially unviable and not worth the effort it takes, and you may as well just go buy eggs from the shops. We have already seen retail egg shortages, and therefore the City should be encouraging self-sustainability, which starts in our own backyards, from veggie plots, chooks, bees etc. Keeping only six chooks would barely keep a family of six in eggs. In the past, I've always been happy to share (free of charge) any excess eggs we have with my	**Response in relation to number of poultry** Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			neighbours, promoting community, but I won't be able to do so, as will not have any to spare. Poultry are social creatures and must be kept in numbers, but unfortunately, they can also be very fragile and die easily. It's not possible to "add" in more chickens to an existing flock, and so your numbers can diminish very quickly, more so when starting at a such a small number. If this is noise related, then 12 chooks make no more noise than 6 chooks. Number of Dogs/Cats Allowed (set at 2/3, respectively): How does this impact people who foster for a rescue organisation? Will rescues therefore be negatively impacted if foster carers are unable to take in an animal due to number limitations? If somebody holiday boards/minds a dog/cat for more than three months for a friend, is this then considered to be a kennel/cattery? I saw no mention of owners being able to make application to the City to house a third dog, as has been the case previously. Cat Prohibited Areas: Can cats enter public spaces if on a lead, exactly as a dog can? How does the City plan to police this? How does the public identify a Cat Prohibited Area? Prohibited Areas Dogs: Does this mean that a person cannot take their dog to their workplace? Or have them sit outside the shops whilst their owner pops in to buy something? Definition Section: Two incorrect uses of the word "car" as opposed to "cat" Fines: Huge jump from $100 to $250 - just a money grab by the City. In terms of housing and keeping cats within home boundaries, I would like to see some laws/guidelines in being able to set-up a catio system that connects to the boundary fence, so that a neighbour cannot raise an objection, or it is not necessary to seek permission of the adjoining neighbour (as their side will not be affected) to be able to install one. This would make it simpler for a responsible cat owner	**Response to number of permitted cats** Officers have considered the DLGSCI support report finding, neighbouring Council's Stirling and Swan and Field Officer's experience and recommendation. The DLGSCI Survey report found the maximum number of cats permitted at a single residence which received the most support was two (40%), followed by three cats (19%) and four (14%) among survey respondents. https://www.dlgsc.wa.gov.au/department/publications/publication/statutory-review-of-the-cat-act-2011-and-dog-amendment-act-2013#1.4 Neighbouring Council's Stirling and Swan allow two cats per household. It is considered this change can be supported. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			to keep their cat(s) within the confines of their property.	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself.
105			I have few issues with the content or intention of the regulations. My comments are mostly in relation to the wording itself, or the positioning of relevant regulations within the document. I found it is a little confusing that the track change version of the regulations relating to cats and the "clean" updated version do not appear to map very well. The clean version shows provisions not found in the track changes version. Now that I have read both, I can see that new offences for cats in prohibited areas, or straying to other private property have been included, where they were not included in the track change version. There is typo in part (c) and part (e) of the definition of "keeper", where reference is made to "car" instead of "cat" In the section 4 Cats: ^ it is not clear that cats need to be registered. Registration requirements appear to be in the miscellaneous section of the regulations???. If cats do need to be registered, it would be better to include these requirements in section 4 Cats to improve understanding and compliance. Thank you for the opportunity to comment.	In relation to the typographical errors, these are noted and the changes have been made.
106			On page 12 it moves from section 22 to section 45. - No mention of off-leash dog parks: there is insufficient signage at parks to show what is permitted. There is an issue with dogs being allowed off-leash at parks that also have kid's playgrounds, with dogs jumping in small kids. An	**Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			amendment to rules should be made, or only enclosed dog park sections where children can be kept safe. - No mention of what happens if a dog attacks another dog or person. - No mention of what people should do with cats constantly entering our yards, do we trap them and give them to the council? - Poultry: unreasonable to mandate 9 metres from cage to house, many blocks aren't big enough to accommodate that; is there a scientific/medical reason to choose 9m?	Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed. **Response to setback requirements (poultry)** The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs. The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

107			Part 4 Cats There is no mention in the new Act of keeping Cats indoors, especially at night. This has been an enormous problem and it is known that our vulnerable fauna is being hunted and killed. Several Councils have already made curfews for cats. Why has the City of Joondalup repeatedly refused to address this? As seen clearly on security cameras, cats are wandering at night, urinating at front doors and on private fixtures.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
108			The law as written will outlaw the keeping of chickens in the majority if not all residential lots in the city as the 9m from dwelling and 1m from boundary cannot be met by anyone with lot size of less than 800m2 unless they have no house on the lot. I feel the law is unjustified and negative to the environment of the neighbourhood. Myself and others I know of in the city with blocks of less than 800m2 have kept chickens in safe and healthy conditions for well over decade. The presence of chickens is a healthy addition to the neighbour hood as when properly kept they reduce insect pests and add to the mental and physical health of the residents who keep them and collect and use the eggs. Additionally the law as written describes a basically battery chicken set up which is unhealthy	The minimum setback requirements consider the impacts to health and amenity and the historic use of Organochlorines (OC) as a method for treating for termites on residential properties. Poultry are efficient scavengers and soil scratchers and can consume enough dirt to accumulate OC residues in both their meat and eggs. The minimum setback to boundaries and dwellings is consistent with other local government local laws and are considered appropriate.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			and unkind to the chickens. The change to law seems pointless and arbitrary. Before any change is made to a law that affects a number of residents the evidence to support changing that law should be presented in a clear and comprehensive manner. It should also be made clear who has suggested the change to the law in case this clearly indicates a vested interest for the change. I strongly object to this change on practical, medical and ethical grounds and wish to be provided with more information as to what led to the need for the change.	
109			I am totally agree with the changes and updates, especially keeping cats in an enclosed space and not allowed in any public space. I have had issues on my property with cats roaming and upsetting my dogs, also at night setting off security cameras. Also they are a pest to birds and I have witnessed this in the suburb.	The comments are noted.
110			I approve of these changes, however I am concerned that there is a lack of rules defining the confinement of a cat. As we know cats are roaming animals by nature and it is common for cat owners to allow them to roam which can lead to destruction of native species including terrestrial mammals, reptiles and birds. I would like to see more restrictions and penalties for allowing your cat to roam, to reduce the destruction of native animals, but also to reduce the chances of unwanted pregnancy from neighbouring cats. The confinement rules for dogs are a good start and should be replicated for cats. Ideally cat runs should be endorsed to allow for cats to roam the owners backyards but also limit their escape and limit animals entering the premises.	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

				It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
111			Please make and enforce laws for people to keep their cats indoors or enclosed, also dogs on leash in bushland and national parks, so that they stop killing and maiming native wildlife.	**Response to cat prohibited areas** The *Cat Act 2011* provides that local laws may be made specifying places where cats are prohibited absolutely. The specific places where cats are to be prohibited, is a matter to be considered by Council. It is proposed that clause 4.2 be re-drafted to include the 'cat prohibited areas' within the local law itself. **Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
112			fully support the long overdue penalties for cat owners who let, in my case even encourage, their cats to kill birds on my property and defecate in my bedroom courtyard. After repeatedly showing the	The comments are noted.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			owners the birds which their cats killed, they refused to keep their cat on their property because, as they told me, cats should be free to roam. There needs to be escalating penalties because some neighbours don't care about the easily affordable low fines and care even less about killing their neighbours' birds and keeping their neighbours' courtyards in a perpetual putrid, vile, stinking state. Thank-you.	
113			Please do not reduce the number of poultry allowed to be kept from 12 to six. As long as the poultries are kept in good condition and the owner adheres to CoJ's regulations I can't see that this should be a problem.	Restrictions for keeping poultry are necessary to mitigate the impacts to health and amenity. A well maintained poultry enclosure can still allow the attraction of vermin, flies or odour. The limitation on the number of poultry, including ducks, considers the increased impact on health and amenity where a greater number of poultry are being kept. Many other local governments provide an even greater restriction on the maximum number of poultry that can be kept on a residential property.
114			There needs to be stricter rules for puppy breeding of aggressive type breed of dogs [multiple submissions] All dogs need to be on leads when outside walking on public foot path and also in the parks to prevent unfriendly aggressive dogs attacking other dogs, for example, if you go to the local park and you pay your rates you want to know that you can feel safe and if you have a small dog on a lead walking around the park then next minute this large dog comes out of nowhere because the owner has let the dog off the lead and the dog is a fare distance away from him and he comes up to you and your dog its very scary and intimidating, who gives the right to these people to get away with this the law needs to be tougher. As dog attacks on	**Response to puppy breeding** The *Dog Amendment (Stop Puppy Farming) Act 2021* was passed by Parliament in December 2021, which makes amendments to the *Dog Act 1976* to better regulate the breeding of dogs in Western Australia. The *Dog Act 1976* provides provision to control restricted breeds in Western Australia. **Response to dog exercise areas** The City is currently developing a Dog Management plan which will address issues related to dog exercise areas and signage.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			the rise. Also, dogs that are not friendly need to wear a scarf that says, "I need space".	Under the *Dog Act 1976* a owner dog is required to have effective control of their dog even when the dog is in an off leash dog exercise area. The City will continue to enforce the provisions under *Dog Act 1976*.
115			A text that is clear, concise, complete in all details, describes the procedures for us to understand how things work.. Congratulations to [- - -] and his team..... all offences incur now 250$. That is more than a traffic fine, which is now 160$ or so. Is that fair? On the other hand, if a fine does not hurt, it has no meaning? page 6: nuisance, (a), legal liability....the State Laws are outdated and make it very difficult to sue anyone for nuisance.... (just as a remark). I guess the parties might be guided to arbitration which is voluntary.... So, if someone is fined and complaints: nuisance, what nuisance..... 2.4, (2), are there not other reasons why a guide dogs should be allowed to be inside otherwise prohibited places? 2.7 maybe add a 2.8: Dogs have to be registered and microchipped. Question: is vaccination to keep the dog free of contagious illnesses the owners business or is that not part of public hygene and should be regulated? 4.3 Cate need to be registered, microchipped and desexed. And same as above, vaccination against contagious some can be transferred to humans and should be therefore regulated? 7.2: We had a colony of bees moving in years ago, the hive became too big, I called the City and was told: non of our business, so I called an Apiarist who collected the bees and transported them to Bunbury. That did cost 1.500$. I was happy that the bees were not killed. Early intervention might have made the story easier. But I guess 7.2 remedies that point? But who knows? Maybe the City can send a summary of all yes/and Nos to all residents? 7.7 (1) and (2): good to have these words. Now, does that include the Inspectors of the RSPCA? It	**Response to clause 2.4 – Prohibited Places for dogs** It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law. **Response to dogs being registered and microchipped** The requirements for dogs to be registered and microchipped are included within the *Dog Act 1976.* There is no need to duplicate this provision in the local law. **Response to cats being registered and microchipped** The requirements for cats to be registered and microchipped are included within the *Cat Act 2011.* There is no need to duplicate this provision in the local law. **Response in relation to bees** The Department of Primary Industries and Regional Development (DPIRD) administer requirements relating to the registration of a beekeeper. DPIRD considerations relate to the protection of native bees, managing disease, requiring the branding of hives to allow tracking, and other obligations under the *Biosecurity and Agricultural Management Act 2007*. The City's role in regard to the keeping of bee hives do not relate to the matters administered by the DPIRD. The City's local laws allow the consideration of amenity issues including the impact to residents, acknowledging that there are risks

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			should because they cannot enter private property. Thanks again [-	associated with persons who have severe allergies to bees that need to also be considered.
116			Restrict laws should be in place for keeping of animals	The comments are noted.
117			I would like to highlight a section of the proposed Animals Local Law 2024 relative to dogs in public places: "2.4 Prohibited Places (1) A person liable for the control of a dog shall prevent that dog from entering or being in or on any public building, shop or business premises, with the exception of a shop or business premises where dogs are sold. (2) Subclause (1) does not apply to a person with a vision impairment or who is a trainer accompanied by a bona fide guide dog." Whilst there are no proposed changes to this section, it may need to be reviewed and updated. It is not in line with the current laws, which I believe are the Disability Discrimination Act 1992 and Dog Act 1976. It is limited to vision impairment and guide dogs only and not inclusive of all disabilities and assistance animals. Many people other than those who are vision impaired, have assistance dogs to assist them in public with other medical conditions and disabilities such epilepsy, diabetes, autism, and PTSD to name a few. I suggest this section needs rewording to include all assistance dogs as they are all legally permitted in public places, including those in training. Also with regards to dogs in general being permitted only in shops where they are sold, this is also potentially outdated. My understanding is that dogs are no longer permitted to be sold in "shops" as such in WA as this promotes puppy farms. Dogs are however permitted in some pet shops that sell pet products, and some hardware and garden stores (ie Bunnings). Thank you	**Response in relation to clause 2.4** It is proposed that clause 2.4 be deleted from the proposed Animals Local Law 2024. The Council has previously made a Determination at the Council meeting on 24 June 2014 in relation to areas where dogs are prohibited at all times, areas where dogs are prohibited during seasonal scheduled sporting activities, areas where dogs must be on leash at all times and dog exercise areas. See CJ140624_MIN.pdf (joondalup.wa.gov.au). There is no longer a requirement for this clause to be included in the local law.

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

118			Curfew time for cats to require owners to keep their cats indoors once dark to protect native birds. Owners should be penalised if they fail to comply. Ban ownership of dogs classified as vicious or dangerous or aggressive and by those who have been subjected to threatening behaviour. Simpler dog barking reporting procedures and actions from neighbours whose dogs bark continuously. Maybe make it compulsory for people to try to own rescue pets before purchasing from pet shops	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent). It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
119			I want to propose an amendment to your proposed local animal law. I suggest cats be kept indoors, supervised outdoors, or in cat enclosures. This amendment will help efforts to preserve local wildlife, as cats in far greater numbers than any other predator are more detrimental to our local wildlife. Also, as cats are permitted in households in far greater numbers than other pets (3 per household), this detrimental impact will be felt three-fold. Cats out at night are also disruptive. Frequently, we hear them fighting on and around our property, disturbing our dog (who is inside), killing things, and generally making distressing noises. In our community, cat safety is a recurring issue. We often receive notifications of missing cats and cats that have been killed by cars. Cats' presence outside is unsupervised and unlimited. It	**Response to cat control** The Joint Standing Committee on Delegated Legislation (JSCDL) has concluded that the *Cat Act 2011* provides a general right for cats to roam. As such, a local law cannot restrict a cat's ability to enter public or private land except in cases where: • The property owner has given explicit consent for the local government to remove a specific cat from the premises; or • The cat is carrying out actions which genuinely qualify as 'nuisance' at common law (which is unlikely to extend to a cat merely entering a property without consent).

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			risks their safety, disturbs our peace, and endangers our wildlife, including endangered marsupials. I implore you to revise your section on cats in this law for their safety, peace, and wildlife preservation.	It is proposed that clause 4.3 be re-drafted to provide provisions around preventing a cat from being a nuisance. This is consistent with recent cat local laws that have been through the JSCDL and appear to be allowed.
120			Sterilisation Having read the proposed Animal local law 2024, with specific reference to Section 3 -Dogs and more importantly Section 4 -Cats, I would like to see the following included within the Law; 1.Mandatory for anyone that is keeping a Cat or Dog regardless of location(residential, commercial, Rural) must have the animal sterilised at 12 months. 2. Cats/dogs currently older than 12 months must be sterilised within a grace period of 12 months post ammmendments to the Law. 3. Dogs/Cats cannot be rehomed/sold/traded or registered with council unless they are sterilised. Clauses 1-3 would not apply to registered breeders but only if they are currently using the animals as breeding stock. Animals no longer being used as breeding stock must be sterilised within 12 months for dogs and 4 months for Cats While I accept that this will be difficult to enforce, the current system of allowing unsterilised dogs and cats to be bought and sold is not working and therefore requires a new approach in oder to prevent loss of native fauna and the destruction of around 200,000/year across Australia. Pet stores/Breeders/Resellers 1. Pet/Retail stores/Resellers trading in puppies, cats younger than 12 months are required to register each animal with the council upon collection from the registered breeder along with the applicable fee via online portal. Details must include breeders registration number, personal details, address, breeding parents details, chip number. The pet store will then be required to update the council with the details of whomever purchased the animal. This would enable traceability of animals and put	**Response in relation to cats** The *Cat Act 2011* requires that all cats over the age of 6 months must be microchipped, sterilised and registered with the local government. **Response in relation to dogs** The *Dog Act 1976* requires that all dogs over the age of 3 months must be microchipped and registered with the local government. Only dangerous dogs are required to be sterilised under the *Dog Act 1976.*

City of Joondalup Animals Local Law 2024 – Schedule of Submissions

			more liability on resellers to keep accurate and up to date records as well as allowing easier identification of puppy farms. Mandate registration: 1. Mandate installation of microchip and registration of all dogs and Cats when they undergo sterilisation at the vets 2. This information must be updated via online portal including updated owner details by the vet 3. Proof by means of a certificate must be supplied to council in order to register the pet with council. 4. A reminder letter sent by council every 5 years to check that current details are correct.	

