



CONFIRMED MINUTES

ORDINARY COUNCIL MEETING

11 JULY 2023

I certify that the minutes of the meeting of the Ordinary Council held on Tuesday, 11 July 2023 were confirmed on Tuesday, 8 August 2023.

A handwritten signature in blue ink, appearing to read "J M Hui", written over a horizontal line.

Presiding Person



**CONFIRMED MINUTES
ORDINARY COUNCIL MEETING
11 JULY 2023**

ATTENTION/DISCLAIMER

The purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Council Member or employee, or on the content of any discussion occurring during the course of the Meeting. Persons should be aware that regulation 10 of the *Local Government (Administration) Regulations 1996* establishes procedures to revoke or change a Council decision. No person should rely on the decisions made by Council until formal written advice of the Council decision is received by that person.

The Shire of Mundaring expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Council Member or employee, or the content of any discussion occurring during the course of the Council Meeting.

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ORDINARY COUNCIL MEETING COUNCIL CHAMBER

1.0 OPENING PROCEDURES

The Presiding Person declared the meeting open at 6.33pm.

Acknowledgement of Country

Shire of Mundaring respectfully acknowledges the Whadjuk people of the Noongar Nation, who are the traditional custodians of this land. We acknowledge Elders past, present and emerging and respect their continuing culture and the contribution they make to the region.

Recording of Meeting

Members of Council and members of the gallery are advised that this meeting will be livestreamed and audio-recorded.

1.1 Record of Attendance

Council Members	Cr James Martin (President) (Presiding Person)	South Ward
	Cr Trish Cook	South Ward
	Cr Luke Ellery (via electronic means) <i>joined at 6.36pm</i>	South Ward
	Cr Paige McNeil (Deputy President)	Central Ward
	Cr Amy Collins (via electronic means)	Central Ward
	Cr Doug Jeans	Central Ward
	Cr John Daw	East Ward
	Cr Claire Hurst	East Ward
	Cr Neridah Zlatnik	East Ward
	Cr Karen Beale	West Ward
	Cr Matthew Corica	West Ward
Staff	Garry Bird	Acting Chief Executive Officer
	Mark Luzi	Director Statutory Services
	Shane Purdy	Director Infrastructure Services
	Mike Pengelly	Acting Director Strategic & Community Services
	Briony Moran	Acting Manager Planning & Environment
	Andrew Bratley	Co-ordinator Strategic Planning
	Liz Nicholls	Governance Co-ordinator
	Pascaline Owens	Governance Officer
	Vanessa Deetlefs	Communications Specialist
	Ana Fernandez	Minute Secretary
Apologies	Nil	
Absent	Nil	
Leave of Absence	Cr Jo Cicchini	West Ward
Guests	Bill Volich	
	Glenys Volich	

**Members of
the Public** 50

**Members of
the Press** Nil

2.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

2.1 Appointment of New CEO – Mr Jason Whiteaker

The President announced the appointment of Mr Jason Whiteaker to the role of Chief Executive Officer and offered Council's congratulations to Mr Whiteaker who will commence his tenure with Shire of Mundaring on Monday 2 October 2023.

Mr Whiteaker brings extensive experience in local government having previously served 10 years as the CEO of the Shire of Northam and 25 years at the Shire of Collier with seven of those at the helm.

2.2 Grant Summary – 1 January to 30 June 2023

In the period 1 January to 30 June 2023, the Shire submitted two funding applications to the total value of \$157,510.

The value of funding received by the Shire in this period was \$157,010.

- Lotterywest – National Volunteer Week Grant - \$4500
- Lotterywest – Darlington Heritage Walk Trail - \$152,510

One application previously pending an outcome has since been approved:

Department of Planning – Local Government Heritage Consultancy Grant
Program – Heritage Framework - \$20,000

2.3 Lotterywest Grant awarded to Darlington History Group

The Darlington History Group (DHG) was presented with a \$152,510 grant by Matthew Hughes MLA to contribute towards Stage 3 of the Darlington Heritage Trail Masterplan on Friday.

The funds will see 31 interpretive signs describing the historical importance and cultural significance installed at 21 sites along the Darlington Heritage Walk Trail. It will also cover the cost of a trail head marker and 31 direction markers.

A circular pathway incorporating a Six Seasons garden will also be constructed, along with two plaques recognising Aboriginal and European history, as part of a Tribute to Early Years recognition area.

2.4 Bilgoman Aquatic Centre a Finalist – WA Aquatic Recreation Industry Awards

The Bilgoman Aquatic Centre was recently a finalist at the WA Aquatic Recreation

Industry Awards in the following categories:

- Watch Around Water Facility of the Year Award
- Aquatic Facility Safety Award
- Aquatic Technical Operator of the Year – Dave Parish

Dave Parish was also recognised for his 45 years of service to the aquatic industry.

2.5 NAIDOC Week Event

The Boya Library's NAIDOC Week Activity was a hit last Friday. Thirty-two children aged from 7 to 12 turned up to take part in an mosaics workshop, designed by Indigenous artist Kerri-Ann Taggart.

For a *craft workshop* for kids, it was the most the Boya Library had hosted, with other children's events of a different type able to accommodate up to 61 kids usually.

2.6 Bill Volich - Volich Waste Services

Volich Waste Services, with Bill Volich at the helm has been a loyal partner of the Shire for almost 50 years. In that time, he has dutifully provided waste services and managed the Shire's waste transfer stations until 15 years ago. His professionalism, cheerful demeanour and dedication have made it a pleasure to deal with Bill and his team. With Bill's decision to retire, Volich Waste concluded its contract with the Shire at the end of June.

The President wished Bill a long and happy retirement and presented him with a certificate of appreciation on behalf of Council in recognition of his remarkable contribution to the Shire of Mundaring.

3.0 DECLARATION OF INTEREST

3.1 Declaration of Financial Interest and Proximity Interests

Elected Members must disclose the nature of their interest in matters to be discussed at the meeting (*Part 5 Division 6 of the Local Government Act 1995*).

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*).

Cr Beale disclosed a direct financial interest in item 9.1.8 (Policy Review - Community Leases – For the Purpose of Consultation) as they are a paid secretary/ treasurer for the Mundaring Sporting Club who hold a lease with the Shire.

3.2 Declaration of Interest Affecting Impartiality

An Elected Member or an employee who has an interest in a matter to be discussed at the meeting must disclose that interest (*Shire of Mundaring Code of Conduct, Local Government (Admin) Reg. 34C*).

Nil

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4.1 Question Taken on Notice - Ordinary Council meeting 13 June 2023 - Alan Baldwin

Question 1

Will Council close the fire access road as it is not a fire season and conduct a full road safety audit on Gill Street and Clifton Road?

Response

The CEO and Director Infrastructure Services met with Mr and Mrs Baldwin onsite near their property on 20 June 2023.

The various concerns expressed by Mr and Mrs Baldwin, including the potential closure of the bushfire access road, were discussed and a commitment made to follow up on these concerns was made.

5.0 PUBLIC QUESTION TIME

15 minutes (with a possible extension of two extra 15 minute periods) are set aside at the beginning of each Council meeting to allow members of the public to ask questions of Council.

Public Question Time is to be conducted in accordance with Shire of Mundaring Meeting Procedures Local Law 2015.

Summary of Question		Summary of Response
John Bell – Mt Helena		
1.	In regards to the LED signage and comments made to the Cultural Advisory Group (CAG) in August 2019 regarding the direction of the LED signage: Why did the officer make these comments and specifically when and how did the Council authorise this change in direction?	Question taken on notice.
2.	Who were the electors that were mentioned by the officer?	Question taken on notice.
3.	When did the officer avoid consulting with the ratepayer groups?	Question taken on notice.

4.	Why were the ratepayer groups only consulted on the position in parks immediately prior to the signs being installed?	Question taken on notice.
5.	Does the officer agree there are no records of any of the consultation that may have taken place with electors and Council in the period February to August 2019?	Question taken on notice.
6.	In regards to whether records exist of the CAG meeting held in August 2019: Has the CEO misled ratepayers?	Question taken on notice.

Jacqueline Softly - Mundaring

1.	<p>In regards to the SP81 vegetation survey, specifically in relation to black cockatoo habitat trees.</p> <p>Why did the Shire recommend that a DBH [Diameter and Breast Height] greater than 800mm be used in the habitat survey and not greater than 500mm DBH in line with the EPBC [Environmental Protection and Biodiversity Conservation] Guidelines?</p>	<p>Acting Manager Planning & Environment advised that the State and Commonwealth legislation protecting the habitat for threatened species is administered by those responsible State and Commonwealth agencies. The Shire is not a decision maker for those State and Federal approvals but does often make proponents of developments aware of the requirements under those acts and those referral guidelines. Where there is development proposed on Residential zoned land we prioritise the protection of the oldest and most significant trees, in particular if they have already formed hollows. Where there are a large number of habitat trees we place a greater priority on the oldest and most significant trees. It is not clear that the consultant requested advice from the Shire but it was accepted with the structure plan materials to just map the trees that were over 80cm because there were so many.</p>
2.	Would you agree that if a DBH of greater than 500mm had been used for the habitat trees survey for SP81, the consultant would have recorded substantially more black cockatoo habitat trees that are identified as such according to the federal guidelines?	Acting Manager Planning & Environment answered yes to the question.

Peter Brazier – Mundaring

1.	In regards to SP81: DFES is insisting that the Structure Plan is modified to include a perimeter road in order to provide better separation for future developments and	Acting Manager Planning & Environment advised the recommendation from DFES referred to a recommendation within the Planning for Bushfire Protection
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	<p>surrounding bushfire prone vegetation, this modification will fundamentally change the development layout.</p> <p>How can Council make an informed decision on this Structure Plan without seeing what the new site layout is including a perimeter road?</p>	<p>Guidelines that new development be separated from a hazard area by a perimeter road. It's not clear from the comments from DFES if they definitely require a perimeter road be included as part of a revised plan; it could be that a revised bushfire management plan provides a clearer justification for why a perimeter road is not appropriate or could not be provided in this case.</p>
2.	<p>In regards to the Parks and Wildlife letter to the Shire of page 503 of this agenda:</p> <p>Why did the Shire officer's report omit paragraphs 1, 2 and 4 of the letter yet included paragraph 3 which only references that "trees with suitable hollows will be felled outside of bird's breeding season or when chicks have fledged"?</p>	<p>Acting Manager Planning & Environment advised that the reference to the submission from the Department of Biodiversity, Conservation and Attractions immediately preceding the paragraphs in the officer report refers to the full submission which is attached as one of the appendices, which is available to Council. It is my understanding that the officer extracted the sections that most clearly related to the officer recommendations.</p>

Debbie Brazier - Mundaring

1.	<p>The first question relates to R5 Zoning which allows for dwellings on a minimum half acre 2000sqm blocks.</p> <p>For R5 Residential Design Code is it a statutory requirement that blocks are 2000 sqm or can they be larger?</p>	<p>Director Statutory Services advised that under the R5 zoning the minimum lot size is 2000sqm and there is no maximum size. The only alteration to that would be for the Western Australian Planning Commission (WAPC) can vary lot sizes by approximately 5% under special circumstances.</p>
2.	<p>Is there any reason the developers couldn't have chosen an acre as their minimum block size?</p>	<p>Director Statutory Services advised the zoning allows for 2000sqm, if the developers were to double the lots sizes it would allow for potential future subdivisions of those blocks if the future owners wished to do so.</p>

Carol Guzder - Mundaring

1.	<p>Regarding the alternate fire breaks suggested in SP81 proposal:</p> <p>During the development stage who would provide oversight to ensure the perimeter trees were retained as stated? After the houses were built, what protection would there be to prevent the removal of the perimeter trees by the landowners?</p>	<p>Acting Manager Planning & Environment advised there are provisions under Local Planning Scheme 4 (LPS4) to continue to protect significant trees that were identified at the time of subdivision. In addition to the requirements that can be put in place in the details of a Structure Plan, there is a standard condition of subdivision that requires that</p>
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		<p>the developer identifies significant trees and vegetation prior to undertaking the subdivisional works to the satisfaction of the local government and then the local government has authority to ensure the conditions of the subdivision have been met. Typically, once a subdivision approval has been issued by the State, the Shire's environmental officers would meet with the developers and their representatives onsite and physically tag and mark out the trees to be retained that is accordance with a landscape plan. The developer is responsible for ensuring the site works don't interfere with those trees.</p> <p>In regards to the future landowners being able to remove the trees, if the tree is on private land and it was identified for protection at the time of subdivision it is protected through the Local Planning Scheme. There is a process for landowners to apply for planning approval to remove a tree but there needs to be significant justification. There are exceptions where a tree poses an immediate threat to life and property.</p>
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At 6:58 pm, Cr Corica left the meeting.

At 7:00 pm, Cr Corica returned to the meeting.

COUNCIL DECISION		C1.07.23	
MOTION			
Moved by	Cr Cook	Seconded by	Cr Hurst

That in accordance with clause 4.3(13) of the *Shire of Mundaring Meeting Procedures Local Law 2015* Public Question Time be extended by a further 15 minutes.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Summary of Question		Summary of Response
Eric Smith – Glen Forrest		
1.	Will Council switch off the LED signage until the Signage Strategy is presented to the community and Residents and Ratepayers Associations for discussion and a response?	Acting CEO advised that Council hasn't resolved to switch off the signs at this point in time however it would be an option for Council to consider, if they wished to do so.
2.	When is it planned for a written letter to be sent of the verbal response provided at the 13 June Ordinary Council meeting about the Glen Forrest pump track?	Director Infrastructure advised that a letter has been sent to the Glen Forrest Resident and Ratepayers Associations as requested at the 13 June Ordinary Council meeting.
3.	Where is my copy of the written response?	Director Infrastructure Services advised the written response was only requested for the Glen Forrest Resident and Ratepayers Association. However a copy can also be provided to Mr Smith.
Terry Smith - Mundaring		
1.	Why is it being recommended that Gill Lane be turned into a public through road in the Shire's recommendation to SP81?	Acting Manager Planning & Environment advised that there were a number of submissions that raised concerns about emergency access to the site, in particular the current width and standard of Gill Lane. As it's part of the road connections that are recognised as a legacy bushfire issue from previous subdivision, the planning officers came to the decision that it was better to refer to Gill Lane as a public road given that there is further subdivision potential along that road and as land it subdivided it is likely that road widening would occur.
2.	Is this despite the fact that the officer's report also stated that it would be best kept as only an emergency access and not as through road because of the potential of the rat-run from the western and northern parts of Parkerville's access to the township?	Acting Manager Planning & Environment advised that the Shire has a Bushfire Area Access Strategy which identifies certain roads that have been created in past subdivisions, when bushfire planning was not at the stage it currently is now, and it is recognised that a greater number of road connections gives people more opportunities to exit in the event of an emergency. The Shire also recognises that bushfire safety takes precedence over amenity and although it has been a narrow road in the past and people have become accustomed to the current state of it, the recommendation is that is included and widened over time.

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL DECISION MOTION		C2.07.23	
Moved by	Cr Cook	Seconded by	Cr Hurst

That Cr Cicchini be granted leave of absence from all meetings of Council held between 11 July to 21 July 2023 (inclusive).

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

COUNCIL DECISION MOTION		C3.07.23	
Moved by	Cr Jeans	Seconded by	Cr Daw

That Cr Corica be granted leave of absence from all meetings of Council held between 12 July to 8 September 2023 (inclusive).

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

COUNCIL DECISION MOTION		C4.07.23	
Moved by	Cr Zlatnik	Seconded by	Cr Hurst

That Cr Beale be granted leave of absence from all meetings of Council held between 4 August to 21 August 2023 (inclusive).

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

7.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL DECISION RECOMMENDATION		C5.07.23	
Moved by	Cr Jeans	Seconded by	Cr Zlatnik

That:

1. the Minutes of the Ordinary Council Meeting held 13 June 2023 be confirmed; and
2. the Minutes of the Special Council Meeting held 6 July 2023 be confirmed.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

8.0 PRESENTATIONS

8.1 Deputations

John Bell	Item 9.1.2 – AEM Decision 3 – New Policy Access to Records & Information
Simon O'Hara	Item 10.1 – Structure Plan 81
Simon Cherriman	Item 10.1 – Structure Plan 81
Una Bell	Item 10.1 – Structure Plan 81
Richard Stuart	Item 10.1 – Structure Plan 81

COUNCIL DECISION MOTION		C6.07.23	
Moved by	Cr Cook	Seconded by	Cr Daw

That in accordance with clause 4.6(4) of the *Shire of Mundaring Meeting Procedures Local Law 2015* Deputations be extended by a further 15 minutes.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Jacqueline Softly Item 10.1 – Structure Plan 81

Martin Softly Item 10.1 – Structure Plan 81

COUNCIL DECISION MOTION	C7.07.23
Moved by Cr Zlatnik Seconded by Cr Hurst	

That in accordance with clause 4.6(4) of the *Shire of Mundaring Meeting Procedures Local Law 2015* Deputations be extended by a further 15 minutes.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Peter Brazier Item 10.1 – Structure Plan 81

Debbie Brazier Item 10.1 – Structure Plan 81

Emma Eltringham Item 10.1 – Structure Plan 81

At 7:38 pm, Cr McNeil left the meeting.

At 7:40 pm, Cr McNeil returned to the meeting.

8.2 Petitions

Nil

8.3 Presentations

Nil

Change of Order of Business

COUNCIL DECISION MOTION	C8.07.23
Moved by Cr Jeans Seconded by Cr McNeil	

That Item 10.1 be considered before item 9.0.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

In accordance with Council Decision C8.07.23 this item was considered following Item 10.1.

9.0 REPORTS OF COMMITTEES

9.1 Reports of Governance Committee 19 June 2023

9.1.1 Annual Electors' Meeting 8 March 2023 - Decision 7: New Policy - Display Cabinets for Sporting Clubs

File Code	GV.OPP 01
Author	Kirk Kitchin, Manager Recreation & Leisure
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

An elector's motion was presented at the Annual Electors' Meeting held 8 March 2023 "to develop directions on policy regarding display cabinets for sporting club's trophies and/or memorabilia".

BACKGROUND

At the Annual Electors Meeting held 8 March 2023, a motion (AEM2023.03.09) was presented to "develop directions on policy regarding display cabinets for the sporting club trophies or for memorabilia. Eg. Elsie Austin where two walls are all windows, the closets take up the third wall and the kitchen window takes up a good portion of the other wall".

At the Ordinary Council Meeting held on 11 April 2023, the following advice was provided to Council:

'As per the Local Government Act 1995, 2.7 (2b) one role of Council is to determine the local government's policies.

As such, Council could form the view that development of a policy regarding display cabinets for sporting clubs could be referred to the Governance Committee for consideration, prioritisation and subsequent recommendation to Council. A policy would need to consider the requirements of all users of a facility as well as deal with the issues that having cabinets would likely create (for example, reduction in available floor space; security and insurance of contents; construction; maintenance; liability; and operation).

It may also be problematic to have one policy that provides one set of guidelines for the wide variety of facilities this may affect. The facilities vary in their size, wall space, design, and use.

Alternatively, Council could form the view that displays cabinets for sporting clubs is an operational matter and suggest that clubs in the first instance make their requests direct to Shire staff, outlining their ideas / desired outcomes and see what can be done to achieve this at their respective facility'.

The officer's recommendation was for the motion to be noted, with clubs encouraged to directly contact the Shire with their requests.

Council decision C7.04.23 determined that Council receive a report from the CEO at the May 2023 Ordinary meeting of Council advising Council when further advice in regards to AEM2023.03.09 decision could be provided. Subsequently, at the Ordinary Council Meeting held 9 May 2023, it was resolved (C16.05.23) that this matter be presented to the Governance Committee in the form of a report to the June 2023 committee meeting on the basis that the Governance Committee has responsibility for the development and review of Council policies for presentation to Council.

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 of the *Local Government Act 1995* provides the role of council in relation to the determination of policies:

- (1) *The council —*
 - (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

POLICY IMPLICATIONS

The "Policy Development and Review Policy" provides guiding principles as follows:

Each policy developed or reviewed is to be assessed against the below guiding principles.

A policy may be developed where there is either complexity or lack of clarity in one or a combination of the following circumstances:

- a. *legislative requirement*
- b. *new or changing industry and organisational standards*
- c. *to meet the Shire's strategic objectives*
- d. *community need or expectation*
- e. *advocacy on issues that Council considers to be significant*
- f. *as a result of a Council resolution.*

Policies should result in:

- *clarity and consistency in decision making*
- *improved efficiency and effectiveness*
- *improved customer and community outcomes.*

A policy is not to be initiated if it does not address the listed circumstances or will not achieve the listed results. Alternative document formats may be considered.

The proposed policy as outlined by the decision made at the annual Electors' Meeting does not meet the requirements/criteria to warrant the development of a policy. As such, it is recommended that no further action be taken.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Reputation It could be damaging to the Shire's reputation if a resolution of no further action on this item been seen by community as the Shire not supporting sporting the display of sporting group's memorabilia in its community facilities.		
Likelihood	Consequence	Rating
Unlikely	Minor	Low
Action / Strategy		
Communicate to sporting clubs the current opportunities available to display memorabilia and provide advice to the clubs to make requests to Shire staff for other opportunities to display memorabilia.		

EXTERNAL CONSULTATION

Nil

COMMENT

Should it be determined that Council proceed with the consideration of a policy to address the contents of display cabinets and memorabilia, contrary to the provisions of the Shire's "Policy Development and Review Policy" and the officer recommendation, an alternative approach for Council to consider is as follows:

"That Council, in regards to Decision 7 (AEM 2023.03.09):

To develop directions on policy regarding display cabinets for the sporting club trophies or for memorabilia. Eg. Elsie Austin where two walls are all windows, the closets take up the third wall and the kitchen window takes up a good portion of the other wall.

refers the item to the Governance Committee to be scheduled in the Governance Committee Work Plan, which is to be reviewed following the 2023 local government ordinary election."

VOTING REQUIREMENT

Simple Majority

At 9:26pm, Cr Cook left the meeting.
At 9:30pm, Cr Cook returned to the meeting.

RECOMMENDATION

That Council, in regards to Decision 7 (AEM 2023.03.09):

To develop directions on policy regarding display cabinets for the sporting club trophies or for memorabilia. Eg. Elsie Austin where two walls are all windows, the closets take up the third wall and the kitchen window takes up a good portion of the other wall.

notes the AEM Decision and determines that no further action be undertaken in regard to the development of a policy, with clubs encouraged to contact the Shire with such requests regarding display cabinets.

– Annual Electors' Meeting 8 March 2023 - Decision 7: New Policy - Display Cabinets for Sporting Clubs

COUNCIL DECISION	C9.07.23
COMMITTEE RECOMMENDATION	GC1.06.23
Moved by	Cr McNeil
Seconded by	Cr Hurst

That Council, in regards to Decision 7 (AEM 2023.03.09):

To develop directions on policy regarding display cabinets for the sporting club trophies or for memorabilia. Eg. Elsie Austin where two walls are all windows, the closets take up the third wall and the kitchen window takes up a good portion of the other wall.

notes the AEM Decision and determines that no further action be undertaken in regard to the development of a policy **as it does not meet the criteria of the “Policy Development and Review Policy”**. Clubs are encouraged to contact the Shire with such requests regarding display cabinets.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

9.1.2 Annual Electors' Meeting 8 March 2023 - Decision 3: New Policy - Access to Records and Information Policy

File Code	GV.OPP 01
Author	Elizabeth Nicholls, Governance Co-ordinator
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

An elector's motion was presented at the annual Electors' Meeting held 8 March 2023 to develop a policy providing information on how records may be accessed and what documents are available to members of the public.

BACKGROUND

At the Annual Electors Meeting held 8 March 2023, a motion (AEM2023.03.09) was presented "*That Council considers adopting an Access to Records and Information Policy.*

That the Policy developed will ensure:

- *Elected Members Statutory access to records is quite clear and it will implement the objectives of the Local Government Act to have greater community participation in the decisions and affairs of Local Governments.*
- *greater accountability for Local Government to Elected Members and their communities*
- *that no contracts will be entered into where the supplier attempts to impose Commercial in Confidence clauses that would hinder community access to the terms and conditions of any awarded contract (This may be included in the Procurement Policy)*
- *that all records held by the Council are public records, unless decided otherwise by Council, noting that the CEO can mark a document confidential but that decision must be sent to Council for review.*
- *all the Local Government records and information are accessible by Elected Members unless access is restricted by a Court, Tribunal or Council absolute majority or express written law.*
- *all Local Government Contracts are accessible by Elected Members without fetter as prescribed by the Local Government Act. S5.92(2)*
- *requests for access to records by the Community will only be refused by the CEO if the information requested is not a Public Record by written law or Court or Tribunal order or Council resolution.*
- *that Council requires a monthly summary of requests received and the decision made by the CEO and the reasons for any refusal.*
- *that where the CEO requires an application for a record to make a FOI request then the CEO must first comply with this Policy as to the public release of a record.*
- *refunded any fees charged where Council or other decision maker decides the record or information is a public record."*

At the Ordinary Council Meeting held on 11 April 2023, the following advice was provided to Council:

The scope of the proposed 'Access to Records and information Policy' is generally captured by existing legislation, regulations and Shire documents. This includes but is not limited to:

- *State Records Act 2000 (the Shire is a government organisation for the purposes of the State Records Act 2000)*
- *Local Government Act 1995 (what is required to be published on the official website and what cannot be published [s. 5.96A] and what information can be accessed by council and committee members [s. 5.92])*
- *Local Government (Administration) Regulations 1996 (what information is available for public inspection [r. 29] and limits on the right to inspect public documents [r.29A])*
- *Records Keeping Plan (information and documents are held in the Shire's electronic and paper-based systems and are managed in accordance with the Shire's Record Keeping Plan)*
- *Freedom of Information Statement (lists documents available outside the Freedom of Information Act 1992 either online or by inspection)*
- *Shire of Mundaring Governance Framework (provision of information to council members to make a considered and informed decision).*

The Local Government Act 1995 also prescribes the specific circumstances by which a matter is deemed to be confidential and further, while the Privacy Act 1988 (Cwlth) does not apply to WA local governments, the Shire does try to adhere to its principles wherever possible and reasonable.

Additionally, the current local government reforms being introduced by the WA Government will apply further requirements for the Shire to have certain information publically available. Based on information included in the Explanatory Memorandum for the Local Government Amendment Bill 2023, this may include provisions in the regulations to publish:

- *Chief Executive Officer Key Performance Indicators;*
- *a register of leases the local government is party to;*
- *a register of grants and sponsorship given by a local government;*
- *a register of all the contracts for goods and services the local government has entered into; and*
- *registers of matters relating to the function of the local government under the Planning and Development Act 2005.*

*These reforms will also contain a requirement for a Communication Agreement to be agreed between Council and the CEO, that will "clearly specify the information that is to be provided to councillors, how it will be provided, and the timeframes for when it will be provided".**

**source Full reform Proposals – Department of Local Government, Sport and Cultural Industries website.*

Some items listed in the proposed scope of the policy may be inconsistent with State or federal law. For example, a requirement that all records are public documents unless determined by Council and that the CEOs decision to mark a document confidential is to be reviewed by Council may be considered contrary to section 5.95 of the Local Government Act 1995.

The officer's recommendation was that the motion be noted and no further action taken, as the proposed policy would duplicate existing legislative requirements for council members and members of the public accessing local government information and, in some cases, would conflict with existing and proposed legislation.

Council decision C7.04.23 was for Council to receive a report from the CEO at the May 2023 Ordinary meeting of Council advising when further advice in regards to AEM2023.03.09 decision can be provided.

Subsequently at the Ordinary Council Meeting held 9 May 2023 it was resolved (C16.05.2023) that this decision be presented to the Governance Committee in the form of a report to the June 2023 committee meeting, on the basis that the Governance Committee has responsibility for the development and review of Council policies for presentation to Council.

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 of the *Local Government Act 1995* provides the role of council in relation to the determination of policies:

- (1) *The council —*
 - (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

POLICY IMPLICATIONS

The "Policy Development and Review Policy" provides guiding principles as follows:

Each policy developed or reviewed is to be assessed against the below guiding principles.

A policy may be developed where there is either complexity or lack of clarity in one or a combination of the following circumstances:

- a. *legislative requirement*
- b. *new or changing industry and organisational standards*
- c. *to meet the Shire's strategic objectives*
- d. *community need or expectation*
- e. *advocacy on issues that Council considers to be significant*
- f. *as a result of a Council resolution.*

Policies should result in:

- *clarity and consistency in decision making*
- *improved efficiency and effectiveness*
- *improved customer and community outcomes.*

A policy is not to be initiated if it does not address the listed circumstances or will not achieve the listed results. Alternative document formats may be considered.

The proposed policy as outlined by the decision made at the annual Electors' Meeting does not meet the requirements/criteria to warrant the development of a policy. As such, it is recommended that no further action be taken.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Compliance: The development of a policy addressing each item listed in Decision 3 could be contrary to various legislated requirements for the provision of records and access to documents.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
That a policy not be developed in response to Decision 3 (AEM 2023.03.05) with documents held by the Shire to continue to be made available in accordance with legislation, regulations and Shire practices.		

Risk: Reputation: Documents held by the Shire being provided to external parties in a manner that is not consistent with legislation may result in a perception that the Shire is not maintaining the privacy of their residents and ratepayers.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
That documents held by the Shire are provided in accordance with legislation, regulations and Shire practices.		

Risk: Financial: Should Council resolve to develop a policy addressing each item listed in Decision 3, there would be unknown and potentially significant staffing and resource implications to administer the policy.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
That a policy not be developed in response to Decision 3 (AEM 2023.03.05) with documents held by the Shire to continue to be made available in accordance with legislation, regulations and Shire practices.		

EXTERNAL CONSULTATION

Nil

COMMENT

Decision 3 provides that the proposed policy is to include a provision that the Shire is to refund any fees should a record be publically available and that documents must first be considered for release outside of the *Freedom of Information Act 1992* (FOI Act). This is one of the key principles of the FOI Act and the current practice by the Shire.

To facilitate access for interested members of the community, there are a significant number of documents available on the Shire's website or available for inspection.

This includes (but is not limited to):

- Annual Budgets, Financial Statements and Fees and Charges
- Annual Reports
- Business Plans (prepared under Section 3.59 of the Act)
- Council Policies
- Delegations Register
- Council Members Expenses Register (from 2020/2021)
- Council Members Training Register (from 2019)
- Fees and Charges (prepared in accordance with section 6.16 of the Act)
- Financial Interests Register
- Gifts Register
- Local Laws
- Local Planning Strategy and Scheme
- Meeting documents (agendas and minutes for Council, Committee and Electors' Meetings)
- Complaints and Minor Breaches Register
- Plans (including Strategic Community Plan, Corporate Business Plan, Disability Access and Inclusion Plan, Internal Audit Plan and Emergency Management Plan)
- Returns Register (with Primary and Annual Returns available for inspection)
- Tender Register

Additionally, the FOI Act provides the public a right to access documents held by the Shire, subject to some limitations. When applications are received in accordance with the FOI Act, there are specific clauses within the legislation that must be considered and where necessary, views are sought from third parties prior to the release of documents.

There is strong public interest that individuals within the Shire (residents, ratepayers, contractors, businesses etc.) are able to exercise their right to submit an application, request a service, provide comment or make a complaint or objection. It could be reasonably expected that when the Shire is contacted by individuals, it is on the basis of confidentiality and documents held by the Shire being released to external parties could constitute a real or perceived breach of privacy.

If a policy was to be developed stipulating that all Shire documents are to be made available, it is likely that people would be hesitant to advise the Shire of their concerns or participate in consultation or engagement processes in the future. Given the Shire is often required to seek the views of third parties, either as a legislative requirement or in accordance with the Shire's "Community Engagement Policy", this could prove detrimental to the operations of the Shire. Seeking the community's views in a transparent and secure way is required to inform good decision making.

In addition to the *State Records Act 2000*, the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* which outline documents to be publically available and the responsibilities for the Shire's management of information and records, the State Government has recently announced that Privacy and Responsible Information Sharing (PRIS) legislation will be introduced across the public sector, including local

governments. The PRIS legislation is proposed to include the introduction of Information Privacy Principles; rules that guide the collection, use, disclosure and handling of personal information. PRIS legislation will provide a statutory mechanism for WA public sector agencies (including the Shire) to share information only when adhering to stringent standards for risk assessment, decision making, governance and transparency. The policy proposed by Decision 3 requiring that that all records held are public records, unless decided otherwise by Council, appears to be at odds with the proposed PRIS legislation.

It remains the advice of officers that Council, in responding to Decision 3 AEM 2023.03.05, notes the motion but takes no further action.

Noting it would be contrary to the advice of officers and to the provisions of the Shire's "Policy Development and Review Policy", should Council wish to proceed with the consideration of a policy providing information on how records may be accessed and what documents are available to members of the public, an alternate approach would be for Council to consider the following:

"That Council, in regards to Decision 3 (AEM 2023.03.05):

Decision 3: Council consider adopting an Access to Records and Information Policy

refers the item to the Governance Committee for scheduling in the Governance Committee Work Plan which is to be reviewed following the 2023 local government ordinary election."

VOTING REQUIREMENT

Simple Majority

At 9:30 pm, Cr Hurst left the meeting.

RECOMMENDATION

That Council, in regards to Decision 3 (AEM 2023.03.05):

Decision 3: Council consider adopting an Access to Records and Information Policy

notes the AEM decision and determines no further action is to be undertaken.

COUNCIL DECISION		C10.07.23	
COMMITTEE RECOMMENDATION		GC2.06.23	
Moved by	Cr McNeil	Seconded by	Cr Zlatnik

That Council, in regards to Decision 3 (AEM 2023.03.05):

Decision 3: Council consider adopting an Access to Records and Information Policy
notes the AEM decision and determines no further action is to be undertaken, **on the basis of proposed legislative reforms to the *Local Government Act 1995* and the introduction of privacy and responsible information sharing legislation will have significant implications for the policy proposed by Decision 3.**

CARRIED 10/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Cr Hurst left the meeting prior to the recommendation being voted on and did not vote.

At 9:33 pm, Cr Hurst returned to the meeting.

9.1.3 New Policy and Communication Plan - Committees, Advisory Groups, Representatives Meetings and Working Groups

File Code	GV.OPP 01
Author	Elizabeth Nicholls, Governance Co-ordinator
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Draft Committees, Advisory Groups, Representatives Meetings and Working Groups Policy ↓2. Communication Plan - Committees, Advisory Groups, Representatives Meetings and Working Groups Policy ↓3. Appendix 1 - Sample Recommendations - Committees, Advisory Groups, Representatives Meetings and Working Groups Policy ↓4. Appendix 2 - Sample Terms of Reference - Committees, Advisory Groups, Representatives Meetings and Working Groups Policy ↓5. Appendix 3 - Sample Charter - Committees, Advisory Groups, Representatives Meetings and Working Groups Policy ↓

SUMMARY

A “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” and has been drafted (**Attachment 1**) and is presented to the Governance Committee (the Committee) for its consideration and recommendation to Council for adoption.

There are external members appointed to committees, advisory groups, representative meetings and working groups (collectively ‘groups’). As such, a communication plan (**Attachment 2**) has been prepared for the Committee to recommend endorsement by Council to inform current members of how the proposed “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” will affect their membership to the groups.

BACKGROUND

The Shire has a number of groups that have been established to seek feedback on various matters. These groups provide a mechanism for facilitating and improving community participation with opportunities for members of the community and subject matter experts to be actively involved in the Shire’s decision making processes.

Previously, details of committees and advisory groups were included in the Governance Framework. When reviewing the Governance Framework it was considered that a policy would be the more appropriate mechanism to capture the information relating to the establishment and composition of the groups.

Current committees established by the Shire under section 5.8 of the *Local Government Act 1995* (the Act) include:

- Audit and Risk Committee (required under the Act)

- Australia Day Citizenship Awards Committee
- CEO Performance Review Committee
- CEO Recruitment Committee
- Environmental Advisory Committee
- Governance Committee
- Grants Selection Committee

Current advisory groups established by the Shire include:

- Cultural Advisory Group
- Inclusion and Disability Access Advisory Group
- Youth Advisory Group
- Darlington Community Recreation Advisory Group

Current representative meetings established by the Shire include:

- Tennis Courts Representatives Meeting
- Mount Helena Recreation and Aquatic Centre Representatives Meeting

Current working groups established by the Shire include:

- Economic Development and Tourism Informing Strategy Reference Group
(recommendation to disband group included in report presented to the June 2023 Ordinary Council Meeting).
- Reconciliation Action Plan Working Group

In addition to the groups listed above, there are a number of groups to which council members or Shire employees have been appointed. Committees established under an alternative head of power and administered by the Shire are to follow the general principles of this policy if the head of power is silent. Other committees, management boards and groups formed and operated by organisations external to the Shire are not subject to the requirements of this policy even if they have members who are council members or employees appointed to represent the interests of the Shire.

At the 15 May 2023 Governance Committee informal meeting, a policy review cover note was presented to the Committee to seek feedback and inform the writing of the draft policy.

Following each ordinary local government elections all previous appointments on committees are declared vacant in accordance with section 5.11 of the Act. Advisory groups, representatives meetings and working groups have all previous appointments declared vacant consistent with the principles of the Act. The next ordinary local government election is scheduled to be held on Saturday 21 October 2023.

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 of the Act provides the role of council in relation to the determination of policies:

(1) *The council —*

- (a) *governs the local government's affairs; and*
- (b) *is responsible for the performance of the local government's functions.*

(2) *Without limiting subsection (1), the council is to —*

- (a) *oversee the allocation of the local government's finances and resources; and*
- (b) *determine the local government's policies.*

Part 5, Subdivision 2 provides for committees including establishment and appointment of members. Part 5 Subdivision 3 of the Act provides for the quorum, voting, decisions and minutes of committees. The *Local Government (Administration) Regulations 1996* also make provisions in regards to committees.

Advisory groups, representatives meetings and working groups are held in keeping with the principles of the legislation.

POLICY IMPLICATIONS

The “Policy Development and Review Policy” relates.

The “Code of Conduct for Council Members, Committee Members and Candidates” includes provisions of how council members and committee members are to conduct themselves.

A new policy will be created if adopted by Council.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Governance

- Comply with relevant policy, legislation, regulation, criteria and guidelines.

RISK IMPLICATIONS

Risk: Compliance: the Shire does not establish committees in a consistent manner ensuring the committees function in accordance with the Act and associated regulations.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
That committees be established and function in accordance with legislation, with the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” adopted to provide additional clarity.		

Risk: Reputation: groups do not function in a transparent manner with clear decision making processes consistent with the groups Terms of Reference or Charter as applicable.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” be adopted and adhered to by all groups.		

Risk: Reputation: external members are not appointed in an open and accountable manner.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” be adopted and applications for external members be sought in a consistent manner. That applications for external members be assessed against selection criteria included in the groups adopted Terms of Reference or Charter as applicable.		

Risk: Reputation: external members are not aware of the proposed “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” and the possible implications on how groups function and membership following the 2023 local government ordinary election.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The proposed communications plan is endorsed with current external members advised accordingly.		

EXTERNAL CONSULTATION

Feedback received from the Governance Committee members has been used to inform the drafting of the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy”. This includes feedback from council members currently appointed to groups.

The communication plan provides information on how the current members will be advised of the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy”. Officers who provide administrative support to the groups, with assistance from the Governance team, will liaise with current external members appointed to groups advising of the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy”.

COMMENT

The “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” has been developed encompassing aspects of legislation, provisions in advisory group policies from the City of Vincent, City of Geraldton and Town of Victoria Park and formalising the Shire’s current practices.

For consistency in establishing groups, the objectives of each group and the appointment of members, sample recommendations have been provided as an appendix (**Attachment 3**). In addition, provisions have been included in the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” on how nominations from community members will be presented to Council to maintain confidentiality. Upon consideration by Council, the names of external members appointed to the groups will be included in the resolution and listed on the Shire’s website. Currently, only committees are listed on the Shire’s website. In keeping with the policy, the Shire’s website be updated to list advisory groups and representatives meetings with details of their membership and endorsed Charters.

Sample Terms of Reference and Charters are provided as appendices to the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” (**Attachment 4 and 5**). Due to the number of groups supported by directorates across the Shire, there have been instances where best practice has not been consistently applied between groups that are not formally bound by legislation (i.e. advisory groups, representative meetings and working groups). This has resulted in uncertainty of how items are to be presented and what groups can recommend/advise Council. A review will be undertaken of all current groups Terms of Reference and Charters to ensure the function and responsibilities of each group is clearly articulated.

Anecdotal feedback has been provided that external members appointed to committees have expressed frustration that committee meetings are held in a formal manner, which is considered to be restrictive on how the committee functions and how advice is provided by members. However, what can be seen as ‘red tape’ is required by legislation, as committees are established and function in accordance with the Act and associated regulations. Additionally, some of the amendments to the Act and regulations include additional provisions for committees (for example, attendance by electronic means) with further changes anticipated.

To provide clarity on the different characteristics of the groups and what are legislated requirements, a table has been included in the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” with subheadings for:

- Establishment
- Delegation/ Powers
- Remuneration
- Membership
- Appointment
- Presiding Member
- Conduct
- Meetings
- Quorum/ Voting
- Recording
- Reporting
- Changes to Terms of Reference/ Charter
- Disband

As included in the communication plan, the below timeline is proposed. The exception to the timeline is the review of the Audit and Risk Committee Terms of Reference and the advertising and appointment of external member vacancies due to the statutory requirements of appointing external members.

19 June 2023	“Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” presented to the Governance Committee for endorsement (this meeting).
11 July 2023	Governance Committee recommendation considered by Council.
July/August 2023	Officers commence review of current groups’ Terms of Reference and Charters, using sample documents. Current external members advised of the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” and implications for the groups and membership.
Post 2023 local government ordinary election	Items to be presented to Council to consider the structure of current groups, with draft Terms of Reference and Charters (as applicable) for adoption/endorsement. Council members appointed to committees by Council.
November 2023	External member positions advertised for nomination.
December 2023/ January 2024	Applications considered and external members appointed by Council.

Note: if the proposed Committees and Advisory Groups Policy is not endorsed by the Governance Committee or Council, or if there are significant changes required, there will not be sufficient time for the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” to be adopted prior to the 2023 local government ordinary election.

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That Council:

1. Adopts the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” (**Attachment 1**); and
2. Endorses the communication plan (**Attachment 2**) to be utilised for the purpose of advising of community members that the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” has been adopted.

COUNCIL DECISION		C11.07.23	
COMMITTEE RECOMMENDATION		GC3.06.23	
Moved by	Cr Ellery	Seconded by	Cr Zlatnik

That Council:

1. Adopts the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” (**Attachment 1**) **subject to the following amendments:**
 - a. The second dot point under item 4.6 Characteristics of Groups – Appointment – External Member be updated to state:
“Advertising is to be in keeping with the principles of local public notice as defined by the Act **and the “Community Engagement Policy”**; and
 - b. Under the last paragraph of item 4.2, add **“Where extraordinary circumstances arise;”**
2. Endorses the communication plan (**Attachment 2**) to be utilised for the purpose of advising of community members that the “Committees, Advisory Groups, Representatives Meetings and Working Groups Policy” has been adopted; and
3. **Notes a review of current committees, advisory groups, representatives meetings and working groups will be undertaken prior to October 2023 election.**

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

2.X COMMITTEES, ADVISORY GROUPS, REPRESENTATIVES MEETINGS AND WORKING GROUPS

Responsible Directorate	Corporate Services
Responsible Service Area	Governance
Adopted	<month/ year> Council resolution #
Local Law Ref	Meeting Procedures Local Law 2015
Procedure Ref	N/A

1. PURPOSE

Council has established a number of committees, advisory groups, representatives meetings and working groups as a mechanism for facilitating and improving community participation in the Shire's decision-making processes.

This policy provides guidance for the establishment, appointment, remuneration, operation and reporting of the Shire's committees, advisory groups, representatives meetings and working groups.

2. SCOPE

This policy is relevant to committees established under section 5.8 of the Act. This policy is also relevant to advisory groups, representatives meetings and working groups established by the Shire.

Committees established under an alternative head of power and administered by the Shire are to follow the general principles of this policy if the head of power is silent. Other committees, management boards and groups formed and operated by organisations external to the Shire are not subject to the requirements of this policy even if they have as members, council members or employees appointed to represent the interests of the Shire.

This policy will be reviewed prior to each ordinary local government election.

3. DEFINITIONS

Act	the <i>Local Government Act 1995</i>
CEO	the Chief Executive Officer (CEO) of Shire of Mundaring.
committee	a formal committee of the Council established under section 5.8 of the Act.
committee member	a member of a committee appointed by the Council. Council members may be appointed as a committee member.

Council	the body consisting of all council members sitting formally as the Council of the Shire of Mundaring.
council member	a person elected under the Act as a member of Council. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
employee	an employee of the Shire including casual or contract employees.
external member	a person who is not a council member or employee that is appointed to a committee, advisory group, representatives meeting or working group established by the Shire with requisite skills, knowledge and experience that complement the groups objectives.
group	collectively, a committee, advisory group, representatives meeting or working group established by the Shire.
meeting	unless otherwise specified, means ordinary or special committee, advisory group, representatives meetings, working groups.
members	voting members (council members, external members and employees) appointed to a committee, advisory group, representatives meeting or working group.
Shire	the Shire of Mundaring.

4. POLICY

There are many methods in which the Shire engages with the community in accordance with the "Community Engagement Policy". The establishment of committees, advisory groups, representative meetings and working groups provide an opportunity for members of the community and where considered appropriate, subject matter experts, to be actively involved in the Shire's decision making processes.

4.1. Establishing a Committee

Council may establish committees in accordance with section 5.8 of the Act to assist with the functions of the Shire. Section 5.9 of the Act provides who a committee may be comprised of, which includes council members, employees or external members (section 5.9 of the Act defines as 'other persons').

To establish a committee, a report is to be presented to Council to consider the establishment of a committee and endorse its Terms of Reference. The Terms of Reference is to include:

- a. the objectives of the committee;
- b. details of the delegation of any powers or duties to the committee under section 5.16 of the Act;
- c. the membership of the committee;
- d. procedure to be followed to determine appointments including qualifications (if applicable) and selection criteria for external members;
- e. the roles and responsibilities of the committee members;
- f. the reporting requirements of the committee;
- g. details of a funding source for the operation of the committee (if applicable); and
- h. how the committee may be disbanded.

The adopted Terms of Reference for each committee is to be available on the Shire's official website.

4.2. Establishing an Advisory Group

Advisory groups may be established by resolution of Council for the provision of strategic and/or operational advice on a matter. Advisory groups established in accordance with this policy are not, and are not intended to be, committees established pursuant to section 5.8 of the Act. Advisory groups may consist of council members, external members and/or employees.

To establish an advisory group, a report is to be presented to Council to consider the establishment of an advisory group and endorse its Charter. The Charter is to include:

- a. the purpose of the advisory group;
- b. the membership of the advisory group (at least one council member is to be appointed as a member);
- c. procedure to be followed to determine appointments including qualifications (if applicable) and selection criteria for external members;
- d. the roles and responsibilities of the members;
- e. the reporting requirements of the advisory group; and
- f. the term of the advisory group (if applicable).

The adopted Charter for each advisory group is to be available on the Shire's official website.

Where the Shire President and CEO agreed that there is a need to establish an advisory group, it may be established without a council resolution. A formal council resolution to establish the advisory group and endorse the Charter is to be sought as soon as practicable thereafter.

4.3. Establishing a Representatives Meeting

Representative meetings may be established by resolution of Council for the provision of strategic and/or operational advice on a common interest. Representatives meetings established in accordance with this policy are not, and are not intended to be, committees established pursuant to section 5.8 of the Act. Representative meetings may consist of council members,

community members representing organisations with a common interest (external members) and/or employees.

To establish a representatives meeting, a report is to be presented to Council to consider the establishment of a representatives group and endorse its Charter. The Charter is to include:

- a. the purpose of the representatives meetings;
- b. the membership of the representatives meetings (at least one council member is to be appointed as a member);
- c. the roles and responsibilities of the members;
- d. the reporting requirements of the of the representatives meetings; and
- e. the term of the of the representatives meetings (if applicable).

The adopted Charter for each representative meeting is to be available on the Shire's official website.

4.4. Establishing a Working Group

Working groups may be established for the purpose of delivering strategic and/or operational outcomes. Working groups established in accordance with this policy are not, and are not intended to be, committees established pursuant to section 5.8 of the Act. Working groups may consist of council members, external members and/or employees.

To establish a working group, a report is to be presented to the Executive Leadership Team to consider the establishment of a working group and endorse its Charter. The Charter is to include:

- a. the purpose of the working group;
- b. the Panel (which may consist of council members, CEO or senior employees) who will determine the number of council members, employees and external members to be appointed to the working group
- c. procedure to be followed to determine appointments including qualifications (if applicable) and selection criteria for external members;
- d. the roles and responsibilities of the members;
- e. the reporting requirements of the working group; and
- f. the term of the working group (if applicable).