Natural Areas - Major Conservation Areas and High Priority Areas

Major Conservation Areas	Reserve No.	Suburb
Hepburn Heights Conservation Area	42987, 32734	Padbury
Craigie Open Space	32858	Craigie
Lilburne Park	35545	Duncraig
Shepherds Bush Reserve	26052, 39941	Kingsley
Warwick Open Space	50441, 50442	Warwick
Marmion Foreshore Reserve	47831	Marmion
Sorrento Foreshore Reserve	47831, 27732	Sorrento
Hillarys Foreshore Reserve	47831, 40802, 39497, 23563	Hillarys
Kallaroo Forshore Reserve	47831, 39497	Kallaroo
Mullaloo Foreshore Reserve	45136, 47831	Mullaloo
Ocean Reef Foreshore Reserve	47831, 45122, 45136	Ocean Reef
Iluka Foreshore Reserve	47831, 45122	Iluka
Burns Beach Foreshore Reserve	47831, 42219, 48489	Burns Beach

High Priority	Reserve No.	Suburb
Cranston Park	47117	Kinross
Fairway Park	40955	Connolly
Lakeside Park	47432	Joondalup
Lakevalley Park	39234	Edgewater
Saint Clair	37229	Edgewater
Quarry Park	37188, 37210	Edgewater
St Michaels Park	39835	Connolly
Lady Evelyn Park	41849	Joondalup
Timberlane Park	40169	Woodvale
Beaumaris Park	42577	Ocean Reef
Bonnie Doon Park	41883	Connolly
Cadogan Park	40193	Kingsley
Central Park	48354, 46710	Joondalup
Clermont Park	43666	Currambine
Naturaliste Park	43689	Iluka
Chadlington Park	48147	Padbury
Neil Hawkins Park	28544	Joondalup
Cawarra Park	33739	Craigie
Glenbar Park	32150	Duncraig
Littorina Park	35465	Heathridge
Maritana Park	32039	Kallaroo
Periwinkle Park	35237	Mullaloo
Porteous Park	30149	Sorrento
Trigonometric Park	17758, 39970	Duncraig
Blue Lake Park	41893, 41894	Joondalup
Water Tower Park	42290	Joondalup
Carnaby Reserve	44914	Connolly
Kallaroo Park	44244	Mullaloo
McNaughton Park	44854	Kinross
Nanika Park	44259	Joondalup
Sandalford Park	39628	Beldon
Sir James McCusker Park	47306	Iluka

Natural Areas Management Plans - Survey Schedule

Conservation	Management Plan	NAIA	Dieback Management Plan	Bird Survey	Fire Management	Flora and Fauna Surveys	Water Monitoring
Hepburn Heights Conservation Area	* (1993)	*	*				
Craigie Open Space	* (1994, 1999)	*	*	*	*	*	
Lilburne Park		*					
Shepherds Bush Reserve		*	*		*		
Warwick Open Space		*			*		
High Priority							
Cranston Park		*					
Fairway Park		*					
Lakeside Park		*					
Lakevalley Park		*					
Saint Clair/Treetop/Quarry Park		*					
St Michaels Park		*					
Lady Evelyn Park		*					
Timberlane Park		*					
Beaumaris Park		*					
Bonnie Doon Park		*					
Cadogan Park		*					
Central Park		*					
Clermont Park		*					
Naturaliste Park		*					
Chadlington Park		*					
Neil Hawkins Park		*					
Cawarra Park		*					
Glenbar Park		*					
Littorina Park		*					
Maritana/Bridgewater Park		*					
Periwinkle Park		*			*		
Porteous Park		*					
Trigonometric Park		*					
Blue Lake Park		*					
Burlos/Water Tower Park		*					
Carnaby Reserve		*					
Kallaroo Park		*					
McNaughton Park		*					
Nanika Park		*					
Sandalford Park		*					
Sir James McCusker Park		*					
Medium Priority							
Chichester Park		*					
Garrong Park		*					
Korella Park		*					
Madana Park		*					
Mandalay Park		*					
Warrandyte Park		*					
Alfreton Park		*					
Duncraig Library		*					
Harman Park		*					
Lacepede Park		*					
Picnic Cove Park		*					
Negresco Park		*					
Robin Park		*					
Finney Park		*					
Bethany Park		*					
Caledonia Park		*					
Huntingdale Park		*					
Kuta Park		*					
Manapouri Park		*					
Greenshank Park		*					
Pine Valley Park		*					
Adelaide Park		*					
Callander Park		*					
Castlecrag Park		*					
Conidae Park		*					
Earlsferry Park		*					
Lysander Park		*					
Menteith Park		*					
Okely Park		*					
Brisbane Park		*					
Candlewood Park		*					
Gunida Park		*					
Ledge Park		*					

Natural Areas Management Plans - Survey Schedule

Conservation	Management Plan	NAIA	Dieback Management Plan	Bird Survey	Fire Management	Flora and Fauna Surveys	Water Monitoring
Quarry Ramble Park		*					
Trig Point Park		*					
Coastal Sites	* (2002)						
Marmion Beach							
Sorrento Beach		*					
Whitfords Nodes- Hillarys					*		
Whitfords Nodes- Kallaroo					*		
Mullaloo Beach					*		
Ocean Reef Beach		*					
Iluka Beach		*					
Burns Beach	* (Keith Armstrong has only copy)	*					
Wetlands							*

Friends Group

Natural Areas Management Plans - Survey Schedule

Natural Areas Management Plans - Survey Schedule

Cat Act 2011

Dog Act 1976

Local Government Act 1995

City of Joondalup

Animals Local Law 2025

Cat Act 2011

Dog Act 1976

Local Government Act 1995

City of Joondalup

Animals Local Law 2025

Contents

Part 1 – Preliminary 5
1.1 Title 5
1.2 Commencement 5
1.3 Purpose and intent 5
1.4 Repeal 5
1.5 Application 6
1.6 Interpretation 6
Part 2 – Dogs 9
2.1 Pound 9
2.2 Impounding dogs 9
2.3 Pound fees 9
2.4 Offence to excrete 9
2.5 Dogs to be confined 9
2.6 Maximum number of dogs 10
Part 3 – Approved Dog Kennel Establishment 10
3.1 Approved kennel establishment licence 10
3.2 Notice of application for kennel establishment licence 10
3.3 Application for kennel establishment licence 10
3.4 Determination of application 11
3.5 Licence and fees 11
3.6 Duties of licence holder 11
3.7 Limit on number and breed of dogs 11

3.8 Kennel establishment requirements 11
Part 4 – Cats 12
4.1 Prescribed premises 12
4.2 Number of cats that may be kept 12
4.3 Application for approval 12
4.4 Determining an application 13
4.5 Conditions 13
4.6 Renewal of an application 13
4.7 Transfer of an approval 14
4.8 Variation or cancellation of an approval 14
4.9 Cat prohibited areas 14
4.10 Cat not to be a nuisance 15
Part 5 – Livestock 15
5.1 Livestock not to stray 15
5.2 Property to be fenced 15
5.3 Livestock may be impounded 15
5.4 Horse exercise area 15
Part 6 – Pigeons 16
6.1 Certificate of registration 16
6.2 Restrictions on pigeon and dove nesting or perching 16
6.3 Application for certificate of registration 16
6.4 Adjoining owners to be consulted 16
6.5 Approval limitations 16
6.6 Duties of certificate holder 17
6.7 Limit on number of pigeons 17
6.8 Cage, enclosure or loft requirements 17
6.9 Exercise of pigeons 18
6.10 Alteration, cancellation or refusal of certificate of registration 18
Part 7 – Bees 18
7.1 Definitions 18
7.2 Limit on bees 19
7.3 Application for a permit 19
7.4 Determining an application 19
7.5 Cancellation of a permit 20
7.6 General conditions for keeping beehives 20
7.7 Notice to remove 20

Part 8 – Animals, Birds and Poultry 20
8.1 General 20
8.2 Keeping of large animals 20
8.3 Keeping a miniature horse 21
8.4 Keeping of pigs 21
8.5 Stables 21
8.6 Stablehand room 22
8.7 Manure receptacle 22
8.8 Keeping of ostrich or emu 22
8.9 Keeping poultry 22
Part 9 – Miscellaneous 23
Part 10 – Enforcement 23

Cat Act 2011

Dog Act 1976

Local Government Act 1995

City of Joondalup

Animals Local Law 2025

Under the powers conferred by the *Cat Act 2011, Dog Act 1976, Local Government Act 1995* and by all other powers enabling it, the Council of the City of Joondalup resolved on [insert] to make the following local law.

Part 1 – Preliminary

1.1 Title

This local law may be cited as the *City of Joondalup Animals Local Law 2025*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Purpose and intent

(1) The purpose of this local law is to provide for the regulation, control and management of the keeping of animals within the City of Joondalup.

(2) The effect of this local law is to establish the requirements with which owners and occupiers of land within the district must comply in order to keep animals and provides the means of enforcing the local law.

1.4 Repeal

The following local laws are repealed on the day that this local law comes into operation –

(1) *City of Joondalup Animals Local Law 1999,* as published in the *Government Gazette* on 27 August 1999.

(2) Clauses 7 to 7.7 of the *City of Joondalup Amendment Local Law 2000,* as published in the *Government Gazette* on 10 July 2000.

(3) Clauses 5 to 5.6 of the *City of Joondalup Amendment Local Law 2001,* as published in the *Government Gazette* on 15 January 2002.

(4) *City of Joondalup Animals Amendment Local Law 2008,* as published in the *Government Gazette* on 28 March 2008

(5) *City of Joondalup Animals Amendment Local Law 2010,* as published in the *Government Gazette* on 18 February 2011.

(6) *City of Joondalup Animals Amendment Local Law 2016,* as published in the *Government Gazette* on 10 January 2017.

(7) *City of Joondalup Animals Amendment Local Law 2018*, as published in the *Government Gazette* on 3 August 2018.

1.5 Application

This local law applies throughout the district.

1.6 Interpretation

(1) In this local law unless the context otherwise requires –

Act means the *Local Government Act 1995;*

animal includes any living animal, tame or wild, kept by a person;

application means the completed form lodged by an applicant as required by this local law;

applicant means a person who has lodged an application for an approval, certificate or licence required for any activity by this local law;

approved fees means the fees and charges determined by the local government from time to time, for putting into effect the provisions of this local law;

assistance dog has the meaning given to it in the *Dog Act 1976;*

Authorised Person means a person authorised under section 9.10 of the Act to perform any of the functions of an Authorised Person under this local law;

caravan park has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995*;

Cat Act means the *Cat Act 2011*;

cattery keeper means a person registered to keep a cattery;

certificate of registration means a certificate of registration to keep pigeons issued pursuant to this local law;

City means the City of Joondalup;

Code of Practice means the Code of Practice for Pigeon Keeping and Racing in Western Australia as prescribed by the *Animal Welfare Act 2002* and *Animal Welfare (General) Regulations 2003,* as amended from time to time;

Council means the council of the City of Joondalup;

cow includes an ox, calf or bull;

district means the district of the City;

Dog Act means the *Dog Act 1976*;

environmental health officer means a person appointed as an environmental health officer under section 17 of the *Public Health Act 2016*;

food premises means a premises where food is stored, kept, prepared, manufactured, processed, cooked or served or otherwise dealt with for subsequent sale to the public either directly or indirectly;

grouped dwelling means a dwelling which is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise;

horse includes an ass, mule, donkey, shetland pony or pony;

keeper in relation to a cat means each of the following persons –

(a) the owner of the cat;
(b) a person by whom the cat is ordinarily kept;
(c) a person who has or appears to have immediate custody or control of the cat;
(d) a person who keeps the cat, or has the cat in his or her possession for the time being; or
(e) a person who occupies any premises in which the cat is ordinarily kept or ordinarily permitted to live;

land means land in the district and includes houses, buildings, works and structures, in or upon the land;

large animal includes a sheep, cow, goat, cattle, horse (excluding a miniature horse), buffalo, camel, llama, deer, alpaca or any other animal so classified by the local government;

livestock means any horse, cattle, sheep, goat~~,~~ pig, buffalo, deer, camel, llama and alpaca;

local government means the City of Joondalup;

local planning scheme means the local planning scheme, or each of the local planning schemes, made by the local government and in force from time to time under the *Planning and Development Act 2005*;

lot has the same meaning given to it in the *Planning and Development Act 2005*;

miniature horse means a horse that does not exceed 870 millimeters in height as an adult and is classified as a miniature by the Miniature Horse Association of

Australia;

miniature pig means a pig that does not exceed 650 millimetres in height as an adult and weighs between 45 - 55 kilograms;

multiple dwelling means a dwelling in a group of more than one where any part of a dwelling is vertically above part of any other;

nuisance means -

(a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
(b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or
(c) interference which causes material damage to land or other property on the land affected by the interference;

occupier where used in relation to land means the person by whom or on whose behalf the land is actually occupied or, if there is no occupier, the person entitled to possession of the land;

owner has the meaning given to it in the Act;

pigeon includes homing pigeon and racing pigeon;

poultry means any domestic fowl or chicken, bantam, duck, goose, guinea fowl, pheasant, turkey, peahen or peacock;

pound means a building or yard established by the local government or Authorised Person for the impounding of dogs or animals for the purposes of this local law;

public place means any thoroughfare or place which the public are allowed to use, whether the thoroughfare or place is or is not on private property and includes park lands, squares, reserves, beaches, and other lands set apart for the use and enjoyment of the public, including all lands which belong to or which are vested in, or are under the control or management of, the local government;

reserve means any land:

(a) which belongs to the local government;
(b) of which the local government is the management body under the *Land Administration Act 1997;* or
(c) which is an otherwise unvested facility within section 3.53 of the Act;

residential area means any land situated within a residential zone as classified by the town planning scheme and includes land predominately used for residential purposes;

Schedule means a schedule to this local law;

stablehand room means a room or rooms used for occasional overnight occupation to facilitate husbandry to pregnant or sick animals;

thoroughfare has the meaning given to it in the Act;

vermin includes rats, mice, flies, fleas, mites, cockroaches and any other animal, whether vertebrate or invertebrate, which is known to be a vector of disease or likely to cause damage to human food, habitation or possessions;

young birds means any pigeon under 24 days of age and, unless the contrary can be shown, a pigeon shall be deemed under this local law to be a young bird if it is without feathers on the flesh under the wings.

(2) Any other expression used in this local law and not defined shall have the meaning given to it in the *Cat Act 2011, Dog Act 1976, Local Government Act 1995*, the *Public Health Act 2016* or the *Public Health Regulations 2017*, unless the context requires otherwise.

Part 2 – Dogs

2.1 Pound

The local government may establish and maintain a pound or pounds for the impounding of dogs seized pursuant to the provisions of the Dog Act or this local law.

2.2 Impounding dogs

A dog seized by the Police or by a person authorised by the local government may be placed in a pound.

2.3 Pound fees

The fees and charges in relation to the seizure and impounding of a dog and maintenance thereof in a pound payable under section 29(4) of the Dog Act, are those approved by the local government from time to time.

2.4 Offence to excrete

(1) A dog must not excrete on –

(a) any thoroughfare or other public place; or
(b) any land which is not a public place without the consent of the occupier.

(2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

(3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

2.5 Dogs to be confined

(1) The owner or occupier of premises within the local government on which a dog is kept must –

(a) ensure that the portion of those premises on which the dog is kept to be fenced in a manner capable of confining the dog to that portion and in a

manner which complies with this clause;

(b) ensure the fence used to confine a dog and every part of the fence shall be of a type, height and construction which, having regard to the species, age, size and physical condition of the dog, prevents the dog from passing over, under or through the fence;

(c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;

(d) maintain the fence and all gates and doors in the fence in good order and condition; and

(e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) An owner or occupier who fails to comply with subclause (1) commits an offence.

2.6 Maximum number of dogs

A person shall not keep or permit to be kept on any premises more than 2 dogs over the age of 3 months and the young of those dogs under that age unless the premises are licensed as an approved kennel establishment or have been granted exemption pursuant to section 26(3) of the Dog Act.

Part 3 – Approved Dog Kennel Establishment

3.1 Approved kennel establishment licence

A person shall not keep a kennel establishment without having first obtained a licence under this local law and a planning approval under the local planning scheme.

3.2 Notice of application for kennel establishment licence

An applicant for a licence to keep an approved kennel establishment shall:

(a) publish in a newspaper circulating in the district a notice of their intention to submit an application for a licence, being that of Form 1 of Schedule 3, specifying that any interested person may within 21 days after the date of such publication object to or make representations in respect of the application in writing directly to the local government; and

(b) forward a notice, being that of Form 1 of Schedule 3 to the owners and occupiers of all land within a radius of 275 metres of the boundaries of the land upon which it is proposed to establish the kennel.

3.3 Application for kennel establishment licence

An application for a licence to keep an approved kennel establishment shall be on Form 2 of Schedule 3 and shall be accompanied by:

(a) evidence that notice of the proposed use of the land has been given in accordance with clause 3.2 (a) and (b);

(b) a plan showing the details and specifications of all kennels, adjacent yards and the distances from the kennels to the boundaries of the land the subject of the application and all buildings on the land together with such information as the local government may require; and

(c) a report of an acoustic consultant verifying that the various plant, machinery and operational noise levels will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

3.4 Determination of application

(1) The local government may refuse an application for a licence:

(a) that does not comply with the requirements of clause 3.3;
(b) for which the processes required by clause 3.2 have not been completed;
(c) after considering any submissions or representations received within the specified period in accordance with clause 3.2 (a);
(d) where planning approval for use of the land as an approved dog kennel establishment has not first been obtained under any relevant local planning scheme.

(2) The local government may, in respect of an application for a licence -

(a) refuse the application; or
(b) approve the application on such terms and conditions, if any, as it sees fit.

3.5 Licence and fees

A licence to keep an approved kennel establishment shall be that of Form 3 in Schedule 3 and fees payable to the local government on the issue and renewal of such licences shall be as imposed and determined by the local government under sections 6.16 to 6.19 of the Act.

3.6 Duties of licence holder

The holder of a licence to keep an approved kennel establishment shall:

(a) maintain the establishment in a clean, sanitary and tidy condition;
(b) dispose of all refuse, faeces and food waste daily in a manner approved by the local government; and
(c) take all practical measures for the destruction of fleas, flies and other vermin.

3.7 Limit on number and breed of dogs

A person who conducts an approved kennel establishment shall not keep or permit to be kept thereon more than the number of dogs specified in the licence or dogs of a breed different to the breed or breeds (if any) specified in the licence without the written approval of the local government.

3.8 Kennel establishment requirements

Dogs in an approved kennel establishment shall be kept in kennels and yards appropriate to the breed or kind in question, be sufficiently secured, sited and maintained to a standard not less than the following:

(a) each kennel shall have an adjacent yard;
(b) each kennel and each yard and every part thereof shall be at a distance of not

less than 15 metres from the boundaries of the land in the occupation of the occupier;

(c) each kennel and each yard and every part thereof shall be at a distance of not less than 24 metres from the front road or street;

(d) each kennel and each yard and every part thereof shall be at a distance of not less than 10 metres from any dwelling house;

(e) each yard shall be secured with a fence not less than 1.8 metres in height;

(f) the upper surface of the floor of each kennel shall be set at least 100mm above the surface of the surrounding ground and shall be constructed of granolithic cement finished to a smooth surface and shall have a fall of not less than 1 in 100. The entire yard shall be surrounded by a drain which shall be properly laid, ventilated and trapped. All floor washings shall pass through this drain and shall be disposed of in accordance with the health requirements of the local government;

(g) the floor of any yard shall be constructed in the same manner as the floor of any kennel and as provided in paragraph (f);

(h) for each dog kept therein every kennel shall have not less than 1.8m^2 of floor space and every yard not less than 2.5m^2;

(i) all kennels and yards and all feeding and drinking vessels shall be maintained in a clean condition and cleaned and disinfected when so ordered by an Authorised Person.

Part 4 – Cats

4.1 Prescribed premises

For the purposes of the definition of ***prescribed premises*** in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013,* this local law limits the number of cats that may be kept at any premises within the district except –

(a) a cat management facility operated by a body prescribed as a cat management facility operator under the *Cat Regulations 2012;*

(b) a cat management facility operated by the local government; or

(c) a veterinary practice business as defined under section 3 of the *Veterinary Practice Act 2021,* but only in relation to cats kept on those premises for treatment.

4.2 Number of cats that may be kept

For the purposes of the definition of ***standard number of cats*** in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013,* a person who is ordinarily resident at prescribed premises shall not permit more than 2 cats over the age of 6 months to be kept on that property.

4.3 Application for approval

(1) An application for approval to keep an additional number of cats at prescribed premises is dealt with in regulation 8 of the *Cat (Uniform Local Provisions) Regulations 2013).*

(2) An application for approval must be accompanied by the application fee determined

by the local government.

4.4 Determining an application

(1) For the purpose of determining whether to grant approval for an application to keep an additional number of cats at prescribed premises, the local government must have regard to -

(a) the zoning of the land under the local planning scheme;
(b) the physical suitability of the premises for the proposed use;
(c) the environmental sensitivity and general nature of the location surrounding the premises for the proposed use;
(d) the structural suitability of any enclosure in which any cat is to be kept;
(e) the likelihood of a cat causing a nuisance to an occupier of adjoining land;
(f) the likely effect on the amenity of the surrounding area of the proposed use;
(g) the likely effect on the local environment including any pollution or other environmental damage, which may be caused by the proposed use; and
(h) any other factors which the local government considers to be relevant in the circumstances of the application.

(2) A determination is to be in the form determined by the CEO and is to be issued to the applicant.

4.5 Conditions

(1) For the purposes of ensuring that the premises to which an application relates are suitable for the additional number of cats, the local government may impose any condition that it considers to be reasonably necessary for that purpose, including –

(a) that the premises must be adequately fenced;
(b) that there must be adequate space for the exercise of the cats; and
(c) that, in the case of multiple dwellings where there is no suitable dividing fence, each current occupier of the adjoining multiple dwellings must give their written consent to the approval; and
(d) that, without the consent of the local government, the approved person must not substitute or replace any cat that dies or is permanently removed from the premises.

(2) An approved person who does not comply with a condition of the approval commits an offence.

4.6 Renewal of an application

(1) An application is to be renewed if –

(a) the applicant has not breached the conditions of the approval;
(b) the approval would have been granted if a fresh application for approval has been made; and
(c) the renewal fee, imposed and determined by the local government under sections 6.16 to 6.19 of the Act, is paid to the local government before the expiry of the approval.

(2) On the renewal of an approval, the conditions of the approval that applied immediately before the renewal continue to have effect.

4.7 Transfer of an approval

(1) An approval relates only to the premises specified in the approval, and only to the applicant specified in the approval, and is transferable only in accordance with this clause.