4.5. Nominations and Appointment of External Members

Where nominations are sought for external members with appointment to be made by Council, applications will be provided as confidential attachments when presented to Council for consideration. Recommendations will be confidential until Council has resolved appointment.

External members will have details of their appointment (including their names) included on the Shire's official website.

4.6. Characteristics of Groups

The following table provides further detail on the characteristics of committees, advisory groups, representatives meetings and working groups.

	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
Establishment (refer to items 4.1, 4.2, 4.3 and 4.4)	A report is to be presented to Council to establish committees. Committees will only be established when tasks cannot be allocated to existing committees. Terms of Reference to be adopted by Council.	A report is to be presented to Council to establish an advisory group. Charter to be endorsed by Council.	A report is to be presented to Council to establish a representatives meeting. Charter to be endorsed by Council.	A report is to be presented to the Executive Leadership Team (ELT) to establish a working group. Charter to be endorsed by ELT. Council is to be advised of the establishment.
Delegation/ Powers	Committees may make recommendations to Council. These recommendations are not binding on Council. Where a committee has delegated authority for a specific functions, it is able to make a decision in its own right.	Advisory groups have no delegated authority to make any decisions for or on behalf of Council. Advisory groups are not authorised to: <ul style="list-style-type: none"> • Expend or authorise the expenditure of any Shire funds • Correspond with any party • Speak on behalf of the Shire or Council • Issue any media release • Issue any instruction to Shire employees. 	Representative meetings have no delegated authority to make any decisions for or on behalf of Council. Representative meetings are not authorised to: <ul style="list-style-type: none"> • Expend or authorise the expenditure of any Shire funds • Correspond with any party • Speak on behalf of the Shire or Council • Issue any media release • Issue any instruction to Shire employees. 	Working groups have no delegated authority to make any decisions for or on behalf of Council. Working groups are not authorised to: <ul style="list-style-type: none"> • Expend or authorise the expenditure of any Shire funds • Correspond with any party • Speak on behalf of the Shire or Council • Issue any media release • Issue any instruction to Shire employees.
Remuneration	External members are to be remunerated in accordance with s.5.100 of the Act. The extent to which external members can be reimbursed shall be as determined by the Salaries and Allowances Tribunal.	Nil	Nil	Nil

	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
Membership	<p>Membership to be listed in the endorsed Terms of Reference. There is to be a majority of council members compare to external members.</p> <p>If authorised by the Committee, council members attending as observers may participate in the meeting (but are not able to vote).</p> <p>Generally, employees are not voting members. The committee may invite, through the CEO, Shire employees or others to attend but such persons shall not be entitled to vote.</p> <p>Tenure of membership is to be consistent with s.5.11 of the Act.</p> <p>If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.</p>	<p>Membership to be listed in the endorsed Charter. There is to be a majority of external members compared to council members.</p> <p>If authorised by the Committee, council members attending as observers may participate and/or vote.</p> <p>Generally, employees are not voting members. The advisory group may invite, through the CEO, Shire employees or others to attend but such persons shall not be entitled to vote.</p> <p>An external member absent for three consecutive meetings without leave shall forfeit their membership.</p> <p>If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.</p>	<p>Membership, including representative organisations, to be listed in the endorsed Charter. There is to be a majority of external members (representative organisations) compared to council members.</p> <p>If authorised by the Committee, council members attending as observers may participate and/or vote.</p> <p>Generally, employees are not voting members. The representatives meeting may invite, through the CEO, Shire employees or others to attend but such persons shall not be entitled to vote.</p> <p>An organisation with a representative absent for three consecutive meetings without leave shall forfeit their membership.</p> <p>If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.</p>	<p>Membership to be listed in the endorsed Charter. There may be a majority of any of the following: council members, external members or employees.</p> <p>The working group may invite, through the CEO, Shire employees or others to attend but such persons shall not be entitled to vote.</p> <p>An external member absent for three consecutive meetings without leave shall forfeit their membership.</p> <p>If for any reason, a member is unable to hold office for the full period of their appointment, a Panel consisting of council members, CEO or ELT members as included in the endorsed Charter shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.</p>
Appointment (refer to item 4.5)	<p>Council members:</p> <ul style="list-style-type: none"> Council members to be appointed to committees by Council (s.5.10). <p>External members:</p> <ul style="list-style-type: none"> Selection criteria for external members to be included in endorsed Terms of Reference. Nominations for external members to apply for a position 	<p>Council members:</p> <ul style="list-style-type: none"> Council members to be appointed to the advisory group by Council (no absolute majority required). <p>External members:</p> <ul style="list-style-type: none"> Selection criteria for external members to be included in endorsed Charter. 	<p>Council members:</p> <ul style="list-style-type: none"> Council members to be appointed to the representative meeting by Council (no absolute majority required). <p>External members:</p> <ul style="list-style-type: none"> Organisations to be appointed by Council. Individual representatives determined by organisation. 	<p>Appointment may be made by a Panel consisting of council members, CEO or ELT members as included in the endorsed Charter.</p> <p>Selection criteria to be included in Charter if applicable.</p>

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	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
Appointment /cont.	<p>on the group must be advertised detailing the selection criteria of external members for a period of at least two weeks. Advertising is to be in keeping with the principles of local public notice as defined by the Act.</p> <ul style="list-style-type: none"> At the close of the advertising period, applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered by Council (s.5.10). <p>Deputy committee members:</p> <ul style="list-style-type: none"> Deputy committee members to be appointed by Council (s.5.11A). A deputy is to act in the capacity of a committee member unable to attend a meeting and shall exercise all rights of the absent committee member. 	<ul style="list-style-type: none"> Nominations for external members to apply for a position on the group must be advertised detailing the selection criteria of external members for a period of at least two weeks. Advertising is to be in keeping with the principles of local public notice as defined by the Act. At the close of the advertising period, applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered by Council. 	<ul style="list-style-type: none"> Appointment based on common interest and invitation to participate by the Shire. Individual representatives to be determined by each organisation with advice provided to the Shire. 	
Presiding Member	<p>Presiding member and deputy presiding member to be appointed by the Committee (s.5.12).</p> <p>Where the presiding member is unable or unwilling to chair the meeting, the deputy presiding member will chair the meeting.</p>	<p>Advisory groups to appoint their own presiding member.</p> <p>Presiding member is to be a council member appointed to the advisory group.</p> <p>Where the presiding member is unable or unwilling to chair the meeting, the senior employee tasked with supporting the advisory group will chair the meeting (but does not have voting rights).</p>	<p>Representative meetings to appoint their own presiding member.</p> <p>Presiding member is to be a council member appointed to the representatives meeting.</p> <p>Where the presiding member is unable or unwilling to chair the meeting, the senior employee tasked with supporting the representatives meeting will chair the meeting (but does not have voting rights).</p>	<p>Working groups to appoint their own presiding member.</p> <p>Where the presiding member is unable or unwilling to chair the meeting, the senior employee tasked with supporting the group will chair the meeting (voting rights in keeping with the endorsed charter).</p>

	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
Conduct	<p>All committee members to conduct themselves in accordance with:</p> <ul style="list-style-type: none"> the Act Meeting Procedures Local Law Code of Conduct for Council Members, Committee Members and Candidates. <p>Disclosure of interests</p> <ul style="list-style-type: none"> Council members/ employees to disclose financial, proximity and impartiality interests (s.5.60). External members to be aware that any conflict of interest needs to be recognised to ensure that probity is maintained at all times. 	<p>All advisory group members to conduct themselves in keeping with the provisions with:</p> <ul style="list-style-type: none"> the Act Meeting Procedures Local Law Code of Conduct for Council Members, Committee Members and Candidates. <p>Disclosure of interests</p> <ul style="list-style-type: none"> Council members/ employees, to be disclose financial, proximity and impartiality interests (s.5.60). External members to be aware that any conflict of interest needs to be recognised, to ensure that probity is maintained at all times. 	<p>All representative meeting members to conduct themselves in keeping with the provisions with:</p> <ul style="list-style-type: none"> the Act Meeting Procedures Local Law Code of Conduct for Council Members, Committee Members and Candidates. <p>Disclosure of interests</p> <ul style="list-style-type: none"> Council members/ employees, to be disclose financial, proximity and impartiality interests (s.5.60). External members to be aware that any conflict of interest needs to be recognised, to ensure that probity is maintained at all times. 	<p>All working group members to conduct themselves in keeping with the provisions with:</p> <ul style="list-style-type: none"> the Act Meeting Procedures Local Law Applicable Code of Conduct (i.e. Code of Conduct for Council Members, Committee Members and Candidates or Code of Conduct for Employees). <p>Disclosure of interests</p> <ul style="list-style-type: none"> All members to be aware that any conflict of interest needs to be recognised, to ensure that probity is maintained at all times.
Meetings	<p>Committees with a delegation to be generally open to the public (s.5.23) with public participation in accordance with the Meeting Procedures Local Law. Committees that do not have a delegation may not be open to the public.</p> <p>Meeting documents to be available on the Shire's official website (s.5.25).</p> <p>Committees to operate in accordance with their adopted Terms of Reference.</p>	<p>Meetings to be generally open with the public to attend as observers. Meeting details available on request. Meeting documents available on request.</p>	<p>Meetings to be generally open with the public to attend as observers. Meeting details available on request. Meeting documents available on request.</p>	<p>Meetings are closed to the public.</p>
Quorum/ Voting	<p>Meeting quorum is at least 50% of the number of members of the committee (s.5.19).</p> <p>Each committee member who is present at a meeting is entitled to one vote (s.5.21).</p>	<p>Meeting quorum is at least 50% of the number of members of the advisory group (in keeping with principles of s.5.19).</p> <p>One vote per member (in keeping with principles of s.5.21).</p>	<p>Meeting quorum is at least 50% of the number of members of the representatives meeting (in keeping with principles of s.5.19).</p> <p>One vote per member (in keeping with principles of s.5.21).</p>	<p>Meeting quorum is at least 50% of the number of members of the representatives meeting (in keeping with principles of s.5.19).</p> <p>One vote per member (in keeping with principles of s.5.21).</p>

	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
		Decisions are to be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice). If not possible, the presiding member can make the final decision.	Decisions are to be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice). If not possible, the presiding member can make the final decision.	Decisions are to be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice). If not possible, the presiding member can make the final decision.
Recording	<p>Contents of Minutes in accordance with the Act and Meeting Procedures Local Law:</p> <ul style="list-style-type: none"> Only decisions of the meeting are required to be recorded, not discussion. Unconfirmed Minutes of a meeting must be published within seven days after the meeting is held. (r.13 of Admin Regs) 	<p>Record of Proceedings shall record:</p> <ul style="list-style-type: none"> details of any disclosure of interest and the extent of such interest. the times any member has departed and/or re-enters the meeting. consensus agreement on actions. <p>Record of Proceedings will not reflect verbatim discussion on issues or matters discussed prior to consensus agreement being reached.</p> <p>At the end of each meeting, the presiding member will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.</p> <p>Unconfirmed Record of Proceedings to be provided to group within 7 days after the meeting is held (in keeping with principles of r.13).</p>	<p>Record of Proceedings shall record:</p> <ul style="list-style-type: none"> details of any disclosure of interest and the extent of such interest. the times any member has departed and/or re-enters the meeting. consensus agreement on actions. <p>Record of Proceedings will not reflect verbatim discussion on issues or matters discussed prior to consensus agreement being reached.</p> <p>At the end of each meeting, the presiding member will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.</p> <p>Unconfirmed Record of Proceedings to be provided to group within 7 days after the meeting is held (in keeping with principles of r.13).</p>	<p>Meeting Notes shall record:</p> <ul style="list-style-type: none"> the details of any disclosure of interest and the extent of such interest. consensus agreement on actions. <p>Meeting Notes will not reflect verbatim discussion on issues or matters discussed prior to consensus agreement being reached.</p> <p>At the end of each meeting, the presiding member will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.</p> <p>Unconfirmed Meeting Notes to be provided to the group prior to the next meeting.</p>

	Committee (established under s.5.8 of the Act)	Advisory Group	Representative Meeting	Working Group
Reporting	Where a committee does not have a delegation/ authorisation, if a decision is the duty or function of the Council, it must be referred to Council. Recommendations of the committee to be included in a council meeting agenda to obtain a formal council decision, where applicable.	Where advice is received from an advisory group which may inform decisions made by Council and has been included as consensus agreement in the record of proceedings, advice may be included in an Officer report for formal consideration by Council. Agreed actions will be assessed for financial or resourcing implications prior to being actioned.	Where advice is received from a representative meetings which may inform decisions made by Council and has been included as consensus agreement in the record of proceedings, advice received is to be included in an Officer report for formal consideration by Council. Agreed actions will be assessed for financial or resourcing implications prior to being actioned".	Where advice is received from a working groups which may inform decisions made by Council and has been included as consensus agreement in the meeting notes, advice received is to be included in an Officer report for formal consideration by Council. Agreed actions will be assessed for financial or resourcing implications prior to being actioned.
Changes to Terms of Reference/ Charter	Terms of reference to be reviewed prior to each ordinary local government election. Committees may amend their Terms of Reference when required with Council to endorse any changes.	Charter to be reviewed prior to each ordinary local government election. Advisory groups may amend their Charter when required with Council to endorse any changes.	Charter to be reviewed prior to each ordinary local government election. Representative meetings may amend their Charter when required with Council to endorse any changes.	Working groups may amend their Charter when required with ELT to endorse any changes.
Disband	Council may determine at any time that a committee is no longer required and is to be disbanded.	Council may determine at any time that an advisory group is no longer required and is to be disbanded. Where advisory groups are for a project with a finite end date or in response to a specific matter Council is not required to formally disband the advisory group, instead the advisory group will be dissolved as referenced in the relevant Charter.	Council may determine at any time that a representatives meeting is no longer required and is to be disbanded. Where representative meetings are for a project with a finite end date or in response to a specific matter Council is not required to formally disband the advisory group, instead the advisory group will be dissolved as referenced in the relevant Charter.	ELT may determine at any time that a working group is no longer required and is to be disbanded. Where working groups are for a project with a finite end date or in response to a specific matter ELT is not required to formally disband the advisory group, instead the advisory group will be dissolved as referenced in the relevant Charter.

4.7. External Committees, Management Boards and Groups

External committees, management boards and groups (collectively external groups) formed and operated by organisations may have council members or employees appointed by Council to represent the interests of the Shire.

Council members and employees appointed to external groups are to act in accordance with the relevant constitution, terms of reference or charter as applicable and should make every effort to attend meetings and lodge a formal apology for those meetings that cannot be attended. If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy.

Council may determine at any time that an appointment to an external organisation is no longer required and will advise the organisation to this effect providing explanation for that decision.

5. APPENDICES

Appendix 1 Sample Recommendations

Appendix 2 Sample Terms of Reference

Appendix 3 Sample Charter

6. RELATED LEGISLATION

Local Government Act 1995

Local Government (Administration) Regulations 1996

Local Government (Model Code of Conduct) Regulations 2021

7. RELATED DOCUMENTS

Code of Conduct for Council Members, Committee Members and Candidates
(1.1)

Community Engagement Policy (CD-04)

Part 3: Community Engagement Toolkit

Supporting Document 1: Stakeholder Analysis and Mapping Template

Project Title: New Policy – Committees, Advisory Groups, Representatives Meetings and Working Groups

Step 1: Identify stakeholders

Reflect on why the identified stakeholder is critical for meeting defined outcomes.

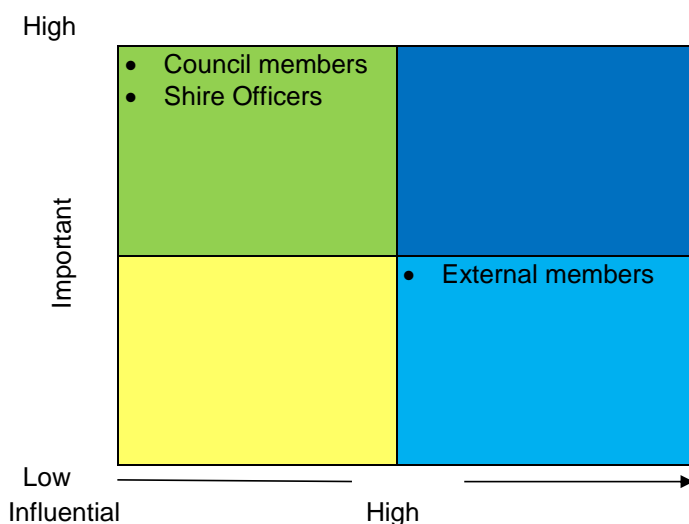
It is important to focus primarily on the person and their role, not just an organisational group or a position title. This is because individuals will most likely have different levels of power or importance within an organisation, and will likely have different relationships (or none at all) with various people. Importantly, people make up networks, not organisations.

Inventory of potential stakeholders:

Stakeholders within the team / work unit / group / department:	<ul style="list-style-type: none">• Directors who provide administrative support• Report writers• Minutes secretaries
Stakeholders within the organisation:	<ul style="list-style-type: none">• Shire Officers who provide administrative support to committee, advisory groups, representative meeting and working groups (collectively 'groups')• Council members appointed to groups and
Stakeholders external to the organisation:	<ul style="list-style-type: none">• Community members appointed to groups as external members

Step 2: Prioritise stakeholders

Prioritise the list of stakeholders in terms of how critical they are in helping deliver on outcomes of the team / work group / department. This will help prioritise communication and engagement activities with the people most likely to affect success. Use the Power / Interest Grid below to assist with prioritisation.



Influential refers to those who have power (either direct or indirect) over the success of the achievement of the objectives, including financial, positional authority or persuasive power over key decision makers.

Important refers to those who have power over the delivery of outcomes. These people may include opinion leaders, critical knowledge resources (e.g. scientific or technical experts), and providers of enabling resources (e.g. equipment and facilities) or those crucial in the delivery of outcomes.

Step 3: Understanding and managing your stakeholders

Involves considering such items as the likely attitudes of the various stakeholders, their attitude to the project / department / work group and any risks associated with their involvement. It then asks you to consider what changes may be required in how you engage with them to minimise any risks and/or to increase their appreciation of, and commitment to, the initiative.

Step 4: Setting goals and identifying costs of stakeholder analysis

Designate responsibilities for undertaking each communication task and to set appropriate timelines.

Step 5: Evaluation and revision

Evaluation and revision of stakeholders is to be undertaken regularly. It is most beneficial when a stakeholder analysis is regularly updated to identify whether there are potential new stakeholders, changes in current stakeholder importance or influence, or if perceptions have changed.

To be completed throughout engagement period.

Throughout these steps, you are encouraged to complete a stakeholder analysis table:

Name	Role	Why they are important?	Position in matrix	Attitude	What would you like the stakeholder to do?	Key messages	How (tactics)	When	Who
Council members	Decision makers	Required to establish groups and endorse/adopt Terms of Reference or Charters as applicable		Mixed	Support the adoption of the policy and the establishment of groups/endorsement of Terms of Reference/Charters	Reports	Adherence to Policy Council resolutions	TBD	
External members	Provide advice to groups	Inform recommendations presented to Council		Mixed	Support the adoption of the policy so external members can continue to provide advice		Advise how policy may impact membership and the participation at meetings	Post 2023 ordinary election	
Presiding members	Preside over meeting	Ensure meetings are held in accordance with legislation and the Policy		Mixed	Support the adoption of the policy so meetings can be held in a consistent manner		Advise how policy may change how meetings are held.	Post 2023 ordinary election	

(Table Source: Adapted by AHRI from Kennon, Howden & Hartley 2009, pp. 12-13)

Supporting Document 2: Risk assessment

Project Title: New Policy – Committees, Advisory Groups, Representatives Meetings and Working Groups

Complete the relevant parts of the table.

Economic Impact	What is the overall cost? What is the potential long-term income/cost to the community/Council?	Minimal costs. Costs to facilitate groups already budgeted for.
Environmental Impact	What level of environmental impact will that project have? How can you mitigate these impacts?	Some groups provide advice to Council on environmental issues.
Social Impact	How many people will be impacted? Is this impact short or long-term?	Some groups provide advice to Council on social issues.
Technical Risk	What are the technical risks of this project?	Nil
Outrage Risk	What outrage factors are present?	Refer to report – risk implications
Diversity of Views	How diverse are community opinions about this project? How will controversy be mitigated?	Aware of views from council members and external members regarding the legislated requirements and lack of consistency.
History	What is the history of this project? Has there been concern or support so far?	Following each ordinary local government elections all previous appointments on committees are declared vacant. Advisory groups, representatives meetings and working groups have all previous appointments declared vacant consistent with the principles of the Act. The next ordinary local government election is scheduled to be held on Saturday 21 October 2023.

Level of Impact of project (use matrix in Appendix 1)

High ☐ Low ☐

Appendix 1: Level of Impact Matrix

Assessment Criteria		Your assessment of community engagement problems and issues	Ranking – Tick relevant column		
			Low	Medium	High
Degree of Complexity	One clear issue or problem that needs to be addressed. LOW				
	More than one issue and/or problem to be resolved. MED	Lack of consistency. Frustration due to 'red tape' required by legislation	✓		
	Multiple issues and/or problems. It is unclear how to resolve them. HIGH				
Degree of potential community impact or outrage	Little effect on communities and they will hardly notice any changes. LOW	Little impact on broader community. May impact members appointed to groups	✓		
	Fixes a problem that will benefit communities and they will hardly notice any changes. MEDIUM				
	Creates a change that will have an impact on communities and the degree of impact/outrage will vary. HIGH				
Degree of political sensitivity	Has acceptance throughout the community. LOW				
	Some may see a potential in raising the profile of a project/plan/service to gain attention to their cause. MEDIUM		✓		
	Community expectations are different to those of the decision makers and there is a high potential for someone to use the uncertainty to gain attention. HIGH				

Level of Impact Interpretation Guide

All 'low' or some 'low' and some 'medium' ticked

- ➔ If you ticked all 'low' or some 'low' and some 'medium' impacts in the *Level of Impact Matrix*, it is suggested that your project will fall under 'low impact' on the 'Level of Engagement Flow Chart'. This will lead to either 'inform' or 'consult' as you aim for engagement.

Mostly/all 'medium' or one or more 'high' ticked

- ➔ If you ticked mostly 'medium' impacts or if you ticked 'high impact' for any of the measures in the *Level of Impact Matrix*, it is suggested that your project will fall under 'high impact' on the 'Level of Engagement Flow Chart'. This will lead to either 'involve' or 'collaborate' as your aim for engagement.

Supporting Document 3: Consultation Plan

Project Title	New Policy - Committees, Advisory Groups, Representatives Meetings and Working Groups
Project Description	Review of current committees, advisory groups, representatives meetings and working groups their establishment and membership.
Project Team Members	Stan Kocian Liz Nicholls Relevant staff within organisation who provide administrative support to groups.
Project Commencement and Completion Dates	Commenced April 2023 Complete post 2023 local government ordinary election

What are the reasons for consulting? (e.g. Development of infrastructure, legislative requirement)

To inform current members of the "Committees, Advisory Groups, Representatives Meetings and Working Groups Policy".

Have you completed a stakeholder identification? (tick when completed) ☒

Objectives

What are you asking the stakeholders? Key objectives of this strategy are to:

Nil. Providing direct advice of change.

How will you consider specific population groups? This may include ATSI people, CaLD communities, people with disability, older adults and young people.

Providing as direct advice to current members. Information as letters and emails.
Attendance at upcoming meetings.
Can be provided in alternative format (phone call, face to face meetings) on request.
Advertisements for external members to be provided as local public notice post 2023 local government ordinary election.

Level of Engagement chosen and why (use flow chart in Appendix 2):

Inform

Issue is:

- low impact
- direct impact on current members

Note: As key stakeholders, Councillors must be informed of, and invited to attend, community engagement activities that fall within the 'consult' realm of the IAP2 public participation spectrum and above.

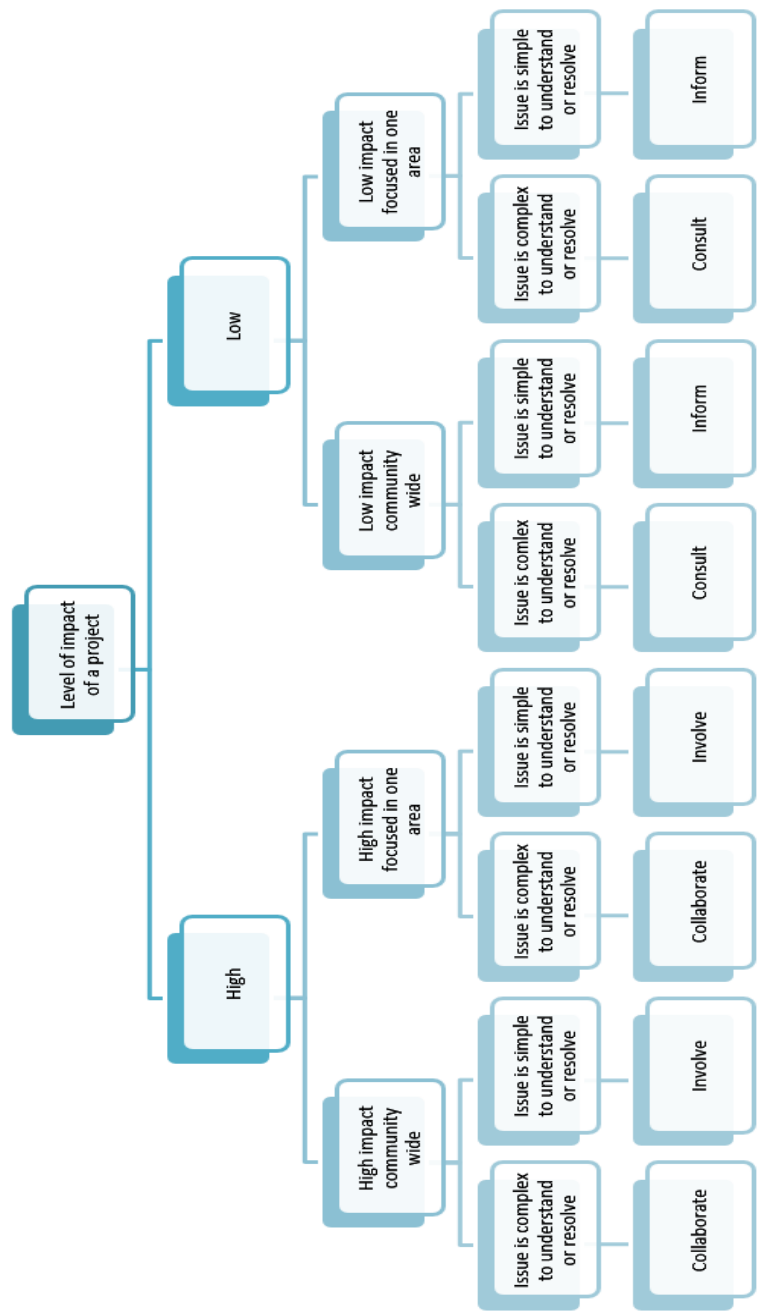
Chosen methods of engagement (see the IAP2 table on page 7):

- Direct liaison

Note: Due consideration must be given to timing of *public comment periods* with an exclusion period extending from 20 December to 5 January in any calendar year.

Appendix 2: Level of Engagement Flow Chart

This flow chart guides employees in determining the level of engagement for their activity or project.



* © International Association for Public Participation www.iap2.org

IAP2 Spectrum of Public Participation

The Shire's approach to community engagement is underpinned by the IAP2 Spectrum of Public Participation. IAP2 outlines the possible types of engagement and how community participation and impact increases with the levels of engagement, as well as examples of engagement methods for each level.

Table 1: The Five Levels of Community Engagement

	Inform	Consult	Involve	Collaborate	Empower
Objective →	To provide the community with balanced and objective information and assist them in understanding the problem, alternatives and solutions.	To obtain community feedback on analysis, alternatives or decisions.	To work directly with the community throughout the process to ensure that public and private concerns are consistently understood and considered.	To partner with the community in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	To place the final decision making in the hands of the community.
Promise to the Community →	We will keep you informed.	We will keep you informed, listen to and acknowledge your concerns and provide feedback on how community input influenced the decision.	We will work with you to ensure your concerns and issues are directly reflected in the alternatives developed and provide feedback on how community input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Note: all preceding levels are usually required for the successful delivery of the next level. For example, community engagement that aims to 'involve' requires use of the preceding two categories of 'inform' and 'consult'.

Table 2: Examples of Engagement Methods for each Level of Engagement

	Inform	Consult	Involve	Collaborate	Empower
Examples	<ul style="list-style-type: none"> ○ Fact sheets ○ Advertisement ○ Mail drop ○ Media release ○ Social media post ○ Websites ○ Newsletters ○ Presentations 	<ul style="list-style-type: none"> ○ Focus groups ○ Surveys ○ Polls ○ Community meetings ○ Submissions ○ Interviews ○ Engage Mundaring ○ Public comment periods 	<ul style="list-style-type: none"> ○ Workshops ○ Conversation Cafes ○ Site tour ○ Web forums e.g. Engage Mundaring ○ Panel 	<ul style="list-style-type: none"> ○ Open space ○ Advisory Group Committees ○ Consensus building ○ Yarning circles 	<ul style="list-style-type: none"> ○ Citizen Juries ○ Ballots ○ Delegated decisions

* © International Association for Public Participation www.iap2.org

Supporting Document 4: Communications Plan

Have you completed a Consultation Plan? (tick when complete) ✓

Consider the following questions regarding Communications (make notes if desired):

- What communication methods will you use? [Direct correspondence. Advice at upcoming meetings.](#)
- What tasks need to be completed? [Nil](#)
- Who is your target audience? [External members](#)
- What physical, human, or technological resources will be required in order to communicate? [Attendance at meetings.](#)

Accessibility

Consider how your communication methods can overcome accessibility barriers for relevant specific population groups:

		Details
Written Materials	Yes	e.g. format, font, contrast Excerpt from council minutes Adopted "Committees, Advisory Groups, Representatives Meetings and Working Groups Policy"
Audio formats	No	
Translation services	Yes	On request
Online methods	Yes	Website
Traditional marketing methods	Yes	e.g. newspaper, radio advert Nil
Social media	Yes	Nil
Face-to-face communication	Yes	Attendance at meetings.

Communications Schedule				
Action Which method will you use?	Message What are you going to say?	Who Who is your audience?	Date When?	Where Where will it be delivered (if relevant)?
Report to Governance Committee	"Committees, Advisory Groups, Representatives Meetings and Working Groups Policy" presented to the Governance Committee for endorsement (this meeting).	Governance Committee members	19 June 2023	Governance Committee meeting
Council Report	Governance Committee recommendation considered by Council.	Council	11 July 2023	Council meeting
Advise	Officers commence review of current groups Terms of Reference and Charters using sample documents. Current external members advised of the "Committees, Advisory Groups, Representatives Meetings and Working Groups Policy" and implications for the groups and membership.	Current external members	July/August 2023	Direct advice (letter, email, attendance at meetings)
Council Report	Items be presented to Council to consider the structure of current groups, and draft Terms of Reference and Charters (as applicable) for adoption/endorsement. Council members appointed to committees by Council.	Council	Post 2023 local government ordinary election	Council meeting
Local public notice	External member positions advertised for nomination.	Website, social media, Engage Mundaring platform	November 2023	
Council Report	Applications considered and external members appointed by Council.	Council	December 2023/ January 2024	Council meeting

APPENDIX 1

COMMITTEES, ADVISORY GROUPS, REPRESENTATIVES MEETINGS AND WORKING GROUPS

Sample Recommendations

Sample recommendation for the establishment of a committee:

*absolute majority required

That Council:

1. Establishes, by absolute majority in accordance with section 5.8 of the *Local Government Act 1995*, [name of committee].
2. Adopts the [name of committee] Terms of Reference.
3. Advertises the establishment of the [name of committee], its [insert number] external member vacancies and seeks applications from candidates that meet the following criteria:
 - a. [Insert selection criteria in bullet point format from the Terms of Reference].
4. Requests that the Chief Executive Officer presents a further report back to Council by [insert date] with a recommendation on external member appointments in line with point 3 above.

Sample recommendation for the appointment of members to a committee:

*absolute majority required

That Council, by absolute majority in accordance with section 5.10 of the *Local Government Act 1995*:

1. Appoints in accordance with [name of committee] adopted Terms of Reference the following council members:
 - a. Cr [name of council member]
 - b. Cr [name of council member]
2. Appoints in accordance with [name of committee] adopted Terms of Reference the following external members:
 - a. Applicant X
 - b. Applicant X

Refer to item 4.5 of the "Committees, Advisory Groups, Representatives Meetings and Working Groups Policy". Nominations from community members to be provided as confidential attachments. Recommendations to remain confidential until Council has resolved appointment.

Sample recommendation for the establishment of an advisory group, representative meeting or working group:

That [Council/ELT]:

1. Establishes [name of advisory group, representative meeting or working group] for the purpose of [include purpose and/or final deliverable of the group].
2. Endorses the [name of group] Charter.
3. Advertises the establishment of the [name of group], its [insert number] external member vacancies and seeks applications from candidates that meet the following criteria:
 - a. [Insert selection criteria in bullet point format from the Charter].
4. Requests that the Chief Executive Officer presents a further report back to [Council/Panel] by [insert date] with a recommendation on external member appointments in line with point 3 above.
5. Notes that the [name of group] will be disbanded [upon completion of deliverable/time frame].

Sample recommendation for the appointment of members to an advisory group, representatives meeting or working group:

That [Council/ELT]:

1. Appoints in accordance with [name of committee] endorsed Charter the following council members:
 - a. Cr [name of council member]
 - b. Cr [name of council member]
2. Appoints in accordance with [name of committee] endorsed Charter the following external members:
 - a. Applicant X
 - b. Applicant X

Refer to item 4.5 of the "Committees, Advisory Groups, Representatives Meetings and Working Groups Policy". Nominations from community members to be provided as confidential attachments. Recommendations to remain confidential until Council/Panel has resolved appointment.



APPENDIX 2

COMMITTEES, ADVISORY GROUPS, REPRESENTATIVES MEETINGS AND WORKING GROUPS

Sample Terms of Reference

NAME

These Terms of Reference are to be read in conjunction with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

1. Name

The name of the committee is Shire of Mundaring XXX.

2. Head of Power

The committee is established by Council under section 5.8 of the *Local Government Act 1995* (XX.XX.XX).

3. Definitions

Act	the <i>Local Government Act 1995</i> .
Council	the body constituting of all council members sitting formally as a Council under the Act.
Chief Executive Officer	the Chief Executive Officer (CEO) of Shire of Mundaring.
committee	XXX.
member	a person appointed to this committee.
council member	a person elected under the Act as a member of Council. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
external member	a person who is not a council member appointed to the committee with requisite skills, knowledge and experience that complement the committees objectives.

4. Objectives

The primary objective of the committee is to ...

Reports from the committee will:

a. Assist

b. Ensure

The committee is to facilitate:

Commented [EN1]: Terms of Reference = Committees
Title accordingly in header
Delete Appendix information

Commented [EN2]: Items shaded in grey are to be updated to reflect relevant information.
Once finalised, remove all grey shading.

Commented [EN3]: Resolution reference

Commented [EN4]: Add or remove rows to the table for definitions as applicable.
List in alphabetical order

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- a. effective management
- b. compliance
- c. coordination
- d. provision

5. Powers

The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

The committee has been delegated authority [include delegation reference] to [outline delegation]. Or [The committee has no delegated authority.]

Commented [EN5]: Delete whichever is not applicable

The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

Funding for the committee is provided by [source of funding].

Commented [EN6]: Delete if not applicable

6. Membership

The committee shall consist of the following members:

- a. Up to XX council members
- b. XX deputy members (council members only)
- c. Up to XX external members
- d. Representatives from XXX
- e. XX employees

If authorised by the committee, council members attending as observers may participate in the meeting (but are not able to vote).

The CEO and employees are not members of the committee. The [senior employee title] is to provide administrative support to the committee.

Commented [EN7]: If point e. is deleted, this clause is relevant

The committee may invite, through the CEO, Shire employees or others to attend meetings and provide pertinent information where necessary but such persons shall not be entitled to vote on any item arising out of that meeting.

7. Appointment

Members are appointed to committees by Council for a term to expire on the date of the subsequent ordinary local government elections.

If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.

7.1. Council Members

Council members are appointed in accordance with section 5.10 of the Act.

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Deputy committee members are to be appointed in accordance with section 5.11 of the Act.

Commented [EN8]: Delete if there a no deputy commit members included under 6. Membership

7.2. External members

Nominations for external members to apply for a position on the committee will be advertised in accordance with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

External members should possess the [provide or list desirable skills and experience, to be altered depending on requirements]. This includes:

- List details of appointment requirements
- Desirable skills/ qualifications
- Desirable previous experience]

Potential applicants for the role of external member will be required to submit the following information in order to be considered for appointment:

Commented [EN9]: Suggested requirements. May be amended.

- a. resume (maximum two pages); and
- b. a statement (maximum one page) responding to the following:
 - i. Why you wish to serve on the committee;
 - ii. What qualifications (evidence to be supplied) and professional experience you have that would benefit the committee .

At the close of the advertising period, applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered by Council.

Depending on the number of applications received and the outcome of the initial assessment process by the committee, a shortlist may be prepared by the committee. Interviews may be conducted with applicants who are shortlisted after the assessment process.

7.3. Presiding Member

The presiding member and deputy presiding member are to be appointed by the committee at its first meeting immediately following the biennial local government election.

8. Roles and Responsibilities

Each member is expected to abide by the the Shire's "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct), to have open and honest discussions and to treat each member and employees with due courtesy and respect.

Council members and employees are to disclose financial, proximity and impartiality interests in accordance with the Act. External members are to be aware that any conflict of interest needs to be recognised to ensure that probity is maintained at all times.

Each member is responsible for attending meetings, reviewing relevant material to enable informed discussion and making timely decisions/actions to progress the objectives of the committee.

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In addition to the above, the specific roles for each membership type are as follows:

- Council members are responsible for ensuring that the committee adheres to the direction set by Council, contributing from a Shire-wide perspective, and ensures that delivery of the committees objective **[to be altered dependent on the objectives of the committee]**.
- External members are responsible for contributing to the delivery of the committees objectives within the scope of their skills, knowledge, experience and capabilities.
- The Presiding Member is responsible for ensuring all members have an opportunity to participate in discussions in an open and encouraging manner and ensuring the timely consideration of items. Where the presiding member is unable or unwilling to chair the meeting, the deputy presiding member will chair the meeting.
- **Deputy** committee members are to act in the capacity of a committee member unable to attend a meeting and shall exercise all rights of the absent committee member.
- Employees are responsible for conducting necessary research as required by the committee, providing professional advice, and for administering its meetings.

Commented [EN10]: Delete if there a no deputy comm members included under 6. Membership

9. **Remuneration of External Members**

External members are to be remunerated in accordance with section 5.100 of the Act. The extent to which external members can be reimbursed shall be as determined by the Salaries and Allowances Tribunal.

Commented [EN11]: To be deleted if no external mem are appointed to the committee

10. **Meetings**

Meetings shall be held in accordance with the provisions of the Act, the *Local Government (Administration) Regulations 1996* and the *Meeting Procedures Local Law 2015*. Due consideration is to be given to the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Ordinary meetings will be held **[include timeframe]** or **[at least XX times per year]** or **[the committee will meet as required]** or **[upon the calling of the meeting by the presiding member.]**

Commented [EN12]: Delete whichever is not applicabl

Commented [EN13]: Monthly, bimonthly, Quarterly, biannually, annually, biannually

Special meetings may be held:

- a. if called for by either the presiding member or at least two members in a notice to the CEO setting out the date and purpose of the proposed meeting; or
- b. if so decided by the Committee; or
- c. if called for by Council.

[Meetings are to be generally open to the public with public participation in accordance with the *Meeting Procedures Local Law 2015*.] or **[Meetings are not open to the public.]**

Commented [EN14]: Delete whichever is not applicabl
Meetings with a delegation must be generally open to the public.

Meeting quorum is at least 50% of the number of members of the committee. Each member of the committee at a meeting will have one vote. The presiding

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member will have a deliberative vote but does not in the event of an equality of votes have a casting vote. In the event of a tied vote the matter will be referred to Council for deliberation.

If a member is unable to attend a meeting, they must advise the presiding member as soon as reasonably practicable.

11. Recording and Reporting

The contents of the Minutes are to be in accordance with the Act and *Meeting Procedures Local Law 2015*.

Where a committee does not have a delegation/ authorisation, if a decision is the duty or function of the Council, it must be referred to Council.

Recommendations of the committee to be included in a Council meeting agenda to obtain a formal Council decision, where applicable. Committee recommendations are advisory only and shall not be binding on Council.

12. Changes to Terms of Reference

This Terms of Reference is to be reviewed prior to each ordinary local government election.

These Terms of Reference may be amended by the committee when required with Council to endorse any changes.

13. Disband

Council may determine at any time that a committee is no longer required and is to be disbanded.

Document Control

Item	Date	Resolution #
Committee established (in current format)		
Reviewed		
Reviewed		
Reviewed		

4. Appointment

Members are appointed to groups by Council for a term to expire on the date of the subsequent ordinary local government elections.

Commented [EN10]: For advisory groups/ representative meetings

The Panel to determine appointment to the group shall consist of:

Commented [EN11]: For working groups

- a. council members
- b. the CEO
- c. ELT members

If for any reason, a member is unable to hold office for the full period of their appointment, [Council] or [the Panel] shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.

Commented [EN12]: Council to appoint members to advisory groups and representative meetings. Panel to appoint members to working groups.

4.1. Council Members

Council members are appointed in keeping with the principles of section 5.10 of the *Local Government Act 1995* (the Act).

4.2. External Members

Nominations for external members to apply for a position on the group will be advertised in accordance with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Commented [EN13]: This clause is not relevant to working groups and is to be deleted

External members should possess [provide or list desirable skills/qualifications and experience, to be altered depending on requirements]. This includes:

- List details of appointment requirements if applicable
- Desirable skills/qualifications
- Desirable previous experience]

Potential applicants for the role of external member will be required to provide a statement on their skills and experience in order to be considered for appointment.

At the close of the advertising period, applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered by [Council] or [the Panel].

Commented [EN14]: This clause is not relevant to working groups and is to be deleted

Commented [EN15]: Council to appoint members to advisory groups and representative meetings. Panel to appoint members to working groups.

4.3. Presiding Member

The presiding member and deputy presiding member are to be appointed by the group at its first meeting.

The presiding member is to be a council member appointed to the group.

Commented [EN16]: This clause is not relevant to working groups and is to be deleted

5. Roles and Responsibilities

Each member is expected to conduct themselves in keeping with the provisions with the Act, *Meeting Procedures Local Law 2015* and the Code of Conduct to have open and honest discussions and to treat each member and employees with due courtesy and respect.

Council members and employees are to disclose financial, proximity and impartiality interests in accordance with the Act. External members are to be aware that any conflict of interest needs to be recognised to ensure that probity is maintained at all times.

Each member is responsible for attending meetings, reviewing relevant material to enable informed discussion and making timely decisions/actions to progress the objectives of the group.

In addition to the above, the specific roles for each membership type are as follows:

- Council members are responsible for ensuring that the group adheres to the direction set by Council, contributing from a Shire-wide perspective and ensures that delivery of the groups purpose.
- External members/representatives are responsible for contributing to the delivery of the groups objectives within the scope of their skills, knowledge and capabilities
- The presiding member is responsible for ensuring all members have an opportunity to participate in discussions in an open and encouraging manner and ensuring the timely consideration of items. Where the presiding member is unable or unwilling to chair the meeting, the senior employee tasked with supporting the group will chair the meeting (but does not have voting rights).
- Employees are responsible for conducting necessary research as required by the group, providing professional advice, and for administering its meetings.

The group does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.

Recommendations from the group are advisory only and shall not be binding on Council.

6. Meetings

Meetings shall be held generally in keeping with the provisions of the Act, the *Local Government (Administration) Regulations 1996* and the *Meeting Procedures Local Law 2015*. Due consideration is to be given to the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Ordinary meetings will be held [include timeframe] or [at least XX times per year] or [the group will meet as required] or [upon the calling of the meeting by the presiding member.]

Special meetings may be held:

- a. if called for by either the presiding member or at least two members in a notice to the CEO setting out the date and purpose of the proposed meeting; or
- b. if so decided by the group; or

Commented [EN17]: Delete whichever is not applicable

Commented [EN18]: Monthly, bimonthly, Quarterly, biannually, annually, biannually

c. if called for by Council.

[Meetings to be generally open with the public to attend as observers.] or [Meetings are not open to the public.]

Commented [EN19]: Delete whichever is not applicable

Meeting quorum is at least 50% of the number of members of the group. Each member of the group at a meeting will have one vote. Decisions are to be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice). If not possible, the presiding member can make the final decision.

If a member is unable to attend a meeting, they must advise the presiding member as soon as reasonably practicable.

7. Recording and Reporting

The Record of Proceedings shall record:

Commented [EN20]: For advisory groups and representative meetings

- details of any disclosure of interest and the extent of such interest.
- times any member has departed and/or re-enters the meeting.
- consensus agreement on actions.

The Meeting Notes shall record:

Commented [EN21]: For working groups

- details of any disclosure of interest and the extent of such interest.
- consensus agreement on actions.

The [Record of Proceedings] or [Meeting Notes] will not reflect verbatim discussion on issues or matters discussed prior to consensus agreement being reached. At the end of each meeting, the presiding member will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.

Commented [EN22]: Delete whichever is not applicable

Where advice is received from a group which may inform decisions made by Council and has been included as consensus agreement in the Record of Proceedings, this advice may be included in an officer report for formal consideration by Council. Agreed actions will be assessed for financial or resourcing implications prior to being actioned.

8. Changes to Charter

This Charter is to be reviewed prior to each ordinary local government election.

Commented [EN23]: Not required for working groups

This Charter may be amended by the group when required with [Council] or [the Executive Leadership Team] to endorse any changes.

Commented [EN24]: Council to endorse changes for advisory groups and representative meetings. ELT to endorse changes for working groups.

9. Term

[Council] or [the Executive Leadership Team] may determine at any time that a group is no longer required and is to be disbanded. or [This Charter is effective upon endorsement by with [Council] or [the Executive Leadership Team] and continues until the [insert expected date or milestone of completion of the group as set by Council/ELT].

Commented [EN25]: Council to disband advisory groups and representative meetings. ELT to disband working groups.

Commented [EN26]: Delete whichever is not applicable

Commented [EN27]: Council to endorse advisory groups and representative meetings Charters. ELT to endorse working group Charters

Document Control

Item	Date	Reviewed by
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Group established (in current format)		
Terms of Reference reviewed		
Terms of Reference reviewed		

9.1.4 Local Law Review and Communication Plan for Public Submission Period

File Code	LE.LLW
Author	Elizabeth Nicholls, Governance Co-ordinator
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	1. Local Law Review Communication Plan ↓ 2. Draft Local Law Review Survey ↓

SUMMARY

Hammond Woodhouse Advisory (HWA) have been appointed as consultants to undertake a review of the Shire's current local laws in accordance with section 3.16 of the *Local Government Act 1995* (the Act).

Following workshops with relevant officers, a review report has been received from HWA with recommendations on the local laws review. Proposed next steps have been considered with a communication plan provided for endorsement to commence the public submission period.

BACKGROUND

At the Ordinary Council Meeting held 13 July 2021 (C12.07.21), Council:

1. *Resolves to undertake a review of the Shire of Mundaring's existing local laws except the Health local law; and*
2. *In accordance with section 3.16(2) of the Local Government Act 1995 gives local public notice of its intention to undertake the review and invites public submissions for a period not less than six weeks.*

The Shire of Mundaring commenced a review of its local laws in July 2021 with public submissions sought for an 11 week advertising period.

At the February 2022 Ordinary Council Meeting a report was presented to Council noting the anticipated impacts of local government reform on the review process and the introduction of model local laws recommending the local law review not be completed until further information was received on the proposed Local Government Reforms. The feedback received during the 11 week advertising period which commenced in July 2021 were also provided.

Council resolved (C6.02.22) as follows:

1. *Notes that a local law review was commenced in accordance with section 3.16 of the Local Government Act 1995;*
2. *Determines that the local law review will continue in order to comply with the current legislation; and*
3. *Acknowledges the feedback received during the consultation period.*

The Governance Committee was established by Council at the Ordinary Council Meeting held 13 September 2022 (C22.09.22). The objectives of the Governance Committee in the adopted Terms of Reference includes assisting "...Council in carrying out its legislative

functions in the making, amending, revoking and reviewing of local laws under Part 3, Division 2 of the Act”.

The Department of Local Government (DLGSC) Guideline on Local Laws states:

“...the Act does not expressly prescribe a timeframe in which the procedural requirements for making local laws are to be completed, the procedures should be undertaken with all convenient speed’ in line with the Interpretation Act 1984. It is the DLGSC’s understanding that local law procedures that take more than a year could be subject to questions of legal validity. Accordingly, if the local law process has had delays of more than a year, then the procedure for making a local law should be restarted.”

In January 2023, the Shire commenced a Request for Quotation (RFQ) process to appoint a consultant to undertake a review of the Shire’s current local laws in accordance with section 3.16 of the *Local Government Act 1995* (the Act). Given the local law review process had not meaningfully proceeded since September 2021, the RFQ required that the consultant restart the local law review process.

STATUTORY / LEGAL IMPLICATIONS

Local Government Act 1995

3.16. Periodic review of local laws

- (1) *Within a period of 8 years from the day when a local law commenced or a report of a review of the local law was accepted under this section, as the case requires, a local government is to carry out a review of the local law to determine whether or not it considers that it should be repealed or amended.*

Local laws are made under various legislations:

- The *Local Government Act 1995* enables the making of Activities on Thoroughfares and Trading in Public Places local law, Extractive Industries local law, Local Government Property local law, Meeting Procedures local law, Parking local law, and Signs local law;
- The *Cat Act 2011* enables the making of Keeping of Cats local law;
- The *Dog Act 1976* enables the making of Dogs local law;
- The *Dividing Fences Act 1961* enables the making of Fencing local law;
- The *Cemeteries Act 1986* enables the making of Cemeteries local law; and
- The *Bush Fires Act 1954* enables the making of Bush Fire Brigades local law.

POLICY IMPLICATIONS

Where applicable, policies that reference Local Laws will be updated to reflect any changes.

Activities on Thoroughfares and Trading in Public Places local law	<ul style="list-style-type: none">• Compliance Policy• Mobile Vendors On Shire Owned/ Managed Land Policy• Roadside Conservation Policy• Street Trees
Dogs local law	<ul style="list-style-type: none">• Compliance Policy
Keeping of Cats local law	<ul style="list-style-type: none">• Compliance Policy
Local Government Property local law	<ul style="list-style-type: none">• Compliance Policy• Short Term Use of Shire Ovals and Reserves for Accommodation Policy

Meeting Procedures local law	<ul style="list-style-type: none"> • Live Streaming and Recording of Meetings Policy • Ordinary Council Meetings and Forums Schedule
Parking local law	<ul style="list-style-type: none"> • Compliance Policy • Roadside Conservation Policy
Signs local law	<ul style="list-style-type: none"> • Compliance Policy

FINANCIAL IMPLICATIONS

A full year's salary for the Governance Officer Position was provided for in the 2022/23 budget, however an appointment to this position was only made in February 2023. The time lag in filling the Governance Officer position resulted in funds being available to be allocated towards the consultancy for the Local laws review.

There is budget available for the purposes of community consultation, which will be utilised for newspaper advertisements.

There will be costs for officer time to undertake the consultation process and consider the information received in response to the public submission period.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Compliance: failure to comply with the <i>Local Government Act 1995</i> .		
Likelihood	Consequence	Rating
Unlikely	Insignificant	Low
Action / Strategy		
Council undertakes a review of its local laws in accordance with section 3.16 of the <i>Local Government Act 1995</i> .		

Risk: Compliance/Reputation: Local laws are not current and fit for purpose meaning the Shire cannot appropriately enforce the local laws to respond to community complaints, prosecute unlawful activities or exposes the Shire to an inappropriate level of risk.		
Likelihood	Consequence	Rating
Unlikely	Insignificant	Low
Action / Strategy		
HWA assessed each local law with no significant risks identified.		

Risk: Reputation: Failure to appropriately engage with the community on the recommendations contained within the report received from HWA.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
Council endorse the communication plan for the public submission period and advertise for a period of not less than six weeks in accordance with the <i>Local Government Act 1995</i> .		

EXTERNAL CONSULTATION

Previous public submission period

An advertisement was placed in the Echo on 23 July 2021 in accordance with section 3.16(2) of the Act to give local public notice of its intention to undertake a local law review and invited public submissions for a period not less than six weeks.

The advertised deadline for submissions was 17 September 2021, providing eight weeks for responses. Following a request for an extension, the deadline was changed to 8 October 2021 providing an extra three weeks. The consultation period was open for a total of 11 weeks.

A total of 10 submissions were received with one of the submissions received after the deadline. The submissions were provided as part of the report presented to the Ordinary Council Meeting held in February 2022.

Proposed public submission period

Consultation will be undertaken in accordance with the requirements of section 3.16 of the *Local Government Act 1995* specific to the drafting of a local law and local law review. Refer to communication plan for details of consultation to be undertaken with relevant stakeholders.

COMMENT

Consultant Recommendations

In February 2023, consultants from HWA undertook a desktop review of the Shire's current local laws. In relation to the section 3.16 review the DLGSC Guideline on Local Laws states that:

"Section 3.16 of the Act provides for reviewing the currency and suitability of gazetted local laws – this section cannot be used for amending or repealing legislation. When the outcome of the review finds that it is necessary to change an outdated aspect of the law or that the subsidiary legislation has become defunct or obsolete, the local government must then commence the process outlined in section 3.12 of the Act to implement any changes."

Following the desktop review, consultants from HWA met with relevant officers to provide a briefing on findings, outcomes and an assessment of each local law with officers providing feedback to inform the recommendations from HWA.

HWA has provided the following recommendations in relation to each local law that has been reviewed.

Local Law	Recommendation
<i>Activities on Thoroughfares and Trading in Public Places Local Law 2004</i>	That the Activities on Thoroughfares and Trading in Public Places local law is not repealed or amended.
<i>Bush Fire Brigades Local Law 2013</i>	That the Bush Fire Brigades local law is not repealed or amended. Noting that the Shire will advocate to WALGA that the model Bush Fire Brigades local law be reviewed to address issues identified by the review and the community.
<i>Cemeteries Local Law 2013</i>	That the Cemeteries local law is not repealed or amended.
<i>Dogs Local Law 2017</i>	That the Dogs local law is not repealed or amended.
<i>Extractive Industries Local Law 2013</i>	That the Extractive Industries local law is not repealed or amended.
<i>Fencing Local Law 2014</i>	That the Fencing local law is not repealed or amended.
<i>Keeping of Cats Local Law 2015</i>	That the Keeping of Cats local law be repealed. Noting that the Shire will advocate to the State Government for a review of the <i>Cat Act 2011</i> and associated regulations to address issues raised by the community. Further investigations will also be undertaken by the Shire to draft a new Cats local law.
<i>Local Government Property Local Law 2013</i>	That the Local Government Property local law is not repealed or amended.
<i>Meeting Procedures Local Law 2015</i>	That the Meeting Procedures local law is not repealed or amended. Noting that further investigations will be undertaken by the Shire to draft a new Meeting Procedure local law consistent with any changes to the <i>Local Government Act 1995</i> as part of the proposed Local Government Act Reform.
<i>Parking Local Law 2009</i>	That the Parking local law is not repealed or amended.
<i>Signs Local Law 2009</i>	That the Signs local law is not repealed or amended.

The recommendations from HWA have been used to inform the communication plan and the 'Frequently Asked Questions' (**Attachment 1**) and the local public notice of the Shire's proposal to review its current local laws. Additionally, a draft survey (**Attachment 2**) has been created.

Next Steps

Provided the communication plan is endorsed by Council, the following is proposed:

- Consultation period advertised (for a period of at least 6 weeks in accordance with the Act) consistent with the endorsed communication plan.

- Responses received from the public submission period be provided to HWA to prepare the content of the report on the outcome of the community consultation consideration by Council.

Where it is proposed that the local law be repealed, further work will be undertaken by the Shire to commence the drafting process as required by section 3.12 of the Act. This may include seeking legal services to ensure the instructions to the lawyers are appropriate.

VOTING REQUIREMENT

Simple Majority

At 9:37 pm, Cr Corica left the meeting.

At 9:39 pm, Cr Corica returned to the meeting.

<h2>RECOMMENDATION</h2>

That Council:

1. Notes the recommendations received from Hammond Woodhouse Advisory for the local law review in accordance with section 3.12 of the *Local Government Act 1995* which are as follows:
 - a. That the Activities on Thoroughfares and Trading in Public Places local law is not repealed or amended.
 - b. That the Bush Fire Brigades local law is not repealed or amended. Noting that the Shire will advocate to WALGA that the model Bush Fire Brigades local law be reviewed to address issues identified by the review and the community.
 - c. That the Cemeteries local law is not repealed or amended.
 - d. That the Dogs local law is not repealed or amended.
 - e. That the Extractive Industries local law is not repealed or amended.
 - f. That the Fencing local law is not repealed or amended.
 - g. That the Keeping of Cats local law be repealed. Noting that the Shire will advocate to the State Government for a review of the *Cat Act 2011* and associated regulations to address issues raised by the community. Further investigations will also be undertaken by the Shire to draft a new Cats local law.
 - h. That the Local Government Property local law is not repealed or amended.
 - i. That the Meeting Procedures local law is not repealed or amended. Noting that further investigations will be undertaken by the Shire to draft a new Meeting Procedure local law consistent with any amendment to the *Local Government Act 1995* as part of the Local Government Act Reform.
 - j. That the Parking local law is not repealed or amended.
 - k. That the Signs local law is not repealed or amended.
2. Endorses the communication plan (**Attachment 1**) to be utilised for the purpose of undertaking community consultation.
3. In accordance with section 3.16(2) of the *Local Government Act 1995* gives local public notice and invites public submissions for a period not less than six weeks on the above recommendations.

COUNCIL DECISION		C12.07.23	
COMMITTEE RECOMMENDATION		GC4.06.23	
Moved by	Cr Ellery	Seconded by	Cr Zlatnik

That Council:

1. Notes the recommendations received from Hammond Woodhouse Advisory for the local law review in accordance with section 3.12 of the *Local Government Act 1995* which are as follows:
 - a. That the Activities on Thoroughfares and Trading in Public Places local law is not repealed or amended.
 - b. That the Bush Fire Brigades local law is not repealed or amended. Noting that the Shire will advocate to WALGA that the model Bush Fire Brigades local law be reviewed to address issues identified by the review and the community.
 - c. That the Cemeteries local law is not repealed or amended.
 - d. That the Dogs local law is not repealed or amended.
 - e. That the Extractive Industries local law is not repealed or amended.
 - f. That the Fencing local law is not repealed or amended.
 - g. That the Keeping of Cats local law be repealed. Noting that the Shire will advocate to the State Government for a review of the *Cat Act 2011* and associated regulations to address issues raised by the community. Further investigations will also be undertaken by the Shire to draft a new Cats local law.
 - h. That the Local Government Property local law is not repealed or amended.
 - i. That the Meeting Procedures local law is not repealed or amended. Noting that further investigations will be undertaken by the Shire to draft a new Meeting Procedure local law consistent with any amendment to the *Local Government Act 1995* as part of the Local Government Act Reform.
 - j. That the Parking local law is not repealed or amended.
 - k. That the Signs local law is not repealed or amended.
2. Endorses the communication plan (**Attachment 1**) to be utilised for the purpose of undertaking community consultation.
3. In accordance with section 3.16(2) of the *Local Government Act 1995* gives local public notice and invites public submissions for a period not less than six weeks on the above recommendations.
4. **Considers any feedback received prior to determining whether or not to adopt the recommendations from Hammond Woodhouse Advisory for the local law review.**

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Part 3: Community Engagement Toolkit

Supporting Document 1: Stakeholder Analysis and Mapping Template

Project Title: Local Law Review

Step 1: Identify stakeholders

Reflect on why the identified stakeholder is critical for meeting defined outcomes.

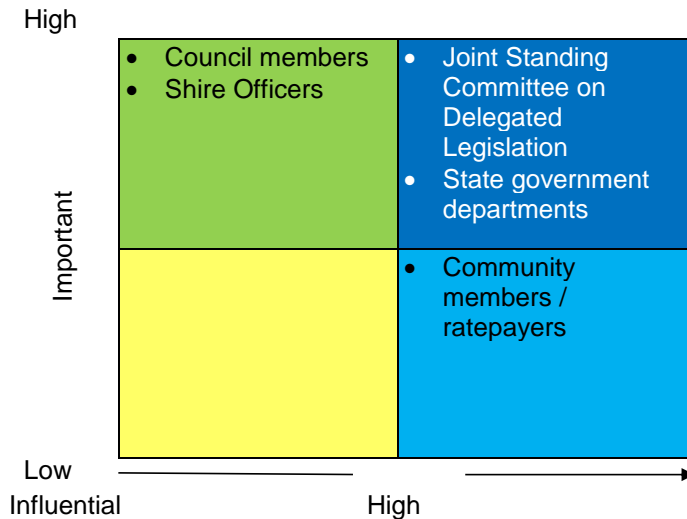
It is important to focus primarily on the person and their role, not just an organisational group or a position title. This is because individuals will most likely have different levels of power or importance within an organisation, and will likely have different relationships (or none at all) with various people. Importantly, people make up networks, not organisations.

Inventory of potential stakeholders:

Stakeholders within the team / work unit / group / department:	Whole of organisation, refer below.
Stakeholders within the organisation:	<ul style="list-style-type: none">• Shire Officers who enforce local laws (rangers, authorised officers etc.)• Shire Officers who ensure compliance with local laws (planning, building etc.)• Council members (e.g. adhere to Meeting Procedures Local Law in meetings)
Stakeholders external to the organisation:	<ul style="list-style-type: none">• Community members / ratepayers• State government departments (requirement of local law review process)• Joint Standing Committee on Delegated Legislation

Step 2: Prioritise stakeholders

Prioritise the list of stakeholders in terms of how critical they are in helping deliver on outcomes of the team / work group / department. This will help prioritise communication and engagement activities with the people most likely to affect success. Use the Power / Interest Grid below to assist with prioritisation.



Influential refers to those who have power (either direct or indirect) over the success of the achievement of the objectives, including financial, positional authority or persuasive power over key decision makers.

Important refers to those who have power over the delivery of outcomes. These people may include opinion leaders, critical knowledge resources (e.g. scientific or technical experts), and providers of enabling resources (e.g. equipment and facilities) or those crucial in the delivery of outcomes.

Step 3: Understanding and managing your stakeholders

Involves considering such items as the likely attitudes of the various stakeholders, their attitude to the project / department / work group and any risks associated with their involvement. It then asks you to consider what changes may be required in how you engage with them to minimise any risks and/or to increase their appreciation of, and commitment to, the initiative.

Step 4: Setting goals and identifying costs of stakeholder analysis

Designate responsibilities for undertaking each communication task and to set appropriate timelines.

Step 5: Evaluation and revision

Evaluation and revision of stakeholders is to be undertaken regularly. It is most beneficial when a stakeholder analysis is regularly updated to identify whether there are potential new stakeholders, changes in current stakeholder importance or influence, or if perceptions have changed.

To be completed throughout engagement period.

Throughout these steps, you are encouraged to complete a stakeholder analysis table:

Name	Role	Why they are important?	Position in matrix	Attitude	What would you like the stakeholder to do?	Key messages	How (tactics)	When	Who
Council members	Decision makers	Required to endorse/ approve recommendations		Mixed	Support recommendations	Reports FAQs	Governance Committee Council Forum Council	TBD	
Community Members	Inform decision making	Inform recommendations		Mixed	Support recommendations	FAQs	Public Notice Consultation	Minimum 6 week period	
State government					Support recommendations				

(Table Source: Adapted by AHRI from Kennon, Howden & Hartley 2009, pp. 12-13)

Supporting Document 2: Risk assessment

Project Title: Local Law Review

Complete the relevant parts of the table.

Compliance risk. Review required under legislation.

Economic Impact	What is the overall cost? What is the potential long-term income/cost to the community/Council?	Cost of consultant for review work (≈ \$30,000) Minimal revenue is generated from infringements.
Environmental Impact	What level of environmental impact will that project have? How can you mitigate these impacts?	Individual local laws have environmental impact (e.g. fauna impacted by cats, horses impacting flora etc.)
Social Impact	How many people will be impacted? Is this impact short or long-term?	Minimal impact but may affect all residents/ratepayers if review is not completed as there may not be compliance measures undertaken
Technical Risk	What are the technical risks of this project?	
Outrage Risk	What outrage factors are present?	If review is not completed and a matter required an infringement or compliance response it may not be lawful.
Diversity of Views	How diverse are community opinions about this project? How will controversy be mitigated?	Individual local laws have strong sentiments from groups within the community. (e.g. Bush Fire Brigades want a review of the Bush Fires Local Law; group within the community want significant changes to the Cats Local Law which is limited by the head of power)
History	What is the history of this project? Has there been concern or support so far?	Process previously started but not completed (impact of Covid and staff movements)

Level of Impact of project (use matrix in Appendix 1)

High ☐ Low ☐

Appendix 1: Level of Impact Matrix

Assessment Criteria		Your assessment of community engagement problems and issues	Ranking – Tick relevant column		
			Low	Medium	High
Degree of Complexity	One clear issue or problem that needs to be addressed. LOW				
	More than one issue and/or problem to be resolved. MED	Multiple local laws for review with outcome likely to result in repeal of some local laws and drafting of new local laws		✓	
	Multiple issues and/or problems. It is unclear how to resolve them. HIGH				
Degree of potential community impact or outrage	Little effect on communities and they will hardly notice any changes. LOW				
	Fixes a problem that will benefit communities and they will hardly notice any changes. MEDIUM				
	Creates a change that will have an impact on communities and the degree of impact/outrage will vary. HIGH	Community members may be frustrated that the review does not achieve the outcomes that they expect			✓
Degree of political sensitivity	Has acceptance throughout the community. LOW				
	Some may see a potential in raising the profile of a project/plan/service to gain attention to their cause. MEDIUM	Council members have previously contacted staff regarding specific concerns		✓	
	Community expectations are different to those of the decision makers and there is a high potential for someone to use the uncertainty to gain attention. HIGH	Difference between the sentiments of the consultant, officers, community and council members		✓	

Level of Impact Interpretation Guide

All 'low' or some 'low' and some 'medium' ticked

- ➔ If you ticked all 'low' or some 'low' and some 'medium' impacts in the *Level of Impact Matrix*, it is suggested that your project will fall under 'low impact' on the 'Level of Engagement Flow Chart'. This will lead to either 'inform' or 'consult' as you aim for engagement.

Mostly/all 'medium' or one or more 'high' ticked

- ➔ If you ticked mostly 'medium' impacts or if you ticked 'high impact' for any of the measures in the *Level of Impact Matrix*, it is suggested that your project will fall under 'high impact' on the 'Level of Engagement Flow Chart'. This will lead to either 'involve' or 'collaborate' as your aim for engagement.

Supporting Document 3: Consultation Plan

Project Title	Local Law Review
Project Description	Review of current local laws in accordance with s.3.16 of the <i>Local Government Act 1995</i> .
Project Team Members	Garry Bird Stan Kocian Liz Nicholls Consultants: Hammond Woodhouse Advisory
Project Commencement and Completion Dates	Commenced February 2023 Completion prior to 2023 LG election caretaker period

What are the reasons for consulting? (e.g. Development of infrastructure, legislative requirement)

Legislative requirement. DLGSC Guideline on Local Laws states that:

“Section 3.16 of the Act provides for reviewing the currency and suitability of gazetted local laws – this section cannot be used for amending or repealing legislation. When the outcome of the review finds that it is necessary to change an outdated aspect of the law or that the subsidiary legislation has become defunct or obsolete, the local government must then commence the process outlined in section 3.12 of the Act to implement any changes.”

Inform outcome of the review

Have you completed a stakeholder identification? (tick when completed) ☒

Objectives

What are you asking the stakeholders? Key objectives of this strategy are to:

Inform community of the outcomes of the review. Seek support/opposition to proposal.

Seek endorsement from council members to provide submission to the Joint Standing Committee on Delegated Legislation.

Approval from Joint Standing Committee on Delegated Legislation and relevant state departments/ministers.

Project Title	Local Law Review-
Project Team Members	Garry Bird Stan Kocian Liz Nicholls Consultants: Hammond Woodhouse Advisory

How will you consider specific population groups? This may include ATSI people, CaLD communities, people with disability, older adults and young people.

Local public notice in accordance with legislation (notice boards, information at libraries, notice in newspaper, social media posts etc.)

Provide alternative formats on request.

Level of Engagement chosen and why (use flow chart in Appendix 2):

Inform/Consult

Issue is:

- low impact
- community wide
- complex

However any submissions received during the consultation process will have minimal impact on the final outcome as options include:

- No repeal or amendment
- Repeal or amendment
- Further investigation (subsequent process)

Note: As key stakeholders, Councillors must be informed of, and invited to attend, community engagement activities that fall within the 'consult' realm of the IAP2 public participation spectrum and above.

Chosen methods of engagement (see the IAP2 table on page 7):

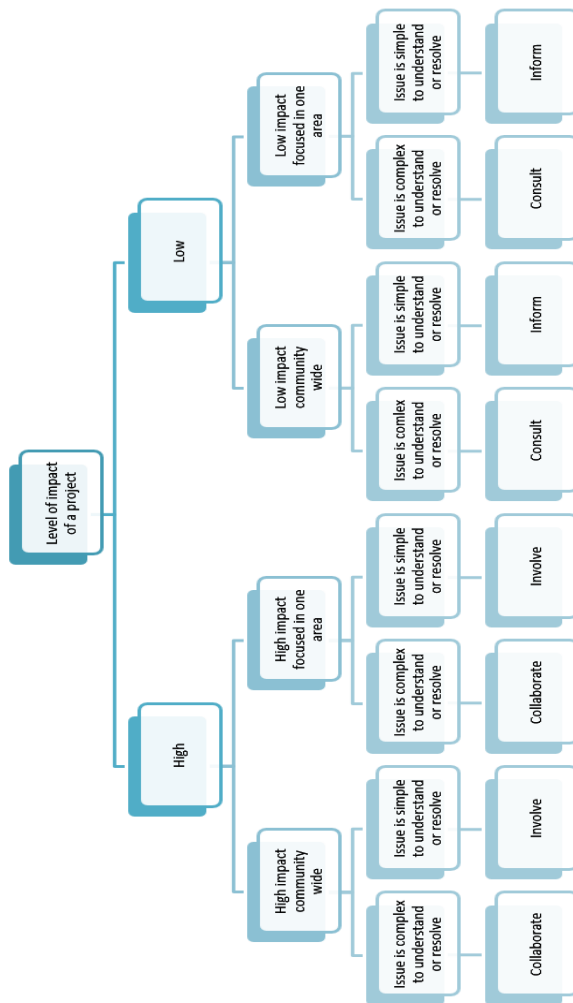
- Advertisement (**required**)
- Media release x2
Prior to consultation period: 12 Local Laws are being reviewed and a Waste Local Law is being drafted with the community invited to have their say.
After consultation period: Outcome of review

- Social media posts (Facebook and Linked In) **(required)**
- Websites **(required)**
- Newsletters **(required)**
- Engage Mundaring (targeted survey to indicate level of support for each proposal. General comment section to be included)
- Public comment periods **(required)**

Note: Due consideration must be given to timing of *public comment periods* with an exclusion period extending from 20 December to 5 January in any calendar year.

Appendix 2: Level of Engagement Flow Chart

This flow chart guides employees in determining the level of engagement for their activity or project.



* © International Association for Public Participation www.iap2.org

IAP2 Spectrum of Public Participation

The Shire's approach to community engagement is underpinned by the IAP2 Spectrum of Public Participation. IAP2 outlines the possible types of engagement and how community participation and impact increases with the levels of engagement, as well as examples of engagement methods for each level.

Table 1: The Five Levels of Community Engagement

	Inform	Consult	Involve	Collaborate	Empower
Objective →	To provide the community with balanced and objective information and assist them in understanding the problem, alternatives and solutions.	To obtain community feedback on analysis, alternatives or decisions.	To work directly with the community throughout the process to ensure that public and private concerns are consistently understood and considered.	To partner with the community in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	To place the final decision making in the hands of the community.
Promise to the Community →	We will keep you informed.	We will keep you informed, listen to and acknowledge your concerns and provide feedback on how community input influenced the decision.	We will work with you to ensure your concerns and issues are directly reflected in the alternatives developed and provide feedback on how community input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Note: all preceding levels are usually required for the successful delivery of the next level. For example, community engagement that aims to 'involve' requires use of the preceding two categories of 'inform' and 'consult'.

Table 2: Examples of Engagement Methods for each Level of Engagement

	Inform	Consult	Involve	Collaborate	Empower
Examples	<ul style="list-style-type: none"> o Fact sheets o Advertisement o Mail drop o Media release o Social media post o Websites o Newsletters o Presentations 	<ul style="list-style-type: none"> o Focus groups o Surveys o Polls o Community meetings o Submissions o Interviews o Engage Mundaring o Public comment periods 	<ul style="list-style-type: none"> o Workshops o Conversation Cafes o Site tour o Web forums e.g. Engage Mundaring o Panel 	<ul style="list-style-type: none"> o Open space o Advisory Group Committees o Consensus building o Yarning circles 	<ul style="list-style-type: none"> o Citizen Juries o Ballots o Delegated decisions

* © International Association for Public Participation www.iap2.org

Supporting Document 4: Communications Plan

Have you completed a Consultation Plan? (tick when complete) ✓

Consider the following questions regarding Communications (make notes if desired):

- What communication methods will you use? [To be completed in accordance with the requirements of local public notice in the Act, refer to consultation plan](#))
- What tasks need to be completed? [Survey to be drafted.](#)
- Who is your target audience? [Community members](#)
- What physical, human, or technological resources will be required in order to communicate? [Engage Mundaring. Assistance from Communications Team to draft media release.](#)

Statutory period for consultation is 'not less than six weeks after the notice is given' in which to lodge submissions'.

Accessibility

Consider how your communication methods can overcome accessibility barriers for relevant specific population groups:

		Details
Written Materials	Yes	e.g. format, font, contrast Excerpt from council minutes – not able to be changed. Website and Engage Mundaring style set to be accessible.
Audio formats	No	Website and Engage Mundaring to be e-reader compatible.
Translation services	Yes	On request
Online methods	Yes	Website and Engage Mundaring Survey to be pdf editable
Traditional marketing methods	Yes	e.g. newspaper, radio advert Echo Newspaper
Social media	Yes	Facebook and Linked In
Face-to-face communication	Yes	Council Forum with council members (consultants to attend) Community members on request.

Key messages / FAQs

What is a Local Law?

- Section 3.5 of the *Local Government Act 1995* (the Act) provides the power for local governments to make local laws to help perform their functions. Local Laws (which were once known as 'By Laws') are subsidiary legislation, made by Local Governments.
- Local Laws must not contravene any State or Federal Act or Regulation, and in the event of any inconsistency, the Act or Regulation will override the Local Law to the extent of the inconsistency.
- The Shire has a number of local laws, which help manage, regulate and control a number of activities throughout the Shire.

What is a Local Law Review?

- Section 3.16 of the Act provides for reviewing the currency and suitability of gazetted local laws. The review is required every eight years. This review is not to be used for amending or repealing legislation.
- If the outcome of the review finds that it is necessary to change an outdated aspect of the law or that the subsidiary legislation has become defunct or obsolete, the local government must then commence the process outlined in section 3.12 of the Act to implement any changes.

What Local Laws are being reviewed?

- The Shire currently has 12 Local Laws including:
 - Activities on Thoroughfares and Trading in Public Places Local Law 2004
 - Bush Fire Brigades Local Law 2013
 - Cemeteries Local Law 2013
 - Dogs Local Law 2017
 - Extractive Industries Local Law 2013
 - Fencing Local Law 2014
 - Health Local Law 2003
 - Keeping of Cats Local Law 2015
 - Local Government Property Local Law 2013
 - Meeting Procedures Local Law 2015
 - Parking Local Law 2009
 - Signs Local Law 2009

What are the possible outcomes of a Local Law Review?

- The Local Law review determines if the Shire's local laws should remain unchanged, be repealed or amended.
- Where the outcome of the review finds it is necessary to change an out-dated aspect of a local law or that the subsidiary legislation has become defunct or

obsolete, the Shire must then commence the process outlined in section 3.12 of the Act to implement any changes. This is not part of this current process.

What is the role of community consultation in the review?

- The Shire is required to undertake community consultation as part of the local laws review. This is to gauge public opinion on the contents and ongoing suitability of the local laws.
- Following the review process, where it is identified that a local law is to be amended or repealed, the Shire is required to undertake further community consultation for each local law that is affected.

I have previously provided a submission regarding the Shire's local laws, why didn't that review proceed and will my submission be included in this review process?

- The Shire previously commenced the local law review in July 2021 with a public consultation period of 11 weeks. Any submission made during this period will be presented to Council as part of this local law review.
- A report was presented to Council in February 2022 noting the anticipated impacts of local government reform on the local law review that had commenced in July 2021. Council resolved to proceed with the local law review, however, due to the time passed it was considered appropriate to restart the process.

How can I make a submission?

- The Shire welcomes your comments and invites written submissions. The easiest way to give your feedback using the online survey available on the Shire's engagement platform 'Engage Mundaring'.
- Alternatively, you can download and complete the form and submit by email to shire@mundaring.wa.gov.au, or post to Shire of Mundaring, 7000 Great Eastern Highway, Mundaring WA 6073.
- Forms are also available at the Shire of Mundaring Administration Centre and the Libraries.

Please note: your name and address will not be included in any public council meeting documents. Your initials and any comments/feedback may be referred to Council. This means your input may appear in the meeting documents on the Shire's website. If you do not wish for your comments/feedback to be made available, please contact the Governance Coordinator, Liz Nicholls on 08 9290 6666.

Where can I view the current Local Laws?

- These can be viewed on the Shire's website, under the Council – Local Laws tab at www.mundaring.wa.gov.au/council/documents-forms-and-fees/local-laws.aspx

What happens next?

- The submissions received during the consultation period will reviewed and officers develop a recommendation for Council.
- A report including submissions will be presented to Council, who will decide whether to amend, repeal or retain the local law.
- If it is resolved that a local law is to be retained, no further action will be required.
- If it is resolved that a local law is to be amended or replaced, further work will be undertaken in accordance with section 3.12 of the Act.

Communications Schedule				
Action Which method will you use?	Message What are you going to say?	Who Who is your audience?	Date When?	Where Where will it be delivered (if relevant)?
Media release	12 Local Laws are being reviewed with the community invited to have their say.	Community		
Consultation period (Engage Mundaring, FAQs, local public notice)	Seek feedback from community members on recommendations received from consultants.	Project team and consultants to community members		Refer to consultation plan
Council Forum Item	Seek feedback from council members on the recommendations received from the consultants and submissions received from the community. Outcomes to inform report to Governance Committee/Council.	Project team and consultants to council members	June 2023?	Council Forum
Report to Council	The Shire has undertaken a review of the current local laws in accordance with section 3.16 of the <i>Local Government Act 1995</i> .	Project team to council members/ community	August 2023 (prior to caretaker period)?	Governance Committee / Council Meeting
Media release	Communicate Council's decision	Community		
Gazettal/ Explanatory Memorandum etc.	Statutory requirement	State government		

DRAFT SURVEY – LOCAL LAW REVIEW

Please indicate your level of support for each of the recommendations provided for each of the Shire's current Local Laws (listed in alphabetical order).

1. That no further action be undertaken as part of this local law review for the Activities on Thoroughfares and Trading in Public Places Local Law 2004.

☐ Strongly agree ☐ Agree ☐ Neither Agree or Disagree ☐ Disagree ☐ Strongly Disagree

2. That no further action be undertaken as part of this local law review for the Bush Fire Brigades Local Law 2013.

Note: the Shire will advocate to WALGA that a model Bush Fire Brigades Local Law be drafted to address issues raised by the community.

☐ Strongly agree ☐ Agree ☐ Neither Agree or Disagree ☐ Disagree ☐ Strongly Disagree

3. That no further action be undertaken as part of this local law review for the Cemeteries Local Law 2013.

☐ Strongly agree ☐ Agree ☐ Neither Agree or Disagree ☐ Disagree ☐ Strongly Disagree

4. That no further action be undertaken as part of this local law review for the Dogs Local Law 2017.

☐ Strongly agree ☐ Agree ☐ Neither Agree or Disagree ☐ Disagree ☐ Strongly Disagree

5. That no further action be undertaken as part of this local law review for the Extractive Industries Local Law 2013.

☐ Strongly agree ☐ Agree ☐ Neither Agree or Disagree ☐ Disagree ☐ Strongly Disagree

6. That no further action be undertaken as part of this local law review for the Fencing Local Law 2014.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

7. That the Keeping of Cats Local Law 2015 be repealed.

Note: the Shire will advocate to the State Government for a review of the Cat Act and associated regulations to address issues raised by the community. Further investigations will also be undertaken by the Shire to draft a new Cats Local Law.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

8. That no further action be undertaken as part of this local law review for the Local Government Property Local Law 2013.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

9. That no further action be undertaken as part of this local law review for the Meeting Procedures Local Law 2015.

Note: further investigations will be undertaken by the Shire to draft a new Meeting Procedure Local Law consistent with the reform of the Local Government Act.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

10. That no further action be undertaken as part of this local law review for the Parking Local Law 2009.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

11. That no further action be undertaken as part of this local law review for the Signs Local Law 2009.

☐

Strongly agree

☐

Agree

☐

Neither Agree
or Disagree

☐

Disagree

☐

Strongly
Disagree

Do you have any further comments on the recommendations for each local law? (max 500 characters)

Please clearly indicate which local law you are providing comment on.

Thank you for your interest and involvement in the local law review.

Please provide your name and email address to be kept informed of the outcome of the review.

Name

Address

Email Address

Please note: your name and address will not be included in any public council meeting documents. Your initials and any comments/feedback may be referred to Council. This means your input may appear in the meeting documents on the Shire's website.

If you do not wish for your comments/feedback to be included in public council meeting documents, please contact the Governance Coordinator, Liz Nicholls on 08 9290 6666.

9.1.5 Policy Review - Election Caretaker

File Code	GV.OPP 1
Author	Elizabeth Nicholls, Governance Co-ordinator
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Draft Election Caretaker Policy ↓2. Elections - Caretaker Period Policy - OR-22 ↓3. Draft Election Caretaker Policy - with track changes ↓

SUMMARY

The draft “Election Caretaker Policy” (**Attachment 1**) has been reviewed, based on the current “Elections – Caretaker Period Policy” OR-22 (**Attachment 2**).

The Committee is asked to consider and recommend that Council adopt the draft “Election Caretaker Policy”.

BACKGROUND

Previously titled “Elections – Caretaker Period Policy”, this policy establishes a caretaker period prior to an ordinary local government election to promote appropriate decision making and use of Shire resources prior to an election.

At the 15 May March 2023 Governance Committee informal workshops, a policy review cover note was presented to the Committee to seek feedback and inform the next iteration of the policy. Feedback has been incorporated into the final draft for adoption and is shown as track changes (**Attachment 3**).

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 (2)(b) of the *Local Government Act 1995* provides that the role of Council is to “*determine the local government’s policies*”.

Currently, the *Local Government Act 1995* does not require a local government to observe a caretaker period.

POLICY IMPLICATIONS

The reviewed policy will be adopted and current policy “Elections – Caretaker Period Policy” OR-22 replaced if the recommendation is adopted by Council.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.4 – The Shire will apply sustainability principles in its own operations

and corporate practices

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Reputation: Decision making and/or use of Shire resources is not accountable or transparent in the lead up to the election, binding an incoming Council or improperly advantaging a candidate.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
That the updated policy is adopted.		

EXTERNAL CONSULTATION

Nil

COMMENT

Currently, the *Local Government Act 1995* does not require a local government to observe a caretaker period. Although the introduction of a uniform caretaker period had previously been listed in the first tranche of the Local Government Reforms to be implemented prior to the 2023 local government ordinary election, the Department of Local Government has since advised that this will not occur until the 2025 local government ordinary election. It was therefore considered prudent to review the “Election Caretaker Policy” prior to the 2023 local government ordinary election.

Issues identified in the review of the policy and updated in the draft “Election Caretaker Policy” include the following:

- The *Local Government Amendment Bill 2023* provides for a new Division and section for a uniform caretaker period. Terminology in the draft policy has been amended to be consistent with the content of the *Local Government Amendment Bill 2023*.
- The definition of a ‘significant act’ (previously ‘major policy decision’) has been updated to list the actions that will be restricted in the uniform caretaker period.
- The previous “Elections – Caretaker Period Policy” did not reference the Shire’s “Code of Conduct for Council Members, Committee Members and Candidates”. This has been rectified.

VOTING REQUIREMENT

Simple Majority

– Policy Review - Election Caretaker

COUNCIL DECISION	C13.07.23
COMMITTEE RECOMMENDATION	GC5.06.23
Moved by	Cr Beale
Seconded by	Cr Zlatnik

That Council adopts the draft “Election Caretaker Policy” (**Attachment 1**), replacing OR-22 “Elections – Caretaker Period Policy”.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

2.X ELECTION CARETAKER PERIOD

Responsible Directorate	Corporate Services	
Responsible Service Area	Governance	
Adopted	June 2021	C14.06.21
Reviewed	June 2023	<resolution # >
Procedure Ref	N/A	

1. PURPOSE

This purpose of this policy is to:

- prevent the Council of Shire of Mundaring (the Shire) making major decisions or undertaking significant acts prior to an ordinary election, that would bind an incoming Council;
- prevent council members from using public resources in ways that are seen as advantageous or disadvantageous to, or promoting sitting council members who are seeking re-election or new candidates; and
- recognise that there is a requirement for Shire employees to act impartially in relation to all candidates.

2. SCOPE

This policy applies to council members and Shire employees during a caretaker period (see below for definition) relevant to:

- decisions made by Council;
- materials published by the Shire;
- attendance at and participation in functions and events;
- use of the Shire's resources; and
- access to information held by the Shire.

Whilst candidates who are not sitting council members cannot be compelled to comply with a Council policy, such candidates will be made aware of this policy and encouraged to cooperate with its implementation. In addition, candidates will be informed of the "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct) and that a breach of the requirements of the Code of Conduct could result in a complaint being brought against the candidate should they be elected to Council (section 5.104(6) of the Act and clause 11 of the Code of Conduct).

3. DEFINITIONS

Act	the <i>Local Government Act 1995</i> .
caretaker period	the period of time prior to a local government election when the caretaker practices are in place. The caretaker practices will apply from the close of nominations which is determined in accordance with section 4.49(a) of the <i>Local Government Act 1995</i> until 6.00 pm on Election Day.
CEO	the Chief Executive Officer, who is the most senior employee in the organisation. The CEO is appointed by and directly accountable to the Council.
council member	a person elected under the Act as a member of Council. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
election day	the day fixed under the <i>Local Government Act 1995</i> for the holding of any poll needed for an election. For the purposes of this policy, 'Election Day' generally excludes an Extraordinary Election Day unless otherwise specified in this policy.
electoral material	<p>any advertisement, handbill, pamphlet, notice, letter or article that is intended or calculated to affect the result in an election, but does not include:</p> <ol style="list-style-type: none">an advertisement in a newspaper announcing the holding of a meeting (section 4.87(3) of the Act;any materials exempted under regulation 78 of the <i>Local Government (Elections) Regulations 1997</i>;any materials produced by the Shire relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

events and functions	including but not limited to gatherings for the purpose of discussion, review, acknowledgement, communication, consultation, celebration or promotion, of any matter relevant to the Shire and/or its stakeholders and may take the form of conferences, workshops, forums, launches, promotional activities, social occasions such as dinners and receptions, including; gatherings coordinated or facilitated by the Shire or an external entity.
extraordinary circumstances	a situation that requires a significant act be considered by Council because of the possibility of legal and/or financial repercussions if a decision is deferred or because of statutory timeframe requirements.
significant act	<p>the following acts which are restricted during a caretaker period include:</p> <ol style="list-style-type: none"> making or amending of a local law (including making a local law to amend or repeal a local law) a decision relating to the employment, termination or remuneration of the CEO other than a decision to appoint an Acting CEO or, where extraordinary circumstances exist, suspend the current CEO (in accordance with the terms of their contract) and appoint a person to act in that position pending the election, after which date a permanent decision can be made. entering into a major land transaction or land transaction as defined by section 3.59 of the Act that is preparatory to enter into a major land transaction. commencing a major trading undertaking as defined by section 3.59 of the Act. entering into a contract, or other agreement or arrangement with an expected value which would result in substantial expenditure. entering into a sponsorship arrangement with a total Shire contribution value exceeding \$10,000 (excluding GST) and not provided for in the adopted budget. committing the Shire to substantial expenditure or actions that, in the CEO's opinion, are significant, such as that which might be brought about through a Notice of Motion by a council member.

- h. considering a decision that, in the CEO's opinion, will have a significant impact on the Shire or the community.
- i. considering a report requested or initiated by an council member, candidate or member of the public that, in the CEO's opinion, could be perceived within the general community as an electoral issue and has the potential to call into question whether decisions are soundly based and in the best interests of the community.

public consultation

a process which involves an invitation to individuals, groups, organisations or the community generally to comment on an issue, proposed action or proposed policy, but does not include consultation required to be undertaken in order to comply with a written law.

substantial expenditure

expenditure that exceeds 0.1% of the Shire's annual budgeted revenue (excluding GST) in the relevant financial year.

4. POLICY

4.1. Scheduling Consideration of significant Acts

So far as is reasonably practicable, the CEO should avoid scheduling significant acts for consideration during a caretaker period and instead ensure that such decisions are either:

- a. considered by Council prior to the caretaker period; or
- b. scheduled for determination by the incoming Council.

Where extraordinary circumstances exist the CEO may submit a report to Council.

It should be noted that this policy does not apply to items referred to the Joint Development Assessment Panel and Council's role in considering planning matters as a responsible authority under the *Planning and Development Act 2005*.

4.2. Decisions Made Prior to a Caretaker Period

This policy only applies to decisions made during a caretaker period, not the announcement of decisions made prior to the caretaker period. Whilst announcements of earlier decisions may be made during a caretaker period, as far as practicable any such announcements should be made before the caretaker period begins or after it has concluded.

4.3. Implementation of Caretaker Practices

The role of the CEO in implementing the caretaker practices outlined in this policy is as follows:

- a. The CEO will ensure, as far as possible, that all council members and employees are aware of this policy and practices at least 30 days prior to the start of the caretaker period.
- b. The CEO will ensure that all candidates in an election are aware of the Code of Conduct upon acceptance of their nomination.
- c. The CEO will ensure, as far as possible, that any significant acts required to be made by Council are scheduled for Council resolution prior to the caretaker period or deferred for determination by the incoming Council.
- d. The CEO will endeavour to make sure all announcements regarding decisions made by Council prior to the caretaker period are publicised prior to the caretaker period.

4.4. Caretaker Statement

To assist Council to comply with its commitment to appropriate decision making during the caretaker period, the following Caretaker Statement will be included in each report submitted to Council where Council's decision would or could be a significant act:

"The recommended decision is a significant act within the context of the "Election Caretaker Period Policy", however an exemption should be made because of the possibility of legal and/or financial repercussions if a decision is referred or because of statutory timeframe requirements".

4.5. Shire Publications

During the caretaker period, the Shire's official website, digital media and any other publications will not contain any material which is precluded by this policy. Any references to the election will only relate to the election process.

All Shire publications and communications proposed to occur immediately prior to, throughout or during, a caretaker period must be reviewed and approved by the CEO prior to publication or distribution.

4.6. Candidate and/or Council Member Publications

Council members and/or candidates are permitted to publish campaign material on their own behalf, but cannot claim that material originated from or was authorised by the Shire.

4.7. Public Consultation During the Caretaker Period

Public consultation can occur during an election period to ensure the normal business of local government continues and ordinary matters of administration are addressed.

During the caretaker period it is prohibited under this policy for public consultation to be undertaken on an issue which, in the CEO's opinion,

could be perceived as intended or calculated to affect the result of an election.

This policy does not prevent any statutory public consultation, required by the Act or any other legislation, to be undertaken to enable the Shire to fulfil its functions.

4.8. Attendance and Participation at Events or Functions

4.8.1. Public Events and Functions Hosted by External Bodies

Council members may continue to attend events and functions hosted by external bodies during the caretaker period.

4.8.2. Shire Organised Civic Events or Functions

Events and/or functions organised by the Shire and scheduled during the caretaker period will be limited to only those essential to the operation of the Shire and should not in any way be associated with any issues that, in the CEO's opinion, are considered relevant to or likely to influence the outcome of an election unless extraordinary circumstances apply.

All known candidates are to be invited to civic events or functions organised by the Shire during the caretaker period.

4.8.3. Addresses by Council Members

Excluding the Shire President and Deputy Shire President fulfilling their functions as prescribed by sections 2.8 and 2.9 of the Act, respectively, council members that are also candidates should not, without the prior approval of the CEO, be permitted to make speeches or addresses at events/functions organised or sponsored by the Shire during the caretaker period. Such speeches or addresses should adhere to the intent of 4.8.2.

The Shire President or Deputy Shire President may request the CEO or their delegate to be the host, chair, master of ceremonies etc. as the occasion may require.

4.8.4. Delegates to Community and External Organisations

Council members appointed to community groups and other external organisations as representatives of the Shire shall not use their attendance at meetings of these groups to either recruit assistance with electoral campaigning or to promote their personal or other candidates' electoral campaign.

4.9. Use of Shire Resources

The Code of Conduct and the *Local Government (Model Code of Conduct) Regulations 2021* provide that Shire resources are only to be utilised for authorised activities. For example, the use of employees for personal tasks and the use of equipment, stationery or hospitality for non-Council business are prohibited. This includes the use of resources for electoral purposes.

Shire employees must not be asked to undertake any tasks connected directly or indirectly with an election campaign and should avoid assisting council members in ways that could create a perception that they are being

used for electoral purposes. In any circumstances where the use of Shire resources might be construed as being related to a candidate's election campaign, advice is to be sought from the CEO.

4.10. Access to Information

During the caretaker period council members are able to request access to Council information relevant to the performance of their functions as council member. However any request for access to information should be exercised with caution and be limited to current Council matters. Any Council information so accessed must not be used for election purposes.

Public information is readily available on the Shire's official website by council members and candidates.

4.10.1. Electoral Information and Assistance

All candidates will have equal rights to access public electoral information, such as the electoral rolls and information relevant to their election campaign, from the Returning Officer or CEO.

Any assistance and advice provided to candidates as part of the conduct of the election will be provided equally to all candidates.

4.10.2. Media Advice

The role of the Shire President under section 2.8 of the Act in relation to speaking on behalf of the Shire continues during the caretaker period.

Any requests for media advice or assistance from council members during the caretaker period will be referred to the CEO.

No media advice will be provided in relation to election issues or in regard to publicity that involves any individual council member(s).

4.10.3. Publicity Campaigns

During the caretaker period publicity campaigns, other than for the purpose of conducting and promoting the election, will be avoided wherever possible.

Where a publicity campaign is deemed necessary for a Shire activity, it must be approved by the CEO.

In any event, the Shire's publicity during the caretaker period will be restricted to communicating normal Shire activities and initiatives.

4.10.4. Media Attention

Council members will not use or access Shire employees or resources to gain media attention in support of their or any candidate's election campaign.

4.10.5. Election Process Enquiries

All election process enquiries from candidates, whether current council members or not, will be directed to the Returning Officer, or where the matter is outside of the responsibilities of the Returning Officer, to the CEO.

5. RELATED LEGISLATION

Local Government Act 1995 Part 4

Local Government (Elections) Regulations 1996

Local Government (Model Code of Conduct) Regulations 2021

6. RELATED DOCUMENTS

Code of Conduct for Council Members, Committee Members and Candidates
(1.1)

Shire of Mundaring

POLICY

ELECTIONS - CARETAKER PERIOD

Policy Ref:	OR-22		
Adopted:	C14.06.21	Date:	8 June 2021
Amended:		Date:	
Reviewed:		Date:	
Policy Ref:	OR-12 Code of Conduct	Delegation Ref:	N/A
Statute Ref:	Local Government Act 1995 Part 4 Local Government (Elections) Regulations 1996 Local Government (Model Code of Conduct) Regulations 2021		
Local Law Ref:	N/A		

PURPOSE

The purpose of this policy is to -

1. prevent the Council of the Shire of Mundaring, prior to an election, making major decisions that would bind an incoming Council;
2. prevent Elected Members from using public resources in ways that are seen as advantageous or detrimental to sitting Elected Members who are seeking re-election; and
3. ensure that Shire of Mundaring employees act impartially in relation to all candidates.

APPLICATION

This Policy applies to Elected Members and employees of Shire of Mundaring during a "Caretaker Period" (see below for definition) to cover –

- a) decisions that are made by Council;
- b) materials published by the Shire;
- c) attendance at and participation in functions and events;
- d) use of the Shire's resources; and
- e) access to information held by the Shire.

Whilst electoral candidates who are not sitting Elected Members cannot be compelled to comply with a Council policy, such candidates will be made aware of this Caretaker Period Policy and encouraged to cooperate with its implementation.

POLICY

1. DEFINITIONS

'Caretaker Period' means the period of time prior to a local government election when the caretaker practices are in place. The caretaker practices will apply from the close of nominations being 4.00 pm 37 days prior to the Election Day in accordance with section 4.49(a) of the *Local Government Act 1995* until 6.00 pm on Election Day.

'Election Day' means the day fixed under the *Local Government Act 1995* for the holding of any poll needed for an election.