(2) An application for the transfer of an approval from the applicant to another person must be –
   (a) made in the form determined by the CEO;
   (b) made by the proposed transferee;
   (c) made with the consent of the applicant; and
   (d) lodged with the local government together with the fee for the application for the transfer of an approval that is imposed and determined by the local government under sections 6.16 to 6.19 of the Act.

(3) The local government is not to determine an application for the transfer of an approval until the proposed transferee has complied with subclause (2).

(4) The local government may grant, or refuse to grant an application for the transfer of an approval, and this approval will be subject to such conditions as the local government may impose under Regulation 9(3) of the *Cat (Uniform Local Provisions) Regulations 2013.*

(5) Where the local government grants an application for the transfer of an approval –

   (a) It is to issue the transferee an approval in the form determined by the CEO; and
   (b) On the date of approval, unless otherwise specified in the approval, the transferee becomes the applicant for the purposes of this local law.

4.8 Variation or cancellation of an approval

(1) The local government may, at any time, vary the conditions of an approval by giving written notice to the applicant and specifying the date on which the changes will become effective.

(2) The local government may cancel an approval –

   (a) on the request of the applicant;
   (b) if the applicant breaches the *Cat Act 2011, Cat Regulations 2012, Cat (Uniform Local Provisions) Regulations 2013* or this local law; or
   (c) if the applicant is not a fit and proper person to provide for the health and welfare of the cats.

(3) If an approval is cancelled, the fee paid for the approval is not refundable for the term of the approval that has not yet expired.

4.9 Cat prohibited areas

(1) A cat must not be in a Cat Prohibited Area specified in Schedule 4 at any time.

(2) If a cat is at any time in a Cat Prohibited Area in contravention of subclause 4.7(1), then –

(a) the keeper of the cat commits an offence; and
(b) an Authorised Person may seize and impound the cat and deal with the cat pursuant to the *Cat Act 2011.*

4.10 Cat not to be a nuisance

(1) The keeper of a cat must prevent the cat from creating a nuisance.

(2) Where, in the opinion of an Authorised Person, a cat is creating a nuisance, an Authorised Person may give a cat control notice to the keeper of the cat requiring that person to abate the nuisance.

(3) When a nuisance has occurred and a notice to abate the nuisance is given, the notice remains in force for a period specified on the notice which must not exceed 28 days.

(4) The keeper of a cat given the notice to abate the nuisance must comply with the notice within the period specified in the notice.

(5) A cat control notice under subclause 4.8(2) must be Form 3 of the *Cat Regulations 2012.*

Part 5 – Livestock

5.1 Livestock not to stray

The owner or person in charge of livestock shall not permit that livestock to stray or to be at large in a street, public place or upon private property without the consent of the property owner.

5.2 Property to be fenced

The owner or occupier of a property on which livestock is kept, shall cause the property or a portion of the property to be fenced in a manner capable of confining the livestock, to that portion where the livestock is kept.

5.3 Livestock may be impounded

(1) An authorised person may impound livestock found straying in contravention of clause 5.1.

(2) Livestock being impounded shall be placed in:

(a) a pound established and maintained by the local government; or
(b) a secured portion of private property with the consent of the property owner.

5.4 Horse exercise area

(1) The local government may set aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse.

(2) A person shall not ride, drive or bring a horse onto any reserve or foreshore or any part thereof that has not been set aside for that purpose.

(3) A person shall not ride, drive, exercise or train a horse on any part of a reserve or foreshore set aside under subsection (1), faster than walking pace or

in a manner so as to create a danger or become a nuisance to the public or to any person.

(4) A person may only ride, drive or bring a horse onto a designated horse exercise area between the times of midnight and midday, Monday to Saturday.

(5) A person may exercise a dog on an area of reserve or foreshore set aside as a horse exercise area provided the dog remains under full control on a leash during the times set out in subclause (4). A dog may be exercised within a designated horse exercise area off leash at all other times.

(6) All that section of Foreshore Reserve 47831 as specified in Schedule 2, is a designated horse exercise area.

Part 6 – Pigeons

6.1 Certificate of registration

(1) A person shall not keep pigeons on any land in the district without having first obtained a certificate of registration from the local government.

(2) A certificate of registration shall be valid from its date of issue until the next 30 June.

6.2 Restrictions on pigeon and dove nesting or perching

(1) An environmental health officer may order an owner or occupier of premises in or on which pigeons or doves are, or are in the habit of, nesting or perching to take adequate steps to prevent them continuing to do so.

(2) An owner or occupier must comply with an order made under this clause.

6.3 Application for certificate of registration

An application for certificate of registration shall be -

(a) lodged by the applicant on the form approved by the local government from time to time;
(b) in the case of an initial application or where any variations to the original application are required, lodged with specifications, site and construction plans of proposed cages, enclosure or lofts; and

(c) lodged with the registration fee set by the local government.

6.4 Adjoining owners to be consulted

Prior to granting any certificate of registration on an initial application, the City shall seek written opinion of all owners and occupiers whose land is adjacent to the land owned by the applicant.

6.5 Approval limitations

(1) Pigeons shall not be kept within a caravan park or on any land on which is situated a group dwelling or multiple dwellings except for land on which 2 grouped dwellings are permitted.

(2) Unless previously approved by the local government prior to this local law coming into effect, pigeons shall not be kept on any land which has an area of less than 600m^2.

6.6 Duties of certificate holder

The holder of a certificate of registration to keep pigeons shall:

(a) keep all pigeons confined continuously in cages, enclosures and lofts approved by the local government except that homing pigeons and racing pigeons registered in accordance with this local law may be released in accordance with this local law;
(b) keep all cages, enclosures, lofts and their immediate surrounds clean and maintained in good order and condition at all times and the minimum standard to be adhered to shall be that which is specified in the Code of Practice; and
(c) dispose of all loft litter by immediate burial or by being bagged and deposited in a household rubbish bin to ensure no nuisance occurs.

6.7 Limit on number of pigeons

(1) Subject to subclause (2), the maximum number of pigeons which shall be kept on land the subject of a certificate of registration pursuant to each certificate of registration shall not exceed 20, excluding young birds.

(2) A person who on or before 30 June each year produces to the local government, satisfactory proof that the person is a current financial member of a recognised incorporated racing pigeon body, or is a registered pigeon fancier, may be permitted by the local government to keep up to 150 pigeons, excluding young birds, in any residential area.

6.8 Cage, enclosure or loft requirements

(1) An approved cage, enclosure or loft used to house pigeons shall aesthetically blend with its surrounds, be constructed of new materials and shall be constructed to the following minimum requirements:

(a) the base floor of any loft shall be constructed of a suitable impervious material as approved by an environmental health officer;
(b) in the case of an elevated loft the suspended floor shall be constructed and maintained in accordance with the requirements in the Code of Practice;
(c) cladding of a loft, including the roof shall be of smooth fibro cement sheeting, sheet metal or other smooth material;
(d) except as provided in paragraph (e), a loft height shall not exceed 2.4 metres at any point when measured from ground level; and
(e) where a loft has a gable roof the loft height shall not exceed 3 metres at any point when measured from ground level.

(2) A cage, enclosure or loft shall not be located nearer than:

(a) 1.2 metres from the boundary of any land adjacent to the land, the subject of an application;
(b) 9 metres from any dwelling house, church, school room, hall, factory, dairy or food premises; or
(c) 9 metres from any road reserve or street.

6.9 Exercise of pigeons

(1) A person who is approved to keep registered homing pigeons or racing pigeons may only release such homing pigeons or racing pigeons for exercise between the hours set out in the Code of Practice, unless otherwise authorised by the local government.

(2) A person shall not release more than 60 registered homing or racing pigeons may be released for exercise or training at any one time.

6.10 Alteration, cancellation or refusal of certificate of registration

(1) At any time the local government may amend the conditions contained in or relating to a certificate of registration and without limiting the generality of the same, where any complaint of a nuisance is received, the local government may vary the hours for release of pigeons and impose any other conditions deemed necessary to minimise any nuisance from the keeping of pigeons or any associated activity.

(2) The local government may cancel, refuse to approve or refuse to renew a certificate of registration for any one or more of the following reasons:

(a) the land is not maintained in accordance with this local law;
(b) the cages, enclosures or loft have fallen into disrepair, are unclean or infested with vectors of disease;
(c) the pigeons are being released outside the times permitted in clause 6.9;
(d) a condition imposed in accordance with this local law or a certificate of registration has not been complied with in the time limits set out for doing so;
(e) the applicant or holder of the certificate of registration as the case may be, has two or more convictions under this local law; or
(f) non payment of registration fees.

Part 7 – Bees

7.1 Definitions

In this Part -

bee means a bee of the species *Apismellifera*;

beehive means a moveable or fixed structure, container or object, either standing alone or in a group of 2 or more, which contains a bees nest and in which bees are kept;

beekeeper has the meaning given in regulation 3 of the *Biosecurity and Agriculture Management Regulations 2013;*

permit means a permit issued under this Part and includes the conditions (if any) to which that permit is subject; and

permit holder means a person who holds a valid permit.

7.2 Limit on bees

A person must not keep, or permit to be kept on any land, bees or a beehive -

(a) without obtaining a permit from the City; and

(b) except in accordance with a valid permit issued in relation to that land.

7.3 Application for a permit

(1) An application for a permit must –

(a) be in the form determined by the local government;

(b) include –

(i) a site plan detailing the proposed location of the beehive or beehives and any significant structures, barriers or water sources on the land, and potential flight paths for bees; and

(ii) any further information that may be required by the City; and

(c) pay any application fee imposed by the local government under sections 6.16 to 6.19 of the Act.

(2) On an application for a permit under subclause 7.3(1) the local government shall seek written opinion of all owners and occupiers whose land is adjacent to the land owned or occupied by the applicant.

7.4 Determining an application

(1) The local government may refuse to consider an application that does not comply with clause 7.3(1).

(2) The local government may –

(a) approve an application, subject to any conditions that it considers to be appropriate; or
(b) refuse an application.

(3) If the local government approves an application, it is to issue to the applicant a permit in the form determined by the local government.

(4) The local government may vary a condition to which a permit is subject by giving written notice to the permit holder and the varied condition takes effect 7 days after that notice is given.

(5) A permit holder must comply with each condition to which the permit is subject including any varied condition under subclause (4).

(6) A permit is valid from the date of issue until it is cancelled under this local law.

(7) A permit is personal to the permit holder and applies only to the land described in the permit.

7.5 Cancellation of a permit

The local government may cancel a permit if –

(a) the permit holder requests the local government to do so;
(b) 12 continuous months elapse during which the permit holder has not kept any bees on the land to which the permit applies; or
(c) the permit holder fails to comply with a notice under clause 7.7 within the time specified in the notice or commits any other offence under this local law.

7.6 General conditions for keeping beehives

A permit issued under this Part may include, but not limited to, one or more of the following conditions –

(a) the beehive is to be maintained in a clean and tidy condition;
(b) the beehive is screened or positioned in such a manner as to ensure, as far as practicable, that the bees do not create a nuisance or threat to people in the locality or the public in general;
(c) the flight path of any bees entering or exiting the land from the beehive is to be at least 2 metres above natural ground level;
(d) the continual provision of an adequate water supply on the land for the bees; or
(e) any maintenance or activities relating to a beehive, including but not limited to the collection of honey, is carried out at such times as to not to create a nuisance.

7.7 Notice to remove

(1) If, in the opinion of an environmental health officer, bees on any land (whether or not the subject of a permit) are likely to endanger the safety of any person or create a serious public nuisance, the environmental health officer may give to the owner or occupier of that land a written notice requiring the owner or occupier (as the case may be) to remove the bees before the date specified in the notice.

(2) If, in the opinion of an environmental health officer, a person has breached a provision of this local law, an environmental health officer may give to that person a written notice requiring him or her to remedy that breach before the date specified in the notice.

Part 8 – Animals, Birds and Poultry

8.1 General

The owner or occupier of a premises where an animal is kept shall -

(a) keep the premises free from excrement, filth, food waste and all other matter that is likely to become offensive or injurious to health or to attract rats, vermin or insects;
(b) when so directed by an environmental health officer, clean and disinfect the premises; and
(c) keep the premises, so far as possible, free of flies and when directed by an environmental health officer, spray the premises with a residual insecticide or use any other effective means to kill and repel flies.

8.2 Keeping of large animals

An owner or occupier of a premises shall -

(a) not keep a large animal on any land less than 2000m^2 in area;
(b) not permit any large animal to approach within 9 metres of a habitable room, shop, church or any premises where food is stored, manufactured or sold.

8.3 Keeping a miniature horse

(1) An owner or occupier of a premises may keep a sterilised miniature horse on land of not less than 1000m^2 in area, provided it is registered with the local government and the approved annual registration fee is paid.

(2) An owner or occupier of a premises shall -

(a) not keep more than one miniature horse on land without the written approval of the local government; and
(b) not permit a miniature horse within 9 metres of any house.

(3) The local government may prohibit the keeping of a miniature horse on any land or may state the conditions under which a miniature horse may be kept.

8.4 Keeping of pigs

(1) Subject to clause 8.4(2) a person shall not keep a pig on any land within the district.

(2) A person may keep 1 miniature pig on land provided it is registered with the local government and the approved annual registration fee is paid.

(3) On land zoned residential, the occupier of any premises where a miniature pig is kept shall -

(a) only keep a sterilised animal and retain written proof of its sterilisation;
(b) confine the animal on the property at all times;
(c) ensure the animal does not cause a nuisance to any neighbour regarding noise, dust or odour; and
(d) maintain documentary evidence that the animal's veterinary treatment against roundworm and tape worm is current.

8.5 Stables

(1) The owner or occupier of any land where a stable is erected shall -

(a) not permit a stable within 9 metres of a house or other building;
(b) have a floor area of 6m^2 per animal;
(c) ensure the stable has walls and a roof, constructed of impervious material;
(d) have on all sides of the building between the walls and the roof, a clear opening of at least 50 millimetres in height; and
(e) provide a floor, which shall have an upper surface:
  i. at least 75 millimetres above the ground; and
  ii. be constructed of cement, concrete, compacted limestone or similar approved material.

(2) The owner or occupier of a premises where a stable is located shall -
(a) keep all parts of the stable free from flies; and
(b) when directed by an environmental health officer, spray the stable, or such

parts as may be indicated, with a residual insecticide.

8.6 Stablehand room

The owner or occupier of a premises shall not permit a habitable room, including a stablehand's room, to open directly into a stable area.

8.7 Manure receptacle

An owner or occupier of a premises where a large animal, miniature horse or miniature pig is kept shall -

(a) provide in a convenient position, an impervious receptacle with a tight fitting lid, for storage of manure;
(b) keep the lid of the receptacle closed except when manure is being deposited or removed;
(c) cause the receptacle to be emptied at least once a week and more often as necessary to prevent it becoming offensive or a breeding place for flies or other insects; and
(d) cause all manure produced on the premises to be collected daily and placed in the receptacle.

8.8 Keeping of ostrich or emu

A person shall not keep an ostrich or emu on any land within the district.

8.9 Keeping poultry

(1) A person shall not keep or suffer to remain on any land within the district a rooster, turkey, goose or geese, peacock or a peahen.

(2) Notwithstanding sub-clause 8.9(1), the owner or occupier of land within the district shall not keep thereon or permit to be kept thereon any poultry otherwise than under the following conditions -

(a) no poultry is able to approach within 9 metres of a dwelling or within 1 metre from a boundary of the lot;
(b) poultry must be provided a shed or hut designed to permit a deep litter system in accordance with the following specifications:
  i. the floor shall be concrete, brick paving, compressed limestone or any other suitable impervious surface;
  ii. frames shall be of timber, steel, brick or other approved material;
  iii. cladding shall be of sheet metal, brick, weatherboard or other materials approved by an environmental health officer;
  iv. the roof shall have sufficient slope to shed storm water;
  v. the poultry shed to be constructed in a sound and weatherproof manner and to be between 1.5m to 2.0 m in height;
  vi. provision must be made for adequate ventilation to the shed during hot weather;
  vii. the minimum size of any shed must allow for at least 0.3m^2 for each and every bird kept therein;
  viii. the roof, walls, floor, doors and ventilating panels must be maintained in good order and condition at all times;
  ix. the floor must be covered with a layer of dry sand or sawdust at least 75 millimetres deep; and
  x. the sawdust or sand must be kept dry at all times and be changed

at least once every 6 months or when directed by an environmental health officer.

(3) A person shall not permit a poultry shed to be nearer than 1 metre from the boundary of land in other occupation or 9 metres from any dwelling house or street.

(4) A person shall not keep more than 6 poultry (including a maximum of 2 ducks) in any residential area.

Part 9 – Miscellaneous

9.1 False or misleading statement

A person shall not make a false or misleading statement in connection with any application, requirement or demand under this local law.

9.2 Fees and charges

All fees and charges applicable under this local law shall be as determined by the local government from time to time in accordance with sections 6.16 to 6.19 of the Act.

9.3 Limit on liability

A person, owner, occupier or licensee is not entitled to make any claim by way of damages or otherwise, against an authorised person, local government employee, local government appointed sub-contractor or other person authorised by the local government, to enter the land and carry out all or part of the works and do all things necessary that the owner, occupier or licensee was required to do to comply with this local law.

9.4 Objections and review

Division 1 of Part 9 of the Act applies to a decision under this local law to –

(a) refuse an application for a licence;

(b) impose or vary a condition of a licence; or

(c) revoke a licence.

Part 10 – Enforcement

10.1 Offences

(1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

(2) An offence against a clause specified in Schedule 1 of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.

(3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding $1,000, and if the offence is of a continuing nature, to an additional penalty not exceeding $100 for each day or part of a day during which the offence has continued.

10.2 Infringement and infringement withdrawal notices

For the purposes of this local law:

(a) the form of the infringement notice referred to in section 9.17 of the Act is Form 2 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*; and

(b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is Form 3 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*.

10.3 Offences description and modified penalty

The amount appearing in the final column of Schedule 1 directly opposite an offence described in that Schedule is the modified penalty for that offence.

10.4 Prosecution for offences

A penalty for an offence against this local law (not being a modified penalty) may be recovered by the local government by taking proceedings against the alleged offender in the relevant Court.