'Electoral Material' means any advertisement, handbill, pamphlet, notice, letter or article that is intended or calculated to affect the result in an election, but does not include –

- a) an advertisement in a newspaper announcing the holding of a meeting (section 4.87(3) of the *Local Government Act 1995*;
- b) any materials exempted under regulation 78 of the *Local Government (Elections) Regulations 1997*;
- c) any materials produced by the Shire relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

'Extraordinary Circumstances' means a situation that requires a major policy decision by Council because of the possibility of legal and/or financial repercussions if a decision is deferred or because of statutory timeframe requirements.

'Major Policy Decision' means any –

- a) Decision relating to the employment, termination or remuneration of the Chief Executive Officer other than a decision to appoint an Acting Chief Executive Officer or, in the case of an emergency, suspend the current Chief Executive Officer (in accordance with the terms of their contract) and appoint a person to act in that position pending the election, after which date a permanent decision can be made.
- b) Decision relating to the Shire entering into a sponsorship arrangement with a total Shire contribution value exceeding \$10,000 (excluding GST) and not provided for in the adopted budget.
- c) Decision relating to the Shire entering into a commercial enterprise as defined by section 3.59 of the *Local Government Act 1995*.
- d) Decision that would commit the Shire to substantial expenditure or actions that, in the Chief Executive Officer's opinion, are significant, such as that which might be brought about through a Notice of Motion by an Elected Member.
- e) Decision that, in the Chief Executive Officer's opinion, will have a significant impact on Shire of Mundaring or the community.
- f) Report requested or initiated by an Elected Member, candidate or member of the public that, in the Chief Executive Officer's opinion, could be perceived within the general community as an electoral issue and has the potential to call into question whether decisions are soundly based and in the best interests of the community.

‘Public Consultation’ means a process which involves an invitation to individuals, groups, organisations or the community generally to comment on an issue, proposed action or proposed policy, but does not include consultation required to be undertaken in order to comply with a written law.

‘Substantial Expenditure’ means expenditure that exceeds 0.1% of the Shire’s annual budgeted revenue (excluding GST) in the relevant financial year.

2. IMPLEMENTATION OF CARETAKER PRACTICES

2.1 Scheduling Consideration of Major Policy Decisions

So far as is reasonably practicable, the Chief Executive Officer should avoid scheduling major policy decisions for consideration during a Caretaker Period and instead ensure that such decisions are either –

- a) Considered by Council prior to the Caretaker Period; or
- b) Scheduled for determination by the incoming Council.

Where extraordinary circumstances (refer to definition) exist the Chief Executive Officer may submit a major policy decision to Council.

2.2 Decisions Made Prior to a Caretaker Period

This policy only applies to decisions made during a Caretaker Period, not the announcement of decisions made prior to the Caretaker Period. Whilst announcements of earlier decisions may be made during a Caretaker Period, as far as practicable any such announcements should be made before the Caretaker Period begins or after it has concluded.

2.3 Role of the Chief Executive Officer in Implementing Caretaker Practices

The role of the Chief Executive Officer in implementing the caretaker practices outlined in this policy is as follows –

- a) The Chief Executive Officer will ensure, as far as possible, that all Elected Members and employees are aware of the Caretaker Period Policy and practices at least 30 days prior to the start of the Caretaker Period.
- b) The Chief Executive Officer will ensure, as far as possible, that any major policy or significant decisions required to be made by Council are scheduled for Council resolution prior to the Caretaker Period or deferred for determination by the incoming Council.
- c) The Chief Executive Officer will endeavour to make sure all announcements regarding decisions made by Council prior to the Caretaker Period are publicised prior to the Caretaker Period.

2.4 Caretaker Statement

To assist Council to comply with its commitment to appropriate decision making during the Caretaker Period, the following Caretaker Statement will be included in each report submitted to Council where Council’s decision would or could be a Major Policy Decision:

“The recommended decision is a ‘Major Policy Decision’ within the context of Policy OR-22 Elections – Caretaker Period Policy, however an exemption should be made

because of the possibility of legal and/or financial repercussions if a decision is referred or because of statutory timeframe requirements”.

2.5 Elected Members Interactions

Elected Members should take particular care when –

- a) Considering planning matters before Council in its role as a responsible authority under the *Planning and Development Act 2005*. It should be noted that this Policy does not apply to items referred to the Joint Development Assessment Panel;
- b) Undertaking a consultation or advocacy role on behalf of members of the community;
- c) Communicating on behalf of Council with State or Federal Government entities; and
- d) Receiving information in their role of Elected Member. This information is not to be used for campaigning purposes, except to the extent that the information is already in the public domain.

3. SHIRE OF MUNDARING PUBLICATIONS

3.1 Shire of Mundaring Website

During the Caretaker Period the Shire’s website will not contain any material which is precluded by this Policy. Any references to the election will only relate to the election process. Information about Elected Members will be restricted to names, contact details, titles, membership of special committees and other bodies to which they have been appointed by Council. This clause does not apply to information published prior to the Caretaker Period.

3.2 Prohibition on Publishing Electoral Material

The Shire shall not print, publish or distribute or cause, permit or authorise others to print, publish or distribute on behalf of the Shire any advertisement, handbill, pamphlet or notice that contains ‘electoral material’ during the Caretaker Period.

3.3 Electoral Material Relevant to Prohibition

Without limiting the general definition of ‘Electoral Material’ above, material will be considered to be intended or likely to affect voting in the election if it contains an express or implicit reference to or comment on –

- a) The election; or
- b) A candidate in the election; or
- c) An issue submitted to or otherwise before the voters in connection with the election.

3.4 Candidate and/or Elected Member Publications

Elected Members and/or candidates are permitted to publish campaign material on their own behalf, but cannot claim for that material to be originated from or authorised by the Shire.

3.5 Election Announcements

This Policy does not prevent publications by the Shire which merely announce the holding of the election or relate only to the election process itself.

3.6 Social Media

During the Caretaker Period the Shire's social media accounts, including but not limited to Facebook, Twitter, Instagram, YouTube and LinkedIn will not contain any material that is precluded by this Policy. Any reference to the election will only relate to the election process.

3.7 Shire of Mundaring Business Cards

During the Caretaker Period Elected Members shall ensure that their Shire business cards are used only for purposes associated with the normal role of an Elected Member in servicing their electorate. Elected Members' business cards shall not be used in a manner that could be perceived as an electoral purpose. It should be noted that this prohibition on the use of Shire resources for electoral purposes is not restricted to the Caretaker Period.

4. PUBLIC CONSULTATION DURING THE CARETAKER PERIOD

4.1 Prohibition

During the Caretaker Period it is prohibited under this Policy for public consultation to be undertaken on an issue which, in the Chief Executive Officer's opinion, could be perceived as intended or calculated to affect the result of an election.

This Policy does not prevent any statutory public consultation, required by the *Local Government Act 1995* or any other legislation, to be undertaken to enable the Shire to fulfil its functions.

5. ATTENDANCE AND PARTICIPATION AT EVENTS OR FUNCTIONS

5.1 Public Events and Functions Hosted by External Bodies

Elected Members may continue to attend events and functions hosted by external bodies during the Caretaker Period.

5.2 Shire Organised Civic Events or Functions

Events and/or functions organized by the Shire and scheduled during the Caretaker Period will be limited to only those essential to the operation of the Shire and should not in any way be associated with any issues that, in the Chief Executive Officer's opinion, are considered relevant to or likely to influence the outcome of an election unless extraordinary circumstances apply (e.g. major funding announcements).

Recurring annual community events scheduled to take place during the Caretaker Period will proceed, but there should be no formal role for Elected Members at these events.

5.3 Delegates to Community and Advisory Groups

Elected Members appointed to community groups and other external organisations as representatives of the Shire shall not use their attendance at meetings of these groups to either recruit assistance with electoral campaigning or to promote their personal or other candidates' electoral campaign.

6. USE OF SHIRE OF MUNDARING RESOURCES

The Shire's Code of Conduct and the *Local Government (Model Code of Conduct) Regulations 2021* provide that Shire resources are only to be utilised for authorised activities. For example the use of employees for personal tasks and the use of equipment, stationery or hospitality for non-Council business are prohibited. This includes the use of resources for electoral purposes. It should be noted that the prohibition on use of the Shire's resources for electoral purposes is not restricted to the Caretaker Period.

Shire employees must not be asked to undertake any tasks connected directly or indirectly with an election campaign and should avoid assisting Elected Members in ways that could create a perception that they are being used for electoral purposes. In any circumstances where the use of Shire resources might be construed as being related to a candidate's election campaign, advice is to be sought from the Chief Executive Officer.

7. ACCESS TO COUNCIL INFORMATION

7.1 Elected Member Access to Information

During the Caretaker Period Elected Members are able to access Council information relevant to the performance of their functions as Elected Member.

However this access to information should be exercised with caution and be limited to matters that Council is dealing with. Any Council information so accessed must not be used for election purposes.

7.2 Electoral Information and Assistance

All candidates will have equal rights to access public information from the Shire's administration, such as the electoral rolls and information relevant to their election campaign.

Any assistance and advice provided to candidates as part of the conduct of the election will be provided equally to all candidates

7.3 Media Advice

Any requests for media advice or assistance from Elected Members during the Caretaker Period will be referred to the Chief Executive Officer.

No media advice will be provided in relation to election issues or in regard to publicity that involves any individual Elected Member(s).

7.4 Publicity Campaigns

During the Caretaker Period publicity campaigns, other than for the purpose of conducting and promoting the election, will be avoided wherever possible.

Where a publicity campaign is deemed necessary for a Shire activity, it must be approved by the Chief Executive Officer.

In any event, the Shire's publicity during the Caretaker Period will be restricted to communicating normal Shire activities and initiatives.

7.5 Media Attention

Elected Members will not use or access Shire employees or resources to gain media attention in support of their or any candidate's election campaign.

7.6 Election Process Enquiries

All election process enquiries from candidates, whether current Elected Members or not, will be directed to the Returning Officer, or where the matter is outside of the responsibilities of the Returning Officer, to the Chief Executive Officer.



2.X ELECTIONS— CARETAKER PERIOD

Responsible Directorate	Corporate Services	
Responsible Service Area	Governance	
Adopted	June 2021	C14.06.21
Reviewed	June 2023	<resolution # >
Procedure Ref	N/A	

1. PURPOSE

This purpose of this policy is to:

- prevent the Council of ~~the~~ Shire of Mundaring ~~(the Shire) prior to an election,~~ making major decisions ~~or undertaking significant acts prior to an ordinary election,~~ that would bind an incoming Council;
- prevent ~~Elected council m~~Members from using public resources in ways that are seen as advantageous or ~~detrimental-disadvantageous~~ to, ~~or promoting~~ sitting ~~Elected council m~~Members who are seeking re-election ~~or new~~ candidates; and
- ~~recognise ensure~~ that ~~there is a requirement for~~ Shire of Mundaring employees ~~to~~ act impartially in relation to all candidates.

2. APPLICATIONSCOPE

This ~~p~~Policy applies to ~~Elected M~~council ~~m~~embers and ~~Shire~~ employees ~~of Shire of Mundaring~~ during a ~~"C~~aretaker ~~P~~period" (see below for definition) ~~to cover—~~ relevant to:

- decisions ~~that are~~ made by Council;
- materials published by the Shire;
- attendance at and participation in functions and events;
- use of the Shire's resources; and
- access to information held by the Shire.

Whilst ~~electoral~~ candidates who are not sitting ~~Elected council m~~Members cannot be compelled to comply with a Council policy, such candidates will be made aware of this ~~caretaker period P~~policy and encouraged to cooperate with its implementation. ~~In addition, candidates will be informed of the "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct) and that a breach of the requirements of the Code of Conduct could result in a complaint being brought against the candidate should they be elected to Council (section 5.104(6) of the Act and clause 11 of the Code of Conduct).~~

3. DEFINITIONS

Act the Local Government Act 1995.

caretaker period

the period of time prior to a local government election when the caretaker practices are in place. The caretaker practices will apply from the close of nominations ~~which is determined being 4.00 pm 37 days prior to the Election Day~~ in accordance with section 4.49(a) of the *Local Government Act 1995* until 6.00 pm on Election Day.

Commented [EN1]: Close of nominations has been amended in the Amendment Bill, as such reference to a specific number of days has been removed.

CEO

the Chief Executive Officer, who is the most senior employee in the organisation. The CEO is appointed by and directly accountable to the Council.

council member

a person elected under the Act as a member of Council. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).

election day

the day fixed under the *Local Government Act 1995* for the holding of any poll needed for an election. For the purposes of this policy, 'Election Day' generally excludes an Extraordinary Election Day unless otherwise specified in this policy.

electoral material

any advertisement, handbill, pamphlet, notice, letter or article that is intended or calculated to affect the result in an election, but does not include:

- a. an advertisement in a newspaper announcing the holding of a meeting (section 4.87(3) of the ~~Local Government Act 1995~~;
- b. any materials exempted under regulation 78 of the *Local Government (Elections) Regulations 1997*;
- c. any materials produced by the Shire relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

events and functions

including but not limited to gatherings for the purpose of discussion, review, acknowledgement, communication, consultation, celebration or promotion, of any matter relevant to the Shire and/or its stakeholders and may take the form of conferences, workshops, forums, launches, promotional activities, social occasions such as dinners and receptions, including gatherings coordinated or facilitated by the Shire or an external entity.

extraordinary circumstances

a situation that requires a ~~major policy decision~~ significant act be considered by Council because of the possibility of legal and/or financial repercussions if a decision is deferred or because of statutory timeframe requirements.

major policy decisions
significant act

the following acts which are restricted during a caretaker period include:

Any:

- a. making or amending of a local law (including making a local law to amend or repeal a local law)
- b. a decision relating to the employment, termination or remuneration of the CEO other than a decision to appoint an Acting CEO or, ~~in the case of an emergency where extraordinary circumstances exist~~, suspend the current CEO (in accordance with the terms of their contract) and appoint a person to act in that position pending the election, after which date a permanent decision can be made.
- c. ~~Decision relating to the Shire~~ entering into a ~~commercial enterprise major land transaction or land transaction as defined by section 3.59 of the Act that is preparatory to enter into a major land transaction.~~
- d. commencing a major trading undertaking as defined by section 3.59 of the Act.
- e. entering into a contract, or other agreement or arrangement with an expected value which would result in substantial expenditure.
- f. ~~Decision relating to the Shire~~ entering into a sponsorship arrangement with a total Shire contribution value exceeding \$10,000 (excluding GST) and not provided for in the adopted budget.
- g. ~~Decision that would~~ committing the Shire to substantial expenditure or actions that, in the ~~Chief Executive Officer~~ CEO's opinion, are significant, such as that which might be brought about through a Notice of Motion by an ~~Elected council m~~ Member.
- h. considering a decision that, in the ~~Chief Executive Officer~~ CEO's opinion, will have a significant impact on ~~the Shire of Mundaring~~ or the community.
- i. considering a report requested or initiated by an ~~Elected council m~~ Member, candidate or member of the public that, in the ~~Chief Executive~~

Commented [EN2]: Consistent with LG Act amendment a transition

	Officer CEO's opinion, could be perceived within the general community as an electoral issue and has the potential to call into question whether decisions are soundly based and in the best interests of the community
public consultation	a process which involves an invitation to individuals, groups, organisations or the community generally to comment on an issue, proposed action or proposed policy, but does not include consultation required to be undertaken in order to comply with a written law.
substantial expenditure	expenditure that exceeds 0.1% of the Shire's annual budgeted revenue (excluding GST) in the relevant financial year.

4. POLICY

Implementation of Caretaker Practices

4.1. Scheduling Consideration of ~~Major Policy Decisions~~significant Acts

So far as is reasonably practicable, the ~~Chief Executive Officer~~CEO should avoid scheduling ~~major policy decisions significant acts~~ for consideration during a caretaker period and instead ensure that such decisions are either:

- considered by Council prior to the caretaker period; or
- scheduled for determination by the incoming Council.

Where extraordinary circumstances ~~(refer to definition)~~ exist the ~~Chief Executive Officer~~CEO may submit a ~~report major policy decision~~ to Council.

It should be noted that this policy does not apply to items referred to the Joint Development Assessment Panel and Council's role in considering planning matters before Council in its role as a responsible authority under the Planning and Development Act 2005.

Commented [EN3]: Removed, otherwise it will need to included wherever extraordinary circumstances exist

4.2. Decisions Made Prior to a ~~e~~Caretaker ~~p~~Period

This policy only applies to decisions made during a caretaker period, not the announcement of decisions made prior to the caretaker period. Whilst announcements of earlier decisions may be made during a caretaker period, as far as practicable any such announcements should be made before the caretaker period begins or after it has concluded.

4.3. ~~Role of the Chief Executive Officer in Implementation of ing~~Caretaker Practices

The role of the ~~Chief Executive Officer~~CEO in implementing the caretaker practices outlined in this policy is as follows:

- ~~t~~The ~~Chief Executive Officer~~CEO will ensure, as far as possible, that all ~~Elected council m~~Members and employees are aware of this ~~e caretaker period p~~Policy and practices at least 30 days prior to the start of the caretaker period.

~~a-b.~~ The CEO will ensure that all candidates in an election are aware of the Code of Conduct upon acceptance of their nomination.

~~b-c.~~ The Chief Executive Officer-CEO will ensure, as far as possible, that any ~~major policy or significant acts decisions~~ required to be made by Council are scheduled for Council resolution prior to the caretaker period or deferred for determination by the incoming Council.

~~c-d.~~ The Chief Executive Officer-CEO will endeavour to make sure all announcements regarding decisions made by Council prior to the caretaker period are publicised prior to the caretaker period.

4.4. Caretaker Statement

To assist Council to comply with its commitment to appropriate decision making during the caretaker period, the following Caretaker Statement will be included in each report submitted to Council where Council's decision would or could be a ~~major policy significant act decision~~:

"The recommended decision is a 'significant act/Major Policy Decision' within the context of ~~the Policy OR-22- Elections~~ ~~Caretaker p~~Period Policy", however an exemption should be made because of the possibility of legal and/or financial repercussions if a decision is referred or because of statutory timeframe requirements".

4.4.1. ~~Elected Members Interactions~~

~~Elected Members should take particular care when:~~

- ~~a. considering planning matters before Council in its role as a responsible authority under the Planning and Development Act 2005. It should be noted that this Policy does not apply to items referred to the Joint Development Assessment Panel;~~
- ~~b. undertaking a consultation or advocacy role on behalf of members of the community;~~
- ~~c. communicating on behalf of Council with State or Federal Government entities; and~~
- ~~d. receiving information in their role of Elected Member. This information is not to be used for campaigning purposes, except to the extent that the information is already in the public domain.~~

Commented [EN4]: Covered by Act, Regs, Code of Conduct, , etc.

4.5. ~~Shire of Mundaring Publications~~

~~During the caretaker period, the Shire's official website, digital media and any other publications will not contain any material which is precluded by this policy. Any references to the election will only relate to the election process.~~

~~All Shire publications and communications proposed to occur immediately prior to, throughout or during, a caretaker period must be reviewed and approved by the CEO prior to publication or distribution.~~

4.4.2. ~~Shire of Mundaring Website~~

~~During the caretaker period the Shire's website will not contain any material which is precluded by this Policy. Any references to~~

the election will only relate to the election process. Information about Elected Members will be restricted to names, contact details, titles, membership of special committees and other bodies to which they have been appointed by Council. This clause does not apply to information published prior to the caretaker period.

~~4.4.3. Prohibition on Publishing Electoral Material~~

~~The Shire shall not print, publish or distribute or cause, permit or authorise others to print, publish or distribute on behalf of the Shire any advertisement, handbill, pamphlet or notice that contains 'electoral material' during the caretaker period.~~

~~4.4.4. Electoral Material Relevant to Prohibition~~

~~Without limiting the general definition of 'Electoral Material' above, material will be considered to be intended or likely to affect voting in the election if it contains an express or implicit reference to or comment on:~~

- ~~a. the election; or~~
- ~~b. a candidate in the election; or~~
- ~~c. an issue submitted to or otherwise before the voters in connection with the election.~~

~~4.5.4.6. Candidate and/or Elected Council Member Publications~~

~~Elected Council m~~Members and/or candidates are permitted to publish campaign material on their own behalf, but cannot claim ~~for~~ that material ~~to be~~ originated from or was authorised by the Shire.

~~4.5.1. Election Announcements~~

~~This Policy does not prevent publications by the Shire which merely announce the holding of the election or relate only to the election process itself.~~

~~4.5.2. Social Media~~

~~During the caretaker period the Shire's social media accounts, including but not limited to Facebook, Twitter, Instagram, YouTube and LinkedIn will not contain any material that is precluded by this Policy. Any reference to the election will only relate to the election process.~~

~~4.5.3. Shire of Mundaring Business Cards~~

~~During the caretaker period Elected Members shall ensure that their Shire business cards are used only for purposes associated with the normal role of an Elected Member in servicing their electorate. Elected Members' business cards shall not be used in a manner that could be perceived as an electoral purpose. It should be noted that this prohibition on the use of Shire resources for electoral purposes is not restricted to the caretaker period.~~

~~4.6.4.7. Public Consultation During the eCaretaker pPeriod~~

Prohibition

Public consultation can occur during an election period to ensure the normal business of local government continues and ordinary matters of administration are addressed.

During the caretaker period it is prohibited under this ~~p~~Policy for public consultation to be undertaken on an issue which, in the ~~Chief Executive Officer~~CEO's opinion, could be perceived as intended or calculated to affect the result of an election.

This ~~p~~Policy does not prevent any statutory public consultation, required by the ~~Local Government Act 1995~~ or any other legislation, to be undertaken to enable the Shire to fulfil its functions.

4.7.4.8. Attendance and Participation at Events or Functions

4.7.1-4.8.1. Public Events and Functions Hosted by External Bodies

~~Elected Council M~~members may continue to attend events and functions hosted by external bodies during the caretaker period.

4.7.2-4.8.2. Shire Organised Civic Events or Functions

Events and/or functions ~~organised~~ by the Shire and scheduled during the caretaker period will be limited to only those essential to the operation of the Shire and should not in any way be associated with any issues that, in the ~~Chief Executive Officer~~CEO's opinion, are considered relevant to or likely to influence the outcome of an election unless extraordinary circumstances apply ~~(e.g. major funding announcements).~~

~~Recurring annual community events scheduled to take place during the caretaker period will proceed, but there should be no formal role for Elected Members at these events. All known candidates are to be invited to civic events or functions organised by the Shire during the caretaker period.~~

Commented [EN5]: Already covered by the definition of extraordinary circumstances

4.8.3. Addresses by Council Members

~~Excluding the Shire President and Deputy Shire President fulfilling their functions as prescribed by sections 2.8 and 2.9 of the Act, respectively, council members that are also candidates should not, without the prior approval of the CEO, be permitted to make speeches or addresses at events/functions organised or sponsored by the Shire during the caretaker period. Such speeches or addresses should adhere to the intent of 4.8.2.~~

~~The Shire President or Deputy Shire President may request the CEO or their delegate to be the host, chair, master of ceremonies etc. as the occasion may require.~~

4.7.3-4.8.4. Delegates to Community and ~~Advisory Groups~~External Organisations

~~Elected Council M~~members appointed to community groups and other external organisations as representatives of the Shire shall not use their attendance at meetings of these groups to either

recruit assistance with electoral campaigning or to promote their personal or other candidates' electoral campaign.

4.8.4.9. Use of Shire of Mundaring Resources

The ~~Shire's~~ Code of Conduct and the *Local Government (Model Code of Conduct) Regulations 2021* provide that Shire resources are only to be utilised for authorised activities. For example, the use of employees for personal tasks and the use of equipment, stationery or hospitality for non-Council business are prohibited. This includes the use of resources for electoral purposes. ~~It should be noted that the prohibition on use of the Shire's resources for electoral purposes is not restricted to the caretaker period.~~

Shire employees must not be asked to undertake any tasks connected directly or indirectly with an election campaign and should avoid assisting ~~Elected council M~~members in ways that could create a perception that they are being used for electoral purposes. In any circumstances where the use of Shire resources might be construed as being related to a candidate's election campaign, advice is to be sought from the ~~Chief Executive Officer/CEO.~~

Commented [EN6]: Already covered by the Code of Conduct and the Regs

4.9.4.10. Access to Council Information

~~Elected Member Access to Information~~

During the caretaker period ~~Elected council M~~members are able to [request](#) access [to](#) Council information relevant to the performance of their functions as ~~Elected council M~~member.

However ~~this any request for~~ access to information should be exercised with caution and be limited to [current Council](#) matters ~~that Council is dealing with~~. Any Council information so accessed must not be used for election purposes.

[Public information is readily available on the Shire's official website by council members and candidates.](#)

4.9.1.4.10.1. Electoral Information and Assistance

All candidates will have equal rights to access public [electoral](#) information ~~from the Shire's administration~~, such as the electoral rolls and information relevant to their election campaign, [from the Returning Officer or CEO.](#)

Any assistance and advice provided to candidates as part of the conduct of the election will be provided equally to all candidates.

4.9.2.4.10.2. Media Advice

[The role of the Shire President under section 2.8 of the Act in relation to speaking on behalf of the Shire continues during the caretaker period.](#)

Any requests for media advice or assistance from ~~Elected council M~~members during the caretaker period will be referred to the ~~Chief Executive Officer/CEO.~~

No media advice will be provided in relation to election issues or in regard to publicity that involves any individual ~~Elected council~~ ~~M~~member(s).

4.9.3-4.10.3. Publicity Campaigns

During the caretaker period publicity campaigns, other than for the purpose of conducting and promoting the election, will be avoided wherever possible.

Where a publicity campaign is deemed necessary for a Shire activity, it must be approved by the ~~Chief Executive Officer~~ ~~CEO~~.

In any event, the Shire's publicity during the caretaker period will be restricted to communicating normal Shire activities and initiatives.

4.9.4-4.10.4. Media Attention

~~Elected Council~~ ~~M~~members will not use or access Shire employees or resources to gain media attention in support of their or any candidate's election campaign.

4.9.5-4.10.5. Election Process Enquiries

All election process enquiries from candidates, whether current ~~Elected council~~ ~~M~~members or not, will be directed to the Returning Officer, or where the matter is outside of the responsibilities of the Returning Officer, to the ~~Chief Executive Officer~~ ~~CEO~~.

5. RELATED LEGISLATION

Local Government Act 1995 Part 4

Local Government (Elections) Regulations 1996

Local Government (Model Code of Conduct) Regulations 2021

6. RELATED DOCUMENTS

Code of Conduct for Council Members, Committee Members and Candidates (1.1)

9.1.6 Policy Review - Council Member Allowances and Expenses

File Code	GV.OPP 1
Author	Garry Bird, Director Corporate Services
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<div>1. Draft - Council Member Allowances and Expenses ↓</div> <div>2. Elected Members Allowances and Expenses Policy - OR-04 ↓</div> <div>3. Draft - Council Member Allowances and Expenses - with track changes ↓</div>

SUMMARY

The draft “Council Member Allowances and Expenses Policy” (**Attachment 1**) has been reviewed and is based on the current “Elected Members Allowances and Expenses Policy” OR-04 (**Attachment 2**).

The Committee is asked to consider and recommend that Council adopt the draft “Council Member Allowances and Expenses Policy”.

BACKGROUND

Previously titled “Elected Members Allowances and Expenses Policy”, this policy provides guidance and clarity with regard to the allowances and expenses that will be paid to council members.

At the 15 May 2023 Governance Committee informal workshop, a policy review cover note was presented to seek feedback and inform the next iteration of the policy. Feedback has been incorporated into the final draft for adoption and is shown as track changes (**Attachment 3**).

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 (2)(b) of the *Local Government Act 1995* provides that the role of Council is to “*determine the local government’s policies*”.

POLICY IMPLICATIONS

The reviewed policy will be adopted and current policy “Elected Members Allowances and Expenses Policy” OR-04 replaced if the recommendation is adopted by Council.

FINANCIAL IMPLICATIONS

An annual budget provision will be made for council member allowances and the reimbursement of council member expenses.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Compliance: Fees, allowances and expenses paid to council members are not made in accordance with legislation.		
Likelihood	Consequence	Rating
Possible	Minor	Low
Action / Strategy		
That the updated policy is adopted and fees, allowances and expenses are reviewed annually as part of the budget process.		

EXTERNAL CONSULTATION

Nil

COMMENT

The policy provides guidance and clarity on fees, allowances and expenses paid to council members.

Issues that were identified in the review of the policy and considered by the Governance Committee at the 15 May 2023 informal workshop included:

- As per the Salaries and Allowances Tribunal Determination 2023, the ICT Allowance now includes the provision of laptops, mobile phones etc. Sections 4.1 and 4.2 of the current policy needs to be amended to reflect this.
- Confirm in policy that all allowances will be set at 100% of the band maximum.
- Greater clarification on what travel costs can be reimbursed.
- A proposal raised by a council member during the Integrated Planning and Reporting Framework workshops in 2023 to pay a travel allowance rather than reimbursement of actual kilometres travelled.
- A scope was not included in the policy.
- Information regarding reimbursements included is consistent with the “Council Member Continuing Professional Development, Training and Professional Memberships Policy” and the “Attendance by Council Members and CEO at Conferences and Events Policy”.

VOTING REQUIREMENT

Simple Majority

– Policy Review - Council Member Allowances and Expenses

RECOMMENDATION

That Council adopts the draft “Council Member Allowances and Expenses Policy” (**Attachment 1**) replacing “Elected Members Allowances and Expenses Policy” OR-04.

COUNCIL DECISION

C14.07.23

COMMITTEE RECOMMENDATION

GC6.06.23

Moved by	Cr McNeil	Seconded by	Cr Zlatnik
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That Council adopts the draft “Council Member Allowances and Expenses Policy” (**Attachment 1**) replacing “Elected Members Allowances and Expenses Policy” OR-04; **subject to the following amendments:**

- a. Under item 3.1.3 delete “**(via the Shire IT department)**” from the first dot point.
- b. Under item 3.3 delete “Council members are encouraged to include their electronic devices in their household content insurance”.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

2.X COUNCIL MEMBER ALLOWANCES AND EXPENSES

Responsible Directorate	Corporate Services	
Responsible Service Area	Finance	
Adopted	April 2005	RC13.04.05
Reviewed	September 2011	C16.09.11
	December 2014	C5.12.14
	September 2015	C5.09.15
	September 2018	C4.09.18
	July 2023	X
Procedure Ref	N/A	

1. PURPOSE

To provide guidance and clarity with regard to the fees, allowances and expenses that will be paid to council members in accordance with the *Local Government Act 1995*, *Local Government (Administration) Regulations 1996*, the *Salaries and Allowances Act 1975* and the annual determination made by the Salaries and Allowances Tribunal, to enable them to carry out their required functions as a council member of Shire of Mundaring (the Shire).

2. SCOPE

This policy applies to payments made by the Shire to council members including fees, allowances and reimbursement of expenses.

3. POLICY

Payments made to council members are made in accordance with relevant legislation and an annual determination by the Salaries and Allowances Tribunal (SAT).

3.1. Allowances

3.1.1. Annual Meeting Attendance Fees

Annual meeting attendance fees are determined each year during development of the annual budget and will be set at the maximum level determined each year by the Salaries and Allowances Tribunal.

Payment of the annual fee is made on the principle that each council member regularly attends Council and committee meetings to which they are appointed and carries out other responsibilities of their office.

Any taxation liability arising from the payment of meeting fees is the responsibility of each council member.

Payment may be made to a council member's superannuation fund if requested.

Meeting attendance fees are payable in advance as 12 monthly instalments.

Where a council member no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the allowance has already been made, the council member is required to reimburse the Shire.

3.1.2. Shire President and Deputy Shire President Allowances

Shire President and Deputy Shire President allowances are determined each year during development of the annual budget and will be set at the maximum level determined each year by the Salaries and Allowances Tribunal.

These allowances are paid in advance as 12 equal monthly instalments.

Where the Shire President or Deputy Shire President no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the allowance has already been made, the council member is required to reimburse the Shire.

3.1.3. Information and Communication Technology Allowance

The Information and Communication Technology (ICT) Allowance is determined each year during development of the annual budget and will be set at the maximum level determined each year by the Salaries and Allowances Tribunal.

The ICT allowance covers:

- the cost to purchase a tablet PC e.g. iPad (via the Shire IT department);
- telecommunication expenses;
- purchase of a printer (if required);
- expenses incurred for the maintenance and repair of the tablet PC and any consumable supplies; and
- provision of an internet connection or dataplan.

To assist orderly conduct of a Council or committee meeting, a printed, paper copy of the agenda will be provided to the presiding member, separate to this allowance.

This allowance is paid in advance as 12 equal monthly instalments.

Where a council member no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the allowance has already been made, the council member is required to reimburse the Shire.

3.2. Stationery

Council members will be supplied with a formal name badge. Lost or irreparably damaged badges will be replaced on request.

Council members will be provided with a quantity of 500 colour printed business cards for relevant Shire business within each term of office.

3.3. Insurance

Council members will be provided with insurance cover for:

- a. Personal Accident and Corporate Travel whilst performing their official duties. Cover does not include ordinary medical expenses.
- b. Management Liability for matters arising out of the performance of the official duties of their office provided the performance or exercise of the official duty is, in the opinion of Council, not illegal, dishonest, against the interests of the Shire or otherwise in bad faith.
- c. Public Liability for matters arising out of the performance of the official duties of their office but subject to any limitations set out in the insurance policy.

Council members are encouraged to include their electronic devices in their household contents insurance.

3.4. Reimbursement of Expenses

Necessary approvals required by this policy are to be obtained prior to making any financial or other commitments. No reimbursement of expenses will be approved retrospectively.

It is not expected that council members will incur any other expenses in the performance of their duties, other than those listed below. Should a council member incur an expense they believe they are entitled to have reimbursed; the matter shall be presented to Council for a determination.

3.4.1. Travel Costs

Council members, while using their own private motor vehicle, are entitled to be reimbursed for travel costs to and from their home incurred for the following purposes:

- a. To any Council or committee meeting regardless of whether or not they are a member;
- b. To any community meeting as an authorised delegate or liaison member;
- c. To meetings of an organisation to which they have been appointed as Council delegate or liaison member; and
- d. To any conference, training or other function that they have been authorised or invited by Council to attend.

Where a motor vehicle is used, reimbursement of travel expenses is calculated on a cents per kilometre basis payable as prescribed in the *Local Government Officers' (Western Australia) Award 2021*. For council members with electric vehicles, the 1600cc rate will be applied.

If a council member is provided with a Shire vehicle to attend official duties, no travel costs are claimable.

3.4.2. Transportation

The cost of parking costs, taxi, ride share or fares for public transport shall be reimbursed in full upon lodgement of receipts accompanying the claim form which includes date, travel destinations and function/meeting attended.

3.4.3. Child Care Costs

Council members are entitled to reimbursement of the lesser amount of actual child care costs or the hourly rate prescribed by the most recent SAT determination for care of children of which they are parent or legal guardian, whilst attending a council meeting or a meeting of a committee of which they are a member.

For the purpose of this section the number of hours claimed shall be limited to the actual length of the meeting, with a nominal time allowance for networking opportunities and travel to and from the place of care.

Reimbursement of child care costs will be processed upon receipt of the claim form and receipts which must include detail of the date, number of hours, rate and function/meeting attended.

3.5. Loyalty Rewards or Bonus Points

Consistent with the principle of not using public expenditure for private advantage, where possible, purchases that accrue loyalty rewards or bonus points, should not be personally claimed or used for private purposes and where possible be used only for further official purposes.

3.6. Claiming Reimbursement of Expenses

Within 30 working days of the expenditure, receipts must be presented to support the expenditure that is to be reimbursed.

Only expenses incurred in the attendee's capacity to fulfil their role representing the Shire will be reimbursed.

4. RELATED LEGISLATION

Local Government Act 1995

Local Government (Administration) Regulations 1996

Salaries and Allowances Act 1975

5. RELATED DOCUMENTS

Not Applicable

Shire of Mundaring

POLICY

ELECTED MEMBERS ALLOWANCES and EXPENSES

Policy Ref: OR-04

Adopted by:	RC13.04.05	Date:	26 April 05
Amended by:	C16.09.11	Date:	27 September 2011
Reviewed:	C5.12.14	Date:	9 December 2014
Reviewed:	C5.09.15	Date:	9 September 2015
Reviewed:	C4.09.18	Date:	11 September 2018
Procedure Ref:	N/A	Delegation Ref:	N/A
Statute Ref:	<i>Local Government Act 1995</i> <i>Local Government (Administration) Regulations 1996</i> <i>Salaries and Allowances Act 1975</i>		
Local Law Ref:	N/A		

PURPOSE

To provide guidance and clarity with regard to the allowances and expenses that will be paid to elected members in accordance with the *Local Government Act 1995*, *Local Government (Administration) Regulations 1996* and the *Salaries and Allowances Act 1975* to enable them to carry out the functions as an Elected Member of the Shire of Mundaring.

POLICY

1. Allowances

1.1 Annual Meeting Attendance Fees

- 1.1.1 Annual meeting attendance fees are determined each year during development of the annual budget and will be within the range determined each year by the Salaries and Allowances Tribunal.
- 1.1.2 Payment of the annual fee is made on the principle that each elected member regularly attends Council and committee meetings to which they are appointed and carries out other responsibilities of their office.
- 1.1.3 Any taxation liability arising from the payment of meeting fees is the responsibility of each elected member.
- 1.1.4 Payment may be made to an elected member's superannuation fund if requested.
- 1.1.5 Meeting attendance fees are payable in arrears as 12 monthly instalments.

OR-04 - Elected Members Allowances and Expenses

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1.2 President and Deputy President Allowances

1.2.1 President and Deputy President Allowances are determined each year during development of the annual budget and will be within the range determined each year by the Salaries and Allowances Tribunal.

1.2.2 These allowances are paid in arrears as 12 equal monthly instalments.

1.3 Information and Communication Technology Allowance

1.3.1 The Information and Communication Technology (ICT) Allowance is determined each year during development of the annual budget and will be set at the maximum level determined each year by the Salaries and Allowances Tribunal.

1.3.2 The ICT allowance covers:

- The cost to purchase a tablet PC eg. iPad (via the Shire IT department);
- telecommunication expenses;
- purchase of a printer (if required);
- expenses incurred for the maintenance and repair of the tablet PC and any consumable supplies; and
- provision of an internet connection or dataplan.

1.3.3 This allowance is paid in arrears as 12 equal monthly instalments.

2. Reimbursement of Expenses

2.1 Travel Costs

2.1.1 Elected members, while using their own private motor vehicle, are entitled to be reimbursed for travel costs to and from their home incurred for the following purposes:

- a) To any Council or committee meeting regardless of whether or not they are a member;
- b) To any community meeting as an authorised delegate or liaison member;
- c) To meetings of an organisation to which they have been appointed as Council delegate or liaison member;
- d) To any conference or other function that they have been authorised by Council to attend; and
- e) To perform a function in their official capacity as an elected member.

2.1.2 Where a motor vehicle is used, reimbursement of travel expenses is calculated on a cents per kilometre basis payable as prescribed in the *Local Government Officers' (Western Australia) Interim Award 2011*.

2.1.3 If an elected member is provided with a Shire vehicle to attend official duties, no travel costs are claimable.

2.1.4 Where a taxi or uber service is used, reimbursement will be made in full upon lodgment of receipts accompanying the claim form which includes date, travel destinations and function/meeting attended.

OR-04 - Elected Members Allowances and Expenses

- 2.1.5 Parking fees incurred as a result of travel to any occasion referred to in clause 2.1.1 of this policy shall be reimbursed upon lodgment of receipts accompanying the claim form.
- 2.1.6 Reimbursement of travel costs will be processed monthly upon receipt of the claim form and receipts.

2.2 Child Care Costs

- 2.2.1 Elected members shall be entitled to reimbursement of the lesser amount of actual child care costs or \$25 per hour for care of children of which they are parent or legal guardian, whilst attending to Council business.
- 2.2.2 For the purpose of this section the number of hours claimed shall be limited to the actual length of the meeting, with a nominal time allowance for networking opportunities and travel to and from the place of care.
- 2.2.3 Reimbursement of child care costs will be processed upon receipt of the claim form and receipts which must include detail of the date, number of hours, rate and function/meeting attended.

3. Gifts to Elected Members upon Retirement

- 3.1 Upon retirement, elected members who have served at least one full 4 year term of office are entitled to receive a gift to the value of \$50 per year of service, to a maximum of \$250.

4. Equipment

4.1 Provision of Equipment

- 4.1.1 All elected members following their election will receive, (to be paid from their ICT Allowance), a tablet PC eg iPad with keyboard, stylus and standard operating applications, equivalent to those provided to the Executive Leadership Team.
- 4.1.2 Software maintenance and support for the tablet PC will be provided by the Shire's IT department.
- 4.1.3 In the event of damage, elected members are to have the tablet PC repaired, preferably at the official store, eg. Apple store.
- 4.1.4 Elected members who are re-elected for a further term may retain the same tablet PC as long as it is supported by the manufacturer or may opt to purchase a new one via the Shire.

4.2 Mobile Telephone

- 4.2.1 The President is entitled to be provided with a smartphone – equivalent to the smartphone and associated corporate Shire plan provided to the Executive Leadership Team - in addition to the ICT Allowance.
- 4.2.2 The Shire will not pay telephone, internet nor additional communication connections for elected members, as these are covered by the ICT Allowance.

4.3 Stationery

- 4.3.1 Elected members will be supplied with a formal name badge. Lost or irreparably damaged badges will be replaced on request, and within reason.
- 4.3.2 Elected members will be provided with a quantity of 500 colour printed business cards for relevant Shire business within each term of office. The business card format will include: photograph, name, bestowed titles and contact information (address, Shire email, phone, fax and mobile (if provided)).

5. Insurance

Elected members will be provided with insurance cover for:

- 5.1 **Personal Accident and Corporate Travel** whilst performing their official duties. Cover does not include ordinary medical expenses.
- 5.2 **Management Liability** for matters arising out of the performance of the official duties of their office provided the performance or exercise of the official duty is, in the opinion of Council, not illegal, dishonest, against the interests of the Shire or otherwise in bad faith.
- 5.3 **Public Liability** for matters arising out of the performance of the official duties of their office but subject to any limitations set out in the insurance policy.
- 5.4 **Elected members are encouraged to include their electronic devices in their household contents insurance.**

6. Other Expenses

It is not expected that elected members will incur any other expenses in the performance of their duties. Should an elected member incur an expense they believe they are entitled to have reimbursed; the matter shall be presented to Council for a determination.

2. ~~X ELECTED COUNCIL~~ MEMBER ALLOWANCES AND EXPENSES

Responsible Directorate	Corporate Services	
Responsible Service Area	Finance	
Adopted	April 2005	RC13.04.05
Reviewed	September 2011	C16.09.11
	December 2014	C5.12.14
	September 2015	C5.09.15
	September 2018	C4.09.18
	July 2023	X
Procedure Ref	N/A	

1. PURPOSE

To provide guidance and clarity with regard to the fees, allowances and expenses that will be paid to ~~elected council~~ members in accordance with the *Local Government Act 1995*, *Local Government (Administration) Regulations 1996*, ~~and the Salaries and Allowances Act 1975~~ and the annual determination made by the Salaries and Allowances Tribunal ~~council members~~, to enable them to carry out their required functions as an ~~Elected council M~~member of ~~the~~ Shire of Mundaring (the Shire).

2. SCOPE

This policy applies to the payments made by the Shire to council members including determination and remuneration of council member fees, allowances, fees, and reimbursement of expenses.

3. POLICY

Payments made to council members are made in accordance with relevant legislation and an annual determination by the Salaries and Allowances Tribunal (SAT).

2.1.3.1. Allowances

2.1.1.3.1.1. Annual Meeting Attendance Fees

Annual meeting attendance fees are determined each year during development of the annual budget and will be set at the maximum level determined each year by within the range determined each year by the Salaries and Allowances Tribunal.

Payment of the annual fee is made on the principle that each ~~elected council~~ member regularly attends Council and committee meetings to which they are appointed and carries out other responsibilities of their office.

Any taxation liability arising from the payment of meeting fees is the responsibility of each ~~elected council~~ member.

Payment may be made to an ~~elected council~~ member's superannuation fund if requested.

Meeting attendance fees are payable in ~~advance~~ as 12 monthly instalments.

Where a council member no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the allowance has already been made, the council member is required to reimburse the Shire.

2.1.2.3.1.2. Shire President and Deputy Shire President Allowances

Shire President and Deputy Shire President ~~a~~Allowances are determined each year during development of the annual budget and will be set at the maximum level determined each year within the range determined each year by the Salaries and Allowances Tribunal.

These allowances are paid in ~~advance~~ as 12 equal monthly instalments.

Where the Shire President or Deputy Shire President no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the allowance has already been made, the council member is required to reimburse the Shire.

2.1.3.3.1.3. Information and Communication Technology Allowance

The Information and Communication Technology (ICT) Allowance is determined each year during development of the annual budget and will be set at the maximum level determined each year by the Salaries and Allowances Tribunal.

The ICT allowance covers:

- the cost to purchase a tablet PC e.g. iPad (via the Shire IT department);
- telecommunication expenses;
- purchase of a printer (if required);
- expenses incurred for the maintenance and repair of the tablet PC and any consumable supplies; and
- provision of an internet connection or dataplan.

To assist orderly conduct of a Council or committee meeting, a printed, paper copy of the agenda will be provided to the presiding member, separate to this allowance.

This allowance is paid in ~~advance~~ as 12 equal monthly instalments.

Where a council member no longer holds office (due to resignation or suspension) payment will only be made up to and including the final day they hold office. If payment of the

allowance has already been made, the council member is required to reimburse the Shire.

2.2.3.2. Equipment Stationery

2.2.1. Provision of Equipment

~~All elected council members following their election will receive, (to be paid from their ICT Allowance), a tablet PC e.g. iPad with keyboard, stylus and standard operating applications, equivalent to those provided to the Executive Leadership Team.~~

~~Software maintenance and support for the tablet PC will be provided by the Shire's IT department.~~

~~In the event of damage, elected members are to have the tablet PC repaired, preferably at the official store, e.g. Apple store.~~

~~Elected Council members who are re-elected for a further term may retain the same tablet PC as long as it is supported by the manufacturer or may opt to purchase a new one via the Shire.~~

2.2.2. Mobile Telephone

~~The Shire President is entitled to be provided with a smartphone; equivalent to the smartphone and associated corporate Shire plan provided to the Executive Leadership Team, in addition to the ICT Allowance.~~

~~The Shire will not pay telephone, internet nor additional communication connections for elected council members, as these are covered by the ICT Allowance.~~

2.2.3. Stationery

~~Elected Council members will be supplied with a formal name badge. Lost or irreparably damaged badges will be replaced on request, and within reason.~~

~~Elected Council members will be provided with a quantity of 500 colour printed business cards for relevant Shire business within each term of office. The business card format will include: photograph, name, bestowed titles and contact information (address, Shire email, phone, fax and mobile (if provided)).~~

2.3.3.3. Insurance

~~Elected Council members will be provided with insurance cover for:~~

- ~~a. Personal Accident and Corporate Travel whilst performing their official duties. Cover does not include ordinary medical expenses.~~
- ~~b. Management Liability for matters arising out of the performance of the official duties of their office provided the performance or exercise of the official duty is, in the opinion of Council, not illegal, dishonest, against the interests of the Shire or otherwise in bad faith.~~
- ~~c. Public Liability for matters arising out of the performance of the official duties of their office but subject to any limitations set out in the insurance policy.~~

Elected Council members are encouraged to include their electronic devices in their household contents insurance.

2.4.3.4. Reimbursement of Expenses

Necessary approvals required by this policy are to be obtained prior to making any financial or other commitments. No reimbursement of expenses will be approved retrospectively.

It is not expected that elected council members will incur any other expenses in the performance of their duties, other than those listed below. Should an elected council member incur an expense they believe they are entitled to have reimbursed; the matter shall be presented to Council for a determination.

2.4.1.3.4.1. Travel Costs

Elected Council members, while using their own private motor vehicle, are entitled to be reimbursed for travel costs to and from their home incurred for the following purposes:

- a. To any Council or committee meeting regardless of whether or not they are a member;
- b. To any community meeting as an authorised delegate or liaison member;
- c. To meetings of an organisation to which they have been appointed as Council delegate or liaison member; and
- d. To any conference, training or other function that they have been authorised or invited by Council to attend; and
- ~~e. To perform a function in their official capacity as an elected council member.~~

Where a motor vehicle is used, reimbursement of travel expenses is calculated on a cents per kilometre basis payable as prescribed in the *Local Government Officers' (Western Australia) Interim Award 2021*. For council members with electric vehicles, the 1600cc rate will be applied.

If an elected council member is provided with a Shire vehicle to attend official duties, no travel costs are claimable.