SCHEDULE 1

CITY OF JOONDALUP ANIMALS LOCAL LAW 2025

PRESCRIBED OFFENCES

Item No	Clause No	Nature of Offence	Modified Penalty $
1	2.4	Permitting a dog to excrete on a street, public place or other land and failing to remove excreta in an approved manner	100
2	2.5(1)	Failing to install and maintain a fence capable of confining a dog to the premises	100
3	2.5(1)	Fence not adequate to confine dog of the species, age, size and physical condition to the premises	100
4	2.6	Keeping more than permitted number of dogs without approval	100
5	3.1	Keeping a kennel establishment without a licence	100
6	3.6(a)	Failing to maintain establishment in a clean, sanitary and tidy condition	100
7	3.6(b)	Failing to dispose of refuse, faeces and food waste daily in approved manner	100
8	3.6(c)	Failing to take practical measures to destroy fleas, flies and other vermin	100
9	3.7	Keeping a greater number or breed of dogs than specified in the licence	100
10	4.2	Keeping more than 2 cats over the age of six months	100
11	4.5	Failure to comply with a condition of an approval	100
12	4.7(1)	Cat in a Cat Prohibited Area.	100
13	4.8(1)	Cat causing a nuisance	100
14	4.8(4)	Failure to comply with a cat control notice.	100
15	5.1	Permitting livestock to stray or be at large in a street, public place or private property without consent	100
16	5.2	Failing to keep property fenced in a manner capable of confining livestock	100
17	5.4(2)	Riding, driving or bringing an animal onto a reserve or foreshore not set aside for the purpose	100
18	5.4(3)	Riding, driving, exercising or training an animal on a reserve or foreshore so as to create a danger or cause a nuisance	100

19	5.4(4)	Riding, driving or bringing an animal on to a reserve or foreshore set aside for exercise of dogs	100
20	6.1	Keeping of pigeons without approval	100
21	6.2(2)	Failing to comply with an order to prevent the nesting or perching of pigeons or doves	100
22	6.5(1)	Keeping of pigeons within:	100
		a caravan park;	100
		a grouped dwelling (not being one of only two grouped dwellings)	100
23	6.6(b)	Failing to keep cages, enclosures and lofts maintained to minimum standard specified in Code of Practice	100
24	6.6(c)	Failing to dispose of loft litter in approved manner to ensure no nuisance occurs	100
25	6.7(1)	Keeping more than 20 pigeons for each Certificate of Registration	100
26	6.7(2)	Keeping more than maximum number of birds approved	100
27	6.9(1)	Releasing registered pigeons outside hours permitted	100
28	6.9(2)	Releasing more than 60 pigeons for exercise or training at any one time	100
29	7.2	Keeping bees or a beehive without a valid permit	100
30	7.6	Failing to comply with a condition of a permit	100
31	7.7(2)	Failing to remedy breach in notice	100
32	8.1(a)	Failing to keep premises free from excrement, filth, food waste and other matter likely to be offensive or injurious to health, attract rats, vermin or insects	100
33	8.1(b)	Failing to clean and disinfect premises when directed by an environmental health officer	100
34	8.1(c)	Failing to keep premise free of flies or when directed, spray premises with residual insecticide to kill or repel flies	100
35	8.2(a)	Keeping a large animal on land less than 2,000m² in area	100
36	8.2(b)	Permitting a large animal to approach within 9 metres of habitable room, shop, church, or any premises where food is stored, manufactured or sold	100
37	8.3(1)	Keeping a sterilised miniature horse on land less than 1,000m² not registered with local government and registration fee paid	100
38	8.3(2)(a)	Keeping more than one miniature horse on land zoned residential without approval	100
39	8.3(2)(b)	Permitting a miniature horse within 9 metres of a house	100
40	8.4(1)	Keeping a pig on any land throughout the district	100

41	8.4(2)	Keeping an unregistered miniature pig in residential area and/or not pay registration fee	100
	8.4(3)(a)	Keeping an unsterilised miniature pig or failing to retain written proof of its sterilisation	100
	8.4(3)(b)	Failing to confine animal on property at all times	100
	8.4(3)(c)	Failing to ensure animal does not cause a nuisance to any neighbour through noise, dust or odour	100
	8.4(3)(d)	Failing to maintain documentary evidence that an animal's veterinary treatment against roundworm and tapeworm is current	100
	8.5(1)(a)	Permitting a stable within 9 metres of house or other building	100
	8.5(1)(b)	Failing to have stable floor area of 6m² per animal	100
	8.5(1)(c)	Failing to have stable floor or roof constructed of impervious material	100
	8.5(1)(d)	Failing to have on all sides of stable building clear opening 50mm in height between all walls and roof	100
	8.5(1)(e)(i)	Failing to have upper surface of stable floor at least 75mm above ground	100
	8.5(1)(e)(ii)	Failing to have upper surface of stable floor constructed of cement, concrete, compacted limestone or approved material	100
	8.5(2)(a)	Failing to keep stable free from flies	100
	8.5(2)(b)	Failing to spray stable with residual insecticide when directed by environmental health officer	100
	8.6	Permitting a habitable room including a stablehand's room to open directly into a stable	100
	8.7(a)	Failing to provide in convenient position, an impervious receptacle with tight fitting lid, for manure	100
	8.7(b)	Failing to keep lid of manure receptacle closed except when manure being deposited or removed	100
	8.7(c)	Failing to empty manure receptacle to prevent it becoming offensive or breeding place for flies	100
	8.7(d)	Failing to collect all manure produced on premises and place in receptacle	100
	8.8	Keeping an ostrich or emu on any land throughout the district	100
	8.9(1)	Keeping a rooster, turkey, goose or geese, peacock or a peahen on any land throughout the district	100
	8.9(2)	Keeping or permitting to be kept poultry, not in accordance with conditions of local law	100
	8.9(3)	Constructing or permitting a poultry shed to be nearer than 1m from boundary of occupied land or 9m from any dwelling or street	100
	8.9(4)	Keeping more than 6 poultry (including maximum 2 ducks) in any residential area	100
		Other offences not specified	100

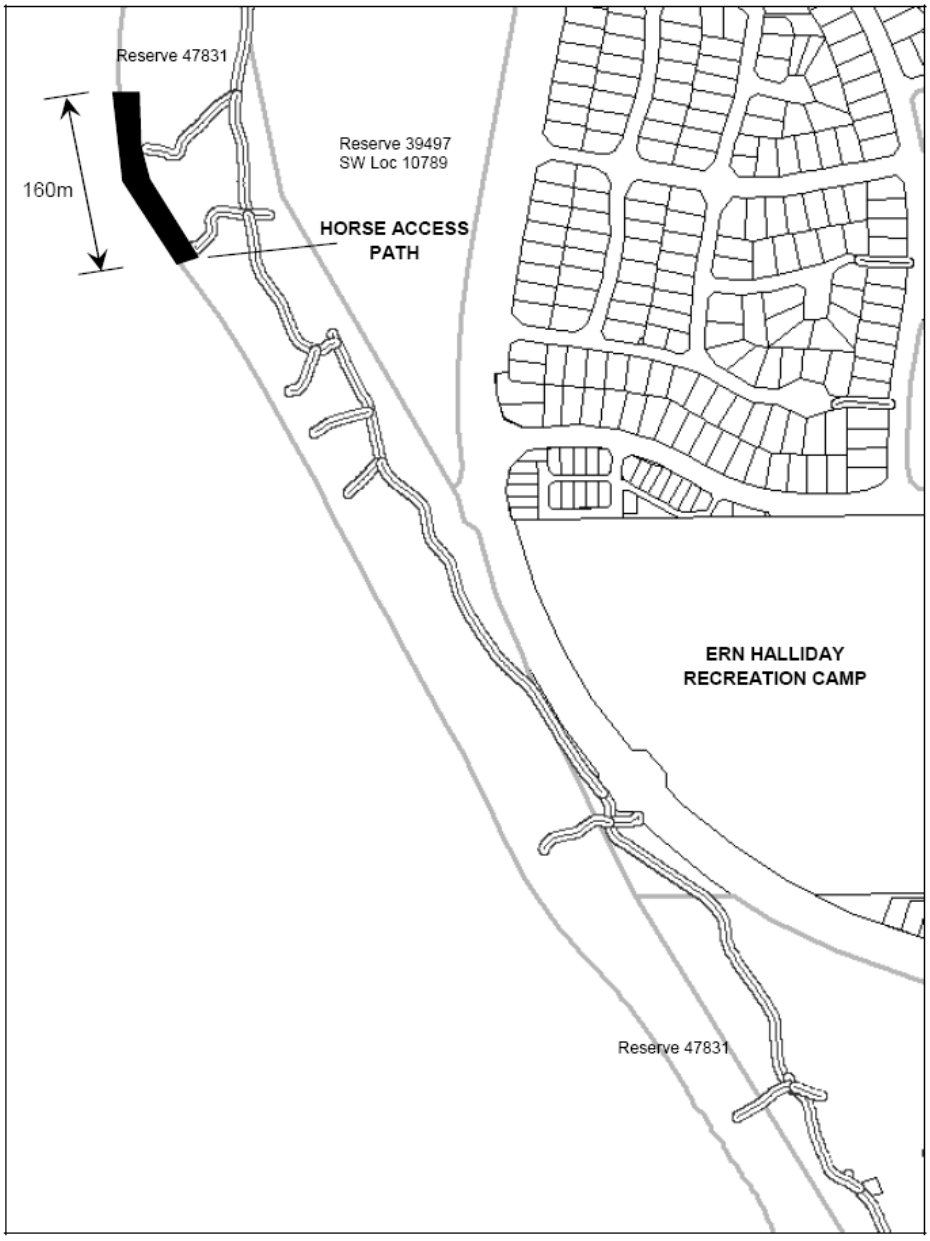
SCHEDULE 2

CITY OF JOONDALUP ANIMALS LOCAL LAW 2025

RESTRICTED HORSE AREA

All that area of the Foreshore Reserve 47831 as shown delineated in black on Diagram 1 - Horse Exercise Area, from the constructed horse access path northwards for a distance of 160 metres as designated by signs.

DIAGRAM 1 – RESTRICTED HORSE EXERCISE AREA



SCHEDULE 3

Form 1

Dog Act 1976

CITY OF JOONDALUP

ANIMALS LOCAL LAW 2025

NOTICE OF INTENTION TO MAKE APPLICATION FOR KENNEL LICENCE

To Owners and Occupiers of .....

In accordance with Clause 3.2 of the *City of Joondalup Animals Local Law 2025*, I advise my intention to make application to the City for an Approved Kennel Establishment Licence.

The issue of an Approved Kennel Establishment Licence is subject to compliance with the provisions of the abovementioned local law.

The land subject of this application is:

.....
(insert address of proposed Kennel Establishment)

Please note any interested person may within 21 days of the date of this advice object to or make representations in respect of the application in writing directly to the:

Chief Executive Officer
City of Joondalup

....

Name and Signature of Applicant Date

Form 2

Dog Act 1976

CITY OF JOONDALUP

ANIMALS LOCAL LAW 2025

APPLICATION FOR LICENCE OR RENEWAL OF LICENCE

TO KEEP APPROVED KENNEL ESTABLISHMENT

In accordance with the *Dog Act 1976*, and the local laws of the City of Joondalup:

I/We (full name) ….....

of ….....

hereby apply for a licence/the renewal of a licence (strike out whichever is not applicable) to keep an approved kennel establishment at:

….....

Attached hereto are:

(a) a plan of the premises showing the location of the kennels and yards and all other buildings, structures and fences;
(b) plans and specifications of the kennels;
(c) evidence that due notice of the proposed use of the premises has been given to persons in the locality;
(d) particulars of the number and breed of dogs to be kept in the kennels;
(e) a remittance for the fee of $.....

Dated the ….....day of.....20…..

Signature of Applicant ….....

Note: Items (a), (b), (c) and (d) may be struck out if the application is for the renewal of a licence and if no change has been made since the previous application.

Form 3

Dog Act 1976

CITY OF JOONDALUP

ANIMALS LOCAL LAW 2025

LICENCE TO KEEP AN APPROVED KENNEL ESTABLISHMENT

..... is/are the holder(s) of a licence to keep an approved kennel establishment at .... for ..... dogs of ..... breed(s).

This licence has effect for a period of 12 months from the date hereof.

Dated the ..... day of .....20 .....

.....
Chief Executive Officer

SCHEDULE 4

Cat Act 2011

CITY OF JOONDALUP

ANIMALS LOCAL LAW 2025

CAT PROHIBITED AREAS

ITEM NO.	AREA	RESERVE NO.	SUBURB
1	Hepburn Heights Conservation Area	42987, 32734	Padbury
2	Craigie Open Space	32858	Craigie
3	Lilburne Park	35545	Duncraig
4	Shepherds Bush Reserve	26052, 39941	Kingsley
5	Warwick Open Space	50441, 50442	Warwick
6	Marmion Foreshore Reserve	47831	Marmion
7	Sorrento Foreshore Reserve	47831, 27732	Sorrento
8	Hillarys Foreshore Reserve	47831, 40802, 39497, 23563	Hillarys
9	Kallaroo Foreshore Reserve	47831, 39497	Kallaroo
10	Mullalloo Foreshore Reserve	45136, 47831	Mullaloo
11	Ocean Reef Foreshore Reserve	47831, 45122, 45136	Ocean Reef
12	Iluka Foreshore Reserve	47831, 45122	Iluka
13	Burns Beach Foreshore Reserve	47831, 42219, 48489	Burns Beach

Dated xxxx of xxxx

The Common Seal of the City of Joondalup)
was affixed by authority of a resolution)
of the Council in the presence of)

……

HON. ALBERT JACOB, JP

MAYOR

……..

JAMES PEARSON

CHIEF EXECUTIVE OFFICER

Department of
Local Government, Sport
and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Local Government
Operational Guidelines

December 2019

Attendance at events policy



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About DLGSC

The DLGSC works with partners across government and within its diverse sectors to enliven the Western Australian community and economy through support for and provision of sporting, recreational, cultural and artistic policy, programs and activities for locals and visitors to the State.

The department provides regulation and support to local governments and the racing, gaming and liquor industries to maintain quality and compliance with relevant legislation, for the benefit of all Western Australians. This publication is current at December 2019.

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1. Introduction

Council members are expected to make decisions in the best interests of their community. To do this, they must consider each issue on its merits.

Decision-making could be influenced – or perceived to be influenced – in a number of ways, including through financial relationships, personal relationships and the receipt of gifts. The *Local Government Act 1995* sets out requirements on council members, Chief Executive Officers (CEOs) and other employees to ensure transparency and accountability in decision-making.

Certain gifts received by council members and CEOs are specifically excluded from the conflict of interest provisions (section 5.62(1B)), including a gift that is received in accordance with an Attendance at Events policy. This guideline gives an overview of matters which could be included in the Attendance at Events policy.

Note: this guideline does not apply to the gift provisions in the code of conduct that relates to employees (other than the CEO).

Other related operational guidelines:

- Operational Guideline: Disclosure of gifts and disclosure of interests relating to gifts
- Operational Guideline: Disclosure of interests affecting impartiality
- Operational Guideline: Primary and annual returns

2. Gifts

A gift is defined under section 5.57 of the Act as a conferral of a financial benefit (including a disposition of property) made by one person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral. It includes any contributions to travel.

For the purposes of both disclosure of receipt and disclosing an interest when a matter comes before council, a gift is any gift valued at over $300 or a cumulative value of $300 where the gifts are received from the same donor in a 12-month period.

2.1. Interests in matters before council

The interest provisions are aimed at ensuring that decision-making is free from influence and so decisions can be made in the best interests of the community.

An interest created from receipt of a gift recognises that a relationship is formed between the donor and a recipient of a gift which could be perceived to affect decision-making. This applies to any gift received, not just a gift that must to be disclosed under sections 5.87A and 5.87B.

The basic principle is, that unless the gift is an excluded gift (section 5.62(1B) and Administration Reg. 20B), the council member who has received the gift is not to participate in any part of the meeting dealing with the matter. They must be absent from any deliberations (unless approval is granted by the council or the Minister).

If the council member has such an interest they must disclose this interest before the meeting to the CEO or to the presiding member before the matter is discussed.

If it is the CEO who has the interest due to receipt of a gift, they are not to provide advice to council or prepare reports for council, either directly or indirectly. They must disclose their interest to the mayor or president.

2.2. Gifts excluded from the interest provisions

Any gift received over $300 is specifically excluded from the conflict of interest provisions if:

- the gift relates to attendance at an event where attendance has been approved by the council in accordance with the council endorsed Attendance at Events policy, or
- the gifts is from specified entities.

Regulation 20B of the *Local Government (Administration) Regulations 1996* prescribes the specified entities as WALGA (but not LGIS), ALGA, LG Professionals, a State public service department, a Commonwealth, State or Territory government department or another local government or regional local government.

Excluded gifts are still a gift that must be disclosed and published on the gifts register if over the value of $300 and received in the capacity of council member or CEO.

3. Attendance at events policy

Section 5.90A of the Local Government Act requires that local governments have an attendance at events policy. The purpose of the policy is for the council to actively consider the purpose of and benefits to the community from council members and CEOs attending events.

The policy provides a framework for the acceptance of invitations to various events and clarifies who will pay for tickets or the equivalent value of the invitation.

The tickets should be provided to the local government and not individual council members. A ticket or invitation provided by a donor to an individual in their capacity as a council member or CEO is to be treated as a gift to that person, unless the tickets or invitation is referred to the local government to be considered in accordance with the policy.

3.1. The legislation [section 5.90A]

5.90A. Policy for attendance at events

(1) In this section —

event includes the following —

(a) a concert;

(b) a conference;

(c) a function;

(d) a sporting event;

(e) an occasion of a kind prescribed for the purposes of this definition.

(2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —

(a) the provision of tickets to events; and

(b) payments in respect of attendance; and

(c) approval of attendance by the local government and criteria for approval; and

(d) any prescribed matter.

* Absolute majority required.

(3) A local government may amend* the policy.

* Absolute majority required.

(4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.

(5) The CEO must publish an up-to-date version of the policy on the local government's official website.

4. Matters for consideration in developing the policy

In developing the policy, there are a number of matters which need to be considered. Principally, the council needs to consider what is the benefit to the community or local government in having members of council or the CEO attend the event.

The Attendance at Events policy is to enable council members to attend events as a representative of council without restricting their ability to participate in council meetings. It is not intended to be used as a mechanism to avoid conflict of interest provisions where significant matters are likely to come before council from the provider of the invitation.

While attending events is generally considered an important function for council members and the CEO to represent the local government, if there are costs involved, especially significant costs, it can lead to criticism from the community for spending ratepayer's money if the tangible benefits are not identified. Similarly, if the council is accepting tickets, including those as a result of sponsorship, there can be a perception of bias when matters affecting that organisation come before council.

The policy should also consider the role that the person attending will have at the event - for example, speaking, giving an award or being a member of the audience – especially if there are significant costs associated with attendance. The community perception will be different for a person attending to undertake a specific role or function versus being a member of the audience.

Note that examples are provided in the legislation of what constitutes an event: concerts, conferences, functions and sporting events. This is not an exhaustive list and councils should consider the full range of events that may be relevant to their local government, such as agricultural shows, field days, school awards nights and cultural events.

Ultimately, it is the decision of the council as to what is contained within the policy and this will vary between local governments.

Matters that could be included are:

- To whom invitations are to be directed,
- Who authorises attendance at an event, including how the decision is made for a council member or CEO to attend an event,
- How many people are authorised to attend an event,
- Who is responsible for the cost of attending (if any), including whether there is a requirement for the council member or CEO to contribute to the cost, particularly if the person's partner is also attending;
- Whether there are any events that are authorised in advance by council (preauthorised events),
- Whether the location of the event is within the district,
- Attendance at sponsored events, and
- Attendance at events that are outside the policy.

The council, with accountability to the local community, is in the best position to determine the design and content of the policy. Some local governments have requested guidance from the Department. To this end a sample policy is included on the following pages.

The policy may provide authorisation for the CEO to be the decision maker where decisions align with the policy intent. In that case, the policy must set out clear criteria by which the CEO may make such determinations.

5. Concluding remarks

In developing the Attendance at Events policy, councils need to actively consider the purpose of and benefits to the community from council members and CEOs attending events. The policy should not be used to intentionally circumvent conflict of interests which may arise from attending events hosted by a provider who will have a significant matter before council.

Local governments are encouraged to use this template as a guide and to adapt it to reflect the needs and expectations of their communities. The policy can also be adapted to include attendance at events by employees other than the CEO.

The community's trust in local government is crucial to its success.

Attendance at Events – template policy

Introduction

Section 5.90A of the *Local Government Act 1995* provides that a local government must prepare and adopt an Attendance at Events policy.

This policy is made in accordance with those provisions.

Purpose

This policy addresses attendance at any events, including concerts, conferences, functions or sporting events, whether free of charge, part of a sponsorship agreement, or paid by the local government. The purpose of the policy is to provide transparency about the attendance at events of council members and the chief executive officer (CEO).

Attendance at an event in accordance with this policy will exclude the gift holder from the requirement to disclose an interest if the ticket is above $300 and the donor has a matter before council. Any gift received that is less than $300 (either one gift or cumulative over 12 months from the same donor) also does not need to be disclosed as an interest. Receipt of the gift will still be required under the gift register provisions.

Legislation

5.90A. Policy for attendance at events

(1) In this section —

event includes the following —

(a) a concert;

(b) a conference;

(c) a function;

(d) a sporting event;

(e) an occasion of a kind prescribed for the purposes of this definition.

(2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —

(a) the provision of tickets to events; and

(b) payments in respect of attendance; and

(c) approval of attendance by the local government and criteria for approval; and

(d) any prescribed matter.

* Absolute majority required.

(3) A local government may amend* the policy.

* Absolute majority required.

(4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.

(5) The CEO must publish an up-to-date version of the policy on the local government's official website.

Provision of tickets to events

1. Invitations

1.1 All invitations of offers of tickets for a council member or CEO to attend an event should be in writing and addressed to the [Click or tap here to enter text.]

1.2 Any invitation or offer of tickets not addressed to the [Click or tap here to enter text.] is not captured by this policy and must be disclosed in accordance with the gift and interest provisions in the Act.

1.3 A list of events and attendees authorised by the local government in advance of the event is at Attachment A.

2 Approval of attendance

2.1 In making a decision on attendance at an event, the council will consider:

a) who is providing the invitation or ticket to the event,
b) the location of the event in relation to the local government (within the district or out of the district),
c) the role of the council member or CEO when attending the event (participant, observer, presenter) and the value of their contribution,
d) whether the event is sponsored by the local government,
e) the benefit of local government representation at the event,
f) the number of invitations / tickets received, and
g) the cost to attend the event, including the cost of the ticket (or estimated value of the event per invitation) and any other expenses such as travel and accommodation.

2.2 Decisions to attend events in accordance with this policy will be made by simple majority or by the CEO in accordance with any authorisation provided in this policy.

Guidance Note: If the local government is proposing to provide authorisation to the CEO to determine matters in accordance with this policy, then it will be necessary for the policy statement to include specific principles / criteria by which the CEO may make such determinations.

3 Payments in respect of attendance

3.1 Where an invitation or ticket to an event is provided free of charge, the local government may contribute to appropriate expenses for attendance, such as travel and accommodation, for events outside the district if the council determine attendance to be of public value.
3.2 For any events where a member of the public is required to pay, unless previously approved and listed in Attachment A, the council will determine whether it is in the best interests of the local government for a council member or the CEO or another officer to attend on behalf of the council.
3.3 If the council determines that a council member or CEO should attend a paid event, the local government will pay the cost of attendance and reasonable expenses, such as travel and accommodation.
3.4 Where partners of an authorised local government representative attend an event, any tickets for that person, if paid for by the local government, must be reimbursed by the representative unless expressly authorised by the council.

Attachment A – events authorised in advance

Event	**Date of event**	**Approved Attendee/s**	**Approved local government contribution to cost**	**Date of council resolution or CEO authorisation**
Example: Greater Westralia Regional Agricultural Ball	20 December 2019	• President Cr Brown and partner • Deputy President Cr Green and partner • CEO and partner	6 tickets @ $190 each Total cost $1,140	Ordinary Council Meeting 4 November 2019

Attendance at Events Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the requirements around the attendance at events where tickets are offered to Elected Members and employees.

1. Application:

This policy applies to Elected Members and employees where tickets to events are offered to them in their official capacity or role at the City.

2. Definitions:

"Chief Executive Officer" means the Chief Executive Officer of the City.

"City" means the City of Joondalup.

"**employee**" means the Chief Executive Officer and other employees of the City.

"**event"** has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.90A (1) of the Act states the following:

***event** includes the following:*

(a) a concert

(b) a conference

(c) a function

(d) a sporting event

(e) an occasion of a kind prescribed for the purposes of this definition.

"gift" has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.57 of the Act states the following:

***gift** means:*

a. a conferral of a financial benefit (including a disposition of property) made by 1 person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral; or

b. a travel contribution.

For the purposes of the above definition:

- ***travel** includes accommodation incidental to a journey;*
- ***travel contribution** means a financial or other contribution made by 1 person to travel undertaken by another person.*

"ticket" ~~includes~~means an admission ticket to an event, or an invitation to attend an event, or a complimentary registration to an event, that is offered by a third party.

3. Statement:

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

Thi~~s~~e policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of and benefits to the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

The purpose of this policy is to comply with the requirements of section 5.90A of the *Local Government Act 1995* and the City's *Code of Conduct* *for Employees* and *Code of Conduct for Council Members, Committee Members and Election Candidates*.

4. Pre-approved events:

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee for an event within the Perth Metropolitan Area is deemed a pre-approved event under the following circumstances:

a. Where the Elected Member or employee is attending an event in an official capacity, such

as:

i. performing a speaking role or some other welcoming role;

ii. participating as a member of a discussion panel or judging panel;

iii. presenting at the event as part of the event program;

iv. representing the City of Joondalup at a sponsorship acknowledgement event or award ceremony, where the primary purpose of attendance is not for the entertainment of the individual Elected Member or employee, but enable the City to fulfil its role, and exercise its rights and benefits, as a sponsor;

v. presenting awards or prizes to others on behalf of the City; and

vi. attending an exhibition or display where the City, its programs or services are being showcased at the event.

b. Where the ticket is offered by:

i. the Western Australian Local Government Association;

ii. the Australian Local Government Association;

iii. Local Government Professionals;

iv. a department of the Public Service;

v. a government department of another State, a Territory or Commonwealth;

vi. a State or Federal Member of Parliament, other than for party political events or fundraisers;

vii. a local government or regional local government;

viii. major professional or industry association(s) relevant to local government activities;

ix. a stakeholder partner of the City;

x. a civic/cultural/community organisation within the City of Joondalup;

xi. educational institutions; or,

xii. a not-for profit organisation.

5. Non-approved events:

5.1. Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee, for an event that is not a pre-approved event in accordance with~~as per~~ clause 4, must be approved by the Chief Executive Officer (or by the Mayor for the Chief Executive Officer).

5.2. In making a decision to approve the attendance at a~~n~~ non-approved event ~~detailed in clause 5.1~~, the Chief Executive Officer (or the Mayor) is to consider:

a. who is providing the ticket to the event (the organiser of the event, or a third party);

b. the location of the event in relation to the City's district;

c. the role of the Elected Member or employee when attending the event (ie presenter, participant or observer);

d. whether the event is sponsored by the City;

e. the Elected Member's or employee's justification of the benefit to the City and the City's community through the attendance at the event;

f. how many people should be authorised to attend the event;

g. any costs associated in attending the event; and

h. whether advice following the attendance at the event is required ~~under clause 5.3~~.

5.3. Elected Members or employees that attend paid events may be required to provide advice to the Chief Executive Officer (at the Chief Executive Officer's discretion) on the outcomes of their attendance and the benefits to them and the City in attending the event. The advice may cover the following topics:

i. The nature of the event.

ii. The stated benefits to the City or the Joondalup community in attending the event.

iii. What the Elected Member or employee observed by attending the event.

iv. Any networking links that were made or stakeholder interactions.

v. How attendance benefited the Elected Member's or employee's role at the City generally.

6. Free tickets to the City for events:

6.1. Where tickets are given to the City as opposed to an Elected Member or employee directly, the Chief Executive Officer may allocate the tickets as he/she sees fit, if attendance is deemed to satisfy the approval criteria detailed within this policy.

6.2. The Chief Executive Officer may allocate a ticket to an Elected Member ~~under clause 6.1~~ where the purpose of attendance is to enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the district.

7. Complimentary tickets and benefits under sponsorship agreements:

7.1. Where the provision of complimentary tickets or a benefit exists under a current sponsorship agreement or arrangement between the City and a third party, the management and allocation of tickets or benefits (unless expressly stated) shall be determined by the Chief Executive Officer and disclosed in accordance with this policy.

7.2. An Elected Member may be allocated a ticket or benefit by the Chief Executive Officer ~~under clause 7.1~~ on the basis that attendance would enable the Elected Member to perform their

role as a community representative and to network and liaise with community individuals/groups within the City's district.

8. Costs for tickets:

8.1. Where there is ticket cost for the Elected Member to attend a pre-approved event or non-approved event, the Elected Member will be reimbursed the cost of the ticket under the *Elected Members' Entitlements Council Policy*. Any ticket costs for an employee to attend a preapproved event or non-approved event, will be paid for by the City, or the cost reimbursed to the employee.

8.2. Where a ticket can be purchased for a non-approved event, and in the opinion of the Chief Executive Officer it is in the interests of the City for one or more Elected Members or employees to attend in order to assess and understand any possible impacts on the Joondalup community or City business, then one or more tickets for that event can be purchased by the City, at full cost, on behalf of the Elected Member or employee.

8.3. Subject to the approval of the Chief Executive Officer, tickets for accompanying persons (such as spouse, family member or relative) will not be purchased by the City, however the Elected Member or employee may purchase a paid ticket at their own expense.

9. Travel and accommodation costs:

9.1. The City may pay or reimburse reasonable travel and accommodation costs for an Elected Member or employee to attend an event.

9.2. Any travel costs paid by the City whereby an Elected Member or employee uses their own vehicle on official business is to be calculated at the same rate contained in section 30.6 of the *Local Government Officers' (Western Australia) Interim Award 2011*.

9.3. Accommodation costs may be paid for events outside the Perth Metropolitan Area, interstate or internationally. Any accommodation costs paid by the City is to be calculated at the same rate contained in clause 29 of the *Local Government Officers (Western Australian) Interim Award 2011*.

9.4. Documentary evidence is required for all expenses or costs claimed by an Elected Member or employee. Original tax invoices and receipts are required for audit purposes and to enable GST to be claimed.

10. Exemptions:

10.1. The requirements of this policy do not apply to any training or conference event attended by an Elected Member in accordance with the City's *Elected Members' Entitlements Council Policy*, or any training or conference event for the professional development of employees that are paid for by the City.

10.2. The requirements of this policy do not apply where an Elected Member or employee is the City's representative on a board or external organisation where the Elected Member or employee is required to attend an event for the purposes of fulfilling their role on the board or external organisation.

11. Disclosure requirements relating to tickets:

~~11.1.~~ Where an Elected Member or employee is offered a ticket, and the ticket falls under the definition of a gift, details of the ticket are~~is~~ to be disclosed in accordance with ~~the~~ sections 5.87A–5.87C of the *Local Government Act 1995* (for Elected Members and the Chief Executive Officer) or the City's *Code of Conduct for Employees* ~~(for employees)~~.

~~11.2.~~ For the purposes of clarity, a disclosure is to be made to the Chief Executive Officer (or Mayor if it is the Chief Executive Officer) within 10 days of the Elected Member or employee receiving the ticket, and is to include the following:

~~i.~~• D~~a d~~escription of the ticket;

~~ii.~~• N~~the n~~ame and address of the person who gave the ticket;

~~iii.~~• D~~the d~~ate on which the ticket was received;

~~iv.~~• E~~the e~~stimated value of the ticket at the time it was made; and

~~v.~~• N~~the n~~ature of the relationship between the person who made the ticket and the person who received it.

~~11.3.~~ Elected Members and E~~e~~employees must adhere to the provisions of the City's *Code of Conduct for Employees* or *Code of Conduct for Council Members, Committee Members and Election Candidates* in relation to the acceptance of gifts and make any necessary disclosures.

12. Reporting:

~~12.1.~~ The disclosure information for tickets received by Elected Members and employees that are deemed a gift, will be listed within the City's Gift Register(s).

~~12.2.~~ In accordance with the section 5.62(1B) of the *Local Government Act 1995* attendance at an event in accordance with this policy will exclude the Elected Member from the requirement to disclose an interest when the donor of the ticket has a matter before Council (or a committee).

Creation date: May 2020 (CJ067-05/20)

Formerly:

Amendments:

Last reviewed: April 2025 (CJXX refers)

Related documentation:

- *City of Joondalup Code of Conduct for Employees*
- *City of Joondalup Code of Conduct for Council Members, Committee Members and Election Candidates*
- *Elected Members Entitlements Council Policy*
- *Local Government (Administration) Regulations 1996*
- *Local Government Act 1995*

File reference: 108509

Attendance at Events Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the requirements around the attendance at events where tickets are offered to Elected Members and employees.

1. Application:

This policy applies to Elected Members and employees where tickets to events are offered to them in their official capacity or role at the City.

2. Definitions:

"Chief Executive Officer" means the Chief Executive Officer of the City.

"City" means the City of Joondalup.

"**employee**" means the Chief Executive Officer and other employees of the City.

"**event"** has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.90A (1) of the Act states the following:

***event** includes the following:*

(a) a concert

(b) a conference

(c) a function

(d) a sporting event

(e) an occasion of a kind prescribed for the purposes of this definition.

"gift" has the meaning given to it under the *Local Government Act 1995*.

Note: Section 5.57 of the Act states the following:

***gift** means:*

a. a conferral of a financial benefit (including a disposition of property) made by 1 person in favour of another person unless adequate consideration in money or money's worth passes from the person in whose favour the conferral is made to the person who makes the conferral; or

b. a travel contribution.

For the purposes of the above definition:

- ***travel** includes accommodation incidental to a journey;*
- ***travel contribution** means a financial or other contribution made by 1 person to travel undertaken by another person.*

"ticket" means an admission ticket to an event, or an invitation to attend an event, or a complimentary registration to an event, that is offered by a third party.

3. Statement:

Due to the nature of a local government's business, Elected Members and employees deal regularly with third parties and from time to time may be offered tickets to attend events. The City acknowledges the acceptance of tickets, and therefore attendance at events, can provide opportunity to work and network with stakeholders to legitimately further the interests of the City or the Joondalup community.

To ensure the City is carrying out its functions impartially, Elected Members and employees must be able to demonstrate they are not improperly influenced by third parties through the acceptance of tickets to events. It is therefore important for the City to manage any real or perceived conflicts of interest in terms of decision-making undertaken by Elected Members (when meeting as a Council) or employees, when tickets are accepted and used.

This policy provides a framework for the acceptance of tickets to events by Elected Members and employees and to actively consider the purpose of and benefits to the community in attending. It also details what disclosure requirements are needed when attending events by Elected Members and employees and a range of other governance arrangements when attending events.

The purpose of this policy is to comply with the requirements of section 5.90A of the *Local Government Act 1995* and the City's *Code of Conduct for Employees* and *Code of Conduct for Council Members, Committee Members and Election Candidates*.

4. Pre-approved events:

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee for an event within the Perth Metropolitan Area is deemed a pre-approved event under the following circumstances:

a. Where the Elected Member or employee is attending an event in an official capacity, such

as:

- performing a speaking role or some other welcoming role;
- participating as a member of a discussion panel or judging panel;
- presenting at the event as part of the event program;
- representing the City of Joondalup at a sponsorship acknowledgement event or award ceremony, where the primary purpose of attendance is not for the entertainment of the individual Elected Member or employee, but enable the City to fulfil its role, and exercise its rights and benefits, as a sponsor;
- presenting awards or prizes to others on behalf of the City; and
- attending an exhibition or display where the City, its programs or services are being showcased at the event.

b. Where the ticket is offered by:

- the Western Australian Local Government Association;
- the Australian Local Government Association;
- Local Government Professionals;
- a department of the Public Service;
- a government department of another State, a Territory or Commonwealth;
- a State or Federal Member of Parliament, other than for party political events or fundraisers;
- a local government or regional local government;
- major professional or industry association(s) relevant to local government activities;
- a stakeholder partner of the City;
- a civic/cultural/community organisation within the City of Joondalup;
- educational institutions; or,
- a not-for profit organisation.

5. Non-approved events:

Subject to clause 11.3, the acceptance and subsequent use of a ticket by an Elected Member or employee, for an event that is not a pre-approved event in accordance with clause 4, must be approved by the Chief Executive Officer (or by the Mayor for the Chief Executive Officer).

In making a decision to approve the attendance at a non-approved event, the Chief Executive Officer (or the Mayor) is to consider:

- who is providing the ticket to the event (the organiser of the event, or a third party);
- the location of the event in relation to the City's district;
- the role of the Elected Member or employee when attending the event (ie presenter, participant or observer);
- whether the event is sponsored by the City;
- the Elected Member's or employee's justification of the benefit to the City and the City's community through the attendance at the event;
- how many people should be authorised to attend the event;
- any costs associated in attending the event; and
- whether advice following the attendance at the event is required.

Elected Members or employees that attend paid events may be required to provide advice to the Chief Executive Officer (at the Chief Executive Officer's discretion) on the outcomes of their attendance and the benefits to them and the City in attending the event. The advice may cover the following topics:

- The nature of the event.
- The stated benefits to the City or the Joondalup community in attending the event.
- What the Elected Member or employee observed by attending the event.
- Any networking links that were made or stakeholder interactions.
- How attendance benefited the Elected Member's or employee's role at the City generally.

6. Free tickets to the City for events:

Where tickets are given to the City as opposed to an Elected Member or employee directly, the Chief Executive Officer may allocate the tickets as he/she sees fit, if attendance is deemed to satisfy the approval criteria detailed within this policy.

The Chief Executive Officer may allocate a ticket to an Elected Member where the purpose of attendance is to enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the district.

7. Complimentary tickets and benefits under sponsorship agreements:

Where the provision of complimentary tickets or a benefit exists under a current sponsorship agreement or arrangement between the City and a third party, the management and allocation of tickets or benefits (unless expressly stated) shall be determined by the Chief Executive Officer and disclosed in accordance with this policy.

An Elected Member may be allocated a ticket or benefit by the Chief Executive Officer on the basis that attendance would enable the Elected Member to perform their role as a community representative and to network and liaise with community individuals/groups within the City's

district.

8. Costs for tickets:

Where there is ticket cost for the Elected Member to attend a pre-approved event or non-approved event, the Elected Member will be reimbursed the cost of the ticket under the *Elected Members' Entitlements Council Policy*. Any ticket costs for an employee to attend a preapproved event or non-approved event, will be paid for by the City, or the cost reimbursed to the employee.

Where a ticket can be purchased for a non-approved event, and in the opinion of the Chief Executive Officer it is in the interests of the City for one or more Elected Members or employees to attend in order to assess and understand any possible impacts on the Joondalup community or City business, then one or more tickets for that event can be purchased by the City, at full cost, on behalf of the Elected Member or employee.

Subject to the approval of the Chief Executive Officer, tickets for accompanying persons (such as spouse, family member or relative) will not be purchased by the City, however the Elected Member or employee may purchase a paid ticket at their own expense.

9. Travel and accommodation costs:

The City may pay or reimburse reasonable travel and accommodation costs for an Elected Member or employee to attend an event.

Any travel costs paid by the City whereby an Elected Member or employee uses their own vehicle on official business is to be calculated at the same rate contained in section 30.6 of the *Local Government Officers' (Western Australia) Interim Award 2011*.

Accommodation costs may be paid for events outside the Perth Metropolitan Area, interstate or internationally. Any accommodation costs paid by the City is to be calculated at the same rate contained in clause 29 of the *Local Government Officers (Western Australian) Interim Award 2011*.

Documentary evidence is required for all expenses or costs claimed by an Elected Member or employee. Original tax invoices and receipts are required for audit purposes and to enable GST to be claimed.

10. Exemptions:

The requirements of this policy do not apply to any training or conference event attended by an Elected Member in accordance with the City's *Elected Members' Entitlements Council Policy*, or any training or conference event for the professional development of employees that are paid for by the City.

The requirements of this policy do not apply where an Elected Member or employee is the City's representative on a board or external organisation where the Elected Member or employee is required to attend an event for the purposes of fulfilling their role on the board or external organisation.

11. Disclosure requirements relating to tickets:

Where an Elected Member or employee is offered a ticket, and the ticket falls under the definition of a gift, details of the ticket are to be disclosed in accordance with sections 5.87A–5.87C of the *Local Government Act 1995* (for Elected Members and the Chief Executive Officer) or the City's *Code of Conduct for Employees* .

For the purposes of clarity, a disclosure is to be made to the Chief Executive Officer (or Mayor if it is the Chief Executive Officer) within 10 days of the Elected Member or employee receiving the ticket, and is to include the following:

- Description of the ticket;
- Name and address of the person who gave the ticket;
- Date on which the ticket was received;
- Estimated value of the ticket at the time it was made; and
- Nature of the relationship between the person who made the ticket and the person who received it.

Elected Members and employees must adhere to the provisions of the City's *Code of Conduct for Employees* or *Code of Conduct for Council Members, Committee Members and Election Candidates* in relation to the acceptance of gifts and make any necessary disclosures.

12. Reporting:

The disclosure information for tickets received by Elected Members and employees that are deemed a gift, will be listed within the City's Gift Register(s).