~~Where a taxi or uber service is used, reimbursement will be made in full upon lodgment of receipts accompanying the claim form which includes date, travel destinations and function/meeting attended.~~

2.4.2.3.4.2. Transportation

The cost of parking costs, taxi, ride share or fares for public transport shall be reimbursed ~~Where a taxi or uber service is used, reimbursement in full upon lodgment of receipts accompanying the claim form which includes date, travel destinations and function/meeting attended.~~

2.4.3.3.4.3. Child Care Costs

Elected Council members ~~shall be~~ are entitled to reimbursement of the lesser amount of actual child care costs or the hourly rate prescribed by the most recent SAT determination ~~\$25 per hour~~ for care of children of which they are parent or legal guardian, whilst attending a council meeting or a meeting of a committee of which they are a member to Council business.

For the purpose of this section the number of hours claimed shall be limited to the actual length of the meeting, with a nominal time allowance for networking opportunities and travel to and from the place of care.

Reimbursement of child care costs will be processed upon receipt of the claim form and receipts which must include detail of the date, number of hours, rate and function/meeting attended.

4.3 Gifts to Elected Members upon Retirement

~~Upon retirement, elected members who have served at least one full 4 year term of office are entitled to receive a gift to the value of \$50 per year of service, to a maximum of \$250.~~

2.5. Other Expenses

~~It is not expected that elected members will incur any other expenses in the performance of their duties. Should an elected member incur an expense they believe they are entitled to have reimbursed, the matter shall be presented to Council for a determination.~~

3.5. Loyalty Rewards or Bonus Points

Consistent with the principle of not using public expenditure for private advantage, where possible, purchases that accrue loyalty rewards or bonus points, should not be personally claimed or used for private purposes and where possible be used only for further official purposes.

3.6. Claiming Reimbursement of Expenses

Within 30 working days of the expenditure, receipts must be presented to support the expenditure that is to be reimbursed.

Only expenses incurred in the attendee's capacity to fulfil their role representing the Shire will be reimbursed.

3.4. RELATED LEGISLATION

Local Government Act 1995

Local Government (Administration) Regulations 1996

Salaries and Allowances Act 1975

4.5. RELATED DOCUMENTS

Not Applicable

9.1.7 New Policy - Code of Conduct Behaviour Complaints Policy

File Code	GV.OPP 01
Author	Pascaline Owers, Governance Officer
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Draft Code of Conduct Behaviour Complaints Policy ↓2. Draft Behaviour Complaints Form ↓3. Appendix 1 Code of Conduct Behaviour Complaints Process Flowchart ↓

SUMMARY

A Code of Conduct Behaviour Complaints policy has been drafted (**Attachment 1**) and is presented to the Committee for its consideration and recommendation to Council for adoption.

BACKGROUND

The *Local Government (Model Code of Conduct) Regulations 2021* came into effect on 3 February 2021.

At the Ordinary Council Meeting held 9 February 2021 it was resolved to confirm the Chief Executive Officer (CEO) as the complaints officer for minor breach complaints (C12.02.21)

At a Council Forum held 26 July 2022, information was provided to council members to consider options for the management of behaviour complaints relating to Division 3 of the *Local Government (Model Code of Conduct) Regulations 2021*. An excerpt of the Record of Proceedings is included below.

- *Preference is to have an independent assessor as it is not appropriate for councillors to sit on a committee to determine complaints about their colleagues.*
- *It was clarified that if an independent assessor was appointed to undertake an investigation, a recommendation would still go to Council. The difference between appointing an independent assessor and having a Behaviour Compliance Committee is that the assessor will be the person receiving information from both the complainant and respondent and/or witnesses, therefore keeping a level of confidentiality from peers who would otherwise be sitting on a Behaviour Compliance Committee.*
- *It was commented that the independent assessor will have the skillset to undertake the assessment, mediation and investigation of a complaint.*
- *Discussions pertaining to the investigation will be confidential, however, any decisions upheld will need to be recorded in the minutes and published on the Shire's website.*

Council reviewed the "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct) at the Ordinary Council Meeting held 13 December 2022 to include 2.2.1 Breaches of behaviour requirements.

STATUTORY / LEGAL IMPLICATIONS

Local Government (Model Code of Conduct) Regulations 2021 provides:

- Clause 7 (b) the mechanism for dealing with alleged breaches of these requirements; and,
- Clause 15 (2) the procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

POLICY IMPLICATIONS

The “Code of Conduct” includes provisions of how council members, committee members and candidates are to conduct themselves.

The draft “Code of Conduct Behaviour Complaints Policy” provides guidelines on how complaints received will be investigated and managed.

A new policy will be created if adopted by Council.

FINANCIAL IMPLICATIONS

There are financial implications of appointing a consultant to act as complaints assessor. A specific budget provision for the purpose of this consultancy will be included in the 2023/24 budget.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Governance

- Comply with relevant policy, legislation, regulation, criteria and guidelines.

RISK IMPLICATIONS

Risk: Compliance: That Shire does not appropriately manage behaviour complaints in accordance with *Local Government (Model Code of Conduct) Regulations 2021*

Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
The Policy is adopted by Council.		

EXTERNAL CONSULTATION

Nil

COMMENT

The draft “Code of Conduct Behaviour Complaints Policy” has been developed encompassing aspects of the Western Australian Local Government Association (WALGA) template, City of Wanneroo “Council Member, Committee Member and Candidate Code of Conduct Complaint Handling Policy”, and City of Kalamunda “Code of Conduct Complaints Management Policy”. Similar to the draft “Code of Conduct Behaviour Complaints Policy”, these documents have been based on the WALGA template and provide for the appointment of an external assessor.

Additional information has been added from the WALGA template to include:

- The timeframe for response and investigation;
- The role of Complaint Assessor defined as conducting the assessment on the basis of the documents provided (the Complaint documents, any Local Government records identified by the Complaints Officer, and Response documents).

The Code of Conduct Appendix 1 “Complaint of Minor Breach Form” has been updated and titled Behaviour Complaint form (**Attachment 2**). There are significant changes from the current “Complaint of Minor Breach Form” with the inclusion of check boxes for the complainant to identify the breaches of the “Code of Conduct”. This will provide clarity of the alleged breach for the ease of the complainant, the complaints officer and, if appointed, the complaints assessor.

A flowchart has been included as an appendix (**Attachment 3**) to provide a visual representation of the process by which complaints are managed.

VOTING REQUIREMENT

Simple Majority

– New Policy - Code of Conduct Behaviour Complaints Policy

COUNCIL DECISION		C15.07.23	
COMMITTEE RECOMMENDATION		GC9.06.23	
Moved by	Cr McNeil	Seconded by	Cr Ellery

That Council adopts the “Code of Conduct Behaviour Complaints Policy” (**Attachment 1**).

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

2.X CODE OF CONDUCT BEHAVIOUR COMPLAINTS

Responsible Directorate	Corporate Services
Responsible Service Area	Governance
Adopted	<month/ year> <Council resolution #>
Policy Ref	Code of Conduct for Council Members, Committee Members and Candidates (1.1)
Procedure Ref	N/A

1. PURPOSE

Shire of Mundaring (the Shire) is committed to an effective, transparent, fair and accessible complaints handling process that supports high standards of behaviour of council members, committee members and candidates.

This policy establishes the procedure for dealing with complaints about alleged breaches of behaviour requirements under the Shire's Code of Conduct for Council Members, Committee Members and Candidates (Code of Conduct), and in accordance with Clause 15(2) of the *Local Government (Model Code of Conduct) Regulations 2021*.

2. SCOPE

This policy applies to breaches of **Division 3 - Behaviour** and complaints made in accordance with Clause 11 of the Code of Conduct.

This policy applies to council members, committee members, candidates, and any person who submits a complaint in accordance with this Policy.

Complaints that are deemed outside of the scope of this policy are:

- dissatisfaction with a Council or committee member's lawfully made decisions
- dissatisfaction with a Council or committee member's performance in their role
- personal disagreements
- minor breaches under s. 5.105(1) of the Act
- serious breach complaints under s.5.114 of the Act

Complaints related to **Division 4 - Rules of Conduct** are dealt with by the Local Government Standards Panel. An overview of the complaint process and the "Complaint of Minor Breach Form" can be found on the Department of Local Government Sport and Cultural Industries (DLGSC) website. Any complaint for Division 4 should be on DLGSC "Complaint of Minor Breach Form" and sent to the Shire of Mundaring CEO as the Complaints Officer.

Investigation of complaints involving allegations of serious improper conduct, corruption, fraud or other criminal conduct which must be referred to the appropriate authority.

3. DEFINITIONS

Act	the <i>Local Government Act 1995</i> .
breach	a breach of Division 3 of the Shire's Code of Conduct.
candidate	a candidate for election as a council member, whose nomination has been accepted by the Returning Officer under s.4.49 of the Act, but does not include a council member who has nominated for re-election.
Code of Conduct	the Shire's adopted Code of Conduct for Council Members, Committee Members and Candidates as required by the <i>Local Government (Model Code of Conduct) Regulations 2021</i> .
committee member	a member of a committee appointed by the Council.
complaint	a complaint made under clause 11(1) of the <i>Local Government (Model Code of Conduct) Regulations 2021</i> .
complainant	a person who has submitted a complaint in accordance with this policy.
Complaint Assessor	the independent and suitably qualified person appointed by the Shire Complaints Officer in accordance with item 4.2.2 of this policy.
complaint documents	the complaint form and any supporting information, evidence or attachments provided by the complainant.
complaint form	the form approved under section 11(2)(a) of the Code of Conduct.
Complaints Officer	a person authorised under clause 11(3) of the Code of Conduct to receive complaints and withdrawals of complaints. The role of the Complaints Officer is addressed in item 4.2.1 of this policy.
Council	the Council of the Shire of Mundaring.
Council or committee meeting	a formal meeting of the Council or a committee that is called and convened in accordance with the Act. It does not include informal meetings, such as workshops or briefings.

council member	a person who is currently serving a term of office as an elected member of the Council in accordance with the Act. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
finding	a finding made in accordance with clause 12(1) of the Code of Conduct as to whether the alleged breach has or has not occurred.
plan	a plan that may be prepared and implemented under clause 12(4)(b) of the <i>Local Government (Model Code of Conduct) Regulations 2021</i> to address the behaviour of the person to whom the complaint relates (the respondent), if a finding has been made that a breach has occurred.
support person	a support person is not an advocate or representative. They cannot speak on your behalf, and their role is solely to provide support and reassurance.
respondent	a person who is the subject of a complaint submitted under section 11 of the <i>Local Government (Model Code of Conduct) Regulations 2021</i> .
response document	the response provided by the respondent to the complaint and includes any supporting information or evidence that is supplied.

4. POLICY

4.1. Principles

4.1.1. Procedural Fairness

The principles of procedural fairness will apply when dealing with a complaint under this policy. In particular:

- the respondent will be afforded a reasonable opportunity to be heard before any findings are made, or a plan implemented;
- the decision maker should be objective and impartial, with an absence of bias or the perception of bias; and
- any findings made will be based on proper and genuine consideration of the evidence.

4.1.2. Consistency

The application of this policy should lead to consistency in process and outcomes. While each complainant and respondent

will be dealt with according to their circumstances, and each complaint considered and determined on its merits, similar circumstances will result in similar decisions.

4.1.3. Confidentiality

The Shire will take all reasonable steps to maintain confidentiality when dealing with the complaint, in order to protect both the complainant and respondent.

Council members, employees and contractors who have a role in responding or investigating a specific complaint will be provided with sufficient information to fulfil their role. They must manage this information securely, and must not disclose or inappropriately use this information.

The details of a complaint and the processes undertaken in connection with a complaint including the referral to a Complaint Assessor are confidential matters. Parties to the complaint and those involved in the processes undertaken in connection with a complaint, must not disclose details of the complaint, unless lawfully required to do so, or until Council has made a formal finding of a breach in respect of the complaint. The relevant parties will be advised that breaches of confidentiality on their part may prejudice the determination of the complaint.

4.1.4. Accessibility

The Shire will ensure that the information on how to make a complaint, including this policy, is available at the Shire's Administration Building and on the Shire's website. The Shire will make information available in alternative format if requested.

Any person wishing to make a complaint may contact the Complaints Officer if they require assistance in completing the complaint form or otherwise navigating the complaints process.

4.2. Roles

4.2.1. Complaints Officer

The Complaints Officer will apply the principles (refer to item 4.1) of this policy.

In accordance with clause 11(3) of the Code, the Shire's CEO is authorised as the Complaints Officer (C12.02.21).

The Complaints Officer is authorised to receive complaints and withdrawal of complaints and will liaise with and provide administrative support to a Complaint Assessor appointed under item 4.2.2.

The Complaints Officer is not an advocate for the complainant or the respondent and provides procedural information and assistance to both complainant and respondent.

Prior to appointing a Complaint Assessor, the Complaints Officer will conduct a preliminary review to confirm that the complaint has been properly made and is within jurisdiction and required time frames. If the complaint is determined not to be properly made or within jurisdiction, the Complaints Officer will provide the complainant the opportunity to amend before referral to the Complaint Assessor.

In accordance with 12(1) of the Code of Conduct, unless the complaint is dismissed under clause 13, or the complaint is withdrawn under clause 14(1) the Complaint Officer will appoint a Complaints Assessor.

4.2.2. Complaint Assessor

The Complaint Assessor is appointed by the Complaints Officer, and will liaise with the Complaints Officer to manage the administrative requirements of dealing with the complaint.

The Complaint Assessor is an impartial third party who will undertake the functions specified in this Policy.

The appointment of the Complaint Assessor is considered an exempt purchase under the provision of the Shire's "Purchasing Policy".

The Complaints Assessor is appointed to review and consider one or more complaints and to report on findings and recommend a course of action to the Complaints Officer for consideration by Council.

4.3. Process

The below process is to be read in conjunction with the "Code of Conduct Behaviour Complaints Process Flowchart" (Appendix 1).

4.3.1. Making a complaint

Any person may make a complaint alleging that a council member, committee member or candidate has behaved in a way that constitutes a breach of Division 3 of the Code of Conduct [clause 11(1)] and lodge a "Behaviour Complaint Form" with the Complaints Officer.

A complaint must:

- a. be made by completing the "Behaviour Complaint Form" in full and specify which requirement(s) of the Code of Conduct is alleged to have been breached.
- b. within one (1) month after the alleged Breach [clause 11(2)(c) of the Code of Conduct].
- c. include the name and contact details of the complainant therefore anonymous complaints cannot be accepted.

Where a "Behaviour Complaint Form" omits required details, the Complaints Officer will invite the complainant to provide this information in order for the complaint to be progressed.

Where a complaint is made more than one (1) month after the alleged breach, the Complaints Officer will give the complainant written notice that the complaint cannot be made [clause 11(2)(c) of the Code of Conduct].

Complaints will normally be dealt with in the order in which they are received. If more than one complaint is received that relates to the same alleged behaviour, the Complaints Officer may decide to progress those complaints concurrently.

The Shire will incur the cost to engage an external Complaint Assessor and appropriately provide resource capacity to assist the Complaints Officer and Complaint Assessor to receive and deal with complaint.

4.3.2. Candidate Complaints

A complaint in relation to a candidate must be made in accordance with item 4.3.1, above, but cannot be dealt with unless the candidate is subsequently declared elected as a council member (in doing so, becoming the respondent in the context of this policy).

Within seven (7) days after receiving a candidate complaint, the Complaints Officer will provide written notice:

- a. to the complainant confirming receipt, and advising of the procedure for candidate complaints (refer to item 4.3.4); and
- b. to the respondent (refer to item 4.3.5), including a summary of the complaint, and advising of the procedure for managing complaints.

No action will be taken until the results of the election are declared by the Returning Officer. If the respondent is elected, then the complaint will be dealt with in accordance with this policy. Timeframes that would otherwise commence on the receipt of a complaint will be taken to commence on the election date.

If the respondent is not elected, the Complaints Officer will provide the complainant with notice that the respondent has not been elected and that the complaint cannot be dealt with [clause 15(1) of the Code of Conduct]. This will conclude the process for this complaint.

4.3.3. Withdrawing a Complaint

A complainant may withdraw their complaint at any time before a finding has been made in relation to the complaint [clause 14 of the Code of Conduct].

A complainant may withdraw a complaint by advising the Complaints Officer in writing that they wish to do so.

After receiving a written withdrawal of the complaint, the Complaints Officer will take all necessary steps to terminate the process commenced under this policy.

4.3.4. Notice to Complainant

The Complaint Officer must, within seven (7) days after receiving a complaint, provide written notice to the complainant that:

- confirms receipt of the complaint;
- outlines the process that will be followed and possible outcomes;
- explains the application of confidentiality to the complaint;
- includes a copy of this policy; and
- if necessary, seeks clarifications or additional information.

If the "Behaviour Complaint Form" indicates that the complainant agrees to participate in alternative dispute resolution, the Complaints Officer will advise the complainant of the process in accordance with item 4.3.6 of this policy.

4.3.5. Notice to Respondent

Within 14 days after receiving a complaint, the Complaints Officer will provide written notice to the respondent that:

- advises that a complaint has been made in accordance with the Code of Conduct and this policy;
- includes a copy of the complaint documents;
- outline the process that will be followed, the opportunities that will be afforded to the respondent to be heard and the possible outcomes;
- includes a copy of this policy; and,
- if applicable, advises that further information has been requested from the complainant and will be provided in due course.

If the complainant has agreed to participate in alternative dispute resolution, the Complaints Officer will ask the respondent if they are willing to participate in accordance with item 4.3.6 of this policy.

4.3.6. Alternative Dispute Resolution

The Shire recognises that alternative dispute resolution may support both parties to reach a mutually satisfactory outcome that resolves the issues giving rise to the complaint. Alternative dispute resolution requires the consent of the complainant and the respondent and may not be appropriate in all circumstances.

To commence the process, the Complaints Officer will, as the first course of action, offer the complainant and the respondent the option of alternative dispute resolution. If both parties agree to participate in alternative dispute resolution, the Complaints Officer will appoint a Complaint Assessor to act as mediator and provide written notice of the appointment to the complainant and the respondent. The formal complaints process is to be paused until the alternative dispute resolution process reaches an outcome.

The objective of alternative dispute resolution will be to reach an agreed resolution that satisfies the complainant that the formal process is no longer required, allowing them to withdraw the complaint, in accordance with item 4.3.3 of this policy. For example, an offer by a respondent to issue a voluntary apology in response to a complaint, even in the absence of a request from the complainant, qualifies for consideration as alternative dispute resolution.

If alternative dispute resolution is commenced, both the complainant and the respondent may decline to continue with the process at any time. The process may also be terminated on advice of the Complaints Assessor acting as mediator.

Where mutually agreed, parties to the complaint may have a support person present during alternative dispute resolution process.

If alternative dispute resolution is terminated or does not achieve an agreed outcome that results in the withdrawal of the complaint, the Complaints Assessor will resume the formal process required under item 4.3.7 of this policy.

4.3.7. Assessment of Complaint

The Complaints Assessor must ensure that the respondent is provided with a reasonable opportunity to be heard before forming any opinions or drafting the findings or recommendations.

The Complaint Assessor will request the respondent to provide a written response to the complainant's allegation(s), including any evidence or information that the respondent considers relevant, within 14 days of the notification of complaint to them by the Complaints Officer.

The Complaint Assessor may request the Complaints Officer to search any relevant records in the Shire's Record Management System.

In particular, if the behaviour is alleged to have occurred at a Council or Committee meeting, the Complaints Officer will be requested to identify any records that provide evidence that may support a decision as to whether:

- a. The behaviour occurred at a Council or Committee meeting;
- b. The behaviour was dealt with by the person presiding the meeting, and/or
- c. The respondent has taken remedial action in accordance with the Shire's *Meeting Procedures Local Law 2015*.

The respondent must be provided with a copy of any records that are identified and have an opportunity to respond. In addition, where clarification or additional information has been sought from the complainant by either the Complaints Officer or

the Complaint Assessor, copies must also be provided to the respondent.

After considering a complaint, the Complaint Assessor must make a determination as to whether or not the alleged breach has occurred.

The determination must be made within 28 days:

- a. from receiving a complaint from the Complaints Officer; or
- b. from receiving a copy of the response to the allegations from the Respondent;

whichever is the later.

A determination by the Complaint Assessor that the alleged behaviour breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not.

Having made a determination on the alleged behaviour breach, the Complaint Assessor must prepare a complaint report and recommendation for Council as prescribed in clause 4.3.8. The complaint report must be provided to the Complaints Officer within 14 days of making a determination.

4.3.8. Complaint Report

The format of the complaint report in item 4.3.7 is to include:

- a. an executive summary of the investigation, including how the respondent was provided with an opportunity to be heard;
- b. complaint form and supporting documents provided by complainant, respondent written response, any additional information provided by either complainant or respondent and any relevant records maintained by the Shire as attachments;
- c. its finding as to whether substantiated allegations amount to a breach of Division 3 of the Code of Conduct;
- d. reasons for its finding;
- e. recommendations on each decision that may be made by Council; and
- f. reasons for each recommendation, with reference to item 4.4.3 of this policy.

If the complaint report recommends that a plan is prepared and implemented in accordance with clause 12(4)(b) of the Code of Conduct and item 4.4 of this policy, the complaint report must include a proposed plan.

The Complaint Assessor will liaise with the Complaints Officer to include the complaint report in the agenda for a meeting of Council. The Complaints Officer will be responsible for preparation of an officer report with the complaint report provided as a confidential attachment. The recommendations of the

complaint report will be provided as the officer recommendations.

Within fourteen (14) days of receiving the complaint report, the complaint officer is to provide copy to the respondent before Council consideration.

4.3.9. Council Decision

The complaint report will be considered at the next available Council meeting. The agenda will be prepared on the basis that the part of the meeting that deals with the complaint report will be held behind closed doors in accordance with section 5.23(2) of the Act.

If the respondent is the presiding member, then the presiding member must step down as chair for that item and the deputy presiding member is to assume the chair.

Council will consider the complaint documents, response documents and complaint report and give due regard to the recommendations.

If Council makes a finding that an alleged breach of Division 3 of the Code of Conduct has occurred, Council may:

- a. take no further action; or
- b. prepare and implement a plan under clause 12(4)(b) that incorporates all of the elements of the plan recommendations (as recommended by the Complaint Assessor); or
- c. prepare and implement a plan under clause 12(4)(b) of the Code of Conduct that incorporates some (but not all) of the elements of plan recommendations (as recommended by the Complaint Assessor).

For the avoidance of any doubt, it is not open to Council to prepare and implement a plan under clause 12(4)(b) that incorporates elements that do not form part of the complaint report plan recommendations.

Should Council determine to impose a plan on the respondent, then the respondent must be consulted when the plan is finalised. The respondent must comply with all reasonable measures contained within the plan in accordance with item 4.3.10.

Council must dismiss a complaint in accordance with clause 13(1)(a) and (b) of the Code of Conduct and conclude the process for this complaint if Council is satisfied that:

- a. the behaviour to which the complaint relates occurred at a Council or Committee Meeting; and
- b. either:

- i. the behaviour was dealt with by the person presiding at the meeting in accordance with item 6.18 of the *Shire's Meeting Procedures Local Law 2015*; or
- ii. the respondent has taken remedial action in accordance with item 7.4(3) of the *Shire's Meeting Procedures Local Law 2015*.

In accordance with regulation 11(d)(a) of the *Local Government (Administration) Regulations 1996*, reasons for any decision that is significantly different from the officer recommendation must be recorded in the meeting minutes.

If Council makes a finding in relation to the complaint, the Complaints Officer must give the complainant and the respondent, written notice of:

- a. Council's finding and the reasons for its finding; and
- b. if Council's finding is that the alleged breach has occurred – the Council plan requirements.

4.3.10. Compliance with Plan Requirements

The Complaints Officer will monitor the actions as determined in the adopted plan to ensure the respondent adheres to the agreed actions within the listed timeframes (if applicable).

Failure to comply with a requirement included in the adopted plan is a minor breach under section 5.105(1) of the Act and clause 23 of the Code of Conduct and will be referred to the Local Government Standards Panel by the CEO.

The Complaints Officer will provide a report advising Council of any failure to comply with a requirement included in a plan.

4.4. Decision Making

All decisions made under this policy will reflect the purpose and principles (refer to item 4.1) of this policy.

4.4.1. Finding

A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur [clause 12(3) of the Code of Conduct].

This may involve first considering whether the behaviour occurred, on the balance of probabilities, and then whether that behaviour constituted a breach of a requirement of Division 3 of the Code of Conduct.

4.4.2. Action

In deciding whether to take no further action, or prepare and implement a plan, Council may consider:

- the nature and seriousness of the breach(es);
- the respondent's submission in relation to the contravention;

- whether the respondent has breached the Code of Conduct knowingly or carelessly;
- whether the respondent has breached the Code of Conduct on previous occasions;
- likelihood or not of the respondent committing further breaches of the Code of Conduct;
- personal circumstances at the time of conduct;
- need to protect the public through general deterrence and maintain public confidence in Local Government; and
- any other matters which may be regarded as contributing to or the conduct or mitigating its seriousness.

4.4.3. Plan requirements

The proposed plan may include requirements for the respondent to do one (1) or more of the following:

- engage in mediation
- undertake counselling
- undertake training
- take other action the Council considers appropriate (e.g. an apology, public censure etc.).

The proposed plan should be designed to provide the respondent with the opportunity and support to demonstrate the professional and ethical behaviour expected of elected representatives expressed in the Code of Conduct.

The proposed plan may also outline:

- the actions to be taken to address the behaviour(s);
- who is responsible for the actions;
- any assistance the Local Government will provide to assist achieve the intent of the plan; and
- a reasonable timeframe for the plan action(s) to be addressed by the respondent.

4.5. Reporting and Record Keeping

The Complaints Officer is responsible for ensuring that all appropriate record keeping is completed in relation to the complaint, including retaining in the Shire's record keeping system any evidence received, reports or other materials associated with a complaint and its investigation.

The Shire is to maintain a register of complaints lodged under this policy. Where a complaint has been investigated and it is determined that a breach has occurred, it will be included in a public register of complaints, available on the Shire's official website. The public complaints register will include:

- a. the date on which the complaint was lodged;
- b. the council member or committee member subject of the complaint;
- c. the name of the complainant;
- d. what provision of the code is believed to have been contravened;
- e. the date and findings under the code in relation to that particular complaint; and,

f. details of the action(s) taken under section 5.110(6)

The public register of complaints is to be included in the Shire's Annual Report prepared under section 5.53(1) (2) (hb).

5. APPENDICES

Appendix 1 Code of Conduct Behaviour Complaints Process Flowchart

6. RELATED LEGISLATION

Local Government Act 1995

Local Government (Model Code of Conduct) Regulations 2021

7. RELATED DOCUMENTS

Behaviour Complaint Form

Behaviour Complaint



Code of Conduct for Council Members, Committee Members and Candidates – Appendix 1 Schedule 1, Division 3 of the *Local Government (Model Code of Conduct) Regulations 2021*

Behaviour Complaint

Please read the “Code of Conduct Behaviour Complaints Policy” before submitting a complaint. Any person may make a complaint alleging that a council member, committee member or candidate has behaved in a way that constitutes a breach of **Division 3** of the Code of Conduct by lodging this form with the Complaints Officer (Shire of Mundaring CEO). A complaint must be lodged within one month of the alleged breach occurring.

Rules of Conduct Complaint

If it is alleged that a council member, committee member or candidate has breached the Rules of Conduct outlined in **Division 4** of the Code of Conduct, this type of complaint is determined by the Local Government Standards Panel, administered through the Department of Local Government, Sport and Cultural Industries (DLGSC).

If you require advice in making a complaint, please contact:

- the Shire’s the Complaints Officer (Shire of Mundaring CEO) on 08 9290 6666 or by email shire@mundaring.wa.gov.au
- the Department of Local Government, Sport and Cultural Industries on 08 6552 7300 or visiting the website www.dlgsc.wa.gov.au.

Confidentiality

- In order to allow the Respondent to understand and respond to the complaint against them, the name of the Complainant will be provided to the Respondent, unless the Complainant provides reasons this should not occur.
- The Complainant’s contact information will not be provided to the Respondent.
- The Complainant’s contact information is to be excluded from public meeting documents.
- The Complainant is advised that Complaint Documents may be subject to an FOI request, noting that they must be consulted before any documents are released, and exemptions may apply.

Details of person making the complaint

Complainant name(s):

Residential address:

Postal address:

(if different to residential address)

Phone (m):

Phone (h):

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au

Email:
Subject of complaint
Name of council member, committee member or candidate alleged to have committed breach:
Select the position that the person was fulfilling at the time of the alleged breach: <input type="checkbox"/> council member <input type="checkbox"/> committee member <input type="checkbox"/> candidate
Date of alleged breach:
Location where the alleged breach occurred:
Alleged breach details
Which of the behaviours prescribed in Division 3 of the Mundaring Shire's Code of Conduct do you allege have been breached?
Clause 8. Personal integrity A council member, committee member or candidate - (a) must ensure that their use of social media and other forms of communication complies with this code; and <input type="checkbox"/> (b) must only publish material that is factually correct <input type="checkbox"/> A council member or committee member - (a) must not be impaired by alcohol or drugs in the performance of their official duties; and <input type="checkbox"/> (b) must comply with all policies, procedures and resolutions of the local government <input type="checkbox"/>
Clause 9. Relationship with others A council member, committee member or candidate - (a) must not bully or harass another person in any way; and <input type="checkbox"/> (b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and <input type="checkbox"/> (c) must not use offensive or derogatory language when referring to another person; and <input type="checkbox"/> (d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and <input type="checkbox"/> (e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties. <input type="checkbox"/>
Clause 10. Council or committee meetings

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au

When attending a council or committee meeting, a council member, committee member or candidate -

- (a) must not act in an abusive or threatening manner towards another person; and ☐
- (b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and ☐
- (c) must not repeatedly disrupt the meeting; and ☐
- (d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and ☐
- (e) must comply with any direction given by the person presiding at the meeting; and ☐
- (f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting. ☐

State the full and specific details of the alleged breach below, including the relevant section(s) and subsection(s) of the Code of Conduct:
Attach any supporting evidence to this form.

List any additional information you have provided as part of this complaint:

Please ensure all information relevant to the alleged breach has been attached. This information will be the basis on which the complaint is considered. The Complaints Officer may contact you to clarify or ask for more information.

Have you made any efforts to resolve the complaint with the Respondent?

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au

<input type="checkbox"/> Yes. If yes, please describe the efforts that you have made.
<input type="checkbox"/> No. If no, please include a brief statement explaining why you have not made any efforts to resolve the issue with the person complained about.

Desired outcome of the Complaint

<p>The “Code of Conduct Behaviour Complaints Policy” provides that the complainant and the respondent be offered an opportunity to participate in an alternative dispute resolution process. If agreed to by BOTH parties, this will be undertaken before the complaint is dealt with. The objective is to support both parties to reach a mutually satisfactory outcome that resolves the issues and restores the relationship between them. An outcome may be that as the complainant, you will have absolute discretion to withdraw or continue with this complaint. Please contact the Complaints Officer if you would like more information.</p> <p>Would you agree to participate in an Alternative Dispute Resolution process?</p> <div> <input type="checkbox"/> Yes <input type="checkbox"/> No </div>

<p>Please explain what you would like to happen as a result of lodging this complaint, including the opportunity to participate in alternative dispute resolution.</p>
--

Complainant

Signature:
Date lodged:

Please lodge this form to the Shire’s the Complaints Officer (Shire of Mundaring CEO):

- By email to shire@mundaring.wa.gov.au
- In person or by post to Shire of Mundaring, 7000 Great Eastern Highway, MUNDARING WA 6073

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au

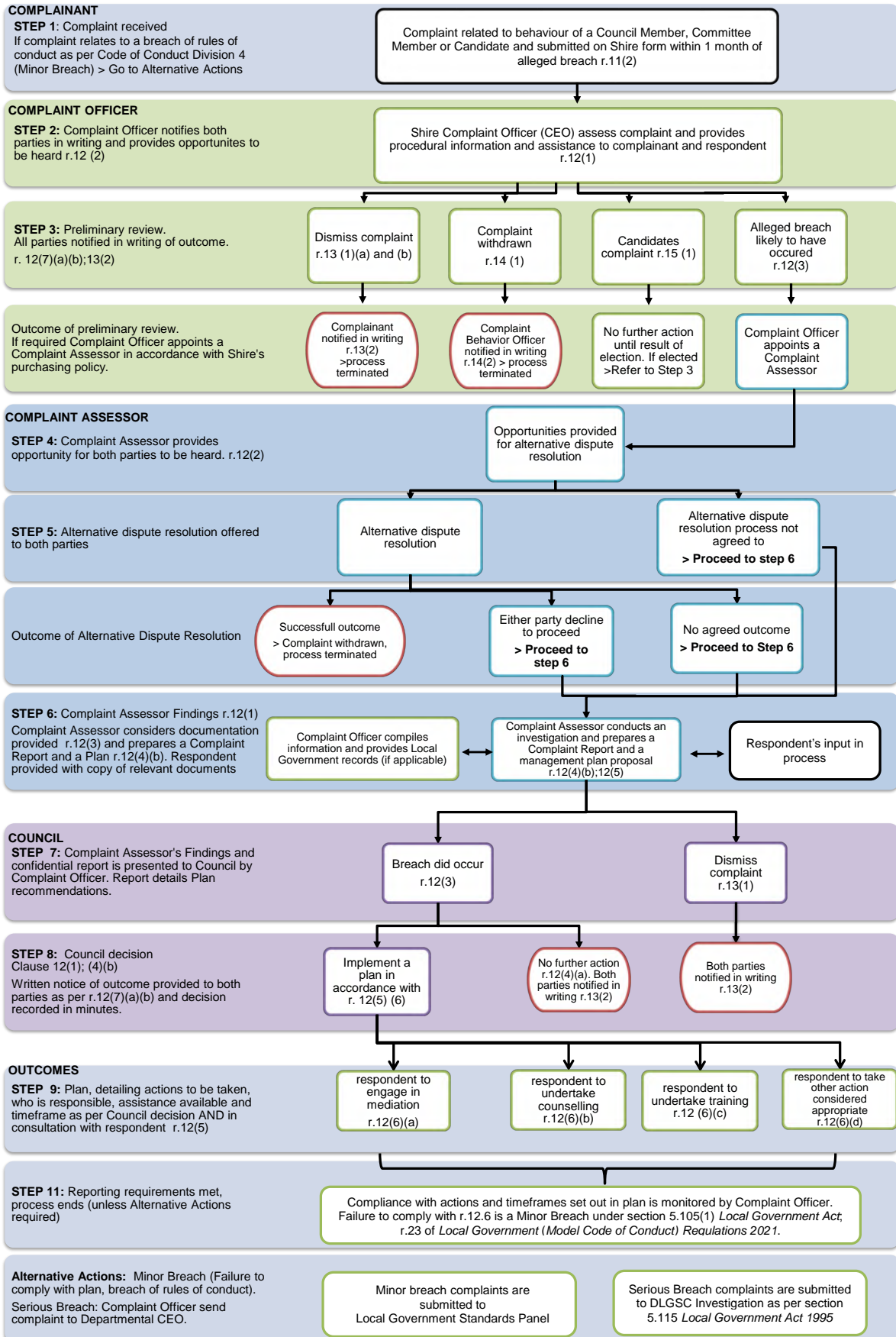


Receipt by Complaints Officer	
Name:	
Signature:	Date:

DRAFT

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au





Cr Beale previously declared a financial interest and left the meeting at 10.00pm

9.1.8 Policy Review - Community Leases - for the purpose of consultation

File Code	GV.OPP1
Author	Pascaline Owers, Governance Officer
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Draft Community Leases Policy ↓2. Appendix 1 - Classification of tenants ↓3. Appendix 2 - Community Leases Guidelines ↓4. Community Leases Policy - OR-24 ↓5. Draft Community leases Policy - with track changes ↓

SUMMARY

The draft “Community Leases Policy” has been reviewed (**Attachment 1**) and is presented to the Governance Committee (the Committee) for its consideration and recommendation to Council for endorsement. Appendix 1 Classification of tenants (**Attachment 2**); and Appendix 2 Community Leases Guidelines (**Attachment 3**) have been included to provide clarification.

There are 48 community leases encompassing a range of community associations and organisations across the Shire. As such, a communication plan will be prepared to inform current lessees of how the proposed draft “Community Leases Policy” will affect new leases, and leases renewal with the Shire and endorsement by Council. The Committee is asked to review the draft policy for the purpose of consultation.

BACKGROUND

The current Community Leases Policy (OR-24) adopted in April 2019 has been provided as **Attachment 4**. A review of community leases as of March 2023 identified a lack of consistency across the Shire’s 48 community leases and evidence of community organisations operating without a lease agreement for extended period of time.

On 20 March 2023 the Governance Committee workshop meeting identified points to be considered in the policy review:

- lease categories
- rent calculation to factor condition of building and the actual space used
- inclusion of timelines for signing of lease
- inclusion of a table of responsibilities.

Members of the committee advised that they had received anecdotal feedback that there is a level of ambiguity in the Shire’s Standard Lease and the Terms and Conditions initially prepared by McLeod solicitors in 2012.

A letter from Playgroup WA advocating for Playgroups in the Shire was sent to council members appointed to the Committee on 4 April 2023 and was also forwarded to staff.

On 15 May 2023 the Governance Committee informal meeting, a policy review cover note was presented with a draft policy incorporating the information received where appropriate.

STATUTORY / LEGAL IMPLICATIONS

Section 2.7 of the *Local Government Act 1995* provides the role of council in relation to the determination of policies:

- (1) *The council —*
 - (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

POLICY IMPLICATIONS

The "Policy Development and Review Policy" relates.

Feedback received from the Governance Committee members has been used to inform the review of the "Community Leases Policy" and the communication plan will provide information on how the current lessees will be advised of the proposed draft "Community Leases Policy".

It is proposed that the existing policy will be replaced by the new draft policy.

FINANCIAL IMPLICATIONS

It is expected that the adoption of draft "Community Leases policy" will result in a range of financial implications.

1. Rental fee decrease for community groups / organisations (22) currently in Category B and eligible for a Category 1. This change is expected to occur within a relatively short period after adoption of draft policy by request from current category B lessees.
2. Rental fee increase for some groups / organisations (4) currently Category C to be reclassified under a Category 2. These changes are not expected to occur until such time as lessees' existing leases tenure expire.
3. Review of lease categories allocated to previous lessees under historical agreements (4, subject to change) which may result in a rent increase. These review will occur if and when current lease tenure expires (ranging from 12 months to 10 years)
4. Officer time:
It is expected that some existing lessees will request new leases to be negotiated resulting in a significant increase in officer time during the initial draft policy implementation phase. In the longer term it is expected that Shire property management officer time will remain comparable or slightly decreased as lessee become familiar with policy associated guidelines.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.3 – Risks are well managed

SUSTAINABILITY IMPLICATIONS

Governance

Deliver outcomes that are consistent with the strategic goals and objectives of the Shire.

RISK IMPLICATIONS

Risk: Financial, compliance: The Community Leases Policy is not consistently applied or adhered to by all community groups resulting in differences in compliance with essential terms and rental fees and the frustration of some community groups.		
Likelihood	Consequence	Rating
Likely	Moderate	High
Action / Strategy		
Making decisions based on principles set out in an updated Community Leases Policy, which addresses some of the concerns raised, will ensure that all community groups are treated in a consistent, fair and transparent way.		

Risk: Reputation: Ratepayers may be aggrieved at why ratepayers pay for parts of maintenance and insurance costs for community groups whom have exclusive usage on buildings with peppercorn rent.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The lease conditions applicable to community groups with exclusive usage of Shire buildings to be consistent and fair to all community groups whom use the buildings and the ratepayers of the Shire whom must pay for the remaining balance of costs not paid by the community groups.		

EXTERNAL CONSULTATION

A letter from Playgroup WA advocating for Playgroups in the Shire was sent to the Governance Committee on 4 April 2023 and was also forwarded to staff. The letter has been considered in the process of drafting the policy. Staff are aware that there has been further correspondence between council members and external parties (i.e. Playgroups WA).

All current Lessees will be contacted individually to provide an opportunity to comment on the implications of the draft policy to their groups/organisations through Engage Mundaring. This will be outlined in the communication plan.

COMMENT

The Community Leases Policy has been reviewed and updated to include suggestions from the Governance Committee where appropriate. Other local government policies dealing with Community Leases were utilised to inform changes including [City of Vincent](#), [City of Nedlands](#), [City of Bayswater](#) and [City of Kalamunda](#).

The following is a summary of current issues noted with Community Leases Policy (OR24) since its adoption in 2019:

- Rent amount varied from policy fee by Council (6)
- Insurance excess waived (1)

- Two playgroups have no current lease

Leases established prior to 2019 carry over a range of terms inconsistent with the existing “Community Leases Policy” (OR 24).

- Rent amount set to a dollar value (9 leases)
- Maintenance caps reduced or lessees responsible for all maintenance
- Insurance excess reduced or no excess charged
- Historical GRV value applied to category C

To provide a consistent, transparent and equitable approach to Council entering into formal lease agreements a number of subheadings have been amended, these include:

- Item 4.1.1 - Type of occupancy agreements
- Item 4.2 - Classification of tenants
- Item 4.3 - Fee structure
- Item 4.4 - Standard community lease
 - 4.4.2 Variation
 - 4.4.3 Timing.
 - 4.4.4 Maintenance responsibilities
- Item 4.5 Lease renewal for existing lessees

For clarity, further information on why each of these subheadings have been included are detailed below.

Type of occupancy agreements

Inclusion of ‘management agreement’ to cover community leases with no associated building (i.e. community gardens) and current Memorandum of Understanding (7) between the Shire and community groups for storage of equipment.

This clause provides greater options to classify occupancy agreements executed by the Shire.

Classification of tenants

Three categories have been redefined and a summary is provided in [Appendix 1](#):

Category name	Specific eligibility criteria in relation to group / organisation structure and revenue
Category One to incorporate leases currently under category A and category B.	Category One leases are locally based, not-for-profit groups/organisations with a voluntary management committee and comprised mainly of local representatives. The group/organisation has limited capacity to generate additional revenue from on-site activities consistent with the group’s purpose and the income of the group is generally restricted to low membership fees.
Category Two to incorporate all current Category C leases	Category Two leases are incorporated associations, groups and not-for-profit organisations run by paid staff, or paid staff and volunteers; and, with significant administration resources. The lessee has access to ongoing operating grants and/or substantial grants (federal, states or local) or generates additional revenue through membership fees, events, venue hire, or the sale of services or products consistent with the group’s purpose.
Category Three (new ease category)	Category Three is proposed to be added and covers existing leases with three (3) Child Health Community Centre which

	are a shared service arrangement with state or federal agencies.
--	--

Feedback received from some groups/organisations has been considered when redefining the categories. Combining current Category A and B groups / organisations under one category; Category One, will result in less request for rental fee variation submitted to Council for determination.

Fee structure

Current fee models are Peppercorn rent (category A), Community Rent with a fee per square metre (category B) and a percentage of Market value (category C).

Proposed fee structure as follow:

Categories	Current fee model	Proposed fee model
Category One	Peppercorn rent (cat A) or fee per metres (cat B), outgoing, capped minor maintenance (except structural).	Peppercorn rent, lessee is responsible for outgoing, capped minor maintenance (except structural). Initial term is 5 years with option of 2 x 5 years unless otherwise negotiated by both parties. Low fee, simple to administer, expanded eligibility criteria.
Category Two	50% of market rent value (Cat C), discounted if applicable. Capped minor maintenance (except structural).	Market rent, discounted as per 4.3.1, lessee is responsible for outgoing, uncapped minor maintenance costs (except structural) and capital upgrades. Initial term is 10 years with option of 1 x 10 years. Fee is objective and has direct relationship to the value of the community facility.
Category Three	N/A	Peppercorn rent, lessee is responsible for outgoing, uncapped maintenance costs (except structural) and capital upgrades Initial. Term is 10 years with option of 1 x 10 years. Low fee, simple to administer

Period of tenure was not clearly stipulated and has been informed by a review of other local governments' community leases. It is generally thought that groups/ organisation on a longer lease tenure are more likely to invest in building development. Additionally, longer lease tenures are better suited for community group/organisations seeking grants.

A note has been provided to reflect (3) historical leases where lessees negotiated a peppercorn lease will full responsibility for the leased property building maintenance, including structural maintenance.

The financial implications of recommended fee structure considered the group's / organisations ability to pay and their benefit derived from sole use in relation to Shire's

capacity to reinvest funds in new building/ refurbishment and the staffing requirements to ensure suitable asset management.

Standard community lease

A variation clause was inserted to capture request for variation of existing leases as a result of lessee change of circumstances.

A timing incentive was inserted to ensure timeliness of community groups signing a lease agreement.

Maintenance responsibilities with reference to Appendix 2.

Community Leases Guidelines (**Attachment 3**) provides potential and existing lessee(s) an explanation of terminology used in lease agreements, a schedule of maintenance obligations and responsibilities, and a range frequently asked questions. The guidelines will be available on the Shire website for greater access and transparency.

Lease renewal for existing lessees

Feedback from Governance Committee workshop has been incorporated to include (d) *“existing lessee will be given first right of renewal [..]”* and (e) *“application for Shire owned premises have been considered on their merit”* to ensure a balance between providing existing lessees with an opportunity to continue with their lease and providing opportunity for new community groups/organisation to access leases on Shire properties.

VOTING REQUIREMENT

Simple Majority

GC10.06.23 – Policy Review - Community Leases - for the purpose of consultation

COMMITTEE RECOMMENDATION	GC10.06.23
---------------------------------	-------------------

That Council endorses the draft “Community Leases Policy” (**Attachment 1**) for the purpose of consultation.

COUNCIL DECISION MOTION		C16.07.23	
Moved by	Cr McNeil	Seconded by	Cr Zlatnik

A. That this item be referred back to the Governance Committee for further consideration.

B. Reason for the change to the officer recommendation:

The Community Leases Policy is a complex document that has significant implications for community organisations and the Shire of Mundaring. While the policy is largely complete, discussions and questions from council members since the Governance Committee meeting to recommend the policy for community consultation purposes, would indicate that the policy needs further clarity especially in regards to maintenance obligations of the Shire and lessees.

CARRIED 10/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik and Cr Corica

Against: Nil

Cr Beale left the meeting prior to the recommendation being voted on and did not vote.

At 10:02 pm, Cr Beale returned to the meeting.

2.X COMMUNITY LEASES

Responsible Directorate	Infrastructure Services
Responsible Service Area	Building Assets
Adopted	April 2019 C8.04.2019
Reviewed	<month/ year> <approver>
Delegation Ref	CE-117 Community Leases
Procedure Ref	N/A

1. PURPOSE

The Shire has a number of properties which are used by a range of community groups and organisations, through a lease, licence or management agreement. This policy sets the overarching principles for the management of the Shire owned, managed or controlled property, including Crown land.

The purpose of this policy is to ensure:

- Shire leased assets are managed appropriately to optimise the benefit to and meet the expectations of the community in accordance with the Shire's Strategic Community Plan, Corporate Business Plan and Community Health and Wellbeing Strategy;
- a consistent, transparent and equitable approach for the process of Council entering into a formal lease agreement with community groups and government agencies to occupy Shire owned or managed land and buildings; and
- sound financial management, sustainable asset management and effective administration of the Shire's properties.

2. SCOPE

This policy applies to all community leases for community groups and organisations, including renewal of leases on expiration of current leases.

It does not cover commercial leases with business entities, as these are negotiated on a case by case basis.

Shire of Mundaring Bush Fire Brigades are excluded from this policy: as they are established under the *Bush Fires Act 1954* and the *Bush Fire Brigades Local Law 2013* and do not require a lease.

Facility hire (regular or occasional) to deliver community based programs, events and activities on an hourly or daily rate is not covered by this policy.

3. DEFINITIONS

capital upgrade	refers to enhancement to the existing facility and extends the asset to cater for growth or additional service level.
capital renewal	relates to expenses incurred to restore the original function of the facility by replacing elements that have a life cycle shorter than planned for the entire facility (for example carpets).
community group	characteristics include but not limited to: <ul style="list-style-type: none">a. incorporated not for profit group or association of persons with the primary aim of conducting activities and providing services for community benefit; andb. relies predominantly on volunteer labour, community fundraising, membership fees and donations; andc. may receive state or federal government operational grants and may rely on a fee for service business model.
community lease	a legally binding agreement granted to community group/organisation that provide services with direct benefit to the community.
CPI	consumer price index (CPI) is a quarterly measure of inflation published by the Australian Bureau of Statistics.
Incorporated	a group of people who are recognised as a legal entity, separate from individual members as defined under the <i>Associations Incorporation Act</i> 2015.
lease	exclusive occupancy agreement. Throughout this policy, the word "lease" includes "licence".
lessee	a person, group/association who holds the lease of a property. Lessee can be referred to as tenant.
lessor	the owner of an asset that is leased to another party. Lessor can be referred to as landlord.
lease or licence variation	the addition, removal or change of one or more of the Lease or Licence provisions.
licence	non-exclusive occupancy agreement (shared use).

management agreement	contractual arrangement outlining the terms and conditions associated with usage.
market rent	the annual rent amount the Shire might reasonably expect to receive, and a lessee might reasonably expect to pay, for a tenancy. Market rent value is determined by a licensed valuer.

4. POLICY

The Shire is committed to providing a fair, consistent and transparent approach to the leasing, licencing and management of Shire properties. The Shire acknowledge that there are a range of tenants and uses, many of which provide valued community benefits.

4.1. Occupancy Arrangements

The Shire will enter into one of the following agreements for the use of Shire owned and managed or controlled property including crown land.

4.1.1. Type of occupancy agreements

The main types of occupancy agreements include:

- a. Lease – proprietary right to exclusive occupation and use of part or all of a Shire-owned property, for an agreed period, in return for rent. The tenant has exclusive use and occupation of the property, although the Shire may require the tenant to encourage other use and subletting can occur if mutually agreeable.
- b. Licence - Contractual right to non-exclusive occupation and /or use of part of a Shire-owned property. It does not confer a right to exclusive possession or occupation of the property. The Shire may see to grant a licence to enable access to the property by the broader community outside of the licensee's usage times.
- c. Management agreement – Contractual arrangement outlining the terms and conditions associated with usage, as negotiated. The terms and conditions are not standard and are negotiated between the two parties.

4.2. Classification of Tenants

4.2.1. Eligibility

In order for community groups and organisations to be assessed for a community lease, the prospective tenants must provide the required documentation. When assessing applications, the following criteria is to be considered:

- a. organisational structure
i.e. incorporated under the *Associations Incorporation Act 2015*; has an Australian Business Number (ABN) (if applicable);

- b. demonstrated financial viability and applicable regulatory compliance
 - i.e. evidence of revenue; annual financial statements; compliance with relevant legislation governing the activities of the group; holds all relevant licences and approvals to operate; capacity to meet the cost outlined in the lease contractual agreement.
- c. community benefit
 - i.e. lease will increase social engagement and/or promote the health and well-being of the community; meets a high level of need in the community or responds to a community demand for the service or activity; without this service provision the Shire may be required to provide an additional service or the service would not be available to the community at all;
- d. Membership
 - i.e. group's Rules of Association enable non-discriminatory membership, i.e. open to all residents who wish to participate in that service or activity; group's fees are reasonable and accessible;
- e. suitability of the site for the specific purpose;
- f. alignment of the proposal with Council's objectives as articulated in the Shire's Strategic Community Plan; and

Meeting the eligibility criteria listed above does not confer a right to the lease. The Shire reserves the right to decide whether a facility is offered on the basis of a lease; and if so, to whom the lease is offered.

4.2.2. Categories

In the first instance applications for community leases will be considered against the eligibility criteria (Refer to item 4.2.1). Where the criteria are met the application will be allocated to one of three categories based on the group/organisation structure and revenue(Refer to appendix 1):

Category One: Locally based, not-for-profit groups or organisations with a voluntary management committee and comprised mainly of local representatives. The group/organisation has limited capacity to generate revenue from on-site activities consistent with the group's purpose and the income of the group is generally restricted to low membership fees.

Category Two: Incorporated association, group and not-for-profit organisation run by paid staff; or, paid staff and volunteers, and with significant administration resources. The tenant has access to ongoing operation grants and/or substantial grants (federal, states or local) or generates additional revenue through membership fees, events, venue hire, or the sale of services or products consistent with the group's purpose.

Category three: Government Community Child Health Clinic. The tenant receives significant funding from the State or Federal Government or organisations other than the Shire and offer free community services that specialise in the health of mothers and their babies.

4.3. Fee Structure

The Shire is committed to providing access to Shire owned properties and facilities for the benefit of the local community and to strengthen communities through empowerment of incorporated associations and does not seek to derive profit from community leases.

It is acknowledged that the cost of providing affordable leases and licences to not-for-profit community and sporting groups is subsidised by the ratepayers of the Shire of Mundaring. To ensure fair and transparent treatment, community groups will be assessed (as per item 4.2) and according to their capacity to raise revenue and assign them to one of three rent subsidy categories and term as included in the below table.

Category and Fee Structure	Terms
Category One: Peppercorn rent Fee 1\$ per annum	Initial term is 5 years with option of 2 x 5 years unless otherwise negotiated by both parties.
Category Two: Market rent, discounted (as per item 4.3.1), indexed annually for CPI, plus GST	Initial term is 10 years with option of 1 x 10 years.
Category Three: Child health Clinics Fee: 1\$ per annum with no capped maintenance	Initial term is 10 years with option of 1 x 10 years.

Note:

Chidlow Progress Association (CPA), Mahogany Creek Progress Association (MCPA) and Katharine Susannah Prichard Foundation (KSPF) have been specified as Category One leases.

The CPA, MCPA and KSPF historical lease agreements provide for a Peppercorn rent with Lessee having full responsibility for the premises including major structural repairs.

4.3.1. Market rent (Category Two)

Full market rent will be applied where Category Two community group's annual rent is less than 5% of its ongoing operating revenue (or estimated operating revenue where the group is newly established). For the avoidance of any doubts, operating revenue excludes any capital grants.

Where full market rent would account for more than 5% of the group's annual operating revenue or estimated revenue, Council will provide a 50% discount subsidy.

Market rent review will occur prior to commencement of new term; or, unless otherwise agreed by both parties at a shared 50% cost of valuation.

The level of financial support provided will be recognised by charging lessees full market rent and in the same transaction deducting the annual rent subsidy, where Council has approved such subsidy. This will result in full transparency as to the level of support each group receives from the Shire.

4.3.2. Review of financial support:

For newly established groups and organisations, whose subsidy is based on estimated revenue, the Shire will review its financial support upon receipt of two consecutive annual financial statements from the group. Adjustments resulting from such a review will not be retrospective.

If, during the course of a lease, a community group experiences significant changes to its operation, the group may request the Shire to review their assessment by providing substantiated proof of their changed conditions. Adjustments resulting from such a review will not be retrospective.

4.4. Standard Community Lease

The standard community lease, developed by the Shire's solicitors, provides clauses for standard terms and conditions, roles and responsibilities of the lessor and lessee, insurance requirements etc. The standard community lease may be amended from time to time upon negotiation and agreement prior to being executed between the Shire (lessor) and each community group (lessee) wishing to occupy Shire premises.

The term of the lease is negotiable taking into account the particular circumstances of the property and of the proposed lessee.

4.4.1. Insurance

All community groups are required to obtain Public Liability Insurance for a minimum cover of \$20,000,000. A Certificate of Currency must be produced by the community group before the signing of the lease and thereafter every twelve months

4.4.2. Variation

If a lessee requests a variation to a Lease, the Shire may grant a variation on the condition that the variation is achieved by surrender of the existing Lease and the grant of a new Lease with additional conditions the Shire considers appropriate, at the Lessee's cost.

4.4.3. Timing

A formal agreement or permit must be in place for all community leases within six (6) months of occupation. A community group

without a formal lease contract will be required to hire or vacate premises if terms and conditions of lease are not accepted within 12 months of occupation.

4.4.4. Maintenance responsibilities

Each lessee is required to maintain the facility in accordance with the maintenance clauses attached to their lease and using the services of registered and qualified trades people. The maintenance clauses outline the responsibilities of the Shire and the tenant.

Refer to appendix 2 'Community Leases Guidelines' for schedule of maintenance obligations and responsibilities and frequently asked questions.

4.5. Lease renewal for existing lessees

The lessee may request a renewal of lease agreement within the lease tenure period. At the expiry of lease tenure period, a lease request will be considered as a new lease and should be submitted to Council for approval.

The following criteria will be considered before a new lease tenure is granted:

- a. There remains a strong demand in the community for the continuation of the lessee's activities or services;
- b. The facility is not required by the Shire for other purposes;
- c. Renewal of the agreement will continue to maximise benefits to the community and the Shire;
- d. Existing lessee will be given first right of renewal providing the lessee has not been consistently in breach of their obligations under the existing agreement; and,
- e. Application(s) for Shire owned community facilities have been considered on their merit.

5. APPENDICES

Appendix 1 Classification of tenants

Appendix 2 Community leases Guidelines

6. RELATED LEGISLATION

Local Government Act 1995 – section 3.58 (Disposing of property)

Local Government (Functions and General) Regulations 1996 – Regulation 30 (Exempt dispositions)

Land Administration Act 1997 – Part 4 (Reserves)

Occupiers' Liability Act 1995

7. RELATED DOCUMENTS

Nil

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Community Leases

Appendix 1 - Classification of tenants

CATEGORY ONE											
Eligibility criteria (for full details refer to Policy item 4.2)											
Organisational structure	The organisation is locally based service and not -for-profit. It has a voluntary management committee comprised mainly of local representatives. The organisation, community group or club may be part of a larger not-for-profit organisation (if not subsidised by parent body) and is run solely by volunteers.										
Revenue	The tenant has limited capacity to generate revenue from on-site activities consistent with the group's purpose and the income of the group is generally restricted to low membership fees.										
Community Benefit	The service is unique, specific and meets a high level of need, or the service meets identified social/ community needs. This type of service would not be provided unless supported by the Shire's lease.										
Membership	Group demonstrates low or affordable membership regime and good governance, and facilitates programs and activities that are specifically targeted at local residents and add value to the social and community fabric of the Shire. The service is non-discriminatory.										
Examples include but not limited to; small sport clubs, community playgroups, toy libraries, men's' shed, youth and day centres and community groups/organisations targeting social isolation. Management agreements with community gardens or with sporting and/or community groups over storage facilities.											
Tenant responsibilities (for full details refer to community lease contract)											
Agreement type	Outgoings	Statutory Compliance	Pest inspection	Rubbish and recycling bins	ESL	Contents insurance	Public Liability	Capped maintenance and repairs	Capital upgrades	Building insurance (*)	Rent
Management agreement	x	x	x	☑	x	x	☑	x	x	x	Peppercom
Licence	☑	x	x	☑	x	x	☑	☑	x	☑	Peppercom
Lease	☑	x	☑	☑	☑	☑	☑	☑	x	☑	Peppercom

(*) Tenant is responsible for 50% of building insurance cost and 50% of excess on insurance claims

CATEGORY TWO											
Eligibility criteria (for full details refer to Policy item 4.2)											
Organisational structure	Includes incorporated associations, not-for-profit organisations and community groups / clubs run by paid staff, or paid staff and volunteers with significant administration resources.										
Revenue	The tenant has access to ongoing operation grants (federal, state or local) and/or generates additional revenue through membership fees, events, venue hire, the sale of services or products consistent with the group's purpose.										
Community Benefit	The provision of the service is generally not within the remit of local government.										
Membership	The service is non-discriminatory.										
Examples include but not limited to; sporting groups, for-profit day care centres and Kindergartens. State wide or national not-for-profit organisations (unless a statement of financials is provided that demonstrates the group is not subsidised by parent body)											
Tenant responsibilities (for full details refer to community lease contract)											
Agreement type	Outgoings	Statutory Compliance	Pest inspection	Rubbish and recycling bins	ESL	Contents insurance	Public Liability	All minor maintenance and repairs	Capital upgrades	Building insurance (*)	Rent
Licence	☑	x	☑	☑	☑	☑	☑	☑	☑	☑	Discounted Market rent (**)
Lease	☑	x	☑	☑	☑	☑	☑	☑	☑	☑	Discounted Market Rent (**)

(*) Tenant is responsible for 50% of building insurance cost and 50% of excess on insurance claims

(**) Discounted market rent if applicable and as per policy item 4.3.1

CATEGORY THREE											
Eligibility criteria (for full details refer to Policy item 4.2)											
Organisational structure	Government Agency										
Revenue	Receives significant funding from the State or Federal Government or organisations other than the Shire.										
Community Benefit	The provision of the service is generally not within the remit of local government.										
Membership	N/A										
Category three applies to Community Child Health clinics											
Tenant responsibilities (for full details refer to Community lease contract)											
Agreement type	Outgoings	Statutory Compliance	Pest inspection	Rubbish and recycling bins	ESL	Contents Insurance	Public Liability	All minor maintenance and repairs	Capital upgrades	Building insurance (*)	Rent
Licence	☑	x	☑	☑	☑	☑	☑	☑	☑	☑	Peppercom
Lease	☑	x	☑	☑	☑	☑	☑	☑	☑	☑	Peppercom

(*) Tenant is responsible for 50% of building insurance cost and 50% of excess on insurance claims



APPENDIX 2

COMMUNITY LEASES

Guidelines

This guide aims to provide simple guidelines and act as a point of reference to community leases for Lessees and prospective Lessees within the Shire of Mundaring (the Shire).

These guidelines do not replace your lease or licence agreement which should be referred to for further details. These guidelines should be read in conjunction with the "Community Leases Policy".

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Terminology

Throughout this document the community group or organisation holding a community lease (you) may be referred to as the Lessee or Tenant. The Shire, as the owner of the premises/land or the entity responsible for land/property under 'management orders' on behalf of WA State government, may be referred to as the Lessor or Landlord.

Glossary of terms used in this guide:

Capital upgrade

Refers to enhancement to the existing facility and extends the asset to cater for growth or additional service level.

Capital upgrades are at the Shire's discretion and must demonstrate an alignment with the Shire's Strategic Objectives.

The Lessee may apply to Council for financial assistance to upgrade a leased facility with requests being considered as part of the budget process in the year in which the request is received. The Shire will also work to assist groups when applying for funding.

Capital renewal

Relates to expenses incurred to restore the original function of the facility by replacing elements that have a life cycle shorter than planned for the entire facility (for example carpets).

The Shire is responsible for capital renewal and repairs, which relate to major structural elements of the building such as the roof or load bearing walls. The Shire is also responsible for expenses incurred to restore the original function of the facility by replacing elements that have a life cycle shorter than planned for the entire facility.

Contractual right

A right arising out of a contractual arrangement, for example the right to non-exclusive use of a property under a Licence or Management Agreement.

Emergency Service Levy (ESL)

The Emergency Services Levy (ESL) is a Department of Fire and Emergency Services compulsory levy for all buildings. ESL funds Western Australia's fire and emergency services, including career fire stations, volunteer fire brigades, State Emergency Service units, the Volunteer Marine Rescue Service and the multi-purpose Volunteer Emergency Service units.

Fixtures and fittings	<p>Fixtures are items that are permanently attached – or fixed – to the property, like a fitted kitchen, hot water system, baths, sinks and toilets. Such items would almost always be included in the sale of a house.</p> <p>Fittings can also be attached to the property, but are generally more temporary in nature, and can include things like mirrors, curtains or blinds, and some shelving or cabinets hung on a wall.</p>
Gross rental value (GRV)	<p>The GRV is an annual rental value for a property determined by the Valuer General once every three years. This means properties are valued on their potential rental income rather than their capital value.</p>
Maintenance responsibilities	<p>Facility maintenance includes minor day-to-day maintenance that can be performed by a non-tradesperson and more significant asset renewal/ maintenance requiring the services of a qualified tradesperson. Licenced trades persons must be used when undertaking electrical, plumbing, gas and air-conditioning works.</p> <p>All maintenance obligations and maintenance standards are clearly articulated in specific schedules to lease and licence documents and are summarised in this guide. Each Lessee is required to maintain the facility in accordance with the maintenance schedule attached to their lease or licence agreement.</p> <p>The maintenance schedule outlines the responsibilities of the Lessor (the Shire) and the Lessee (you).</p>
Outgoings	<p>Outgoings are fees or charges incurred for the use of a property. These may include utilities such as water, electricity and gas usage, rubbish and recycling charges, sewage rates (in applicable). Outgoings are charged in addition to rent, licence fees and rates and taxes.</p>

Understanding the Terms and Conditions in your Lease or Licence Agreement

Your association/organisation committee and/or anyone responsible for managing and maintaining your premises should:

- be aware your organisation has a lease or licence arrangement with the Shire
- have a good understanding of the terms and conditions of your lease or licence agreement.

The terms and conditions of your lease or licence agreement outline:

- permitted times and use/s of the premises
- fees and charges

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- required insurances
- a survey plan of your lease or licence boundary.

You should keep a copy of your current lease or licence agreement in an accessible location, where it can be readily referred to.

Your lease or licence agreement should be used to develop your organisation's policies and procedures and should be the basis of any sub lease/user group arrangements.

To request a copy of your current lease or licence agreement, contact the Shire's Property Management Officer.

Keeping the Shire Informed

You should contact the Shire when:

- there are changes to your management committee and/or contact information
- there are changes to your Rules of Association (Constitution)
- you are planning improvements or works to your leased premises
- unexpected changes occur to the condition of your premises (e.g. significant storm damage, vandalism, illegal dumping etc.)
- your organisation is experiencing difficulty meeting the terms and conditions of the lease or licence agreement
- the financial position of your organisation is declining and/or a threat to your operations
- you need assistance managing your organisation (e.g. lack of committee members, issues with other user groups).

You will be asked to provide the following as required:

- audited annual statement of accounts
- information regarding your membership (i.e. membership numbers, fees).

Prior to undertaking any improvements or development works to a community lease site, you need to apply for Shire approval (as the landlord). Further information is provided in the Frequently Asked Questions (FAQ) in this document.

Invoices

There are a range of invoices associated with a community lease:

Rent	Issued annually by the Shire.
Utilities (e.g. water, electricity)	If utility accounts are sent to the Shire, an invoice will be raised and forwarded to Lessee for payment. A copy of the account from the service provider will be provided with the invoice. Water and electricity accounts are issued bi-monthly.
Insurance and Emergency Services Levy (ESL)	Issued annually, around November or December.

Bins	If you have requested a bin service, it may be invoiced as a Rates Notice. This is for a waste service only, no land rates will apply. Tip Passes are available for a fee.
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Insurances, Indemnity and Exclusion of Liability

All Lessees must have adequate public liability insurance and other coverage as appropriate for their operations such as building and professional indemnity insurance.

The Lessee is required to:

- Provide a copy of Certificate of Currency for Public Liability Insurance to the value of \$20,000,000 upon signing or renewal of policy;
- Arrange relevant insurance for own equipment and possessions;
- Pay excess on own insurance in the event of a claim;
- Reimburse the Lessor half of the premium for building insurance;
- Pay excess of \$1500 in the event of a claim on the building insurance (50% of applicable excess).

Use

Your lease or licence agreement will detail the permitted uses for your leased area. Furthermore, you should note that there are certain provisions in regards to the following:

Casual Hire	The Lessee must obtain prior written consent for any hire arrangements. Where permission is granted the Lessee remains responsible for the Premises at all times.
Alcohol	Consumption and sale of alcohol is not permitted within the leased area without permission or relevant licencing requirements.
Sub-letting	Not permitted.
Option to renew (if applicable)	Prior to the expiry of lease term the Lessee will be contacted to confirm acceptance of an additional lease term.
Lease Expiry	Prior to the expiry of lease, Lessee's will be contacted to determine requirements for new lease.

Frequently Asked Questions

What alterations, additions, improvements or changes can we make to our leased property?

Alterations, additions, improvements or changes to a leased property can include requests to remove a tree, replace a fence, painting, building a patio, or install air conditioning. Works undertaken within a leased area require permission from the Shire and you need to check with the Property Management Officer prior to commencing any work.

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You are required to contact the Shire in writing and provide as much information as possible regarding any work. At a minimum, you need to provide:

- The scope of works
- How are the works to be funded
- Who will be completing the works
- Map/ plan showing location of works.

Depending on the extent of the works an outcome will usually be provided between 1-10 working days and you will be advised if delays are expected.

Permission is required to ensure works are compliant with relevant local planning or building laws and appropriate permits have been obtained. At this time advice or suggestions may be provided to ensure the best outcome of the works to benefit the Lessee (alternative options, better long term outcome, less maintenance costs).

Approved works will be the responsibility of the Lessee for all future repairs, maintenance and replacement.

What type of inspections are likely to take place?

A range of inspections may be conducted on the leased area:

Fire Safety Inspections	Conducted annually by Fire Hazard Inspection Officers to assess firebreaks, access and fuel loads.
Property Inspections	Scheduled annually by the Property Management Officer to assess state of repair of the building.
Public Building Inspections	Generally conducted bi-annually by Health Officers to assess for various health risks. The frequency of these inspections may be determined by the risk of the premises. The main items assessed include patron numbers and egress, fire safety and public amenities (e.g. exit signs, emergency lighting, portable fire extinguishers, toilet facilities etc.)

Do we need to be on site when the Shire appoints a contractor?

When a servicing item is to be conducted by Shire arranged contractors, an email will be sent advising of scheduled servicing. An exact time and date will not be provided. You will have the option to advise of times/dates that may not be suitable or your preferred time/day for the contractor to attend. The contractor will be provided keys (and if applicable, alarm codes) by the Shire. It is not necessary for you to be in attendance.

Should there be any special requests, your contact details will be forwarded to the contractor to make arrangements directly. If the contractor cannot gain access and has not been advised of any changes by you to the arranged time, a fee may apply to reschedule.

How do we check if our chosen contractor is licensed?

Licensed trades persons must be used when undertaking electrical, plumbing, gas and air-conditioning works. All other maintenance and repairs must be completed in a tradesperson like manner.

To check if your chosen contractor is licensed, refer to the Department of Mines, Industry Regulation and Safety - [Occupational licence search](#).

What are our responsibilities for our roof, gutters, downpipes and eaves?

The Shire is responsible for the structural components of the roof.

You are responsible for preventative maintenance. In many cases, this will prevent the need for further general repairs.

It is recommended that you check your roof before and after severe weather seasons and pay particular attention to the following.

Internally:

- Check for signs of water damage (i.e. mould, mildew, drips, leaks, water stains and peeling paint).
- Check for signs of pests occupying roof space (i.e. rats, mice and possums). Long term infestation of pests may cause damage to wiring, insulation and ceilings.

Externally:

- Check for roof rust to avoid corrosion to sheeting or screws, and loose or damaged sheets.
- Check roof tiles to ensure there are no loose, cracked or missing pieces.
- Rot may affect wooden fixtures and if there are signs of rot, they will need to be replaced. Any sign of rot to wooden roof structure needs to be reported to the Shire.
- Impact of additional installations such as air conditioning, pipes, satellite dishes or other fixtures should be checked.
- Flashing should not be pulling away from roof or leaving gaps.
- Valleys must be kept clear of leaves and debris.

Rectify any issues identified during checks and advise the Shire immediately if you notice or suspect structural issues.

Problems caused by lack of maintenance or failure to clean gutters and downpipes can include:

- Damage caused by water overflowing, running over eaves, back into roof and onto the ceiling.
- Buckled or broken gutters due to excessive weight of debris build up.
- Gutters full of leaves in summer increase risk of ember attack should there be a nearby bushfire which can start fires and spread quickly to the rest of the premises.

Broken or bent fastenings should be repaired to ensure even flow. Drains should also be cleared to make sure the water can get away once it exits from the downpipes.

Gutters and downpipes not adequately cleaned or maintained will not be considered fair wear and tear or be eligible for use of the maintenance cap towards to cost of repairs or replacement.

Our water consumption bill seems very high? What do we do?

Water leaks may not always be obvious, sometimes it not until a larger than usual water account arrives that the problem is noticed.

In first instance it is recommended you check the following:

Toilets	Check seals, float valve and tap for leaks
Taps	May need new washer, reseating or replacing. Don't forget to check all taps including washing machine taps (if applicable) and outside taps
Reticulation	Check for missing or damaged sprinklers, split/damaged pipes and joins.

Also consider checking evaporative air-conditioning units, hot water systems and water pipes in ceilings if this is applicable to your leased premises.

When engaging a plumber for minor repairs it is often worthwhile getting all taps and toilets checked and if needed, serviced at the same time.

What are our responsibilities regarding fire prevention?

In the Shire firebreaks are required to be in place before 1 November each year and maintained up to 31 March the following year. You are responsible for ensuring firebreaks are installed as per Firebreak and Fuel Load Notices. Firebreaks are to be no less than 3 metres wide and have no less than 4 metres height clearance.

Fire Appliance Access is required and you are required to maintain a safe and easy entry and exit from the property with adequate turnaround near buildings.

Other works required to maintain a low fuel load include:

- Raking and removing accumulated leaf litter, twigs and bark and removing of any piles of combustible material.
- Maintaining long grass no higher than 50mm.
- Ensuring a minimum of 2 metre distance between shrubs and structures by trimming vegetation back from buildings.
- Keeping gutters free from leaves and combustible material.
- Cleaning roofs of sheds.
- Advising Shire of any branches overhanging buildings.

A guide to the Shire's [Bush Fires and Fire Management](#) is available on the website.

If you have question or require advice, contact the Fire Hazard Inspection Officers who can provide advice on keeping your leased area compliant with the Shire's Firebreak and Fuel Load Notice. To arrange a site visit at a time convenient to you please phone 9290 6696 or email firesafety@mundaring.wa.gov.au.

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Additional information

Funding Options

There are a wide range of funding options available for community groups such as:

- Grants funding
- Sponsorship
- Donations
- Fund raising
- Cash and in-kind contributions from other community organisations/ individuals.

The Shire has developed a community grants program to provide funds to local community groups for activities that not only benefit the members of the group, but the broader community. Grants must meet identified community need, promote active participation of local residents and build community strength.

The grants program is organised on a financial year basis and is a competitive process. For more information about available grants refer to the [Community Grant Program](#) page on the website, or contact the Community Capacity Building Officer on 9290 6678 or via ccbo@mundaring.wa.gov.au

Request for Capital Works

The Shire's annual budget is determined by its long term Financial Plan and Corporate Business Plan in line with the Shire's Strategic Community Plan.

Requests for assistance with capital works need to be assessed and set according to priority. Any request for capital work should be sent to shire@mundaring.wa.gov.au.

Disability Access and Inclusion

The Shire is committed to continually improving access and inclusion for both residents and visitors. The Access and Inclusion Informing Strategy 2022/2026 provides a framework for the Shire to create an accessible and inclusive community for all people regardless of their ability, age, culture, sex, gender, or sexual orientation. The Action Plan sets out what actions will be implemented over the next five years, and the responsible service areas within the Shire that will deliver on the Plan.

For more information refer to the [Access and Inclusion Informing Strategy](#) page on the website.

For more information about access and inclusion, please contact the Shire's Coordinator Community Engagement team on 9290 6715 or email cce@mundaring.wa.gov.au.

Lease and License Categories

The below information is provided as a guide only and does not replace your lease or licence agreement.

To determine the category relevant to you, refer to the "Community Leases Policy" item 4.2 and Appendix 1 Classification of tenants.

Category One (excerpt of essential terms)	
Initial term	5 years
Option	Up to two (2x) 5 year options (at the Shire's discretion)
Your Responsibilities (as Lessee / Tenant)	Payments <ul style="list-style-type: none"> • Peppercorn rent, licence or management fee • All outgoings and consumption charges, including but not limited to utilities, rubbish and recycling bin charges, water rates and taxes (if applicable) • Pest control (excluding termite) as required • ESL (not applicable to a licence or management agreement)
	Insurance <ul style="list-style-type: none"> • 50% of building insurance cost • 50% of the excess of building insurance claims (not applicable to a licence or management agreement) with a minimum claim value of \$3000 • Full replacement value content insurance including fixtures, fittings, equipment and stock • \$20 million public liability insurance
	Repair / Maintenance <ul style="list-style-type: none"> • Maintain property clean and in good repair • No property modifications or installations to be undertaken without Shire approval (and statutory approvals if applicable) • General minor maintenance of premises (capped amount) • All costs relating to replacement of fittings and fixtures including light globes and taps • Internal and external cleaning (including annual carpet cleaning if applicable) • Minor remedial painting to repair general wear and tear (patch painting)
	Acknowledgement of the Shire The Lessee will acknowledge the Shire's support through signage or other means as agreed by the Shire.

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The Shire's Responsibilities (as the Lessor)	Payments <ul style="list-style-type: none"> • Termite inspections and treatment • Cost of statutory compliance (RCD, smoke alarm, emergency exit and fire extinguisher servicing) • 50% of building insurance cost • 50% of building insurance excess
	Repair / Maintenance (unless damage caused by Lessee) <ul style="list-style-type: none"> • Scheduled major painting of interior/exterior, or both, as a preventative maintenance process • Structural maintenance, replacement and repair (roofing, main structure) • Pumping out and cleaning of septic tanks (if applicable) • Repairs or replacements necessary due to fair and reasonable wear and tear • Major pruning of trees (if applicable)
	Capital Upgrades Capital renewal of existing assets to be undertaken at the Shire's discretion. Capital upgrades and capital expansion of all assets within the leased area at the Shire's discretion.
	Inspections The Shire will inspect the premises annually (or as required) and will give the Lessee appropriate notice in accordance with the lease terms.
Tenancy Fee	Peppercorn rent, capped maintenance

Category Two (excerpt of essential terms)	
Initial term	10 years
Option	Up to one (1x) 10 years options (at the Shire's discretion)
Your Responsibilities (as Lessee / Tenant)	Payments <ul style="list-style-type: none"> • Rent or licence fee • All outgoings and consumption charges, including but not limited to utilities, rubbish and recycling bin charges, water rates and taxes (if applicable) • Pest control (excluding termite) as required • ESL (not applicable to a licence)
	Insurance <ul style="list-style-type: none"> • 50% of building insurance cost • 50% of the excess of building insurance claims (not applicable to a licence) with a minimum claim value of \$3000 • Full replacement value content insurance including fixtures, fittings, equipment and stock • \$20 million public liability insurance
	Repair / Maintenance <ul style="list-style-type: none"> • Maintain property clean and in good repair • No property modifications or installations to be undertaken without Shire approval (and statutory approvals if applicable) • General minor maintenance of premises (uncapped amount) • All costs relating to replacement of fittings and fixtures including light globes and taps • Internal and external cleaning (including annual carpet cleaning if applicable) • Minor remedial painting to repair general wear and tear (patch painting)
	Capital Upgrade Capital upgrades and capital expansion of all assets within the leased area and maintenance of fit-out.

	<p>Obligations of Lessee and Default Provisions</p> <p>The Lessee is responsible for paying any license fees and/or rent and any other monies owed under the agreements within 30 days of the due date.</p> <p>Continued failure to pay monies due and owing under the agreement may result in the Shire terminating the agreement.</p>
	<p>Acknowledgement of the Shire</p> <p>If less than the market rent is being paid by the Lessee, the Lessee will acknowledge the Shire's support through signage or other means as agreed by the Shire.</p>
	<p>The Shire's Responsibilities (as the Lessor)</p> <p>Payments</p> <ul style="list-style-type: none"> • Termite inspections and treatment • Cost of statutory compliance (RCD, smoke alarm, emergency exit and fire extinguisher servicing) • 50% of building insurance cost • 50% of building insurance excess
	<p>Repair / Maintenance (unless damage caused by Lessee)</p> <ul style="list-style-type: none"> • Scheduled major painting of interior/exterior, or both, as a preventative maintenance process • Structural maintenance, replacement and repair (roofing, main structure) • Pumping out and cleaning of septic tanks (if applicable) • Repairs or replacements necessary due to fair and reasonable wear and tear • Major pruning of trees (if applicable)
	<p>Capital Renewal</p> <p>Capital renewal and capital expansion of all assets within the leased area to be undertaken at the Shire's discretion.</p> <p>Inspections</p> <p>The Shire will inspect the premises annually (or as required) and will give the Lessee appropriate notice in accordance with the lease terms.</p>
Tenancy Fee	<p>Market rent, discounted where applicable (Community Leases #insert policy number - Item 4.3.1)</p>

Category Three (excerpt of essential terms)	
Initial term	10 years
Option	Up to one (1x 10 years options (at the Shire's discretion)
Your Responsibilities (as Lessee / Tenant)	Payments <ul style="list-style-type: none"> • Rent or licence fee • All outgoings and consumption charges, including but not limited to utilities, rubbish and recycling bin charges, water rates and taxes (if applicable) • Pest control (excluding termite) as required • ESL (not applicable to a licence)
	Insurance <ul style="list-style-type: none"> • 50% of building insurance cost • 50% of the excess of building insurance claims with a minimum claim value of \$3000 • Full replacement value content insurance including fixtures, fittings, equipment and stock • \$20 million public liability insurance
	Repair / Maintenance <ul style="list-style-type: none"> • Maintain property clean and in good repair • No property modifications or installations to be undertaken without Shire approval (and statutory approvals if applicable) • General minor maintenance of premises (uncapped) • All costs relating to the replacement of fittings and fixtures including light globes and taps • Internal and external cleaning (including annual carpet cleaning if applicable) • Minor remedial painting to repair general wear and tear (patch painting).
	Capital Upgrades Capital upgrades and capital expansion of all assets within the leased area and maintenance of fit-out.
	Obligations of Lessee and Default Provisions The Lessee is responsible for paying any license fees and /or rent and any other monies owed under the agreements within 30 days of the due date. Continued failure to pay monies due and owing under the agreement may result in the Shire terminating the agreement.

	<p>Acknowledgement of the Shire</p> <p>If less than the market rent is being paid by the Lessee, the Lessee will acknowledge the Shire's support through signage or other means as agreed by the Shire.</p>
The Shire's Responsibilities (as the Lessor)	<p>Payments</p> <ul style="list-style-type: none"> • Termite inspections and treatment • Cost of statutory compliance (RCD, smoke alarm, emergency exit and fire extinguisher servicing) • 50% of building insurance cost • 50% of building insurance excess
	<p>Repair/ Maintenance (unless damage caused by Lessee)</p> <ul style="list-style-type: none"> • Scheduled major painting of interior/exterior, or both, as a preventative maintenance process • Structural maintenance, replacement and repair (roofing main structure) • Pumping out and cleaning of septic tanks (if applicable) • Repairs or replacements necessary due to fair and reasonable wear and tear • Maintenance of roofing, mechanical services and the main structure • Major pruning of trees (if applicable)
	<p>Capital Renewal</p> <p>Capital renewal and capital expansion of all assets within the leased area to be undertaken at the Shire's discretion.</p>
	<p>Inspections</p> <p>The Shire will inspect the premises annually (or as required) and will give the Lessee appropriate notice in accordance with the lease terms.</p>
Tenancy Fee	Peppercorn rent, uncapped maintenance

A to Z of Maintenance Obligations

The below table provides an A-Z list of obligations relevant to you as the Lessee and the Shire as the Lessor.

The below information is provided as a guide only and does not replace the obligations as listed in your lease or licence agreement.

General Terms

Alterations	Lessee must seek written consent from Lessor prior to make or allow, any alteration, addition, improvement, or demolition of any part of the premises Lessee must apply for and obtain all such consent approvals, authorities, permits or policies as are required at law before undertaking any alterations, additions, improvements or demolitions.
	Lessor will evaluate any request for alteration submitted by Lessee and communicate determination in relation to submission.
Insurance claims	Lessee is responsible for 50% of any insurance excess with a claim minimum value of \$3000. If estimated cost to repair damaged property is below the value of insurance excess, the repair will be considered a minor maintenance item and applicable expenditure cap will apply.
	Lessor responsible for 50% of insurance excess (with a claim minimum value of \$3000).
Maintenance expenditure cap	Lessee must promptly repair or replace any damage item when the repair or replacement cost is less than the Once-off Maximum amount (\$500) and, the amount expended by the Lessee on maintenance or repair is less than the Annual Maximum Amount per year (\$1500); once-off and annual maximum amounts are including any insurance excess for such repair or replacement; If the amount exceed once-off or annual maximum amount, Lessee is to provide Lessor with two (2) written quotes (although one quote may be accepted dependant on the scope of work and the quality of quote received).

	<p>Lessor pays any amounts over Once off maximum amount \$500, and/or over Annual Maximum Amount: \$1500, Expenditure caps increased annually by the Local Government Cost Index (LGCI).</p> <p>Lessor reserves the right to seek alternative quotation and will pay additional amount in excess of Once-off Maximum Amount or Annual Maximum amount.</p>
Maintenance (General)	<p>Lessee is responsible for the cost of repair or replacement if it is necessary because of any action or omission of or on the part of the Lessee or the Lessor's insurances are invalidated by any act, neglect or default by the Lessee.</p> <p>Lessee will be responsible for the cost of structural maintenance, replacement or repair when such maintenance, repair or replacement is necessary because of any action or omission of or on the part of the Lessee or by the Lessee's particular use or occupancy of the Premises</p>
	<p>Lessor will carry out repairs or replacement that are necessary as a result of fair and reasonable wear and tear and so long as the Lessee has completed regular and ongoing preventative maintenance and repairs as needed, and to maintain the property to a standard appropriate for the age of the premises.</p> <p>Lessor is responsible for the cost of structural maintenance</p>

General Statutory / Minimum Level of Service Obligations

Asbestos	Lessee will provided with an excerpt of the Asbestos Containing Material (ACM) register in their meter box (if applicable).
Emergency exit lighting systems and emergency doors	<p>Lessee is responsible for notifying the Lessor if any Fire Evacuation Exit Signs are not in good working order.</p> <p>Lessor will arrange for annually test and service by a qualified technician and replacement of non-compliant, faulty or damaged equipment as required at time of service call.</p>
Firefighting equipment and exit signs	<p>Lessee to ensure firefighting equipment is not tampered with or removed from designated area.</p> <p>Lessee is responsible for costs incurred for replacement if misuse, tampered or lost Fire Fighting Equipment.</p>

	<p>Lessor will arrange annual inspection of the premises to ensure compliance with DFES requirements.</p> <p>Serviced at least every 6 months by a qualified technician and replacement of non-compliant, faulty or damaged equipment as required at time of service call</p>
Pest control	<p>Lessee will keep leased premises free of pests. Lessee is responsible for cost of extermination of pests with the exemption of white ant treatment. This includes but not limited to:</p> <ul style="list-style-type: none"> • Ants • Cockroaches • Birds • Rats and Mice • Spiders • Wasps • Possums <p>Lessee to keep building in such a matter as not to encourage white ants i.e. stacking newspapers timber etc. against walls and to report any sign of white ants activity to the lessor.</p> <p>Lessor will arrange annual white ant pest inspection, and treatment if required, by a licenced and insured Pest Control technician. Testing and bait stations installation will be conducted on advice from pest control technician.</p>
RCD protections, tagging electrical equipment	<p>Lessee to ensure that all portable plug-in electrical equipment is regularly inspected in accordance with relevant legislation.</p> <p>Lessor to ensure that all RCDs are inspected, tested, repaired and maintained in accordance with the relevant legislation.</p>

Interior of Premises

Bathrooms and change rooms (including: drains sewerage, showers, toilets etc.)	<p>Lessee must keep clean at all times and ensure all are operable and free from any blockages.</p> <p>Lessee shall not permit foreign objects or matter to be placed into drains, toilets or grease traps.</p> <p>Lessor will replace irreparable items and undertake capital renewal as and when determined by the lessor.</p> <p>Lessor is responsible for clearing blockage caused by tree roots entering drain pipes.</p>
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	Where the lessor undertakes works or repairs to clear blockages which have occurred as a result of the neglect, misuse or default of the lessee, the lessee may be required to pay part or all of the lessor's costs of undertaking those works
Carpet	Lessee to keep carpets clean at all times. Carpets are to be vacuumed often and steam clean at least once annually with spot cleaned to occur as needed.
	Lessor will replace as and when determined and scheduled.
Ceiling	Lessee to keep ceiling clean, free of cobwebs and cleaned of any temporary decoration. Penetrations for appliances such as air conditioning vents shall be kept clean and in good working order. Note: Any water damage or sagging to be reported to the Lessor.
	Lessor to repair any structural damage to ceiling. If damage is caused or contributed to by the lessee or lessee's employees and visitors, the lessor may require the lessee to reimburse it for part or all of the cost of repairing the damage
Cleaning and cobweb removal	Lessee to ensure premises is kept tidy and free of litter, dirt, rubbish, cobwebs and broken glass at all times.
Cupboards, benches, cabinets (built in joinery)	Lessee to regularly clean all doors, latches, drawers and shelves and to keep free from any damage, marks or food residue.
	Lessor to replace built in joinery as and when determined by the lessor.
Doors	Lessee to keep doors clean, free from any marks, damage and cobwebs. Doors are to be lockable and operable. Any door closers or other devices fitted should be maintained in good working order. Note: Locks are not to be changed without the prior approval of the Lessor. Locks must be keyed to the Lessor's Key System.

Floors	<p>Lessee to keep floors clean and regularly maintained in accordance with the requirements of the type of surface, i.e. hard floors to be swept and mopped.</p> <p>In kitchen areas, relevant Health requirements should be strictly complied with.</p>
	<p>Lessor will replace floor coverings as required. This is generally when the coverings have reached the end of their life as a result of fair and reasonable wear and tear. Lessor is not responsible for replacement when it is due to lack of care and maintenance or due to abuse or damage by the Lessee.</p>
Keys / locks / hardware	<p>Unless otherwise approved by the Lessor in writing, the Lessee must not have additional sets of keys copied or cut and must immediately notify the Lessor of any loss of keys;</p> <p>Locks are not to be changed without the prior approval of the Lessor. If the locks are changed, the Lessee must provide the Lessor with keys to access all areas of the Premises.</p> <p>The Lessee is responsible for the maintenance and repairs of window and door hardware including the cylinder.</p>
	<p>Lessor is to provide the Lessee with one (1) set of keys for access to the Premises and all rooms therein.</p> <p>Bi-lock System: Works to repair or change locks will be undertaken by the Shire and costs forwarded to the Lessee.</p>
Painting	<p>Lessee is responsible for patch painting required for repair purposes.</p>
	<p>Lessor will schedule and carry out preventative maintenance</p>
Sink, basin, pedestal pans and cisterns	<p>Lessee to maintain in clean and operable condition and clear of all blockages caused by foreign objects or matter. Lessee to repair fittings such as taps.</p>
Toilets	<p>Lessee to keep in a clean and operable condition at all times and check seals, float valve and tap for water leaks as well as clear all blockages caused by foreign objects or matter placed in toilets.</p> <p>All consumables, i.e. Toilet paper, paper towels, are to be supplied by the Lessee.</p> <p>Replacement of fittings such as roll dispensers and coat hangers rest with the Lessee.</p>
Walls (interior)	<p>Lessee to keep all wall surfaces throughout the premises clean, free from any marks, damage and cobwebs</p>

	<p>Lessor to repair structural damage to load bearing walls.</p> <p>If damage is caused or contributed to by the lessee or lessee's employees and visitors, the lessor may require the lessee to reimburse it for part or all of the cost of repairing the damage.</p>
Windows	<p>Lessee to ensure that all dirt, sand and rubbish is kept clear from windows tracks.</p> <ul style="list-style-type: none"> • Clear any debris from weepholes in the windowsills. • Lubricate moving parts such as rollers, locks and hinges. <p>Check seals and replace as require.</p>
	<p>Internal/ External painting will be part of the Shire's maintenance schedule and will include doors and windows frames where previously painted.</p>

Fixtures, Fittings, Appliances and Electrical

Air-conditioning	<p>Before installing any new air conditioners, Lessee must seek permission from the Shire to undertake works. The Shire will give consideration to insulation, ventilation, and capacity of electrical supply.</p> <p>The Lessee is required to operate and clean installed air-conditioning unit in accordance with the manufacturer's standards.</p> <p>If installed by Lessee, installation, repairs, maintenance, servicing and replacement of air conditioners is the responsibility of the lessee.</p>
	<p>If installed by Lessor, air-conditioning will be replaced at the end of its serviceable life.</p>
Electrical fittings	<p>Lessee to keep all electrical fittings such as power points, light switches and light fittings in clean and in good working order. Lessee to replace light globes and fluorescent light tubes which may fail.</p>
Gas appliances	<p>Lessee to operate and regularly clean appliances to maintain in good working order with all gas supplier requirements being complied with.</p>
	<p>Lessor does not support gas appliances and would replace with comparable electric appliance</p>
Hot water system	<p>Lessee is responsible for the maintenance and servicing of the hot water system.</p>

	Lessor will replace hot water system at the end of its serviceable life.
White Goods including stove, fans, refrigerators, heaters & Other	Lessee to keep white goods clean operable, regularly maintained and repaired as required and operated in accordance with the manufacturer's requirements.
	Lessor will replace white goods at the end of its serviceable life if it is an identified Shire asset.

Exterior and Surrounds

Carpark	Lessee is responsible for ensuring car park is clean and clear of rubbish, trip hazards or obstructions.
	Lessor responsible for bitumen repairs, pot-hole maintenance and line marking.
Eaves, gutters and downpipes	Cleaning and maintaining gutters and downpipes should be a regular part of Lessee maintenance schedule. This may vary from twice to several times a year, dependant on your location and time of the year.
	Lessor will replace eaves, gutters and downpipes at the end of its serviceable life, subject to adequate care and maintenance by the Lessee.
Fencing	Lessee to keep fencing clean and free of any graffiti and repair any minor damage.
	Lessor will replace fencing at the end of its serviceable life – like for like.
Fire Prevention	Lessee to maintain fire prevention requirements as per Shire of Mundaring Firebreak Notice and conduct any other fire management matters as instructed by Shire of Mundaring Chief Fire Control Officer. Refer to FAQs provided in these guidelines.

Garden and surrounds	<p>To be kept in tidy and free from litter and rubbish. Lessee must regularly inspect and maintain in good condition any part of the Premises which surrounds any buildings including but not limited to any flora, gardens lawns, shrubs, hedges and trees.</p> <p>Lessee is responsible for any minor pruning. If any flora, trees or lawn dies to be replaced at its own expenses.</p> <p>The Lessee must plant and care for such trees on the Premises as the Lessor may from time to time reasonably require.</p> <p>The Lessee may not remove any trees, shrubs or hedges without first consulting with and obtaining the approval of the Lessor, except where necessary for urgent safety reasons.</p>
Pathways	<p>Lessee to keep pathways clear of rubbish and swept regularly with care not to damage vegetation surrounding the building.</p> <p>Lessor is responsible for Shire verge footpaths.</p>
Roof	<p>Lessee is responsible for internal and exterior preventative maintenance.</p> <p>Lessor is responsible for the structural components of the roof.</p>
Rubbish Bins	Lessee to ensure all rubbish is placed in the outside rubbish bins in the designated bin areas/enclosures. Bin enclosure is to be kept clear of all rubbish.
Tree pruning	Lessor is responsible for any major tree pruning and tree removal (unless noted otherwise in lease).
Signs	<p>Signs located on the building, are to be regularly maintained by Lessee and kept in a safe condition. Signs that may become damaged are to be replaced immediately.</p> <p>Any approvals or licences for signs are to be kept current.</p> <p>Installation of any sign requires approval from the Lessor.</p>
Veranda	Lessee to keep clean and free from cobwebs.
Walls	Lessee to keep exterior walls free from any marks, damage and cobwebs.

Security

Graffiti	<p>Graffiti removal is the responsibility of the Lessee and any graffiti should be removed as quickly as possible.</p> <p>Report Graffiti to Shire and via Report Graffiti Form. For further information on removing/preventing graffiti Goodbye Graffiti.</p>
Malicious damage and break ins	<p>Lessee is responsible for repairing and replacing any stolen goods or broken fixtures and fittings, minor repairs and cleaning of broken glass, windows and doors after an act/incident of malicious damage. Report any incidents of malicious damage or break-ins to the Lessor and pay insurance excess if applicable.</p> <p>Where claim is estimated to be above excess threshold, Lessor will submit building insurance claim on behalf of Lessee.</p>
Security system	<p>Lessee to ensure the premise is maintained in a secure condition at all times.</p> <p>The Lessee may, with prior approval from the Lessor, install a security system to the premises and pay all costs associated with the installation and ongoing monitoring of a security system. Such system is to be maintained in accordance with the supplier's instructions.</p> <p>All security telecommunications and other fees are to be met by the Lessee.</p> <p>If security system is installed the Lessee is required to provide access keys and alarm codes to the Lessor.</p>
Security screens	<p>Lessee to keep security screens clean and firmly fixed. Any cobweb to be regularly removed</p>
Vandalism	<p>Lessee to notify Lessor of any act of vandalism or any incident which occur on or near the premises and remove internal and external signs of vandalism.</p> <p>At request of Lessee, Lessor will submit building insurance claim on behalf of lessee where claim is estimated to be above insurance excess threshold.</p>

Further Questions?

Should you require further information regarding community leases, please refer to the "Community Leasing Policy".

If assistance is required to determine the category relevant to your organisation, or any other enquiry, please contact:

Dee Roberts

Property Management Officer

Email: shire@mundaring.wa.gov.au

DRAFT

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Shire of Mundaring

POLICY

COMMUNITY LEASES

Policy Ref:	OR-24
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Adopted:	C8.04.19	Date:	9 April 2019
Amended:		Date:	
Reviewed:		Date:	
Procedure Ref:		Delegation Ref:	CE-117
Statute Ref:	<i>Local Government Act 1995 – section 3.58 (Disposing of property)</i> <i>Local Government (Functions and General) Regulations 1996 – regulation 30 (Exempt dispositions)</i> <i>Land Administration Act 1997 – Part 4 (Reserves)</i> <i>Occupiers' Liability Act 1995</i>		

Local Law Ref: N/A

PURPOSE

To ensure:

- a consistent, transparent and equitable approach for the process of Council entering into a formal lease agreement with community groups to occupy Shire owned or managed land and buildings; and
- Shire leased assets are managed appropriately to optimise the benefit to and meet the expectations of the community.