In accordance with the section 5.62(1B) of the *Local Government Act 1995* attendance at an event in accordance with this policy will exclude the Elected Member from the requirement to disclose an interest when the donor of the ticket has a matter before Council (or a committee).

Creation date:	May 2020 (CJ067-05/20)
Formerly:	
Amendments:	
Last reviewed:	April 2025 (CJXX refers)
Related documentation:	• *City of Joondalup Code of Conduct for Employees* • *City of Joondalup Code of Conduct for Council Members, Committee Members and Election Candidates* • *Elected Members Entitlements Council Policy* • *Local Government (Administration) Regulations 1996* • *Local Government Act 1995*

File reference: 108509

Electronic Attendance at Meetings Council Policy

Responsible directorate: Governance and Strategy

Objective: To establish the decision-making framework enabling electronic attendance at in-person meetings and for the conduct of meetings by electronic means.

1. Application:

This policy applies to electronic attendance at Ordinary Council meetings, Special Council meetings and Committee meetings for Elected Members, and Independent Members of Committees.

This policy also applies to Elected Member attendance at Strategy Sessions, Briefing Sessions and Elected Member workshops.

2. Definitions:

Act means the *Local Government Act 1995.*

Admin Regs means the *Local Government (Administration) Regulations 1996.*

CEO means the Chief Executive Officer of the City of Joondalup.

City means the City of Joondalup.

Electronic Means refers to the approved electronic requirements to access an in-person meeting or attend an electronic meeting, encompassing hardware and software requirements to enable instantaneous communication [Admin Regs14CA(3)]. The electronic means must be determined before the suitability of a location and equipment can be assessed as part of a request to attend electronically to an in-person meeting or to an electronic meeting.

Meeting means an ordinary meeting of the council, a special meeting of the council, a meeting of a committee of the council, or a meeting of an audit committee of a local government [Admin Regs 14C(1)].

Member means a council member and any other person appointed as a member of a committee under section 5.10 of the Act, including an independent person appointed by Council to a Committee.

Relevant period means the period of 12 months prior, ending on the day on which the proposed meeting is to be held.

3. Electronic attendance at in-person meetings [Admin Regs 14C and 14CA]

3.1 Requests:

Requests for electronic attendance at Ordinary Council meetings are to be made in writing to the Mayor, and copied into the CEO and Governance Team.

Requests for electronic attendance at Committee meeting are to be made in writing to the Mayor, and copied into the Committee Presiding Member, the CEO and Governance Team.

Requests for electronic attendance at briefings and workshops are not legislated however, if a member intends to attend a briefing or workshop electronically, they should advise the Presiding Member and CEO to ensure the appropriate video conferencing equipment is made available and tested prior to the meeting.

The Mayor may refer their own request to the Deputy Mayor (acting under s5.34 of the Act), or alternatively may refer the request to the Council for decision.

Requests for electronic attendance at in-person meetings should be made in writing to the Mayor at least 24 hours prior to the meeting.

All requests for electronic attendance should specify the location from which the member wishes to attend the meeting and the equipment the member intends to use to attend the meeting.

Should the application for electronic attendance at a meeting be denied by the Mayor, the member may seek approval from the Council.

All requests for approval of electronic attendance from the Council must be submitted to the CEO, at least 10 clear business days ahead of the meeting at which the request is to be made. This ensures adequate time for the request to be included in the Council agenda.

3.2 Approval:

There is no limit to the number of meetings that can be attended electronically due to a public health emergency, state of emergency or a natural disaster (Admin Regs 14(2)(a).

For Ordinary Council meetings, Special Council meetings and Committee meetings, the member's electronic attendance at the proposed meeting under regulation14(2)(b) of the Admin Regs must not result in the member attending more than half of the meetings (50% cap) of the Council or Committee in the relevant period. The 50% cap does not apply to a member who is a person with a disability as defined in section 3 of the *Disability Services Act 1993.*

There is no cap on electronic attendance for Strategy Sessions, Briefing Sessions, and workshops however, physical presence is encouraged, particularly for meetings that require a high level of collaboration and involvement.

The City's Governance team will record electronic attendance and will advise the Mayor or Council if the member is eligible for electronic attendance based on the percentage of meetings the person has attended electronically under regulation14C(2)(b) of the Admin Regs.

In approving the request, the Mayor or Council must have regard to whether the location from which the member wishes to attend the meeting and the equipment the member intends to use to attend the meeting, are deemed suitable for the member to be able to effectively engage in deliberations and communications during the meeting.

3.3 Presiding at meeting:

Any person presiding at an in-person meeting is not to attend by electronic means.

Where the Mayor is approved to attend an in-person meeting by electronic means, the Deputy Mayor (acting under section 5.34 of the Act) is to preside over the meeting.

Where the presiding person is approved to attend an in-person meeting by electronic means, the deputy presiding person is to preside over the meeting.

3.4 Location:

Locations within Australia and its Territories are considered to be suitable for electronic attendance.

Due to increased cyber security risks with overseas communications networks, attendance from international locations will not be approved.

The location from which the member attends must be indoors, quiet and private.

If other people are present at the location at the time of the meeting, the member must be able to close a door in order to minimise noise and maintain privacy.

3.5 Electronic means:

The electronic means for all electronic meetings will be set up by the City's Governance team using a software or web-based application approved for use by the City.

The City's Governance team will include the details of how to connect to all meetings electronically on the Outlook calendar invite for that meeting.

3.6 Network and equipment:

Members attending meetings electronically must connect through a suitable network and using suitable equipment.

Suitable networks include private home internet and WiFi, or a mobile hotspot from a trusted personal mobile device.

Due to increased cyber security risks, public WiFi is not considered to be a suitable connection for electronic attendance (this includes connections at cafés, airports, hotels and restaurants).

Suitable equipment for attending electronic meetings includes City provided devices (such as tablet or laptop). Mobile phones are not considered to be suitable for attending meetings electronically.

It is preferred that the Member will use a video camera when attending a meeting electronically. Where a video camera is unavailable, the Member may seek permission from the Mayor to attend the meeting using audio only.

3.7 Confidentiality:

If the meeting, or part of the meeting for which a member is attending electronically, is to be closed to the public, the member must make a declaration that they can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires).

This declaration must be recorded in the minutes of the meeting and should be worded as follows:

"I [member name] declare that I am able to maintain confidentiality during the closed part of this meeting. And if I am no longer able to maintain confidentiality, I will excuse myself from the meeting."

This declaration is to be made before the meeting goes behind closed doors.

Should the member make the above declaration and subsequently cannot maintain confidentiality, they must leave the meeting or the closed part of the meeting.

3.8 Method of determining vote when attending electronically:

The Presiding Member will decide the method to be used when determining a member's vote at a meeting.

Generally, a member who attends a meeting electronically will be required to use both a visual cue and verbal confirmation to indicate their vote.

4. Electronic meetings:

4.1 Electronic meetings during a public health or state or emergency

Where a declared public health or state of emergency, or associated directions, are in effect that prevent an in-person meeting being held, the Mayor or Council can approve a meeting to be held by electronic means.

Meetings held by electronic means in these circumstances are not subject to, or included in, the prescribed limitation on the number of meetings held by electronic means (Admin Reg 14D(2)(a)(b)).

4.2 Electronic meetings outside of an emergency:

Ordinary meetings will primarily be held as in-person meetings.

Where it is considered necessary (and there is no declared emergency), the Council may resolve to authorise the meeting to be held by electronic means (Admin Regs 14D(2)(c)), subject to the following:

- The prescribed limitation is not exceeded on the number of electronic meetings allowed (more than half of the meetings of the council or committee for the preceding 12 months, Admin Regs 14D(2A);

- The CEO has been consulted, before a determination is made by the Mayor or Council resolution (Admin Reg 14D(3)(4));

- The decision has given due regard as to whether the location from which each member seeks to attend the meeting and the equipment that each member intends to use, are suitable to ensure each member is able to effectively engage in deliberations and communications throughout the meeting; and

- Each member has made a declaration prior to the meeting, or that part of the meeting, that is closed, that confidentiality can be maintained (Admin Reg 14D(6)). In the absence of such a declaration, a member is prohibited from participation in the meeting, or that part of the meeting, which is closed.

Where a meeting is authorised to be held as an electronic meeting, the CEO must ensure details are:

- published on the City's official website (Admin Reg 12);

- provided in the notice of the meeting/agenda; and

- broadly promoted to ensure community awareness, such as through social media, newsletters, on notice boards etc.

Where the meeting must be open to members of the public, then the Council or Committee meeting must be publicly broadcast on the City's website (Admin Reg 14E(3A)(b)).

4.3 Public question/statement time:

Members of the public are not able to attend meetings by electronic means.

Where a meeting is held by electronic means, members of the public may participate in the meeting by submitting questions for public question/statement time in accordance with the relevant procedures.

The Presiding Member will read out the question or statement. Consistent with the City's *Meeting Procedures Local Law 2013,* a response may be provided or the question may be taken on notice.

Details of the question/statement and the response will be included in the minutes of the meeting.

4.4 Deputations:

Members of the public are not able to attend meetings by electronic means.

Where a meeting is held by electronic means, written deputations to a Briefing Session *may* be submitted to the Mayor for consideration, who will review any information or material received prior to the meeting.

All deputation requests must be received by 5:00pm on the day prior to the scheduled Briefing Session.

If a deputation request is approved by the Mayor, all written materials in support of the deputation, must be received by 12:00 noon on the day of the scheduled Briefing Session.

Creation date: April 2025 (CJXX refers)

Formerly:

Amendments:

Last reviewed:

Related documentation:

- *City of Joondalup Meeting Procedures Local Law 2013*
- *City of Joondalup Procedures for Strategy Sessions, Briefing Sessions, Council/Committee meetings and Electronic Meetings.*
- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*

File reference:

APPENDIX 1

AUTHORITY FOR APPROVAL MATRIX

Type of meeting	Authority to determine
Ordinary Meeting of the Council Special Meeting of the Council	Mayor or Council
A meeting of a Committee of the Council A meeting of an Audit Committee	Mayor or Council
Strategy Session Briefing Session Council Member workshop	Mayor, or in the case where the Mayor is unavailable, the Deputy Mayor.
Working Group, Advisory Group, or Community Reference Group as established by Council.	Presiding Member of that Group.

PURCHASING POLICY

City Policy

Responsible Directorate: Corporate Services

Objective: To outline the City's commitment and approach to achieving value for money in an equitable and transparent manner when purchasing goods and services.

1. Application:

The Purchasing Policy and the associated Purchasing Protocols will apply to all employees within the City involved in the purchase of goods and services for the City.

2. Statement:

The City is committed to developing and maintaining purchasing systems and practices that ensure goods and services are obtained in an equitable and transparent manner that complies with applicable legislation and delivers value for money.

3. Details:

3.1 Procurement Principles

All employees of the City are expected to observe the highest standards of ethics and integrity when undertaking purchasing activities and act in an honest, fair and professional manner consistent with the City's values. Ethical behaviour includes avoiding any conflict of interest and/or disclosing any potential conflict of interest.

The following principles, standards and behaviours must be observed at all stages of the purchasing process.

- All purchasing practices are carried out in compliance with applicable legislation including the *Local Government Act 1995* and the *Local Government (Function and General) Regulations 1996*.
- Purchasing practices will be in compliance with the City's Purchasing Protocols, the Code of Conduct and Statement of Business Ethics.

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- All purchasing decisions will remain free from bias and all suppliers will be treated equitably and fairly.
- All processes, evaluations and decisions shall be transparent, free from bias and fully documented.
- Any actual or perceived conflict of interest will be scrupulously avoided and declared.
- Detailed information provided to the City by a supplier or potential supplier will be treated as commercial-in-confidence and not released to a third party unless authorised by the supplier or required by law.
- All transactions are fully documented, recorded and stored in compliance with applicable legislation and audit requirements.

3.2 Value for Money

The value for money principle underlies all procurement activities, which measures the benefits realisable by the City from the whole-of-life costs. Value for money does not mean obtaining the lowest quote but includes taking into account the financial viability of suppliers, past contractor performance, safety and quality standards, timely supply, risk exposure and other relevant service considerations.

A strong element of competition will be applied through tendering and quotation processes. Where a higher priced offer is recommended there should be clear and demonstrable benefits over and above lower priced offers.

3.3 Buying Local

Where possible, suppliers operating within the City of Joondalup are to be given the opportunity to quote for goods and services required by the City. However it is recognised that not every category of goods and services required by the City will lend itself to supply by local businesses.

3.4 Purchasing Protocols

Purchasing practices must be carried out in compliance with the following City Purchasing Protocols:

- Purchasing of Goods and Services
- Tenders for Providing Goods and Services
- Quotations for Providing Goods and Services
- Purchasing Goods and Services Under Panels of Pre-Qualified Suppliers

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3.5 Quotation Thresholds

Quotations are required for all purchases made on behalf of the City with a value ranging from $5,001 to $250,000 as detailed in the following table:

Expenditure Level (excluding GST)	**Quotation Requirements**
Up to $5,000	No quotations required. Direct purchase by authorised officers.
$5,001 to $10,000	Seek a minimum of two verbal quotations and obtain a minimum of one quotation with the exception of artists, performers, acts or entertainment as set out below. A record of the details of quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
$5,001 to $20,000 Cultural Services Program	One verbal/written quotation required by officers within Leisure and Cultural Services for unique artists, performers, acts or entertainment for the Cultural Services Program including, but not limited to • Music in the Park • Valentine's Concert • Joondalup Festival. • Any other cultural services event requiring artists or performers A record of details of the quotation received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
$10,001 to $50,000	Seek a minimum of two written quotations with specifications of requirements and obtain at least one quotation. Formal Request For Quotation (RFQ) documents are to be issued by Business Units and a record of the details of written quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.
$50,001 to $250,000	Seek a minimum of three written quotations with full specifications using quotation documents in accordance with the Purchasing Protocols as applicable, and obtain at least one quotation. Formal Request For Quotation (RFQ) documents are to be issued by Business Units and a record of the details of written quotations received is to be made in accordance with the Purchasing Protocols and clause 3.8 of this Policy.

Quotations may be obtained from either:

- an existing list of suppliers administered by the City); or
- an existing panel of pre-qualified suppliers administered by the City (refer clause 3.9); or
- a pre-qualified supplier on the WALGA Preferred Supply Program or State Government Common Use arrangement; or
- from the open market.

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Where the City has a requirement for Goods or Services and the consideration under the resultant contract is, or is expected to be, more than $250,000 or worth more than $250,000, a public tender must be called, unless any of the provisions of clause 11 (2) or 24AB of the *Local Government (Functions and General) Regulations 1996* applies.

3.6 Sustainable Procurement

Sustainable procurement is defined as the purchasing of goods and services that have less environmental and social impacts than competing products and services. Where appropriate the City will consider environmental and social impacts along with value for money outcomes when making purchasing decisions.

3.7 Australian Disability Enterprises

Disability Enterprises are not for profit organisations operating as commercial businesses providing employment opportunities for people with disability. Where appropriate the City will invite quotations from relevant Australian Disability Enterprises for the supply of goods and services.

3.8 Record Keeping of Information

All written information and documentation related to purchases is to be retained and stored in accordance with the City's Recordkeeping Plan including outgoing and incoming documents, quotations received, Recommendation Forms, supporting information and other correspondence related to each quotation.

3.9 Panels of Pre-Qualified Suppliers

The City may establish Panels of Pre-qualified Suppliers in instances where goods or services are required on a continuing basis and multiple suppliers are warranted due to the volume of work and/or the capacity of suppliers in the relevant field.

Panels will be established in accordance with the provisions of Part 4, Division 3 of the *Local Government (Functions and General) Regulations 1996*.

Panels may be established for one supply requirement, or a number of similar supply requirements under defined categories within the Panel. A panel shall be established with not less than two members. Panels shall not be established for a term exceeding three years.

The invitation to join the Panel advertised through state-wide notice will contain the following:

- A brief description of the goods or services that the members of the Panel of pre-qualified suppliers will be expected to supply
- The term of the Panel
- The evaluation criteria by which applications will be assessed
- The expected number of Panel members
- How work will be distributed amongst Panel members.

All submissions will be evaluated and ranked in accordance with the terms and conditions of the invitation and based on the information provided in each Offer.

The suppliers that best demonstrate their ability to deliver the Goods and/or Services to the expected standard at a competitive price will be invited to join the Panel.

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At the commencement of each Panel of pre-qualified suppliers, a communications plan will be developed. This will set out how all communication between the City and Panel of pre-qualified suppliers will take place during the term of the Panel.

Quotations will be obtained from Panel members by either:

1. Issuing a quotation for each purchase to all pre-qualified suppliers in the Panel. The selection decision will be based on pre-determined evaluation criteria forming part of the invitation to quote to assess the suitability of the supplier for particular items of work. Contracts under the pre-qualified panel will be awarded on the basis of value for money in every instance;

2. Issuing a quotation to supply goods or services for a fixed term to all pre-qualified suppliers in the panel and entering into separate contracts of not more than 12 months each. The selection decision will be based on pre-determined evaluation criteria forming part of the invitation to quote to assess the suitability of the supplier for particular items of work. Contracts under the pre-qualified panel will be awarded on the basis of value for money in every instance;

All Pre-qualified supply panels will be established as local panels in the City's electronic quotation system. Each quotation process, including the invitation to quote, clarifications with Panel members, quotations received and notification of award will be made only through this system. Officers will store all information pertaining to each purchase in the City's records management system.

Creation Date:

Amendments: N/A

Related Documentation:

- *City of Joondalup Purchasing Protocols*
- *City of Joondalup Code of Conduct*
- *City of Joondalup Recordkeeping Plan*

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Project Name	**Pop-Up Piazza Business Case**
Report	**Project Philosophy and Parameters**
Project Sponsor	Manager Economic Development & Advocacy
Project Manager (business case)	Senior Financial Analyst

Version Control: Updated 8th April 2025

Pop-Up Piazza
Project Philosophy & Parameters (2025)

Background / Scope

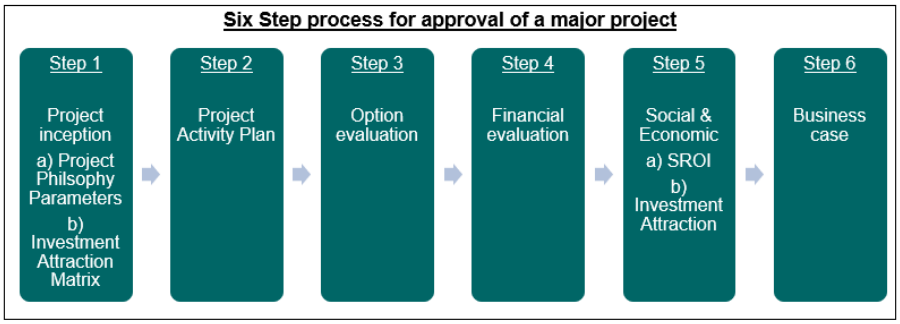
City Centre Activation

In June 2022 Council endorsed the Place Activation Strategy and Joondalup City Centre Place Activation Plan (item CJ085-06/22 refers). The development of the plans involved comprehensive community engagement and, as part of the Joondalup City Centre Place Activation Plan, 15 top ideas for the City Centre were identified, including the consideration of a piazza and courtyard spaces to act as focal points.

Business case required

In order to respond to the Joondalup City Centre Place Activation Plan the City has investigated opportunities for the design and programming of a "pop-up piazza" space, providing opportunities for year-round pop-up activities in the City Centre. The programming and operations are likely to require recurring additional investment by the City and the project is being considered as a major project, with the requirement for a business case to be prepared.

The preparation of a business case will follow the standard six-step process below and ensure that there is a detailed evaluation of options, programming and most importantly financial impacts.



Location

Preliminary investigations have identified that part of the T1 at-grade public carpark on Boas Avenue, as indicated below, as a preferred location. It is however important for the purpose of undertaking a rigorous process and making an informed decision that the business case considers a number of locations to be evaluated.

Pop-Up Piazza
Project Philosophy & Parameters (2025)



Related projects and plans

There are several related projects to the pop-up piazza:

- Joondalup Performing Arts Centre (JPAC) – data collected from the pop-up piazza can be used to inform the Joondalup Performing Arts Centre project (ie. is there sufficient demand and attraction at the location to validate the location for the Arts Centre). It is acknowledged that the type of events that would be held at an indoor JPAC would be different to an outdoor pop-up piazza (indoor versus outdoor, ticketed versus free, performing arts versus community) but there is some correlation, and the key issue is whether the City can attract regular visitation to the City Centre.
- Multi Storey Car Park 2 City Centre – separately, the City intends to prepare another business case in 2025 to evaluate sites and options for a second Multi Storey Car Park. The location of the pop-up piazza and potential location for the Joondalup Performing Arts Centre may have a significant influence on the demand and location for another Multi Storey Car Park.
- Neil Hawkins Park Redevelopment – the City is at the preliminary stages of the business case process for redevelopment of Neil Hawkins Park. There are some connections between Neil Hawkins Park and activation of the City Centre.
- Integrated Transport Plan 2024 to 2034.
- Urban City Park – investigations are underway for a recreation space for small children and youths in line with the City Centre Place Activation Plan, to be located at Boas Place. This space is intended to be designed together with the pop-up piazza and would form a key connector between the Joondalup Train Station, Lakeside Joondalup and Neil Hawkins Park.
- Joondalup Contemporary Art Gallery.

PHILOSOPHY / PROJECT VISION

Strategic Community Plan

The pop-up piazza is aligned to the following objectives of the Strategic Community Plan:

Pop-Up Piazza
Project Philosophy & Parameters (2025)

City of Joondalup

Community

1-2 Inclusive and connected

You enjoy local services and programs that cater for different ages, abilities and backgrounds.

1-3 Active and social

You enjoy quality local activities and programs for sport, learning and recreation.

1-4 Artistic and creative

You celebrate, support and participate in art and events in your local area.

1-5 Cultural and diverse

You understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Place

3-3 Attractive and leafy

You have access to quality public open spaces and enjoy appealing streetscapes.

Economy

4-1 Prosperous and local

You feel supported to grow your business in the City.

4-2 Innovative and confident

You are attracted to the City's unique characteristics and potential and feel confident in investing.

4-3 Appealing and welcoming

You welcome residents, and local and international visitors to the City.

Leadership

5-4 Responsible and financially-sustainable

You are provided with a range of City services which are delivered in a financially responsible manner.

Vision and Purpose of Project
The vision for this project is to

"The Pop-Up Piazza will provide increased activation of the City Centre, providing a wealth of diverse events all year-round. The project will provide data to evaluate the viability of a permanent Joondalup Performing Arts Centre at Boas Place. The one-off costs and recurring costs will be financially sustainable and provide value for money to the community."

OUTCOMES and PROJECT DELIVERABLES

The outcomes of the project are:

- Financial sustainability – one off costs and recurring impacts are affordable to the City.
- Joondalup Performing Arts Centre – collect data to provide information to the potential JPAC
- Events – provide all-year round entertainment to the City attracting more visitors to the City and maximise the usage of the facility. Capable of multiple uses
- Users/Community – if a facility is constructed it is safe to use, compliments the neighbouring area, accessible and is perceived to provide value for money.
- Utilisation – facility must enjoy high and regular utilisation.

Pop-Up Piazza
Project Philosophy & Parameters (2025)

PROJECT OBJECTIVES

The table below lists the objectives used to evaluate the options. These will continue to be reviewed as the project progresses.

Item	Objective	Success Criteria	Measurement
1) Financial sustainability	The one-off costs and recurring costs of the project are affordable and can be funded (the project will cost money to operate, this is not a break-even or positive project).	Business case can be approved with a resolution to confirm funding for both one-off costs and recurring costs using the JPAC reserve fund. Business case will evaluate existing events.	Strategic Financial Plan will include the project and will be able to provide balanced cash projections. JPAC reserve can be used to fund one-off costs but ongoing costs will need to be met with municipal funds.
2) JPAC	Pop-Up Piazza informs the JPAC project and confirms viability of a permanent JPAC structure at Boas Place.	Two sets of data required from the PUP: • Utilisation data / Viability of JPAC • Location – is Boas Place a viable location for a permanent JPAC	Robust data captured during the operation of the PUP, including utilisation data, maximum visitors. The PUP will operate for a minimum of five years, potentially up to 10 years, so as to provide robust data.
3) Events	Sufficient activities at the PUP to justify the investment. Flexible space.	At least xx days per year of activities (target established as part of business case)	Days planned and actual days operated of activities
4) Customer, Community and Business experience	PUP provides a safe, accessible experience for visitors and nearby residents are not adversely affected. Facility supports or does not adversely affect business.	Customer Satisfaction is considered high. Retention / Return visits is high Visitation target established.	Surveys will be used to evaluate customer satisfaction. Business case will include a SROI (Social Economic Return on Investment Analysis) and provide a Benefits Cost Ratio of 3 or more.
5) Utilisation	Reasonable utilisation of the PUP	Targets established for utilisation and achieved	Count of actual visitors versus maximum and target

DEVELOPMENT PARAMETERS

Governance

- Project team – cross functional project team has been established
- Other business units – will be consulted and involved as necessary
- Place Activation Working Group – used to oversee the outcomes from the project team
- City Centre Steering Group – this group is endorse proposals before they go to the Major Projects Finance Committee
- Major Projects and Finance Committee – key body for Elected Members to approve the commencement of the project and eventually the business case

Resources

- In-house resource will be used as much as possible to complete the Business Case.
- External consultancy may be required.

Sustainability Considerations

- Achievement of best practice in environmentally sustainable design principles whilst maintaining an aesthetically acceptable building.
- Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments.
- Aim for net increase in native vegetation on site to provide biodiversity, canopy cover and shade.

Outputs

The following outputs/reports are expected to be prepared:

Attachment 1 - Project Philosophy and Parameters
Attachment 2 - Acoustic Study
Attachment 3 - Site Analysis
Attachment 4 - Programming evaluation
Attachment 5 - Options evaluation
Attachment 6 - Option Evaluation
Attachment 7 - Financial Evaluation
Attachment 8 - Social Economic Return on Investment
Attachment 9 - Business Case

An overall report will then summarise all items.

Attachment 2 – Costs and Evaluation of Options to develop a Business Case for Pop-Up Piazza

Introduction
The purpose of this attachment is to evaluate the options and costs of preparing a business case for the Pop-Up Piazza.

Options
Three options have been evaluated and are summarised in the table below, together with the impacts.

Option 1 – City Staff to prepare full Business Case

This option would result in the longest timeline to develop the business case due to the existing pipeline of events and projects, whilst other teams are already heavily impacted by progressing existing major projects. As a result, it is estimated to take up to 18 months to prepare the business case for Option 1.

Option 2 – Consultant to develop full Business Case

This is an approach used when the City does not have the capacity or skillset to undertake the work internally. This may result in much shorter timeframe than Option 1 however a procurement process would still need to be undertaken if this option is selected. This option is expected to be the most expensive, estimated to be $150,000 to $200,000.

Option 3 – City Staff, with consultancy support, to develop Business Case:

This option proposes using City staff as much as possible to develop key parts of the business case but would require consultant support to prepare the program model, concept design and quantity surveying costings. In addition, the external consultant would critique documents prepared internally by City staff (site analysis, financial evaluation, SROI and business case). Option 3 can be delivered quicker than Options 1 and 2, and is estimated to cost in the order of $75,000.

Scope of Options		Option 1 City staff only used for business case	Option 2 Consultant used to develop business case	Option 3 Limited use of consultant
Items required for Business Case				
A Site Analysis:	Prepared by:	City	Consultant	City
	Critique by:	City	City	Consultant
B Program model:	Prepared by:	City	Consultant	Consultant
	Critique by:	City	City	City
C Concept Design & QS Costings	Prepared by:	City	Consultant	Consultant
	Critique by:	City	City	City
D Financial Evaluation, SROI & Business Case	Prepared by:	City	Consultant	City
	Critique by:	City	City	Consultant
Impacts				
Cost		No additional cost to the City	$150,000 to $200,000	$74,975
Days effort to prepare business case	City officers	90	40	60
	Consultants	0	40	20
Timescales to prepare business case	Months	18 months	9 months	6 months
	When	Nov-26	Feb-26	Nov-25

Option 3 further details

Quotations to complete this work have been undertaken with the most competitive quote being - $74,975.

A breakdown of the costs for the four items requested are:

- Item A Site Analysis critique - $12,250
- Item B Program Model development - $25,625
- Item C Concept Design and QS Costings prepared - $27,500
- Item D Business case critique - $9,600

The proposal would ensure a robust business case could be presented to Council within a reasonable timeframe. Original intended timeframes aimed for the consultant works completed by the end of June 2025, with appointment originally intended in March 2025, and presentation of the Business Case to the Major Projects and Finance Committee in August 2025.

Following the request for more information at the March 2025 Major Projects and Finance Committee meeting, the City has not appointed the consultant.

A revised timeframe now aims to complete the business case and present to the Major Projects and Finance Committee in November 2025.

Evaluation of options

The table below summarises the advantages and disadvantages of the three options for progressing the business case.

Option 1 has some significant disadvantages in resource limitations relaying on officers who are already at full capacity delivering cultural events and other major projects. There is also a risk that City officers who develop the example programming for a Pop-Up Piazza may not have sufficient expertise. It is however noted that it is the least costly option.

Option 2 reduces impacts on City resources but is more expensive, with anticipated costs between $150,000 and $200,000 based on previous engagements that the City has undertaken of using consultants to prepare site analysis, financial evaluations, SROI and feasibility studies.

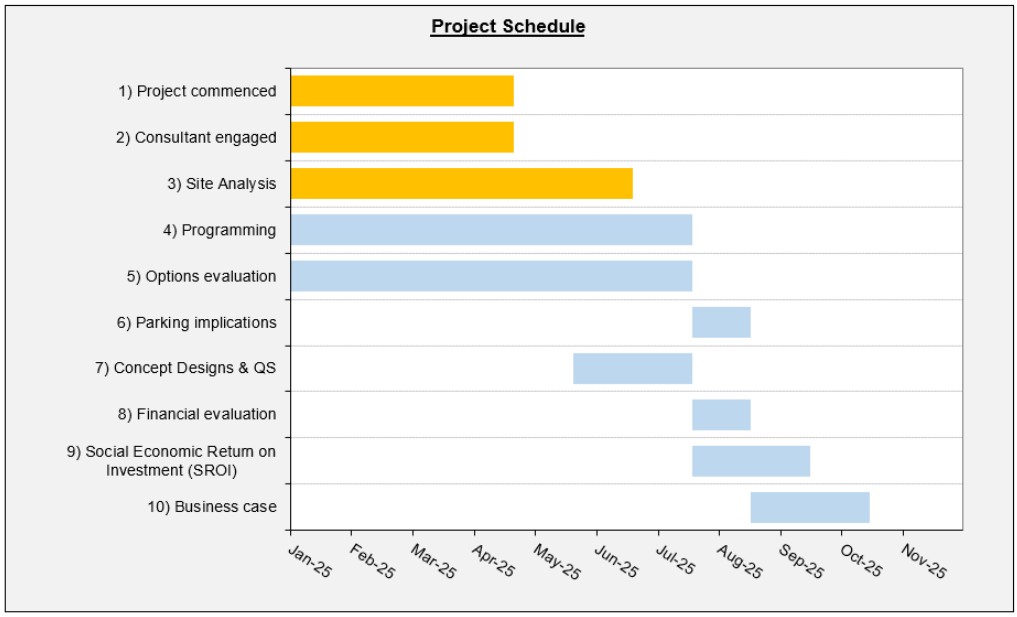
Option 3 optimises the use of City officers to prepare most of the work internally, and balances costs to complete the business case where the consultant would be limited to only critiquing the site analysis and business case prepared by the City, as well as being asked to develop the programming model, concept design and QS costings.

It is therefore proposed to use option 3 for the preparation of the business case at a cost of $74,995.

Evaluation of Options		Option 1 City staff only used for business case	Option 2 Consultant used to develop business case	Option 3 Limited use of consultant
1 Financial	Costs of using consultant	🟢	🔴	🟡
2 City resources	Impact on internal resources	🔴	🟢	🟡
3 Risks	Risk to other major project timelines	🔴	🟢	🟢
4 Time	Time to prepare / present business case	🔴	🟡	🟢
5 Quality	Business case robustness	🔴	🟡	🟢
SUMMARY		🔴	🟡	🟢

Project schedule (Option 3)

The chart below summarises the proposed timescales for the proposed option (option 3), assuming the appointment of a consultant in May and the availability of budget.


Project Schedule
1) Project commenced
2) Consultant engaged
3) Site Analysis
4) Programming
5) Options evaluation
6) Parking implications
7) Concept Designs & QS
8) Financial evaluation
9) Social Economic Return on Investment (SROI)
10) Business case
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25

Project Name	**Multi Storey Car Park 2**
Report	**Project Philosophy and Parameters**
Project Sponsor	Director Corporate Services
Project Manager	Senior Financial Analyst

Version Control: 2025 Updated 9th April 2025

MSCP2
Project Philosophy & Parameters (2025)

Background / Scope

Multi Storey Car Park – 2022 Business Case

In 2015 the City constructed its first Multi Storey Car Park (MSCP) at Reid Promenade. The City prepared a business case in 2022 to evaluate whether a second MSCP should be constructed at 104 McLarty Avenue. Whilst the case indicated that there may be some financial and economic benefit to a second MSCP, the case was not compelling and as a result was not pursued. However Council resolved that the City should review the project every two years so this document is the commencement of the review. Below are the key resolutions from Council in December 2022 (*item CJ229-12/22 refers*):

2 NOTES that having considered the business case, resolves not to proceed with construction at this time;

5 NOTES that demand modelling will be reassessed in 2024 for a potential multi storey car park at 104 McLarty Avenue, Joondalup and continue to liaise with large stakeholders in the Joondalup central business district to evaluate potential trigger points.

The 2022 business case focused primarily on the MSCP being at 104 McLarty Avenue, other locations were discounted out at an early stage. The 2024 review of a second MSCP will reconsider all possible locations within the City Centre, this is particularly important taking account of the need to align to other projects.

Related projects

The City has placed a high emphasis on activation of the City Centre and projects within the City Centre, such as Place Activation, Performing Arts Centrey, Joondalup City Centre development (Boas Place) and Land Acquisition Strategy. The consideration of a MSCP will consider how it aligns with overall strategy of the City Centre. In addition, the City will be preparing a Payment in Lieu of Parking Plan (PILPP) at some future stage which is related in some parts to the construction of new parking facilities.

PHILOSOPHY / PROJECT VISION

Strategic Community Plan

The evaluation of a second MSCP is aligned to the following objectives of the Strategic Community Plan:

Place

3-1 Connected and convenient

You have access to a range of interconnected transport options.

Economy

4-1 Prosperous and local

You feel supported to grow your business in the City.

4-2 Innovative and confident

You are attracted to the City's unique characteristics and potential and feel confident in investing.

4-3 Appealing and welcoming

You welcome residents, and local and international visitors to the City.

Leadership

MSCP2
Project Philosophy & Parameters (2025)

5-4 Accountable and financially-sustainable

You are provided with a range of City services which are delivered in a financially responsible manner.

Vision and Purpose of Project
The vision for this project is to

"**Support economic development and place activation to the Joondalup City Centre by ensuring that there is sufficient parking available for workers, commuters and visitors. A second MSCP should be financially sustainable.**"

OUTCOMES and PROJECT DELIVERABLES

The outcomes of the project are:

- Availability - ensure that the City Centre has adequate parking to support businesses and attract visitors, taking account of current and future trends.
- Plan for the future – ensure that the City plans and builds additional parking at the right time, and at the right location.
- Flexibility – flexible design and location considered which may adapt as other projects are developed and the Joondalup City Centre develops.
- Users/Community – if a facility is constructed it is safe to use, compliments the neighbouring area, accessible and is perceived to provide value for money.
- Utilisation – facility must enjoy high and regular utilisation and not just provided for one-off events or infrequent usage.
- Financial viability – the facility must be affordably constructed and is affordable to the city on ongoing basis. The facility must not be subsidised by general ratepayer funds.
- Capable of multiple uses in recognition that carparking as we know it today may change in the foreseeable future.
- Optimum use of space to be evaluated e.g., residential or commercial component.
- Strategic Alignment – there are several inter-related projects for the City Centre so this project cannot be viewed in isolation and needs to refer to the overall strategy.

PROJECT OBJECTIVES

Where possible to do so the objectives listed below are specific and measurable. These will be used to evaluate the options. The objectives will continue to be reviewed and if any further refinement is required, they will be re-presented.

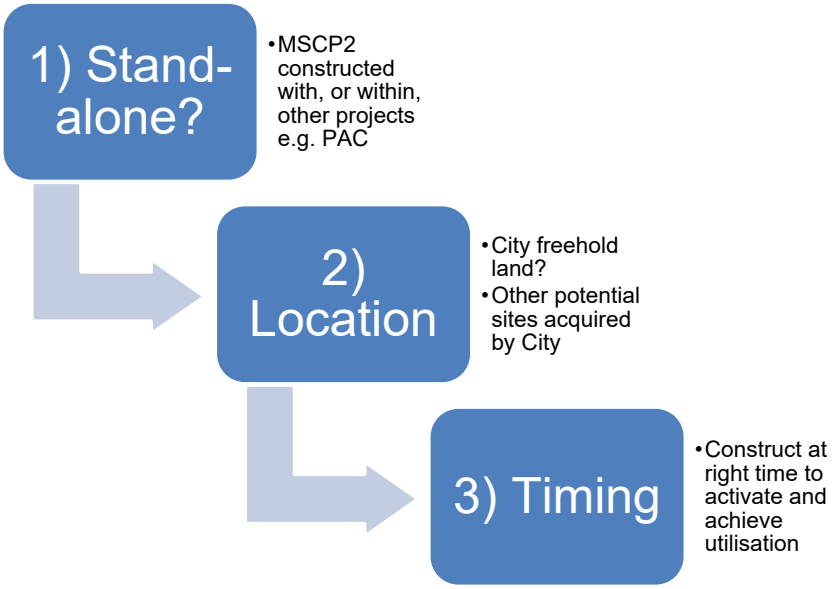
No	Objective	Success Criteria	Measurement
1	Strategic Alignment and business growth The project should support the overall vision for the Joondalup City Centre and related city-led projects.	The success criteria will evaluate whether the project is strategically aligned: i.e. either Very Highly, Highly, Medium or Low. The MSCP will complement other major projects/attractions	The assessment criteria will consider the appropriateness of the site for the development. Provision of parking in locations and in a manner to create opportunity and space for development of other uses will be considered.

		within the City Centre to ensure higher utilisation.	
2	Flexibility Business case evaluates options of flexibility in terms of size, location and early development.	Building could be extended if necessary or converted to alternative use. Business case to evaluate.	Options are evaluated within the business case to consider flexible options.
3	Utilisation Utilisation of the facility is regularly high.	At least 60% of the bays are occupied on average every day of its use from Year 5 onwards. The project will also evaluate how to accommodate a wider spectrum of uses (retail / commercial)	As part of the business case demand-modelling will be updated to estimate the potential usage – this will consider population growth, jobs growth and disruptive technologies. After construction the utilisation will be measured by the City's occupancy statistics.
4	Users/Community Facility is user-friendly provides a positive experience to users. Facility compliments the neighbouring area.	Facility is safe to use (meets engineering requirements / standards), compliments neighbouring area, accessible and provides value for money to the users	Large stakeholders in the City, will be consulted. Post Implementation Review within 5 years will include a user survey and a high level of positive results would be expected.
5	Social & Economic Return on Investment The project must demonstrate a high return of social and economic benefits (SROI).	The Benefits Cost Ration (BCR) is the success criteria for SROI. The BCR includes the core financial impacts of the project and an monetary impact of social and economic benefits. The City has established a threshold of between 1.5 and 3.0 for the BCR, the higher the better. This project would be expected to be a high-scoring BCR and ideally more than 3.	The City will use internal resource to prepare a SROI analysis, with reference to the 2022 analysis.
6	Financial sustainability The City has financial capacity for the preferred option.	The business case will evaluate the financial evaluation based on five separate tests:	The annual 'steady state' operating impacts of the preferred outcome will be estimated in the business case and will include new operating

	The operating results for Parking Operations as a whole, including a second MSCP, should achieve a financial surplus of between $0.5m and $1.0m (as indicated in the recently approved City Centre Parking Fees Strategy). It is possible that the second MSCP by itself, may generate an operating deficit but this may be acceptable if there are sufficient surpluses from the remainder of parking operations to absorb a deficit from a second multi-storey car park and still achieve a surplus.	I. Financial capacity for the one-off establishment costs. II. Operating results after depreciation for the second MSCP only III. Operating results for all parking operations IV. Cashflow / payback evaluated over the life of the project. V. Risks / opportunities	income (including potential new income stream from commercial tenant), operating cash expenses (e.g. building maintenance and cleaning) and depreciation. The affordability of the one-off investment is measured using the Strategic Financial Plan and ensuring that the City's financial targets (most importantly the Debt Service Coverage Ratio) are within threshold. The ongoing impacts of a new multi-storey car park would be measured using the City's standard financial system with a separate cost code set up.