POLICY

1. DEFINITIONS

Lease	Exclusive occupancy agreement
Licence	Non-exclusive occupancy agreement (shared use)
Community group	<ol style="list-style-type: none">1. incorporated not for profit group or association of persons with the primary aim of conducting activities and providing services for community benefit; and2. relies predominantly on volunteer labour, community fundraising, membership fees and donations; and3. may receive state or federal government operational grants and may rely on a fee for service business model
Community lease	A lease between the Shire and a community group
CPI	Consumer Price Index. For the purpose of this policy CPI means the Perth All Groups CPI rise for the March quarter of

	the year, as determined by the Australian Bureau of Statistics
Market rent	The annual rent amount the Shire might reasonably expect to receive, and a lessee might reasonably expect to pay, for a tenancy. Market rent value is determined by a licensed valuer.

Throughout this policy, the word “lease” includes “licence”.

2. SCOPE

This policy applies to all new community leases for community groups, including renewal of leases on expiration of current leases. It does not cover commercial leases with business entities, as these will be negotiated on a case by case basis.

Shire of Mundaring Bush Fire Brigades are excluded from this policy: while these are community groups, they are an integral part of the Shire under the *Bush Fires Act 1954* and the Bush Fire Brigades Local Law 2013 and do not require a lease.

3. ELIGIBILITY FOR A COMMUNITY LEASE

Groups meeting the definition of a community group and who request exclusive or non-exclusive use to operate community activities from a leased facility, are eligible to apply for a community lease in accordance with this policy.

When assessing applications, Council will consider factors including the following criteria:

- the organisational structure of the group:
 - ✓ group is incorporated under the *Associations Incorporation Act 2015*;
 - ✓ group has an Australian Business Number (ABN);
- financial viability of the group:
 - ✓ proven financial viability, backed up by annual financial statements;
 - ✓ compliance with relevant legislation governing the activities of the group;
 - ✓ holds all relevant licences and approvals to operate;
- the community benefit of the proposal:
 - ✓ lease will increase social engagement and/or promote the health and well-being of the community;
 - ✓ meets a high level of need in the community or responds to a community demand for the service or activity;
 - ✓ without this service provision the Shire may be required to provide an additional service or the service would not be available to the community at all;
 - ✓ group's Rules of Association enable non-discriminatory membership, i.e. open to all residents who wish to participate in that service or activity;
 - ✓ group's fees are reasonable and accessible;
- the suitability of the site for the specific purpose;

- the alignment of the proposal with Council's objectives as articulated in the Shire's Strategic Community Plan; and
- for Shire-owned freehold premises: the alignment of the proposal with Council's Property Strategy, in which freehold property is distinguished in three categories:
 1. social, community and civic purposes;
 2. economic purposes; and
 3. investment purposes.

4. STANDARD COMMUNITY LEASE

4.1 The community lease, developed by the Shire's solicitors, with standard terms and conditions, roles and responsibilities, as amended from time to time, will be executed between the Shire (lessor) and each community group (lessee) wishing to occupy Shire premises.

4.2 The term of the lease is negotiable taking into account the particular circumstances of the property and of the proposed lessee.

4.3 Insurance

All community groups are required to obtain Public Liability Insurance for a minimum cover of \$20,000,000. A Certificate of Currency must be produced by the community group before the signing of the lease and thereafter every twelve months.

5. RENT SUBSIDIES

Subsidising rent is an indirect form of financial support from ratepayers to community groups and should only be considered by Council if the community group can demonstrate benefits to the entire community (inclusive benefit) or to a particular section of the Shire community (exclusive benefit).

To ensure fair and transparent treatment, Council will assess community groups according to their capacity to raise revenue and assign them to one of three rent subsidy categories:

	Category A	Category B	Category C
	Peppercorn rent	Community rent	Market rent, discounted where appropriate
Rent setting	annual rent is \$1 per annum plus GST, payable in advance for the duration of the term of the lease	Determined by the size of the leased area: B1: areas up to 999sqm - \$500 per annum plus GST B2: areas 1,000sqm up to 4,999sqm - \$1,100 per annum plus GST	full market rent with any discount based on Council's assessment of the group's community benefit

		B3: areas 5,000sqm and over - \$1,700 per annum plus GST	
Indicators of eligibility for rent subsidy	no revenue raising capacity from activities consistent with the group's purpose	limited capacity to generate revenue from activities consistent with the group's purpose	ability to raise revenue and charge fees from activities consistent with the group's purpose
	no access to other funding sources	service or activity is non-discriminatory, i.e. open to all residents who wish to participate in that service or activity	access to substantial government grants (federal, state or local)
	without this service provision the Shire would be required to provide an additional service	service or activity is extensively used by specific sections of the community (youth, seniors, etc.)	commercial activities may include, but are not limited to regular bar and food activities, retail shop sales, fee for service at commercial rates
	meets a high level of need in the community	limited access to other sources of funding (no more than 10% of total revenue)	significant administration resources, such as paid staff, office equipment etc.
	run exclusively by volunteers	run exclusively by volunteers	run by paid staff or paid staff and volunteers

All community lease rents, other than peppercorn rents, will be indexed annually for CPI.

Full market rent discounts (Category C):

Full market rent will be applied where the community group's annual rent is less than 5% of its ongoing operating revenue (or estimated operating revenue where the group is newly established). Operating revenue excludes any capital grants.

Where full market rent would account for more than 5% of the group's annual operating revenue or estimated revenue, Council may provide a subsidy on the following basis:

- 50% discount if the group demonstrates an inclusive benefit;
- 25% discount if the group demonstrates an exclusive benefit.

The level of financial support provided will be recognised by charging lessees full market rent and in the same transaction deducting the annual rent subsidy, where Council has approved such subsidy. This will result in full transparency as to the level of support each group receives from the Shire.

Review of financial support:

For newly established groups, whose subsidy is based on estimated revenue, the Shire will review its financial support upon receipt of two consecutive annual financial statements from the group. Adjustments resulting from such a review will not be retrospective.

If during the course of a lease a community group experiences significant changes to its operation, the group may request the Shire to review their assessment by providing substantiated proof of their changed conditions. Adjustments resulting from such a review will not be retrospective.

6. LEASE RENEWAL FOR EXISTING LESSEES

The CEO has delegated authority (CE-117) to renew lease agreements with existing lessees or negotiate new lease agreements with existing lessees whose lease has expired. During this process, the following criteria will be considered:

- There remains a strong demand in the community for the continuation of the lessee's activities or services;
- The facility is not required by the Shire for other purposes;
- Renewal of the agreement will continue to maximise benefits to the community and the Shire; and
- The lessee has not been consistently in breach of their obligations under the existing agreement.



1.1 COMMUNITY LEASES

Responsible Directorate	Infrastructure Services
Responsible Service Area	Building Assets
Adopted	April 2019 C8.04.2019
Delegation Ref	CE-117 Community Leases
Procedure Ref	N/A

1. PURPOSE

The Shire has a number of properties which are used by a range of community groups and organisations, through a lease, licence or management agreement. This policy sets the overarching principles for the management of the Shire owned, managed or controlled property, including Crown land.

The purpose of this policy is to ensure:

- Shire leased assets are managed appropriately to optimise the benefit to and meet the expectations of the community in accordance with the Shire's Strategic Community Plan, Corporate Business Plan and Community Health and Wellbeing Strategy;
- a consistent, transparent and equitable approach for the process of Council entering into a formal lease agreement with community groups and government agencies to occupy Shire owned or managed land and buildings; and
- sound financial management, sustainable asset management and effective administration of the Shire's properties. Shire leased assets are managed appropriately to optimise the benefit to and meet the expectations of the community.

2. SCOPE

This policy applies to all community leases for community groups and organisations, including renewal of leases on expiration of current leases.

It does not cover commercial leases with business entities, as these are negotiated on a case by case basis.

Shire of Mundaring Bush Fire Brigades are excluded from this policy: while these are community groups, they are an integral part of the Shire under the Bush Fires Act 1954 and the Bush Fire Brigades Local Law 2013 as they are established under the Bush Fires Act 1954 and the Bush Fire Brigades Local Law 2013 and do not require a lease.

Facility hire (regular or occasional) to deliver community based programs, events and activities on an hourly or daily rate is not covered by this policy.

3. DEFINITIONS

<u>capital upgrade</u>	<u>Refers to enhancement to the existing facility and extends the asset to cater for growth or additional service level.</u>
<u>capital renewal</u>	<u>Relates to expenses incurred to restore the original function of the facility by replacing elements that have a life cycle shorter than planned for the entire facility (for example carpets).</u>
community group	Characteristics include but not limited to: <ol style="list-style-type: none">1. incorporated not for profit group or association of persons with the primary aim of conducting activities and providing services for community benefit; and2. relies predominantly on volunteer labour, community fundraising, membership fees and donations; and3. may receive state or federal government operational grants and may rely on a fee for service business model
community lease	<u>A legally binding agreement granted to community group/organisation that provide services with direct benefit to the community.</u>
CPI	<u>A lease between the Shire and a community group</u> <u>Consumer Price Index. For the purpose of this policy CPI means the Perth All Groups CPI rise for the March quarter of the year, as determined by the Australian Bureau of Statistics.</u> <u>Consumer price index (CPI) is a quarterly measure of inflation published by the Australian Bureau of Statistics.</u>
<u>Incorporated</u>	<u>A group of people who are recognised as a legal entity, separate from individual members as defined under the Associations Incorporation Act 2015.</u>
<u>lease</u>	<u>Exclusive occupancy agreement.</u> Throughout this policy, the word "lease" includes "licence".
<u>lessee</u>	<u>A person, group/association who holds the lease of the property. Lessee can be referred to as tenant.</u>
<u>lessor</u>	<u>The owner of an asset that is leased to another party. Lessor can be referred to as landlord.</u>

Commented [PO1]: McLeod
4. Rent review (page 7)
(2) The review will be based on CPI on the dates specified in item 9 of the Schedule.

<u>lease or licence variation</u>	<u>The addition, removal or change of one or more of the Lease or Licence provisions.</u>
<u>licence</u>	<u>Non-exclusive occupancy agreement (shared use)</u>
<u>management agreement</u>	<u>contractual arrangement outlining the terms and conditions associated with usage.</u>
market rent	The annual rent amount the Shire might reasonably expect to receive, and a lessee might reasonably expect to pay, for a tenancy. Market rent value is determined by a licensed valuer.

Throughout this policy, the word "lease" includes "licence".

4. POLICY

The Shire is committed to providing a fair, consistent and transparent approach to the leasing, licencing and management of Shire properties. The Shire acknowledge that there are a range of tenants and uses, many of which provide valued community benefits.

4.1. Occupancy Arrangements

The Shire will enter into one of the following agreements for the use of Shire owned and managed or controlled property including crown land.

4.1.1. Type of occupancy agreements

The main types of occupancy agreements include:

- a. Lease – proprietary right to exclusive occupation and use of part or all of a Shire-owned property, for an agreed period, in return for rent. The tenant has exclusive use and occupation of the property, although the Shire may require the tenant to encourage other use and subletting can occur if mutually agreeable.
- b. Licence - Contractual right to non-exclusive occupation and /or use of part of a Shire-owned property. It does not confer a right to exclusive possession or occupation of the property. The Shire may see to grant a licence to enable unable access to the property by the broader community outside of the licensee's usage times.
- c. Management agreement – Contractual arrangement outlining the terms and conditions associated with usage, as negotiated. The terms and conditions are not standard and are negotiated between the two parties.

4.2. Classification of Tenants

4.2.1. Eligibility

In order for community groups and organisations to be assessed for a community lease, the prospective tenants

must provide the required documentation. When assessing applications, the following criteria is to be considered:

Eligibility for a community lease

Groups meeting the definition of a community group and who request exclusive or non-exclusive use to operate community activities from a leased facility, are eligible to apply for a community lease in accordance with this policy.

When assessing applications, Council will consider factors including the following criteria:

- a. organisational structure:
i.e. incorporated under the *Associations Incorporation Act 2015*; has an Australian Business Number (ABN) (if applicable);
 - b. demonstrated financial viability and applicable regulatory ~~compliance~~compliance:
i.e. evidence of revenue; annual financial statements; compliance with relevant legislation governing the activities of the group; holds all relevant licences and approvals to operate; capacity to meet the cost outlined in the lease contractual agreement.
 - c. community benefit:
i.e. lease will increase social engagement and/or promote the health and well-being of the community; meets a high level of need in the community or responds to a community demand for the service or activity; without this service provision the Shire may be required to provide an additional service or the service would not be available to the community at all;
 - d. Membership
i.e. group's Rules of Association enable non-discriminatory membership, i.e. open to all residents who wish to participate in that service or activity; group's fees are reasonable and accessible;
 - e. suitability of the site for the specific purpose;
 - f. alignment of the proposal with Council's objectives as articulated in the Shire's Strategic Community Plan; and
- for Shire-owned freehold premises: the alignment of the proposal with Council's Property Strategy, in which freehold property is distinguished in three categories:
 1. social, community and civic purposes;
 2. economic purposes; and
 3. investment purposes.

Meeting the eligibility criteria listed above does not confer a right to the lease. The Shire reserves the right to decide whether a facility is offered on the basis of a lease; and if so, to whom the lease is offered.

4.2.2. Categories

In the first instance applications for community leases will be considered against the eligibility criteria (Refer to item 4.2.1). Where the criteria are met the application will be allocated to one of three categories based on the group/organisations structure and revenue: (Refer to appendix 1).

Category One: Locally based, not-for-profit groups or organisations with a voluntary management committee and comprised mainly of local representatives. The group/organisations has limited capacity to generate revenue from on-site activities consistent with the group's purpose and the income of the group is generally restricted to low membership fees.

Category Two: Incorporated associations, groups and not-for-profit organisations run by paid staff; or, paid staff and volunteers, and with significant administration resources. The tenant has access to ongoing operation grants and/or substantial grants (federal, states or local) or generates additional revenue through membership fees, events, venue hire, or the sale of services or products consistent with the group's purpose.

Category three: Government Community Child Health Clinic. The tenant receives significant funding from the State or Federal Government or organisations other than the Shire and offer free community services that specialise in the health of mothers and their babies.

4.3. Fee Structure

The Shire is committed to providing access to Shire owned properties and facilities for the benefit of the local community and to strengthen communities through empowerment of incorporated associations and does not seek to derive profit from community leases.

It is acknowledged that the cost of providing affordable leases and licences to not-for-profit community and sporting groups is subsidised by the ratepayers of the Shire of Mundaring. To ensure fair and transparent treatment, community groups will be assessed (as per item 4.2) and according to their capacity to raise revenue and assign them to one of three rent subsidy categories and term as included in the below table.

Category and Fee Structure	Terms
Category One: Peppercorn rent Fee 1\$ per annum	Initial term is 5 years with option of 2 x 5 years unless otherwise negotiated by both parties.
Category Two: Full-Market rent, discounted (as per item 4.3.1), indexed annually for CPI, plus GST	Initial term is 10 years with option of 1 x 10 years.
Category Three: Child health Clinics.	Initial term is 10 years with option of 1 x 10 years.

Commented [PO2]: Define discount as % of

Fee: 1 \$ per annum with no capped maintenance.	
Peppercorn with no capped maintenance	

All community lease rents, other than peppercorn rents, will be indexed annually for CPI.

Note:

Chidlow Progress Association (CPA), Mahogany Creek Progress Association (MCPA) and Katharine Susannah Prichard Foundation (KSPF) have been specified as Category One leases.

The CPA, MCPA and KSPF historical lease agreements provide for a Peppercorn rent with Lessee having full responsibility for the premises including major structural repairs.

4.3.1. Full market rent discounts (Category Two)

Full market rent will be applied where Category Two community group's annual rent is less than 5% of its ongoing operating revenue (or estimated operating revenue where the group is newly established). For the avoidance of any doubt operating revenue excludes any capital grants.

Where full market rent would account for more than 5% of the group's annual operating revenue or estimated revenue, Council will provide a 50% discount subsidy.

Full market rent discounted by 50% per annum plus GST annexed annually for CPI.

Market rent review will occur prior to commencement of new term; or, unless otherwise agreed by both parties at a shared 50% cost of valuation.

25% discount if the group demonstrates an exclusive benefit.

The level of financial support provided will be recognised by charging lessees full market rent and in the same transaction deducting the annual rent subsidy, where Council has approved such subsidy. This will result in full transparency as to the level of support each group receives from the Shire.

4.3.2. Review of financial support:

For newly established groups and organisations, whose subsidy is based on estimated revenue, the Shire will review its financial support upon receipt of two consecutive annual financial statements from the group. Adjustments resulting from such a review will not be retrospective.

If, during the course of a lease, a community group experiences significant changes to its operation, the group may request the

Shire to review their assessment by providing substantiated proof of their changed conditions. Adjustments resulting from such a review will not be retrospective.

4.4. Standard Community Lease

The standard community lease, developed by the Shire's solicitors, provides clauses for standard terms and conditions, roles and responsibilities of the lessor and lessee, insurance requirements etc. The standard community lease may be amended from time to time upon negotiation and agreement prior to being executed between the Shire (lessor) and each community group (lessee) wishing to occupy Shire premises.

The term of the lease is negotiable taking into account the particular circumstances of the property and of the proposed lessee.

4.4.1. Insurance

All community groups are required to obtain Public Liability Insurance for a minimum cover of \$20,000,000. A Certificate of Currency must be produced by the community group before the signing of the lease and thereafter every twelve months

4.4.2. Variation

If a lessee requests a variation to a Lease, the Shire may grant a variation on the condition that the variation is achieved by surrender of the existing Lease and the grant of a new Lease with additional conditions the Shire considers appropriate, at the Lessee's cost.

4.4.3. Timing

A formal agreement or permit must be in place for all community leases within six (6) months of occupation. A community group without a formal lease contract will be required to hire or vacate premises if terms and conditions of lease are not accepted within 12 months of occupation.

4.4.4. Maintenance responsibilities

Each lessee is required to maintain the facility in accordance with the maintenance clauses attached to their lease and using the services of registered and qualified trades people. The maintenance clauses outline the responsibilities of the Shire and the tenant.

Leases are on the basis that lessee will be responsible for minor maintenance and other nominal costs, except those costs separately identified as per Appendix 2 Essential Terms.

Refer to Appendix two 'Community Leases Guidelines' for schedule of maintenance obligations and responsibilities.

4.5. Lease renewal for existing lessees

The CEO has delegated authority (CE-117) to renew lease agreements with existing lessees or negotiate new lease agreements with existing lessees whose lease has expired. During this process, the following criteria will be considered:

The lessee may request a renewal of lease agreement within the lease tenure period. At the expiry of lease tenure period, a lease request will be considered as a new lease and should be submitted to Council for approval.

During this process, the following criteria will be considered before a new lease tenure is granted:

- a. There remains a strong demand in the community for the continuation of the lessee's activities or services;
- b. The facility is not required by the Shire for other purposes;
- c. Renewal of the agreement will continue to maximise benefits to the community and the Shire; and
- d. Existing lessee will be given first right of renewal providing tThe lessee has not been consistently in breach of their obligations under the existing agreement.
- e. Application(s) for Shire owned community facilities have been considered on their merit.

Rent subsidies

Subsidising rent is an indirect form of financial support from ratepayers to community groups and should only be considered by Council if the community group can demonstrate benefits to the entire community (inclusive benefit) or to a particular section of the Shire community (exclusive benefit).

To ensure fair and transparent treatment, Council will assess community groups according to their capacity to raise revenue and assign them to one of three rent subsidy categories:

Heading	Category A	Category B	Category C
Subsidy category name	Peppercorn rent	Community rent	Market rent, discounted where appropriate
Rent setting	annual rent is \$1 per annum plus GST, payable in advance for the duration of the term of the lease	Determined by the size of the leased area: B1: areas up to 999sqm \$500 per annum plus GST B2: areas 1,000sqm up to 4,999sqm	full market rent with any discount based on Council's assessment of the group's community benefit

		\$1,100 per annum plus GST B3: areas 5,000sqm and over – \$1,700 per annum plus GST	
Indicators of eligibility for rent subsidy	no revenue-raising capacity from activities consistent with the group's purpose	limited capacity to generate revenue from activities consistent with the group's purpose	ability to raise revenue and charge fees from activities consistent with the group's purpose
	no access to other funding sources	service or activity is non-discriminatory, i.e. open to all residents who wish to participate in that service or activity	access to substantial government grants (federal, state or local)
	without this service provision the Shire would be required to provide an additional service	service or activity is extensively used by specific sections of the community (youth, seniors, etc.)	commercial activities may include, but are not limited to regular bar and food activities, retail shop sales, fee for service at commercial rates
	meets a high level of need in the community	limited access to other sources of funding (no more than 10% of total revenue)	significant administration resources, such as paid staff, office equipment etc.
	run exclusively by volunteers	run exclusively by volunteers	run by paid staff or paid staff and volunteers

All community lease rents, other than peppercorn rents, will be indexed annually for CPI.

Full market rent discounts (Category C):

Full market rent will be applied where the community group's annual rent is less than 5% of its ongoing operating revenue (or estimated operating revenue where the group is newly established). Operating revenue excludes any capital grants.

Where full market rent would account for more than 5% of the group's annual operating revenue or estimated revenue, Council may provide a subsidy on the following basis:

50% discount if the group demonstrates an inclusive benefit;
25% discount if the group demonstrates an exclusive benefit.

The level of financial support provided will be recognised by charging lessees full market rent and in the same transaction deducting the annual rent subsidy, where Council has approved such subsidy. This will result in full transparency as to the level of support each group receives from the Shire.

4.4.2. Review of financial support:

For newly established groups, whose subsidy is based on estimated revenue, the Shire will review its financial support

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upon receipt of two consecutive annual financial statements from the group. Adjustments resulting from such a review will not be retrospective.

If during the course of a lease a community group experiences significant changes to its operation, the group may request the Shire to review their assessment by providing substantiated proof of their changed conditions. Adjustments resulting from such a review will not be retrospective. **Lease renewal for existing lessees**

The CEO has delegated authority (CE-117) to renew lease agreements with existing lessees or negotiate new lease agreements with existing lessees whose lease has expired. During this process, the following criteria will be considered:

There remains a strong demand in the community for the continuation of the lessee's activities or services;

The facility is not required by the Shire for other purposes;

Renewal of the agreement will continue to maximise benefits to the community and the Shire; and

The lessee has not been consistently in breach of their obligations under the existing agreement.

5. APPENDICES

Appendix 1 [Classification of tenants](#)

Appendix 2 [Essential terms template Community leases Guidelines](#)

6. RELATED LEGISLATION

Local Government Act 1995 – section 3.58 (Disposing of property)

Local Government (Functions and General) Regulations 1996 – [Regulation 30](#) (Exempt dispositions)

Land Administration Act 1997 – Part 4 (Reserves)

Occupiers' Liability Act 1995

7. RELATED DOCUMENTS

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9.2 Reports of Audit and Risk Committee 27 June 2023

9.2.1 Review of Audit and Risk Committee Terms of Reference

File Code	GV.MTG
Author	Elizabeth Nicholls, Governance Co-ordinator
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Draft Terms of Reference - Audit and Risk Committee ↓2. Draft Terms of Reference - Audit and Risk Committee - with track changes ↓

SUMMARY

The Audit and Risk Committee's Terms of Reference have been reviewed (**Attachment 1**) and are presented to the Audit and Risk Committee (the Committee) and Council for consideration prior to the 2023 local government ordinary election.

Once adopted, the Terms of Reference including details of membership will be advertised to seek nominations for the position of external members to be appointed following the 2023 local government ordinary election.

BACKGROUND

The Committee was established in its current format in September 2015.

Appointment to the Committee is determined by Council following ordinary local government elections, for a term to expire on the date of the subsequent ordinary local government elections.

STATUTORY / LEGAL IMPLICATIONS

Section 7.1A of the *Local Government Act 1995* (the Act) provides the following in relation to audit committees (in part):

- (1) *A local government is to establish an audit committee of 3 or more persons to exercise the powers and discharge the duties conferred on it.*
- (2) *The members of the audit committee of a local government are to be appointed* by the local government and at least 3 of the members, and the majority of the members, are to be council members.*

** Absolute majority required...*

Part 5, Subdivision 2 provides for committees including establishment and appointment of members. Part 5 Subdivision 3 of the Act provides for the quorum, voting, decisions and minutes of committees. The *Local Government (Administration) Regulations 1996* also make provisions in regards to committees.

The *Local Government Amendment (Auditing) Act 2017* gives the Auditor General the mandate to take on responsibility for the annual financial audits of all Western Australian local governments.

The *Local Government (Audit) Regulations 1996* provide details on the functions of an audit committee.

POLICY IMPLICATIONS

Code of Conduct for Council Members, Committee Members and Candidates

The “Code of Conduct for Council Members, Committee Members and Candidates” provides an expected standard of conduct for council members and committee members appointed to the Committee.

Internal Audit Charter Policy

The “Internal Audit Charter Policy” relates to the functions of the Committee and is included in the Terms of Reference.

Committees, Advisory Groups, Representatives Meeting and Working Groups Policy

A “Committees, Advisory Groups, Representatives Meeting and Working Groups Policy” has been drafted and presented to the Governance Committee at its meeting on 19 June 2023 for consideration and endorsement. The draft policy provides minimum requirements of advertising for external members, clarity of how meetings are to be conducted in addition to legislated requirements and a sample Terms of Reference.

Although the “Committees, Advisory Groups, Representatives Meeting and Working Groups Policy” has not been formally adopted by Council, the reviewed Terms of Reference is based on the sample Terms of Reference and includes references to the draft policy.

FINANCIAL IMPLICATIONS

Section 5.100 of the Act provides for the reimbursement of expenses for external members appointed to the Committee.

Requests for reimbursements in accordance with the Act can be met by current budget allocations.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Economy

- Provide for the responsible and effective management of finances and assets

Governance

- Effectively consult and actively engage the community in decision-making
- Comply with relevant policy, legislation, regulation, criteria and guidelines

RISK IMPLICATIONS

Risk: Compliance: The objectives and functions of the Committee are not clearly articulated in the Terms of Reference consistent with the requirements of legislation.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
The reviewed Terms of Reference be adopted and adhered to by the Committee.		

Risk: Reputation: There is a perceived lack of transparency regarding the appointment of external members to the Committee, their skills and experience and how Council determines who these members will be in the event of the number of applications exceeding the external vacancies.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
The reviewed Terms of Reference be adopted with Council appointing external members with relevant qualifications, skills and experience. Should the number of applications exceed the number of vacancies, Council is to conduct interviews consistent with the process included in the Terms of Reference.		

EXTERNAL CONSULTATION

Nil

COMMENT

The Act requires that all local governments establish an audit committee. As such, the Audit and Risk Committee's existing Terms of Reference have been reviewed in a stand-alone process, separate to the review of Terms of Reference for other committees established by the Shire that will undertaken prior to the 2023 local government ordinary election.

Work is currently being done by the State Government to reform the Act. Information available on the Department of Local Government website provides what was originally proposed in early 2022 and what the proposal was amended to following consultation with the sector:

Original Proposal

To ensure independent oversight, it is proposed the chair of any audit committee be required to be an independent person who is not on council or an employee of the local government.

Audit committees would also need to consider proactive risk management.

To reduce costs it is proposed that local governments should be able to establish shared regional audit committees.

The committees would be able to include council members but would be required to include a majority of independent members and an independent chairperson.

Amended Proposal

No requirement for majority of independent members (only independent chair)

Recognising the practical difficulty in recruiting independent people expressed by several local governments, the requirement for Audit Committees to have a majority of independent members will not be progressed. However, the requirement for an independent chairperson remains.

Local governments may remunerate independent committee members

The Act will be amended to allow local governments to pay fees to committee members within Salaries and Allowances Tribunal limits.

Due to the scale of the reform, the amendments to the Act have been split into two tranches. The changes to remuneration were included in the *Local Government Amendment Act 2023* which came into effect in May 2023. Subsequently, the reviewed Terms of Reference incorporates that provision. The proposal to require an independent chair; that an external member is to be appointed as the Presiding Member, is to be introduced in Tranche 2. A time frame has not been provided of when Tranche 2 is anticipated to be completed and has therefore not been included in the reviewed Terms of Reference.

Changes have been tracked from the Committee's existing Terms of Reference (**Attachment 2**) and incorporates standardised clauses from the "Committees, Advisory Groups, Representatives Meeting and Working Groups Policy" sample Terms of Reference:

- Objectives, duties and responsibilities are consistent with the model terms of reference as provided by the Department of Local Government's Operational Guideline – The appointment, function and responsibilities of audit committees.
- Delegation updated to reflect what is included in the Shire's adopted Delegations Register.
- Removal of policy review as a function of the Committee as this is the purview of the Governance Committee (C21.09.22).
- Reduction in membership to consist of the Shire President, Deputy Shire President, up to three council members and up to two external members. This is due to the amendment to the Act requiring that the Shire reduce the number of council members from 12 to nine.
- Clarity on the process of advertising vacancies and the appointment of external members.
- Clarity on the expectations of the committee members conduct and roles specific to each membership type.
- Details of remuneration have been amended to be consistent with the recent changes to the Act and references the relevant section of the legislation.

VOTING REQUIREMENT

Simple Majority

- Review of Audit and Risk Committee Terms of Reference

RECOMMENDATION

That Council:

1. Adopts the reviewed Terms of Reference for the Audit and Risk Committee (**Attachment 1**), **subject to the following amendment:**

Add the words “without the approval of the CEO” to the last paragraph under section 4, Powers.

2. Advertises that the Audit and Risk Committee has two external member vacancies to be appointed following the 2023 local government ordinary election.
3. Seeks applications from candidates that possess financial, accounting, governance and risk management experience and have strong business acumen, management and communication skills.

COUNCIL DECISION

COMMITTEE RECOMMENDATION

C17.07.23

ARC7.06.23

Moved by

Cr Jeans

Seconded by

Cr Daw

That Council:

1. Adopts the reviewed Terms of Reference for the Audit and Risk Committee (**Attachment 1**), **subject to the following amendment:**

Add the words “without the approval of the CEO” to the last paragraph under section 4, Powers.

2. Advertises that the Audit and Risk Committee has two external member vacancies to be appointed following the 2023 local government ordinary election.
3. Seeks applications from candidates that possess financial, accounting, governance and risk management experience and have strong business acumen, management and communication skills.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

AUDIT AND RISK COMMITTEE

These Terms of Reference are to be read in conjunction with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

1. Name

The name of the committee is Shire of Mundaring Audit and Risk Committee.

2. Head of Power

The committee is established by Council under section 5.8 of the *Local Government Act 1995* (C15.09.15).

3. Definitions

Act	the <i>Local Government Act 1995</i> .
Council	the body consisting of all council members sitting formally as the Council of Shire of Mundaring (the Shire).
Chief Executive Officer	the Chief Executive Officer (CEO) of Shire of Mundaring.
committee	Shire of Mundaring Audit and Risk Committee
council member	a person elected under the Act as a member of Council. Shire of Mundaring council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
external member	a person who is not a council member appointed to the committee with requisite skills, knowledge and experience that complement the committees objectives.
member	a person appointed to this committee.

4. Objectives

The primary objective of the committee is to accept responsibility for the annual external audit and liaise with the Shire's auditor so that Council can be satisfied with the performance of the Shire in managing its financial affairs.

Reports from the committee will:

- Assist Council in discharging its legislative responsibilities of controlling the Shire's affairs.
- Ensure openness in the Shire's financial reporting.
- Liaise with the CEO to ensure the effective and efficient management of the Shire's financial accounting systems, risk management framework and compliance with legislation.

The committee is to facilitate:

- a. The enhancement of the credibility and objectivity of external financial reporting.
- b. Effective management of financial and other risks and the protection of Council assets.
- c. Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance.
- d. The provision of an effective means of communication between the external auditor and Council.

Powers

The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

The committee has been delegated authority (COM-46) to meet with the auditor of the Shire at least once in every year to satisfy the requirement of section 7.12A(2) of the Act.

The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

5. Functions of the Committee

In accordance with *Local Government (Audit) Regulations 1996*, the committee is to:

- a. Guide and assist the Shire in carrying out:
 - i. its functions under Part 6 of the Act; and
 - ii. its functions relating to other audits and other matters related to financial management.
- b. Guide and assist the Shire in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act.
- c. Review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to;
 - i. report to the council the results of that review; and
 - ii. give a copy of the CEO's report to Council.
- d. Consider the CEO's three yearly reviews of the appropriateness and effectiveness of the Shire's systems and procedures in regard to risk management, internal control and legislative compliance, required to be provided to the committee, and report to Council the results of those reviews.

- e. Oversee the implementation of any action that the Shire:
 - i. is required to take by section 7.12A(3); and
 - ii. has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
 - iii. has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
 - iv. has accepted should be taken following receipt of a report of a review conducted under the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c).
- f. Perform any other function conferred on the committee by the regulations or another written law.

Additionally, the committee is to:

- a. Review the Shire's draft annual financial report, focusing on:
 - i. accounting policies and practices;
 - ii. changes to accounting policies and practices;
 - iii. the process used in making significant accounting estimates;
 - iv. significant adjustments to the financial report (if any) arising from the audit process;
 - v. compliance with accounting standards and other reporting requirements; and
 - vi. significant variances from prior years.
- b. Consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation, but before the annual financial report is signed.
- c. Address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- d. Seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference.

5.1. Internal Audit

The committee's functions in regards to internal audits is to:

- a. Review and approve the "Internal Audit Charter Policy" ensuring that internal audit activities are in accordance with the adopted "Internal Audit Charter Policy".
- b. The internal audit function will report administratively to the CEO and functionally to Council through the committee.
- c. Ensure that internal audits are completed in accordance with the endorsed Internal Audit Plan which is to be reviewed each financial year.
- d. Monitor and review recommendations arising out of internal audit reports and their implementation.

- e. Review the effectiveness of the internal audit function, including compliance with relevant auditing standards.
- f. Ensure the endorsed Internal Audit Plan is informed by the Shire's "Risk Management Policy".
- g. If considered necessary, meet with the internal audit service provider to discuss any matters the committee or the internal auditor believes need to be discussed privately.

5.2. Compliance

The committee's functions in regards to compliance is to:

- a. Review the annual Compliance Audit Return and satisfy itself that the return is supported by appropriate processes and controls.
- b. Provide reasonable confidence about the accuracy of information contained in the Compliance Audit Return and make a recommendation on its adoption to Council.

5.3. Risk Management

The committee's functions in regards to risk management is to:

- a. Ensure the Shire's risk management framework addresses Council's exposure to both strategic and operational risks.
- b. Monitor the effectiveness of the risk management framework through regular reviews and reporting.
- c. Regularly review Council's strategic risk register to check that extreme and high level risks are managed in accordance with the "Risk Management Policy".
- d. Address any specific requests referred from Council in relation to issues of risk and risk management.
- e. At least once every year consider a report from the Shire's Leadership Team in relation to the management of risk within the Shire, and satisfy itself that appropriate controls and processes are in operation, and are adequate for dealing with risks that impact the Shire.

6. Membership

The committee shall consist of the following members:

- a. Shire President
- b. Deputy Shire President
- c. Up to three council members
- d. Up to two external members

If authorised by the committee, council members attending as observers may participate in the meeting (but are not able to vote).

The CEO and employees are not members of the committee. The Director Corporate Services is to provide administrative support to the committee.

The committee may invite, through the CEO, Shire employees or others to attend meetings and provide pertinent information where necessary but such persons shall not be entitled to vote on any item arising out of that meeting.

7. Appointment

Members are appointed to committees by Council for a term to expire on the date of the subsequent ordinary local government elections.

If for any reason, a member is unable to hold office for the full period of their appointment, Council shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.

7.1. Council Members

Council members are appointed in accordance with section 5.10 of the Act.

7.2. External members

Nominations for external members to apply for a position on the committee will be advertised in accordance with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

External members should possess financial, accounting, governance and risk management experience and have strong business acumen, management and communication skills.

Potential applicants for the role of external member will be required to submit the following information in order to be considered for appointment:

- a. resume (maximum two pages); and
- b. a statement (maximum one page) responding to the following:
 - i. Why you wish to serve on the committee;
 - ii. What qualifications (evidence to be supplied) and professional experience you have that would benefit the committee.

At the close of the advertising period, applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered by Council. A special meeting of the committee will be convened comprising of council members only to assess the applications received and make a formal recommendation to Council to appoint the preferred applicants.

Depending on the number of applications received and the outcome of the initial assessment process by the committee, a shortlist will be prepared by the committee. Interviews may be conducted with applicants who are shortlisted after the assessment process.

7.3. Presiding Member

The presiding member and deputy presiding member are to be appointed by the committee at its first ordinary meeting immediately following the biennial local government election.

8. Roles and Responsibilities

Each member is expected to abide by the Shire's "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct), to have open and honest discussions and to treat each member and employees with due courtesy and respect.

Council members and employees are to disclose financial, proximity and impartiality interests in accordance with the Act. External members are to be aware that any conflict of interest needs to be recognised to ensure that probity is maintained at all times.

Each member is responsible for attending meetings, reviewing relevant material to enable informed discussion and making timely decisions/actions to progress the objectives of the committee.

In addition to the above, the specific roles for each membership type are as follows:

- Council members are responsible for ensuring that the committee adheres to the direction set by Council, contributing from a Shire-wide perspective, and ensures that delivery of the committee's objective.
- External members are responsible for contributing to the delivery of the committee's objectives within the scope of their skills, knowledge, experience and capabilities.
- The Presiding Member is responsible for ensuring all members have an opportunity to participate in discussions in an open and encouraging manner and ensuring the timely consideration of items. Where the presiding member is unable or unwilling to chair the meeting, the deputy presiding member will chair the meeting.
- Employees are responsible for conducting necessary research as required by the committee, providing professional advice, and for administering its meetings.

9. Remuneration of External Members

External members are to be remunerated in accordance with section 5.100 of the Act.

The extent to which external members can be reimbursed shall be as determined by the Salaries and Allowances Tribunal.

10. Meetings

Meetings shall be held in accordance with the provisions of the Act, the *Local Government (Administration) Regulations 1996* and the *Meeting Procedures Local Law 2015*. Due consideration is to be given to the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Ordinary meetings will be held at least four times per year.

Special meetings may be held:

- a. if called for by either the presiding member or at least two members in a notice to the CEO setting out the date and purpose of the proposed meeting;

- b. if so decided by the Committee; or
- c. if called for by Council.

Meetings are to be generally open to the public with public participation in accordance with the *Meeting Procedures Local Law 2015*.

Meeting quorum is at least 50% of the number of members of the committee. Each member of the committee at a meeting will have one vote. The presiding member will have a deliberative vote but does not in the event of an equality of votes have a casting vote. In the event of a tied vote the matter will be referred to Council for deliberation.

If a member is unable to attend a meeting, they must advise the presiding member as soon as reasonably practicable.

11. Recording and Reporting

The contents of the Minutes are to be in accordance with the Act and *Meeting Procedures Local Law 2015*.

Where a committee does not have a delegation/ authorisation, if a decision is the duty or function of the Council, it must be referred to Council.

Recommendations of the committee are to be included in a Council meeting agenda to obtain a formal Council decision, where applicable.

Committee recommendations are advisory only and shall not be binding on Council.

12. Changes to Terms of Reference

This Terms of Reference is to be reviewed prior to each ordinary local government election.

These Terms of Reference may be amended by the committee when required with Council to endorse any changes.

13. Disband

Council may determine at any time that a committee is no longer required and is to be disbanded.

Document Control

Item	Date	Resolution #
Committee established (in current format)	September 2015	C15.09.15
Reviewed	September 2017	C3.09.17
Reviewed	December 2018	C11.12.18
Reviewed	October 2019	SC4.10.19
Reviewed	October 2021	SC8.10.21
Reviewed	January 2022	C4.01.22
Reviewed	July 2023	XXX



AUDIT AND RISK COMMITTEE

These Terms of Reference are to be read in conjunction with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Established: The Audit and Risk Committee in its current format was established in November 2015.

1. Name

The name of the committee is Shire of Mundaring Audit and Risk Committee.

2. Head of Power

The committee is established by Council under section 5.8 of the Local Government Act 1995 (C15.09.15).

3. Definitions

Act the Local Government Act 1995.

Council means the Shire of Mundaring the body consisting of all council members sitting formally as the Council of Shire of Mundaring (the Shire).

Chief Executive Officer the Chief Executive Officer (CEO) of Shire of Mundaring.

committee Shire of Mundaring Audit and Risk Committee

council elected member a person elected under the Act as a member of Council. Shire of Mundaring council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).

external independent member a person who is not a council member appointed to the committee with requisite skills, knowledge and experience that complement the committees objectives.

member a person appointed to this committee.

Local Public Notice has the same meaning as that prescribed in the Act.

4. Objectives

The primary objective of the committee is to accept responsibility for the annual external audit and liaise with the Shire's auditor so that Council can be satisfied with the performance of the Shire in managing its financial affairs. assist Council in providing a transparent and independent process in its audit, risk and governance management to ensure accountability to the community in the governance and compliance framework and its financial and risk management responsibilities.

Commented [EN1]: From Department Guidelines – Template Terms of Reference for Audit Committee

The appointment, function and responsibilities of audit committees (dlqsc.wa.gov.au)

Reports from the committee will:

- a. Assist Council in discharging its legislative responsibilities of controlling the Shire's affairs.

~~b. Determining the Shire's policies.~~

~~e. Overseeing the allocation of the Shire's finances and resources.~~

~~d-b.~~ Ensure openness in the Shire's financial reporting.

~~e-c.~~ Will liaise with the CEO to ensure the effective and efficient management of the Shire's financial accounting systems, risk management framework and compliance with legislation.

The committee is to facilitate:

- a. The enhancement of the credibility and objectivity of external financial reporting.
- b. Effective management of financial and other risks and the protection of Council assets.
- c. Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance.
- d. The provision of an effective means of communication between the external auditor and Council.

Commented [EN2]: From Department Guidelines

5. **Powers Delegated Authority**

The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

The committee has been delegated authority (COM-46) to meet with the auditor of the Shire of Mundaring at least once in every year to satisfy the requirement of section 7.12A(2) of the Act and is to provide a report to Council on the matters discussed and the outcome of those discussions.

Commented [EN3]: Consistent with delegation

~~Committee recommendations are advisory only and shall not be binding on Council.~~

The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

6. **Functions of the Committee**

In accordance with *Local Government (Audit) Regulations 1996*, the committee is to:

- a. Guide and assist the ~~local government Shire~~ in carrying out:
 - i. its functions under Part 6 of the Act; and

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- ii. its functions relating to other audits and other matters related to financial management.
- b. Guide and assist the ~~local government~~ Shire in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act.
- c. Review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to;
 - i. report to the council the results of that review; and
 - ii. give a copy of the CEO's report to ~~the~~ Council.
- d. ~~Consider the CEO's three yearly reviews of the appropriateness and effectiveness of the Shire's systems and procedures in regard to risk management, internal control and legislative compliance, required to be provided to the committee, and report to Council the results of those reviews.~~
- e. ~~Monitor and advise the CEO when the CEO is carrying out functions in relation to a review under:~~
 - i. ~~regulation 17(1); and~~
 - ii. ~~the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c).~~
- f. ~~Support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government.~~
- g. ~~Oversee the implementation of any action that the local government~~ Shire:
 - i. is required to take by section 7.12A(3); and
 - ii. has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
 - iii. has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
 - iv. has accepted should be taken following receipt of a report of a review conducted under the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c).
- h. ~~Perform any other function conferred on the audit committee by these regulations or another written law.~~

Additionally, the committee is to:

- a. Review the Shire's draft annual financial report, focusing on:
 - i. accounting policies and practices;
 - ii. changes to accounting policies and practices;
 - iii. the process used in making significant accounting estimates;
 - iv. significant adjustments to the financial report (if any) arising from the audit process;

- v. compliance with accounting standards and other reporting requirements; and
- vi. significant variances from prior years.
- b. Consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation, but before the annual financial report is signed.
- c. Address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- d. Seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference.

6.1. Internal Audit

The committee's functions in regards to internal audits is to:

- a. Review and approve the "Internal Audit Charter Policy" ~~and any subsequent changes, to ensure~~ ing that internal audit activities are in accordance with the adopted "Internal Audit Charter Policy".
- b. The internal Audit function ~~shall~~ will report administratively to the CEO and functionally to ~~the~~ Council through the Audit and Risk Committee.
- c. Ensure that ~~at least one substantial~~ internal audits are completed in accordance with the endorsed Internal Audit Plan ~~is carried out and finalised, which is to be reviewed~~ each financial year.
- d. Monitor and review recommendations arising out of internal audit reports and their implementation.
- e. Review the effectiveness of the internal audit function, including compliance with relevant auditing standards.
- f. Ensure the ~~annual endorsed~~ internal audit ~~Plan~~ Plan is informed by the ~~Shire's of Mundaring's Risk Management~~ Policy ~~Framework~~.
- g. If considered necessary, meet with the internal audit service provider to discuss any matters the Audit and Risk Committee or the internal auditor believes need to be discussed privately.

6.2. ~~Governance~~ Compliance

The committee's functions in regards to compliance is to:

- a. Review the annual Compliance Audit Return and satisfy itself that the return is supported by appropriate processes and controls.
- ~~a-b.~~ to provide reasonable confidence about the accuracy of information contained in the Compliance Audit Return, and make a recommendation on its adoption to Council.
- ~~b.~~ Consider the CEO's three yearly reviews of the appropriateness and effectiveness of the Shire of Mundaring's systems and procedures in regard to risk management, internal control and legislative compliance,

~~required to be provided to the Committee, and report to the Council the results of those reviews.~~

Commented [EN4]: Wording from the Department Guidelines. Moved to up to replace 6.d.

~~c. Ensure a regular review of Council policies is completed.~~

6.3. Risk Management

The committee's functions in regards to risk management is to:

- a. Ensure ~~Council's the Shire's Risk M~~anagement ~~F~~ramework addresses Council's exposure to both strategic and operational risks.
- b. Monitor the effectiveness of the ~~R~~isk ~~M~~anagement ~~F~~ramework through regular reviews and reporting.
- c. Regularly review Council's strategic risk register to check that extreme and high level risks are managed in accordance with the ~~"Risk Management Policy"~~Framework.
- d. Address any specific requests referred from Council in relation to issues of risk and risk management.
- e. At least once every year consider a report from the Shire's Leadership Team-Risk Management Committee in relation to the management of risk within the Shire, and satisfy itself that appropriate controls and processes are in operation, and are adequate for dealing with risks that impact the Shire.

7. ~~Committee Structure Membership~~

The committee shall consist of the following members:

- a. Shire President
- b. Deputy Shire President
- c. Up to ~~four~~three council members
- d. Up to ~~three two independent external~~ members

Commented [EN5]: Reduced due to reduction to the number of council members.

If authorised by the committee, council members attending as observers may participate in the meeting (but are not able to vote).

The CEO and employees are not members of the committee. The Director Corporate Services is to provide administrative support to the committee.

The committee may invite, through the CEO, Shire employees or others to attend meetings and provide pertinent information where necessary but such persons shall not be entitled to vote on any item arising out of that meeting.

8. Appointment

Members are appointed to committees by Council for a term to expire on the date of the subsequent ordinary local government elections.

If for any reason, a member in unable to hold office for the full period of their appointment of the Committee resigns prior to an ordinary local government election, the Council will appoint a replacement shall fill that vacancy. The member appointed shall hold office for the balance of the term of the member originally elected.

8.1. Council Members

7000 Great Eastern Highway Mundaring WA 6073 Ph: 9290 6666 shire@mundaring.wa.gov.au www.mundaring.wa.gov.au

Council members are appointed in accordance with section 5.10 of the Act.
~~Deputy committee members are to be appointed in accordance with section 5.11 of the Act.~~

8.2. External members

Nominations for external members to apply for a position on the committee will be advertised in accordance with the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

~~External independent~~ members should possess financial, accounting, governance and risk management experience and have strong business acumen, management and communication skills.

~~Calls for independent members to apply for a position on the Committee must be advertised by local public notice in advance of the ordinary local government elections.~~

Potential applicants for the role of external member will be required to submit the following information in order to be considered for appointment:

- a. resume (maximum two pages); and
- b. a statement (maximum one page) responding to the following:
 - i. Why you wish to serve on the committee;
 - ii. What qualifications (evidence to be supplied) and professional experience you have that would benefit the committee .

~~At the close of the advertising period, Once applications for external members shall be assessed against the selection criteria with a report providing recommendations for appointment to be considered have closed and after elected members have been appointed to the Committee by Council, following the local government elections, a Special Meeting of the committee will be convened comprising of elected council members only to assess the applications received and make a formal recommendation to Council to appoint the preferred applicants.~~

Depending on the number of applications received and the outcome of the initial assessment process by the committee, a shortlist will be prepared by the committee. Interviews may be conducted with applicants who are shortlisted after the assessment process.

8.3. Presiding Member

The presiding member and deputy presiding member are to be appointed by the committee at its first ordinary meeting immediately following the biennial local government election.