DECISIONS AND OPTION EVALUATION

The project will apply best practice techniques to option evaluation, considering as many as possible. There are three layers of interrelated decisions that the project needs to consider:



EARLY ACTIVATION

The project will need to consider if short-term solutions are possible, for example a modular construction of a few stories which has the potential to be extended depending on demand. In addition, the project will also evaluate having a facility with a relatively short life term (e.g. 25 years).

RESEARCH REQUIRED

The key objective for the project is to determine whether there is a need for a second MSCP, which location is preferable and how the project aligns with other projects in the City Centre. The research will include the collation and evaluation of a substantial amount of research to forecast future demand, trends, location and financial viability as listed below:

1. DEMAND RESEARCH
   - Economic and regional growth
   - City Centre Forecast Growth (Education Precinct, Lakeside Shopping Centre, Large residential developments such as Joondalup Connect, Arthouse).
   - Major projects led by the City (Boas Place, Joondalup Performing Arts & Cultural Facility).
   - Other parking facilities within the City currently or being developed by others
   - Forecast traffic movements and accessibility issues.

   The research will include known or assumed developments that the City is aware of.
2. FUTURE TRENDS which may affect vehicle usage and parking demand:
   - Public Transport
   - Bicycles
   - Car-sharing
   - Uber
   - Driverless cars and reduced car ownership
   - Working from home
   - Park and Ride
   - Retail visits/home shopping
   - Any other technological advancement
   - Other alternatives to additional parking to support greater accessibility to the City Centre
3. COMPARATIVES – engagement may be undertaken with other local governments and parking operators to share best practice on MSCP business case, development, construction and operation.
4. BUSINESS CONSULTATION – Note that Community Consultation was undertaken in 2022 and it is not proposed to undertake another detailed round of detailed community consultation during 2024. However ad hoc consultation may be undertaken with some parties such as large stakeholders within the City Centre e.g. Lakeside Shopping Centre, DWER or Joondalup Health Campus. If a business case was endorsed by Council to construct a second MSCP then it may be appropriate to consult/inform the community.

PROJECT DEPENDENCIES & RELATED STRATEGIES

City Centre Projects
The MSCP2 project will align with:

- Place Activation

- Joondalup Performing Arts Centre
- Pop-Up Piazza
- Joondalup City Centre Development (Boas Place)
- Land Acquisition Strategy

The MSCP2 project must fully align with the other major projects in the City Centre. For example, the construction of a MSCP2 may well act as a catalyst for other projects i.e. the City constructs a MSCP at Boas Place which acts as an attractor to develop the rest of Boas Place. Conversely the construction of a Performing Arts Centre and/or development of Boas Place creates demand for a second MSCP.

Integrated Transport Plan 2024 to 2034
The construction of a second MSCP has to align, or at least not undermine, the Integrated Transport Plan which has 6 objectives as follows:

- Objective 1: Safe, vibrant and liveable city.
- Objective 2: Support economic growth.
- Objective 3: Foster mode shift towards sustainable transport.
- Objective 4: Enhance urban environment and amenity for transport.
- Objective 5: Manage congestion.
- Objective 6: Improve accessibility and transportation links.

The Integrated Transport Plan has 7 outcomes and outcome 7 relates to parking

"*Parking is managed sustainably to promote active transport and foster local economic development*". The output required from outcome 7 is the development of a "Parking Supply and Management Plan" for the whole of Joondalup.

It is proposed that the MSCP2 business case will prepare a Parking Supply Management Plan in respect of the City Centre only, this will guide the intent of the MSCP2 business case. The additional benefit of preparing a Parking Supply Management Plan for the City Centre is that it will support the preparation of a Payment in Lieu of Parking Plan, see below.

Payment in Lieu of Parking Plan

In July 2021, the *Planning and Development (Local Planning Schemes) Regulations 2015* were amended to introduce new requirements in regard to the ability for local governments to accept payments in lieu of a developer providing on-site car parking. The amendments introduced were 'deemed' provisions meaning that they overrode all similar provisions in local planning schemes and local planning policies. The City's *Cash in Lieu of Car Parking Local Planning Policy* was revoked in August 2023 as it no longer had effect.

Local governments are now required to adopt a Payment in Lieu of Parking Plan (PILPP) should they seek to continue to the ability to accept payment in lieu of car parking. The City will be preparing a PILPP as a mechanism to receive payments in lieu of parking to direct to the provision of parking facilities and infrastructure and associated purposes.

Joondalup Activity Centre Plan
The MSCP2 project must ensure consistency and compliance to the adopted structure plan.

Parking Fees Review 2025

The parking fees for Joondalup City Centre were recently reviewed and approved by Council in March 2025 with reduced fees and free parking to be introduced by July 2025. The outcomes of the price reductions may have an impact on the MSCP2 project.

Parking Ratios and Policy
The project will evaluate the appropriateness of the City's parking ratios that are used for building development.

Road network
Changes to the road network may have an impact on the MSCP.

DEVELOPMENT PARAMETERS

Governance
- Project Management Framework will be used:
- Reports will be provided to the Major Projects & Finance Committee at key stages of the project.
- City Centre Project Cluster Working Group will be used to oversee all major projects within the City Centre, including the MSCP2 project.

Resources
- In-house resource will be used as much as possible to complete the Business Case.
- External consultancy will be required.

Land Use
- There are no specific lots identified at this stage for this business case although it is acknowledged that a number of sites were canvassed in the development of the business case for the first multi storey car park.
- The only requirement is that the potential lots must have no limitations being used for a MSCP.

Sustainability Considerations
- Achievement of best practice in environmentally sustainable design principles whilst maintaining an aesthetically acceptable building.
- Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments.
- Mitigation where possible of environmental impacts.

Financial Management
The potential capital costs will only be included in the City's capital plans if a business case is approved. Until the business case is approved any costs required to progress the case should be budgeted as operating costs. The research and studies undertaken in 2022 should be used where possible/relevant.

Outputs

The following outputs/reports are expected to be prepared:
Attachment 1 - Project Philosophy and Parameters
Attachment 2 - City Centre Parking Supply Management Plan
Attachment 3 - Demand modelling and Supply analysis
Attachment 4 - Site Analysis
Attachment 5 - Consultation outcomes and previous consultation
Attachment 6 - Option Evaluation
Attachment 7 - Financial Evaluation
Attachment 8 - Social Economic Return on Investment
Attachment 9 - Business Case

An overall report will then summarise all items.

Project Name	**Neil Hawkins Regional Park Redevelopment**
Report	**Project Philosophy and Parameters**
Project Sponsor	Manager Parks and Natural Environment
Project Manager	Principal Landscape Architect

Version Control: 2025 Updated 16 April 2025

Neil Hawkins Regional Park Redevelopment
Project Philosophy & Parameters (2025)

BACKGROUND

Neil Hawkins Park is at a critical moment, its assets are expired, and investment is essential to continue to service the City of Joondalup community. The park has great potential, located on the most picturesque part of Yellagonga Regional Park, where wildlife and heritage connect with the City of Joondalup CBD. A business case is needed to determine the future role of Neil Hawkins Park, with input from all stakeholders.

State departments and the neighbouring City of Wanneroo are investing significant funds towards the enhancement of Yellagonga Regional Park. The Department of Biodiversity, Conservation and Attractions (DBCA) has recently completed the Yalbunullup mountain bike trail and are investing a total of $8.5 million towards projects over the next four years. The City of Wanneroo has allocated and secured $11.4 million for projects including the upgrade of its regional 'Opportunity Play Space' at Rotary Park, construction of bird viewing structures and the redevelopment of their recreation centre.

Neil Hawkins Park's assets were last upgraded prior to the construction of the Joondalup City Centre (approximately 25 years ago), and they are expired. The demands on the park have increased and the park offers a strategic position as the only regional, destination park within walking distance of the CBD. It is an ideal time to determine the future of this important City asset.

Neil Hawkins Regional Park Redevelopment
Project Philosophy & Parameters (2025)

PROJECT PHILOSOPHY

Strategic Community Plan

The redevelopment of Neil Hawkins Park would support four objectives of the Strategic Community Plan: Community, Environment, Place, and Economy.

Project Vision

The vision of the project is:

"Where wildlife and heritage join with Joondalup's City Centre, Neil Hawkins Park has the potential to become the landmark site of Yellagonga Regional Park."

Project Purpose

The purpose of the project is to determine the most appropriate level of investment, now that the park assets are expired. The four options to be considered are:

Options to be provided as part of the business case	
Cultural heart of Joondalup Highest investment option	• Incorporates significant civic infrastructure such as a performing arts centre and a conference centre, delivering long-term economic, cultural and social benefits, while establishing Neil Hawkins Park as the cultural heart of the City of Joondalup. • Creates a multifunctional destination capable of hosting cultural events, exhibitions, and conferences, drawing both local and state-wide visitation. • High potential to attract State and Federal funding and public-private partnerships. • Integrates with Yellagonga Regional Park to create a landmark destination that celebrates nature, heritage, and culture in one iconic location. • Includes comprehensive park upgrades consistent with the Tourist Attraction tier listed below, enhancing amenity, accessibility and visitor experience.
Tourist attraction High investment option	• Introduces iconic and instantly recognisable elements specific to Joondalup. • Premium quality infrastructure that supports events and activation. • Highly likely to attract significant external grant funding to offset capital costs.

	• A commercial component such as a café could offset ongoing operational costs. • Creates a destination distinct from the City's coastal attractions - a new kind of place for residents to showcase Joondalup to visitors. • Designed as a landmark destination for both locals and tourists.
Regional attraction Medium investment option	• Upgrades align with the regional park standard as defined in the Public Open Space Framework. • Highlights and celebrates the park's natural beauty and cultural significance. • Supports education and community activation. • Likely to attract external grant funding to offset capital costs. • A commercial component such as a café could offset ongoing operational costs. • Designed to serve all City of Joondalup residents.
Like-for-like replacement Lowest investment option	• Minimal strategically placed, infrastructure upgrades which aim to leverage the park's natural beauty, wildlife, heritage and central location to deliver the project vision. • Number of amenities remain consistent with the current offering.

PROJECT PARAMETERS

Yellagonga Regional Park Context

Neil Hawkins Park is located within Yellagonga Regional Park which includes areas managed by the City of Joondalup, the City of Wanneroo and State Government. To ensure holistic improvements, works will need to consider the projects being carried out by the other departments, and will need to align with existing relevant documents including:

- *Yellagonga Integrated Catchment Management Plan 2021-26*. Prepared and adopted by the City of Joondalup and City of Wanneroo and endorsed by Council. The Plan was developed to provide a comprehensive and integrated approach to managing the Park and its catchment, to maintain and enhance the amenity, recreational, educational, scientific, and conservation values of Yellagonga Regional Park.

- *Yellagonga Regional Park Management Plan 2003-13*. The purpose of the DBCA's plan is to provide broad direction for the protection and enhancement of the conservation, recreation and landscape values of Yellagonga Regional Park.

- *Yellagonga Regional Park Improvement Project*. This DBCA project includes a commitment of $8.5m over four years which includes new parking areas, boardwalks, and a mountain bike trail.

Required Approvals

Yellagonga Regional Park is a registered Aboriginal site, and any construction works on the site, including like for like replacement necessitate engagement with Traditional Owners, as required under the *Aboriginal Heritage Act 1972*. The business case will include liaison with Traditional Owners to develop a Cultural Context Document, which is the first step of a section 18 approval process. The remainder of the section 18 approval process will occur after the business case is endorsed and prior to construction commencement.

Stakeholders

There are several key stakeholder groups that need to be considered as part of the project, including:

- Aboriginal groups.
- State Departments (DBCA, Department Planning, Lands and Heritage, Department of Water and Environmental Regulation).
- External Stakeholder Groups – Including the Friends of Yellagonga Regional Park.
- Community (nearby residents).
- Community (other).

Environmental Considerations

Yellagonga Regional Park is an area of high conservation significance with Conservation Category Wetlands and a Class A Reserve. The project will need to ensure it prepares the necessary reports/analysis to ensure environmental compliance, for example but not limited to:

- Environmental impact statement.
- Wetlands buffer determination.
- Previous advice on environmental considerations given to other projects (e.g., Farmers Market).

Land Tenure

Negotiations commenced with the Department of Planning, Lands and Heritage (DPLH) in December 2022. In December 2024 DPLH confirmed they supported the reserve amendments and requested that the State Solicitor's Office formally process the reserve amendments. DPLH have forecasted that formal approval will be provided in September 2025.

Governance

Project Management Framework will be used to manage the project.

Resources

In-house resources will be used as much as possible to complete the business case, some external consultants will be required.

Financial Management

The Strategic Financial Plan (SFP) is the guiding document used by the City to assess affordability of major projects and confirm funding. The project will be included in the SFP when the business case is approved by Council and if the SFP can confirm that the City has financial capacity to afford any one-off investment, either using reserves, municipal funding or as a last resort, borrowings.

OUTCOMES AND OBJECTIVES

The Neil Hawkins Park Redevelopment aims to deliver outcomes that position the park as a flagship destination for the region.

Outcomes

The outcomes of the project are:

- User Experience – Deliver a facility that is safe, inclusive, and welcoming for all, offering exceptional value for the community.
- High Utilisation – Create a vibrant and activated space that attracts year-round visitation.
- Financial Sustainability – Ensure the facility is delivered cost-effectively, and that ongoing costs are sustainable for the City.
- Maximised Social and Economic Impact – Generate measurable social, cultural, and economic benefits, enhancing Joondalup's reputation and quality of life.

Objectives

The following objectives will be used to evaluate the options:

No	Objective	Success Criteria	Measurement
1	Community Amenity Provide a facility that the community enjoy.	Increased patronage.	Measure patronage before and after project completion.
2	Grant Opportunities Optimised The project will maximise the opportunities from State/Federal grants, and advocate proactively for external funding.	Minimises the Capital costs to the City.	The project attracts external funding from more than one grant provider.
3	Environmental Benefits The project enhances the Yellagonga environment	Quality of water entering Lake Joondalup improves. Increased number of local wildlife use the park.	Water quality and wildlife number measurements are taken before and after the project is completed.
4	Aboriginal Culture The sites rich Aboriginal cultural connections are revealed and celebrated.	Input obtained from Aboriginal groups during the business case phase.	Aboriginal requirements are captured in the Cultural Context Document.
5	Social & Economic Return on Investment (SROI) The amenities will provide more benefits than the existing amenities.	The Benefits Cost Ratio (BCR) scores higher than 3.0, indicating that the works are high value.	The BCR is calculated by comparing each dollar of benefit to each dollar of cost, so for this project for each $1 of cost there should be at least $3 of benefits

No	Objective	Success Criteria	Measurement
6	Operating Results The ongoing project costs are minimised through considered design.	The projected operational costs are affordable	The operating impacts of the project are calculated by comparing the new operating results versus the current baseline at the park. The existing baseline operating results are circa $250,000 The operating results comprise: o New Operating Income (if any). o New Operating expenses required to operate and maintain the infrastructure o New Depreciation o Interest on Borrowings The financial impacts will be measured firstly within the business case using the City's standard financial evaluation project model. After completion the operating results will be monitored using the City's standard financial processes and cost codes.
7	Alignment to Yellagonga Integrated Catchment Management Plan and Yellagonga Regional Park Management Plan	Design options align with the Yellagonga Integrated Catchment Management Plan and Yellagonga Regional Park Management Plan	Plans are aligned and approach is broadly supported by the Department of Biodiversity Conservation and Attractions.



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Neil Hawkins Park Boundary

20/02/2025

1:1750



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Lot Boundaries

20/02/2025

1:1750


Q2 2025
April
May
June
Q3 2025
July
August
September
Q4 2025
October
November
December
Q1 2026
January
February
March
Q2 2026
April
May
June
Q3 2026
July
August
September
Q4 2026
October
November
December
Q1 2027
January
February
Project plan
Site and stakeholder design constraint analysis
Retail needs assessment
Concept design options
Community engagement
Design revisions
Financial evaluation and option costing
Option evaluation and recommendation
Document findings and report to Council
Engage a cultural heritage consultant
Identify Traditional Owners
Prioritise obtaining design parameters from Traditional Owners
Continue engagement with Traditional Owners
Prepare a report summarising findings

OBJECTS OF AND REASONS FOR PROPOSED DIFFERENTIAL RATES FOR THE 2025-26 FINANCIAL YEAR

GROSS RENTAL VALUES:

OBJECT

The cents in the dollar ($) for the various differential rates are calculated to provide the shortfall in income required to enable the City to provide necessary works and services in the 2025-26 Financial Year after taking into account all non-rate sources of funding.

REASONS

Residential Improved – the cents in the $ of 5.6945 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years.

Residential Vacant – the cents in the $ of 11.0666 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years and is higher than residential improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

Commercial Improved – the cents in the $ of 7.4868 has been set to ensure that the proportion of total rate revenue derived from commercial property remains consistent with previous years and recognises the higher demand on City infrastructure and services from the activity on commercial property.

Commercial Vacant – the cents in the $ of 11.0666 has been set to ensure that the proportion of total rate revenue derived from commercial property remains consistent with previous years and is higher than commercial improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

Industrial Improved - the cents in the $ of 6.7839 has been set to ensure that the proportion of total rate revenue derived from industrial property remains consistent with previous years and recognises the higher demand on City infrastructure and services from the activity on industrial property.

Industrial Vacant – the cents in the $ of 11.0666 has been set to ensure that the proportion of total rate revenue derived from industrial property remains consistent with previous years and is higher than industrial improved property in an effort to promote development of this category of property thereby stimulating growth and development in the community.

UNIMPROVED VALUES:

OBJECT

The cents in the dollar ($) are calculated to provide the shortfall in income required to enable the City to provide necessary works and services in the 2025-26 Financial Year after taking into account all non-rate sources of funding.

REASON

Residential – the cents in the $ of 1.1399 has been set to ensure that the proportion of total rate revenue derived from residential property remains consistent with previous years.

Rural – the cents in the $ of 1.1380 has been set to ensure that the proportion of total rate revenue derived from rural property remains consistent with previous years.

MINIMUM PAYMENT:

A minimum payment of $935 is applied to Gross Rental Valued residential improved categories in recognition that every property receives some minimum level of benefit from works and services provided.

A minimum payment of $1,021 is applied to Gross Rental Valued commercial and industrial improved rate categories and Gross Rental Valued residential, commercial and industrial vacant rate categories in recognition that every property receives some minimum level of benefit from works and services provided.

A minimum payment of $999 is applied to Unimproved Valued residential and rural rate categories in recognition that every property receives some minimum level of benefit from works and services provided.