~~The deputy presiding member are to be appointed by the committee at its first meeting immediately following the biennial local government election.~~

9. Roles and Responsibilities

Code of Conduct

~~The Shire of Mundaring Code of Conduct (Policy OR-34) applies to all elected members and external members of the Committee.~~

Each member is expected to abide by the the Shire's "Code of Conduct for Council Members, Committee Members and Candidates" (Code of Conduct), to have open and honest discussions and to treat each member and employees with due courtesy and respect.

Council members and employees are to disclose financial, proximity and impartiality interests in accordance with the Act. External members are to be aware that any conflict of interest needs to be recognised to ensure that probity is maintained at all times.

Each member is responsible for attending meetings, reviewing relevant material to enable informed discussion and making timely decisions/actions to progress the objectives of the committee.

In addition to the above, the specific roles for each membership type are as follows:

- Council members are responsible for ensuring that the committee adheres to the direction set by Council, contributing from a Shire-wide perspective, and ensures that delivery of the committees objective.
- External members are responsible for contributing to the delivery of the committees objectives within the scope of their skills, knowledge, experience and capabilities.
- The Presiding Member is responsible for ensuring all members have an opportunity to participate in discussions in an open and encouraging manner and ensuring the timely consideration of items. Where the presiding member is unable or unwilling to chair the meeting, the deputy presiding member will chair the meeting. If the Chairperson is absent from a meeting, the Deputy Presiding Member is to preside at that meeting;
- overseeing and facilitating the conduct of meetings in accordance with the Act and the Shire's Meeting Procedures Local Law 2015;
- ensuring all Committee members have an opportunity to participate in discussions in an open and encouraging manner; and
- where a matter has been debated significantly and no new information is being discussed, to call the meeting to order and ask for the debate to be finalised and the motion to be put.
- Employees are responsible for conducting necessary research as required by the committee, providing professional advice, and for administering its meetings.

10. Remuneration of External Members

The independent External members are to be remunerated in accordance with section 5.100 of the Act of the Committee are to be reimbursed travel costs.

The Council will include the independent members of the Committee in its professional indemnity insurance coverage for the services they provide to the Council.

The extent to which external members can be reimbursed shall be as determined by the Salaries and Allowances Tribunal.

11. Meetings

Meetings shall be held in accordance with the provisions of the Act, the *Local Government (Administration) Regulations 1996* and the *Meeting Procedures Local Law 2015*. Due consideration is to be given to the "Committees, Advisory Groups, Representative Meetings and Working Groups Policy".

Ordinary meetings will be held ~~The Committee will meet~~ at least four times per year.

An ordinary or ~~Special~~ meetings of the Committee is to may be held:

- a. if called for by either the presiding member ~~Chairperson~~ or at least two ~~Committee~~ members in a notice to the CEO setting out the date and purpose of the proposed meeting;
- b. if so decided by the Committee; or
- c. if called for by Council.

~~The committee may invite, through the CEO, Shire employees or others to attend meetings and provide pertinent information where necessary but such persons shall not be entitled to vote on any item arising out of that meeting.~~

Public Question Time

~~Committee meetings are generally open to the public and Public Question Time will be conducted in accordance with the Shire's *Meeting Procedures Local Law 2015*. Meetings are to be generally open to the public with public participation in accordance with the *Meeting Procedures Local Law 2015*.~~

Powers of the Committee

~~The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.~~

Voting

~~The Meeting quorum for a Committee meeting is as per section 5.19 of the *Local Government Act 1995*; at least 50% of the number of ~~offices (whether vacant or not) of members~~ of the committee. Each member of the committee at a meeting will have one vote. The presiding member will have a deliberative vote but does not in the event of an equality of votes have a casting vote. In the event of a tied vote the matter will be referred to Council for deliberation.~~

If a member is unable to attend a meeting, they must advise the presiding member as soon as reasonably practicable.

12. Recording and Reporting Requirements

The contents of the Minutes are to be in accordance with the Act and *Meeting Procedures Local Law 2015*.

Where a committee does not have a delegation/ authorisation, if a decision is the duty or function of the Council, it must be referred to Council.

Recommendations ~~arising from of the C~~committee are to be included in a 's deliberations shall be presented to the earliest available ordinary meeting of Council meeting agenda to obtain a formal Council decision, where applicable.
Committee recommendations are advisory only and shall not be binding on Council.

13. ~~Changes to~~ Alteration to Terms of Reference

This Terms of Reference is to be reviewed prior to each ordinary local government election.

These Terms of Reference may be amended by the committee when required with Council to endorse any changes.

14. ~~Disband~~Termination of Committee

~~Termination of the Committee shall be in accordance with the Act or at the discretion of Council may determine at any time that a committee is no longer required and is to be disbanded.~~

~~The independent members of the Committee are to be reimbursed travel costs.
The Council will include the independent members of the Committee in its professional indemnity insurance coverage for the services they provide to the Council.~~

Document Control

Item	Date	Resolution #
Committee established (in current format)	<u>September 2015</u>	<u>C15.09.15</u>
Reviewed	<u>September 2017</u>	<u>C3.09.17</u>
Reviewed	<u>December 2018</u>	<u>C11.12.18</u>
Reviewed	<u>October 2019</u>	<u>SC4.10.19</u>
Reviewed	<u>October 2021</u>	<u>SC8.10.21</u>
Reviewed	<u>January 2022</u>	<u>C4.01.22</u>
Reviewed	<u>July 2023</u>	<u>XXX</u>

In accordance with Council Decision C8.07.23 this item was considered before Item 9.1.

10.0 REPORTS OF EMPLOYEES

10.1 Structure Plan 81 - Lots 22, 72, 25 & 26 Coppin Rd; 100 & 101 Grancey Ave & Portions of Lots 4 & 91 Great Eastern Highway, Mundaring

File Code	PS.TPS.3.081
Author	Sushmitha Jayaram, Planning Officer Compliance
Senior Employee	Mark Luzi, Director Statutory Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Structure Plan 81 - Plan ↓2. Structure Plan 81 - Text ↓3. Schedule of Submissions ↓4. DFES Referral Response ↓5. DBCA Referral Response ↓6. Main Roads WA Referral Response ↓7. TIA Peer Review Findings ↓

Landowner	Maximum Sky Pty Ltd
Applicant	State West Planning
Zoning	Metropolitan Region Scheme: Urban Local Planning Scheme No.4: Residential R5
Area	Total land area is approximately: 14.18ha
Use Class	N/A

SUMMARY

Council is required to make a recommendation to the Western Australian Planning Commission (WAPC) on Structure Plan 81 (SP81) (**Attachments 1 and 2**).

The Shire's Local Planning Strategy identified this location for strategic residential infill, as it is within a walkable catchment to the Mundaring town centre and makes the most of land close to existing and future services and facilities.

If approved by WAPC, SP81 would enable 51 residential lot subdivision, including some expansion and improvement of the existing Public Open Space (POS).

Community concerns include bushfire risk, loss of flora and fauna, traffic impacts and zoning. However, an assessment indicates SP81 is generally compliant with the relevant parts of the planning framework.

Accordingly, it is recommended that Council support Structure Plan 81, subject to modifications to help address community and officer concerns.

BACKGROUND

Acronyms and Abbreviations	Meaning
Applicant	State West Planning on behalf of Maximum Sky Pty Ltd
BAL	Bushfire Attack Level
Bushfire guidelines	Guidelines for Planning in Bushfire prone Areas 1.4
DBCA	Department of Biodiversity, Conservation, and Attractions
DWER	Department of Water and Environmental Regulation
DFES	Department of Fire and Emergency Services
DoE	Department of Education
DoH	Department of Health
DPLH	Department of Planning, Lands, and Heritage
EPBC	Environmental Protection and biodiversity Conservation
WcHS	Watercourse Hierarchy Strategy
LBS	Local Biodiversity Strategy
LNA	Local Natural Area
GEH	Great Eastern Highway
LPS	Local Planning Strategy
LPS4	Local Planning Scheme No.4
LWMS	Local Water Management Strategy
MRS	Metropolitan Region Scheme
POS	Public Open Space
R-Codes	Residential Design Codes of Western Australia
Regulations	Planning and Development (Local Planning Schemes) Regulations 2015
SAT	State Administrative Tribunal
SPP	State Planning Policy
SP81	Structure Plan 81

Subject properties	Lots 22, 72, 25 & 26 Coppin Road; 100 & 101 Grancey Avenue & portions of lots 4 & 91 Great Eastern Highway, Mundaring.
WAPC	Western Australian Planning Commission

Location:

The Shire's Local Planning Strategy (LPS) guides the long-term planning within the Shire. The Shire and WAPC supported increased residential development of the Structure Plan area from R2.5 (Urban) to R5 (Urban) in 2013 primarily because of the existing pattern of subdivision and development, and due to its proximity to the town centre (500m west of Mundaring Town site).

The subject site is zoned Residential R5. By way of comparison, Structure Plan 79 (Kilburn Ave), is zoned 'Development' under the Shire's LPS4. A Development zone affords the Shire and WAPC more flexibility to allocate residential density within the Structure Plan itself, based on site considerations. In regards to SP81, the Shire and WAPC already concluded that 2000sqm lots are supported.

Historically, a Local Subdivision and Infrastructure Plan 195 (LSIP 195) was prepared and adopted in 1994 under TPS3 over the subject site. Through subsequent years, limited subdivision occurred consistent with the LSIP. However, upon adoption of the LPS4, the residential density was increased from (R2.5 = 4000sqm) to (R5 to 2000sqm) and the old LSIP became redundant.

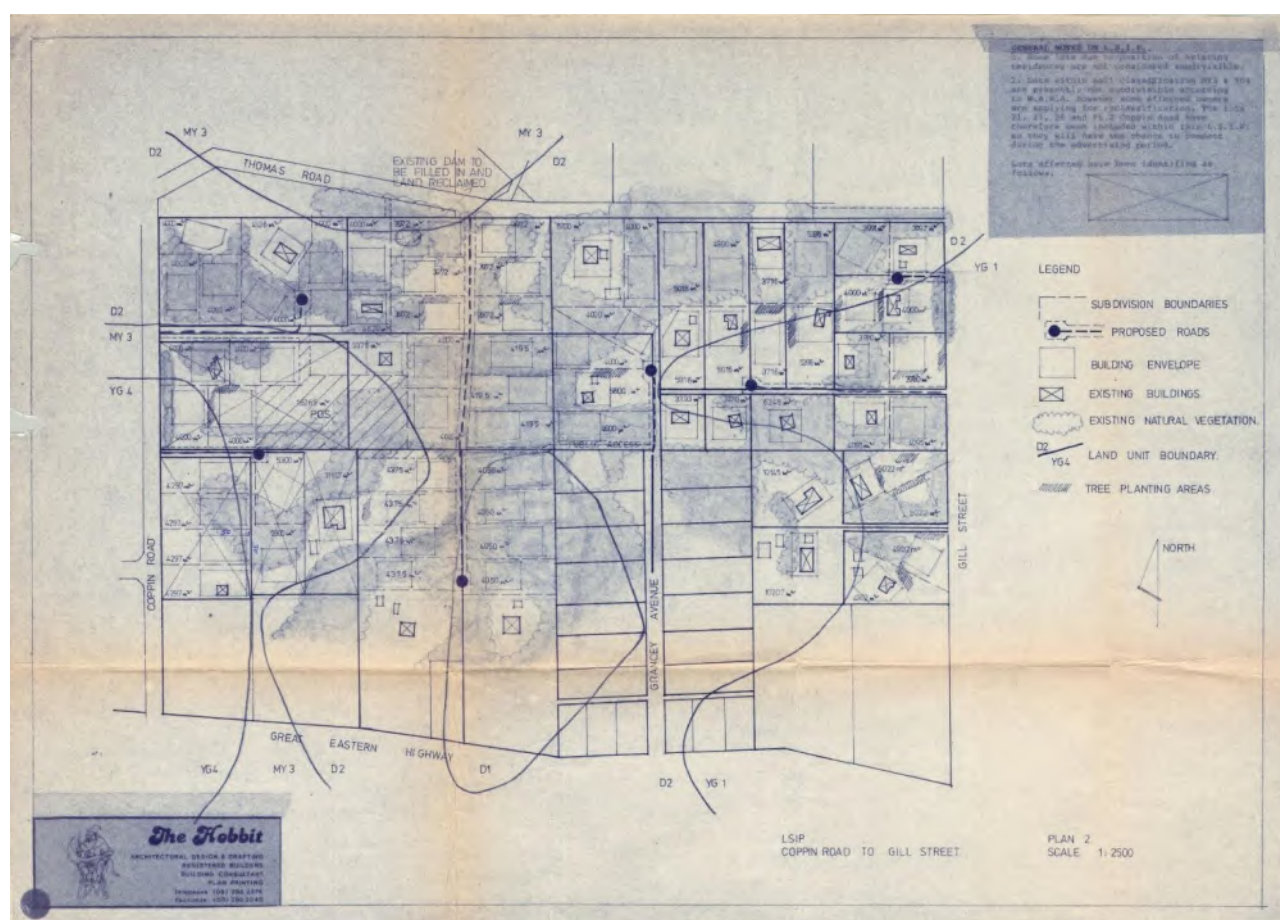


Figure 1: Revoked LSIP-195 subdivision plan

Certain portions of the site remain clear, historically for the use of orchards, however, over the last 60 years remnant native vegetation re-established and a portion of the lot has been replanted with exotic species, such as pine.

The Structure Plan area is accessed by Coppin Road to the West, Grancey Avenue to the South, and via Hobbit Glade and Thomas Road to the North. Coppin Road and Grancey Avenue connect to GEH (Primary Distributor State Road) to the South.

Parcels of land facing GEH to the south are primarily two-hectare rural residential lots (RR2) with R5 lots along Grancey Ave.

East of the site through Gill Lane to Gill Street are approximately 2000sqm residential lots (R5). Improvements to Gill Lane are expected to continue over time as subdivision occurs. Thomas Road delineates the rural and residential area with a mix of R2.5 and Rural Residential (RR2).

To the west, Residential (R5) lots abut Coppin Road.

The subject site is elevated and gently undulating, sloping gently to the south-west and east from a highpoint / ridge near the centre of the site.

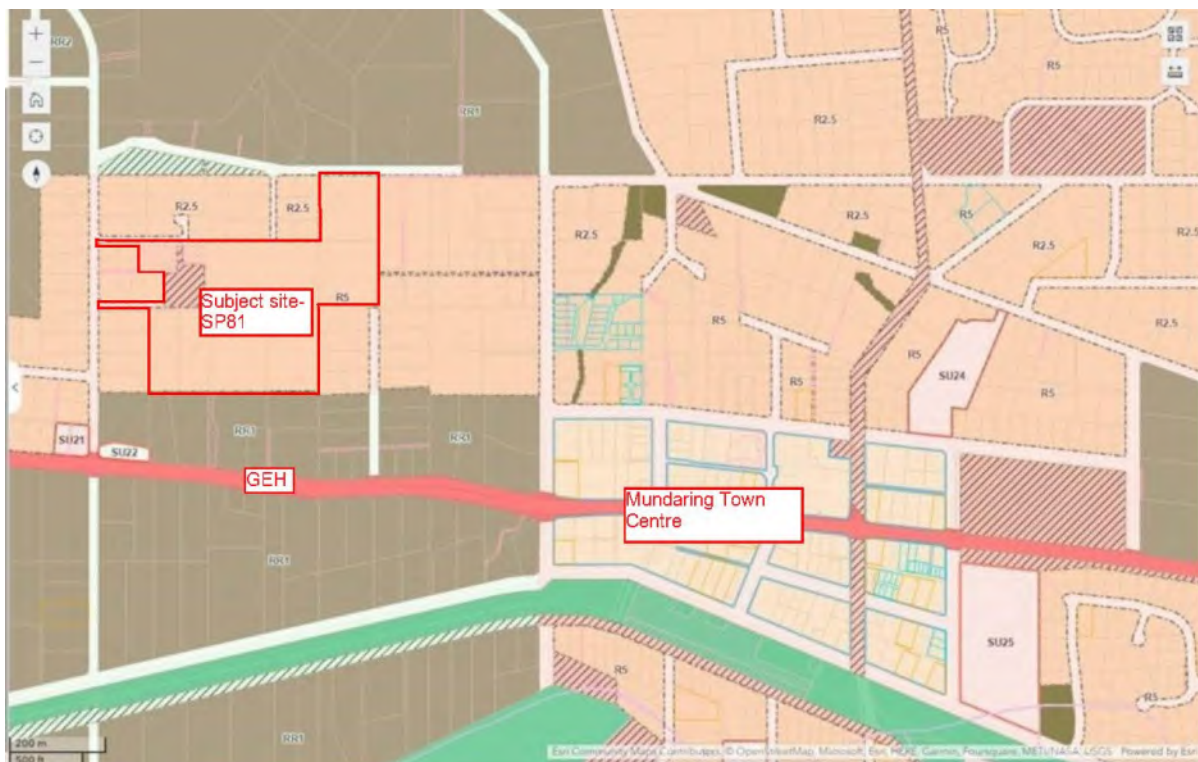


Figure 2: Context Plan

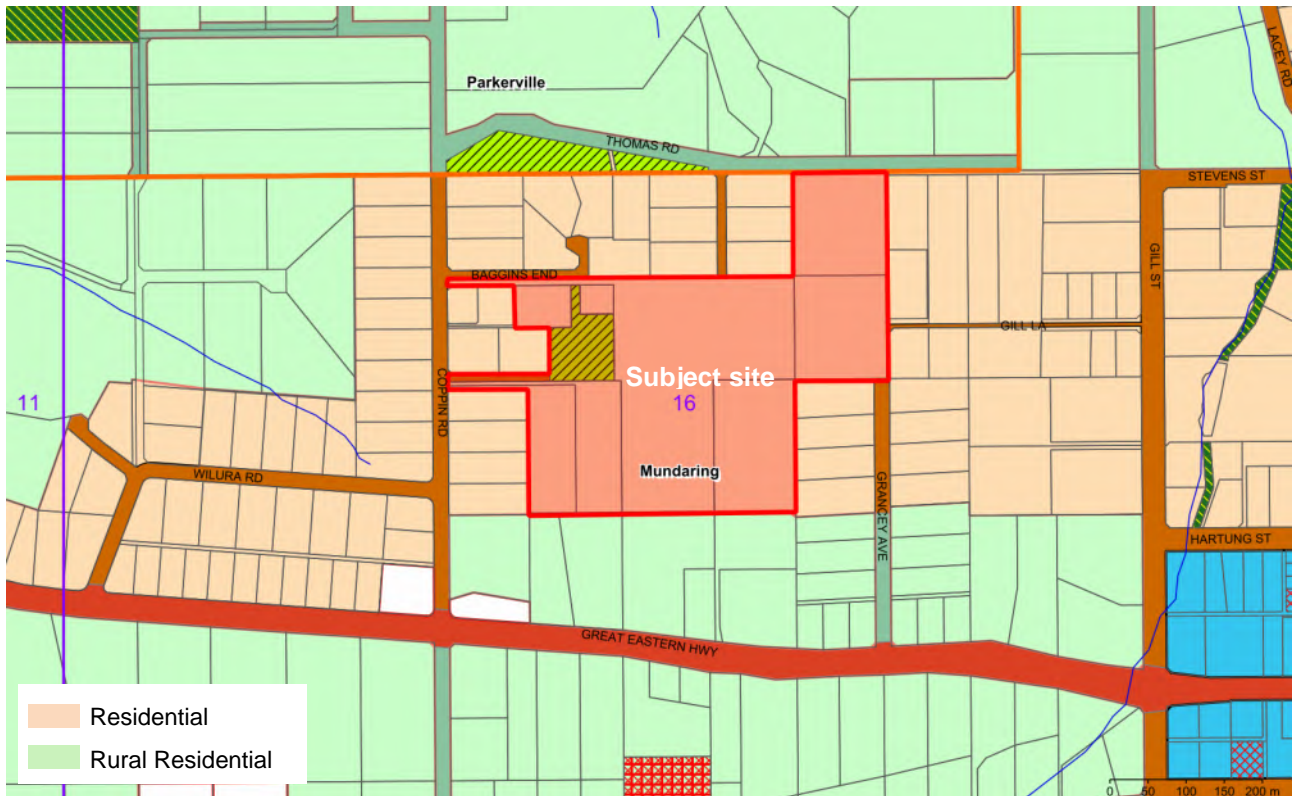


Figure 3: Zoning plan

STATUTORY / LEGAL IMPLICATIONS

The Regulations provide for the creation of structure plans, including their form, content and effect. The WAPC remains the determining authority for Structure Plans; accordingly, the Shire is required to provide a report to the WAPC, which includes:

- A list of submissions and any comments by the Shire in respect of those submissions
- The local government's assessment of the proposal based on appropriate planning principles
- A recommendation of the outcome of the proposal, including any proposed modifications

The Regulations require the Shire provide a recommendation to the WAPC within 60 days from the conclusion of advertising.

The WAPC is ultimately responsible for determining Structure Plan 81.

POLICY IMPLICATIONS

Local Planning Policy PS-08-Street trees:

"3.1 All new subdivisions require public road reserves that provide sufficient space within the verge for street trees on both sides of the street wherever practical to do so. To achieve this, a minimum road reservation of 16 metres is preferred but the Shire may require a wider reservation subject to the current and future role and function of the road and having regard to any infrastructure corridors, traffic safety and vegetation considerations.

Where verge infrastructure is to be installed in established streets, existing street trees must be retained wherever possible and if necessary, alternative infrastructure

alignments should be identified to avoid disturbing or damaging established street trees.”

The proposed 16m road reserve comply with the Shire’s policy and may assist in retaining trees and other infrastructure. The road reserve fronting the POS is proposed to be 14m wide as it will have services only on one side.

Notwithstanding the above, *CI 3.3 Planning proposals (structure plans, subdivisions, developments etc.) are to be designed to:*

- *maximise opportunities to retain existing trees as future street trees, and;*
- *incorporate new street tree planting*

As stated above, the proposed road widths comply, however, the Structure Plan stage provides an opportunity to retain existing habitat trees that have been identified in the subdivision plan. Flexibility is expected to be embedded within the Structure Plan to accommodate wider road reserves or adjusted cadastre boundaries to protect significant vegetation in subsequent planning stages.

Western Australian Planning Commission

State Planning Policy 3.7 (SPP3.7) - Planning in Bushfire Prone Areas

SPP3.7 is to be read in conjunction with the Bushfire Guidelines. The aim of these documents is to ensure risk-based planning is used to mitigate against the impacts of bushfire and ensure proposed development preserves life and reduces the impact of bushfire on property and infrastructure.

Liveable Neighbourhood

Liveable Neighbourhoods is the WAPC’s primary policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas in Perth metropolitan and Peel regions and major regional centres, on greenfield and large infill sites. The Structure Plan is assessed against relevant elements for development that is in keeping with the objectives of Liveable Neighbourhoods.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 3 - Built environment

Objective 3.3 – Regulated land use and building control to meet the current and future needs of the community

Strategy 3.3.1 – Incorporate appropriate planning controls for land use that meet current and future needs without compromising the highly valued character of the natural and built environment

Bushfire Area Access Strategy

Council adopted the Shire’s Bushfire Area Access Strategy (BAAS) in September 2016. As explained within the Shire’s LPS:

‘Much of the existing residential and rural residential development within the Shire of Mundaring, particularly in areas subdivided some decades ago, fails to meet...key [bushfire safety] requirements, leaving many residents with potentially inadequate escape routes and emergency vehicles with inadequate access for firefighting and evacuation

The locality does not meet contemporary access requirements and in particular, Thomas and Hobbit road reserves are included in the list of entrapment roads in the BAAS.

In relation to roads proposed to be connected in SP81, the Shire's BAAS states:

"It should be acknowledged that opening roads offers broader benefits relative to ease of access. This treatment can, by virtue of more through traffic and removal of vegetation, impact on established amenity or the local communities perception of amenity in the locality. Notwithstanding this, amenity is a secondary consideration relative to preserving life and allowing for safe evacuation in the event of a bushfire".

Local Biodiversity Strategy:

The Local Biodiversity Strategy (LBS) identifies "the difficulty of retaining LNA on land with existing development rights (such as residential or commercial zones) was recognised with a classification of 'Limited Protection/Committed by Zoning'". Other categories including the above have been embedded in the LPS and LPS4 since.

In addition to the above, the Structure Plan area has been assessed against the Wildlife Corridor map 4, which indicates that subject site falls outside the corridor.

The following actions within the LBS are relevant to SP81:

1.5 Continue to recommend protection of environmental features and watercourse restoration as conditions of subdivision and development, and where necessary require a maintenance period in addition for land to be ceded as Public Open Space/ Drainage.

3.1 Plan and conduct works within road reserves with the aim to minimise impacts on watercourses and native vegetation.

3.2 Prioritise retention of mature trees and native vegetation in new road reserves in accordance with Street Tree Policy provisions for subdivision.

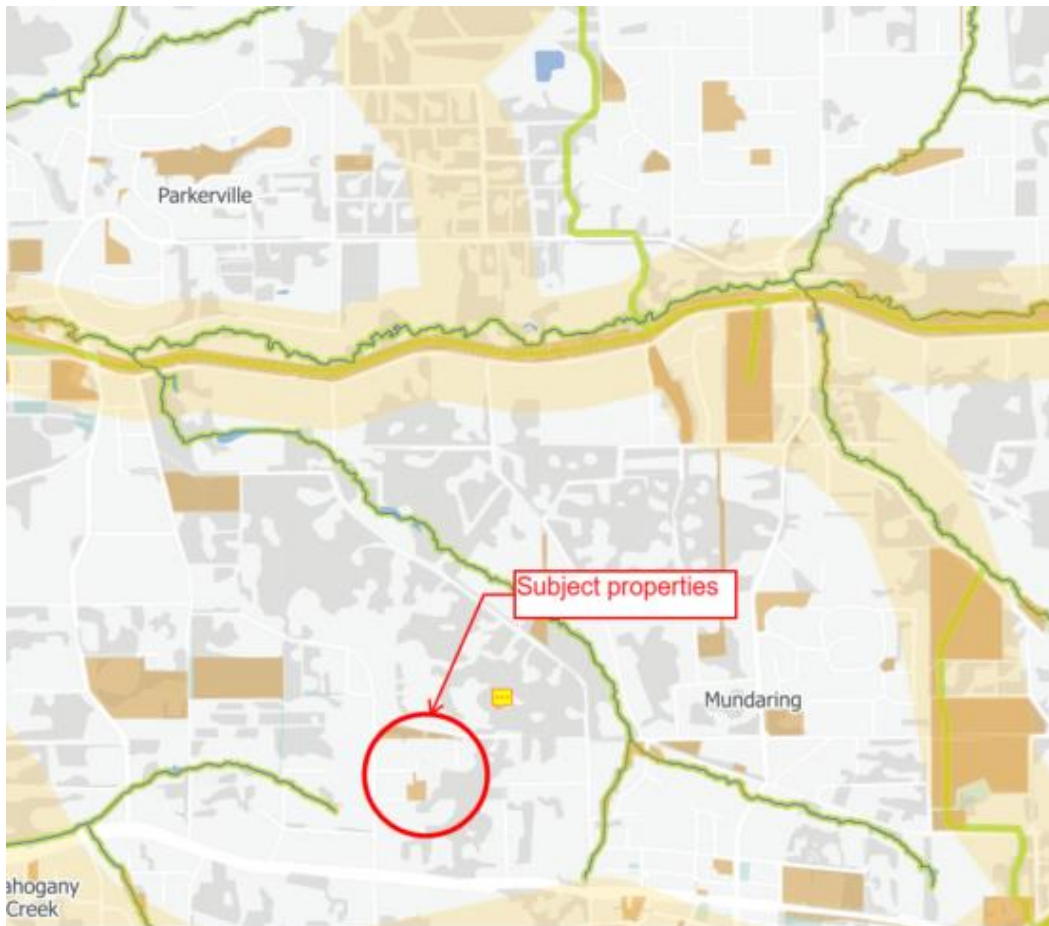


Figure 4: Wildlife Corridor Map 4 – Local Biodiversity Strategy

Water Hierarchy Strategy:

The LBS and Water Hierarchy Strategy (WcHS) are read in conjunction with each other, where the site is not within a foreshore area nor within a wildlife corridor. Accordingly, clearing of present vegetation for development will increase surface run-off, which need to be managed.

The strategy identifies *“Clearing native vegetation and establishing rural and urban land uses, has a significant impact on the water balance and on the nature of catchment hydrologic processes. Development leads to an increase in impervious areas in the urban form and the land surface in agricultural areas becomes more impervious because of stock or mechanical compaction”*.

An updated LWMS plan is requested which responds to the Shire’s WcHS. The stormwater management response is further discussed below, but the Shire expects the LWMS and subsequent plans (Urban Water Management Plan) to reflect the Shire’s WcHS.

SUSTAINABILITY IMPLICATIONS

The Structure Plan will facilitate future residential subdivision, which will enhance the economic sustainability of Mundaring town centre. The subdivision and construction phase will generate further economic activity.

Vegetation will be modified and removed as a result of subdivision and development. Measures to retain the site’s key environmental assets are more fully discussed below.

The Structure Plan resolves existing entrapment risks by connecting and extending the current no-through roads. Development in the locality will trigger contributions to enhance

the POS area for the use of existing and future residents. Subdivision in the locality will also improve the accessibility and useability of the existing POS area.

RISK IMPLICATIONS

Risk: Reputational A decision to not support SP81 and to resist infill in this location could damage the Shire's reputation given the Shire reaffirmed and increased this sites development potential in 2014. On the contrary, vegetation will be removed if the structure plan proceeds and the Shire's environmental reputation may be at risk.		
Likelihood	Consequence	Rating
Possible	Moderate	Moderate
Action / Strategy		
Council make a decision that upholds previous strategies but seeks modifications to protect established vegetation wherever practical.		

EXTERNAL CONSULTATION

SP 81 was advertised from 31 March 2023 until 12 May 2023. This included an extension to the prescribed 42 day advertising period.

Consultation steps included:

1. 96 letters were sent to surrounding landowners, all adjoining lots and/or corresponding distance regarding residential area
2. Public agencies and the local rate payer association were invited to comment
3. Two signs were placed on access roads surrounding the subject properties
4. A notice was placed on the Shire of Mundaring website; and
5. An advertisement was placed in the local newspaper

The Shire received a total of 101 submissions to SP81 (**Attachment 3**). A total of nine were received from agencies. Of the remaining 92 submissions:

- 86 were objections
- Two had mixed views or no views
- Four are in support

Of the 101 nearby landowners and occupants invited to comment multiple submissions (26 responses of objection from 11 different households) were received.

DFES and Main Roads WA have provided submissions with conditional support, subject to changes being made to the Bushfire Management Plan (BMP) and Traffic Impact Assessment (TIA). This is discussed further in the comment section below.

COMMENT

Supporting Information

Planning proposals must provide relevant information appropriate to the site and with the scale of planning being undertaken.

Numerous submissions received during the advertising period questioned the level of detail and accuracy of the information contained, mainly suggesting that the Structure Plan not be approved as they are not in keeping with the Shire's strategies and policies.

Officers do not share this view and believe the structure plan documentation to be sufficient for assessment at this stage of the process. Design processes are iterative and at the structure plan stage, it is important to embed a logical and orderly approach to the future subdivision of the area, and identify any fatal flaws.

Bushfire

Refer to **Attachment 4** for the DFES response.

The Structure Plan will significantly improve access in the area by connecting five legacy cul-de-sacs. Information about existing road infrastructure is discussed below, however, a general summary indicates that the existing infrastructure complies with the Bushfire Guidelines, where, Table 6 seeks for a 6m trafficable road (commonly 4m sealed with 1m trafficable verges each side).

The Structure Plan was advertised to DFES who raised a number of issues arising from the BAL assessment and how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.

The Shire's Community Safety team generally with DFES noting:

If developed that individual stages allow for proper all weather trafficable means for existing residents to escape in the event of mainly a bush fire but other events as well. This may mean partial construction of roads for the next stages etc.

Whilst it does say Moderate Bush Fire Hazard level, the Shire too would disagree, as there is non-native trees such as pine trees that would need to be removed along with proper fuel load management in order for it to be considered as moderate. If not properly managed then can become more invasive therefore increasing risk.

The completion of the subdivision/development if approved should not have any EAW's and all roads should be connecting allowing for two means of access and egress in the development.

The BMP should therefore be modified.

Notwithstanding the above, the concerns raised by residents include:

- level of safety during the time of egress/ingress;
- the loss of vegetation to attain an acceptable BAL rating; and
- capacity of existing infrastructure (Gill Lane and Thomas Road) to handle the additional traffic, particularly in an emergency.

The following concerns have been explored in different scenarios and the officers are of the view that:

- Residents concerned with amenity and additional traffic must acknowledge:
 - the locality has been identified for subdivision for a long time;
 - the BAAS clearly states the Shire's position to prioritise safety and human life over amenity considerations.
- SP81 significantly enhances access and community safety in the event of a bushfire.

Further to the above, the Shire will expect 'Alternate Firebreak' be established for the properties identified as having 'good' to 'very good' vegetation than a typical one, allowing for greater retention of mature vegetation.

A typical subdivision would require a vacant residential property to include a 3m firebreak. After subdivision, the construction of dwelling and an Asset Protection Zone would result in

vegetation located centrally to be cleared; ultimately leaving very little opportunity to retain trees on R5 blocks.

Alternative Firebreaks, which were also adopted as Structure Plan 69 in Chidlow, represent an innovative approach worthy of repeating in SP81. An Alternate Firebreak requires the developer to ensure the lots are prepared for construction with clearing occurring centrally, but allows for the retention of established trees around the perimeter. Once a dwelling is constructed, it no longer represents a vacant residential block and the requirement for a 3m perimeter firebreak falls away.



Figure 5: Example of Structure Plan 69 in Chidlow – Alternate Firebreaks

A tree retention plan is requested which will include trees within the firebreak/property boundaries, and within road reserves and other habitat trees worthy and able to be protected. Additionally, a notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of the proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“Lots containing habitat trees having a Section 70A (Transfer of Land Act 1993) placed on the titles, altering prospective landowners that the subject lots are ‘Tree Custodian Lots’, advising the landowner (and any prospective purchaser) of their obligations to maintain and preserve the habitat tree.”

Existing infrastructure, specifically concerns about Gill Lane and Thomas Road have been raised. Information about the infrastructure and potential works that would be conducted as part of SP81 are discussed below in sections under the TIA and Road Layout.

The Shire recommends that the following modifications be made:

- Reference Gill Lane as ultimately a public road, not an Emergency Access Way.

- Cadastre and carriageway design should respond to the existing habitat trees and prioritise retention where possible.
- Retained habitat trees and Alternate Firebreaks to be updated and the BAL contour map; and Classified Vegetation and Topography map to be assessed and completed accordingly.
- A revised Bushfire Management Plan is required that addresses concerns raised by DFES in relation to the BAL assessment and how compliance with bushfire protection criteria's can be achieved at subsequent planning stages.

Public Open Space and Vegetation Protection:

The Shire's POS Strategy has undergone a review that recognises that the Shire has extensive areas of reserves that needs to be managed which is equivalent to the standard 10%. Accordingly, the Shire seeks to minimise further exposure to management costs, by prioritising cash-in-lieu payments as per WAPC's (DC 2.3) policy.

SP81 proposes 1.3ha area (0.43 land+0.84 cash in lieu) of unrestricted POS to be ceded via future subdivision of the subject properties.

An eastward expansion of the adjoining POS would provide significantly improved access for the community.

It is noted that the existing POS is degraded in condition, and the proposed spaces have minimal native vegetation/habitat trees that will be retained. Several public submissions raised that:

- There is a loss of flora and fauna
- Zoning be altered to accommodate vegetation
- Existing vegetation within road reserves should be protected, and the POS should be swapped where vegetation is identified to be in 'good' to 'very good' condition to enhance the ecology of the area as the POS is degraded in condition
- The POS proposed is minimum, and, a portion of the POS will consists of a drainage system thus further diminishing the use of open spaces
- An assessment in relation to dieback hasn't been carried out

The area is suitable for infill development. Officers have challenged the consultant to explore various scenarios to retain areas of 'good' to 'very good' vegetation including a land swap, pocket park or an east-west linear park. Officers accept that such scenarios inadvertently present their own risks such as the need for exclusive access to the current POS, change to road connections which in turn does not address the access issues, and lastly increases the bushfire risks adjacent to a residential areas.

The Environmental report includes a Flora and Vegetation survey and Black Cockatoo Habitat Tree assessment. Seventy one potential Cockatoo Habitat Trees were recorded on site, where thirty two of the trees have hollows, with fifteen trees with hollows suitable for Black Cockatoo breeding.

The proposal was referred to DBCA for comment who provided the following summary. Detailed comments can be viewed in **Attachment 5**:

If trees with suitable hollows are to be removed;

- *they be felled outside of the birds breeding period*

- *if trees with suitable hollows are to be cleared within the breeding period, they must first be inspected by a suitably experienced fauna specialist to ensure that nesting is not occurring*
- *If the inspection identifies nesting birds, a section 40 authorisation under the Biodiversity Conservation Act 2016 will be required. Where nesting is occurring, trees are to be demarcated and avoided, until after the cockatoos have naturally completed nesting (i.e. chick has fledged and dispersed from the hollow).*

Officers recommend some flexibility be incorporated into SP81, and further investigations be undertaken:

- To consider the widening road reserves between 18-20m to assist in further retention of trees by seeking a 5% variation to the minimum lot size in strategic locations.
- A tree retention plan at the Structure Plan stage be prepared and approved to ensure ongoing protection and management of the site's environmental assets.
- A staged tree retention plan during subdivision works be prepared to ensure implementation is as per the approved plan and DBCA's advice.
- A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of the proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"Lots containing habitat trees having a Section 70A (Transfer of Land Act 1993) placed on the titles, altering prospective landowners that the subject lots are 'Tree Custodian Lots', advising the landowner (and any prospective purchaser) of their obligations to maintain and preserve the habitat tree."

- Pedestrian access to the POS be made accessible by extending the footpath on Coppin Road to Gamgee Grove and into the POS.
- A Dieback Management Plan be submitted at subdivision stage

Some community concerns were raised that approvals would be required for the removal of Black Cockatoo habitat trees. The Shire's responsibility is to assess the proposal relative to the Shire's planning framework. It is not the responsibility of the Shire to cast judgement or assess a proposal under the *Environment Protection and Biodiversity Conservation Act 1999*. It is understood the proponent is exploring and determining their own obligations relative to other legislation.

Local Water Management Strategy

A LWMS demonstrates how the proposed urban structure manages stormwater.

WAPC's State Planning Policy 2.9 is designed to facilitate better management and use of urban water. LWMS's are required to be incorporated into Structure Plan. Responsibility for determining LWMS rests with DWER.

DWER has provided the following comments:

Local Water Management Strategy

The DWER has undertaken a preliminary review of the Local Water Management Strategy. Given that the subject site is relatively unconstrained by groundwater or surface water, the DWER has no comments on the LWMS and no objections.

Government Sewerage Policy

Given the minimal water constraints of the site the DWER has not considered the required compliance with the Government Sewerage Policy (DPLH, 2019). The Department of Health should be consulted on Government Sewerage Policy compliance.

A series of interconnected infiltration basins located in the road reserves are proposed in addition to a stormwater retention reserve. The Shire's Infrastructure Services have expressed some initial reluctance over this approach, preferring a traditional pit and pipe drainage system. Planning Services is concerned that a pit and pipe solution may be too efficient, and changing the hydrological function and redirect stormwater away from the locality.

Several public submissions following public advertising raised that stormwater runoff will increase with more residential development. Officers also acknowledge that the gradient of the land will direct some water runoff down Gill Lane, Gill Street and Coppin Road.

The LWMS acknowledges there will be an increase of stormwater due to more impervious surfaces, (that is replacing natural infiltration and surface runoff with roof catchments and paved surfaces). However, this will partly be mitigated by the capture of roof runoff in rainwater tanks or soak wells and the interception of runoff from driveways and other paved areas by lawns and gardens.

While the Shire's Infrastructure Services note there are no fundamental flaws, the details of the proposed stormwater approach requires further consideration particularly as the LWMS does not reference the Shire's WcHS.

Managing the velocity of stormwater before it reaches the Shire's creeks is a key consideration. Officers note that, given the WcHS, it would be advantageous to rationalise the treatment expected within the structure plan area and require a drainage contribution to be used elsewhere.

In particular, the drainage reserve should be reconsidered. Instead the Shire encourages further investigation into a drainage contribution from the structure plan area (proportionate to drainage land area proposed), to allow the Shire to upgrade and improve the stormwater network beyond this site and within existing Shire reserves.

There are various solutions that require further and more detailed review, in conjunction with other design considerations (i.e. tree retention and road widths).

Modifications are therefore required to the LWMS to ensure:

- The Shire's WcHS is given due regard and addressed;
- Consider the removal of the proposed drainage basin in exchange for a proportionate drainage contribution to be collected by the Shire and used in the vicinity of the site, and potentially outside the Structure Plan area.
- New and innovative ways are explored to retain stormwater within the site as well as managing the pre and post water balance;
- Retention of trees on the road reserve is an important consideration, accordingly the detailed stormwater design must complement and enhance the health of verge vegetation.

Road Layout

SP81 proposes the connection of five no through roads to improve the existing road system. This resolves legacy issues and provides for better bushfire safety.

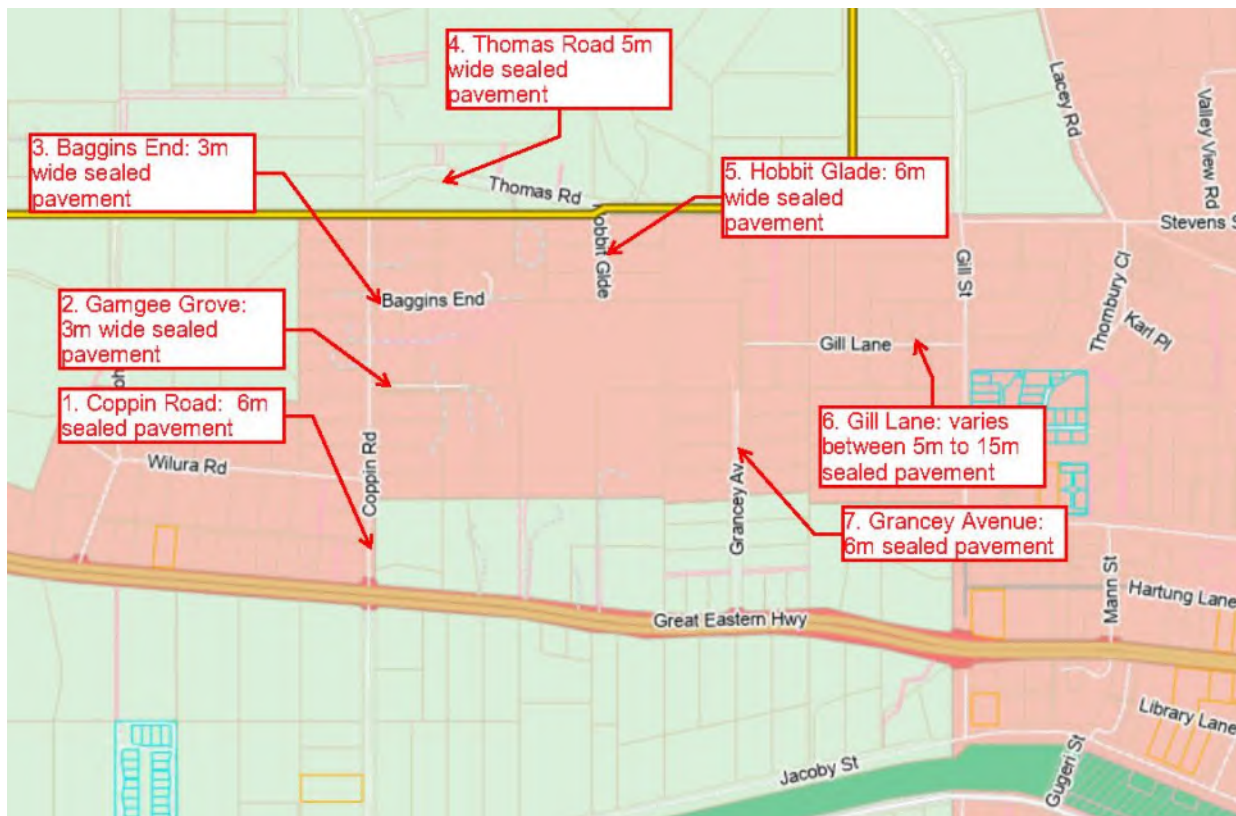


Figure 6: Existing road conditions

The proposed finished standard/works as advised by the applicant:

1. Coppin Road: Contributions works on Coppin Road between Gamgee Gove and Baggins End ensuring a 6m sealed pavement.
2. Gamgee Grove: Southern battle-axe be upgraded for 20m road reserve, with appropriate seal widening
3. Baggins End: Reconstruction of road and drainage by widening road reserve to 20m with an appropriate seal.
4. Thomas Road: Minor widening needed along the length to satisfy emergency function and be designed to respond to natural features. 6m sealed pavement looks achievable
5. Hobbit Glade: No upgrades proposed.
6. Gill Lane: Not included, as it will be widened as necessary as further subdivision occurs on lots fronting it.
7. Grancey Avenue: This road seal needs widening to function for minimal traffic increase, and for fire emergency. Drainage as appropriate.

Consideration of Works responsibilities:

Most of the external roads could be considered suitable as Local Access Roads and Fire Emergency Access. Land within SP81 has multiple ownerships and will likely develop at different times. It is advantageous that the SP81 be modified to include the obligations of different landowners in relation to road improvements:

- Landowners (Lot 22, 4, 72 & 91) - responsible for

- i. upgrades of Coppin (Gamgee – Baggins)
 - ii. footpath extension to Gamgee and into POS
 - iii. rebuild of Baggins from Coppin to bend.
 - iv. widenings to ensure 6.00 trafficable on Thomas from Coppin to Hobbit.
- Landowners (Lots 25 & 26) - responsible for Gamgee.
 - Landowners (Lots 100 & 101) - responsible for Grancey and Thomas (east of Hobbit).

Traffic Impact Assessment

The TIA was provided with the Structure Plan application. The TIA concludes that the roads surrounding the subject site have the capacity to accommodate the increase of traffic from existing and future residents.

The roads as discussed above are currently classified as Access Roads (MRWA Functional Road Hierarchy). SP81 is anticipated to generate 408 trips per weekday. Additional peak hour trips through Coppin Road/GEH and GEH/Grancey Ave are up to 18 and 24 trips respectively. The additional trips will not change the classification of the roads (i.e. 6,000 vehicles per day would be required to classify as a Local Distributor Road).

Council traffic figures for Coppin Road are limited to surveys done from 2008 (3x) to 2018 (1x). The latest survey shows 1,127vpd. Hence, the addition of vehicles would still fall under the above category, indicating it to have the capacity to cater to SP81. Further analysis using a SIDRA Intersection 9 Network traffic model has indicated that the existing intersections will continue to perform at a good level with spare capacity. This will continue to do so with a 2% additional trips growth per annum on GEH for the next ten years.

A number of public submissions expressed concern regarding the proposed road network and TIA. It cannot be disputed that the function of existing and proposed roads will change, along with the current amenity enjoyed by landowners. However, residential infill has been foreshadowed for some time and forms part of the expected future amenity of this locality, this extends to some increase in local traffic.

Considering the above analysis, and discussions with the applicant, the below responses have been provided to some of the key community concerns:

- Concerns were raised in relation to driver behaviour in the vicinity. While driver behaviour is a police matter, the consultant has undertaken further assessment to understand how the network currently operates, more than what is normally required for this scale of development. This was done through installing video survey cameras at the GEH/ Coppin Rd, GEH/ Grancey Ave and Coppin Rd/ Thomas Rd intersections to simultaneously record movements, volumes, and behaviours which covers.
- Residents have expressed their preference to maintain the no-through roads, but these concerns cannot be sustained having regard to the Shire's BAAS, the risk of entrapment and to human life.
- Gill Lane should be included within the TIA. Gill Lane should not be referred to as an "Emergency Access Way", but for it to function as a local access road.
- The TIA demonstrates that existing road network can accommodate additional traffic subject to localised improvements and widening. The proposed layout of the roads will resolve an issue of legacy and further improve safety in terms of bushfire.

Main Roads have provided comments on the TIA (**Attachment 6**).

Stantec have provided their findings advising that some modifications/additions to the TIA are required to align with the WAPC Transport Assessment Guidelines for Structure Plans (**Attachment 7**). While the Shire has concluded there are no fatal flaws, which was reaffirmed by the Peer review, refinements are required to TIA including:

- Inclusion of Gill Lane as a public road connection within the TIA.
- Modification to TIA to address concerns raised by Main Roads and Stantec (**Attachments 6 and 7**).

Aboriginal Heritage:

The subject site has been assessed against the Aboriginal Heritage Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, which concludes that the subject area intersects with Aboriginal Heritage Place ID 3188 (Darling Range).

However, assessment by the Aboriginal Cultural Material Committee has confirmed it does not meet section 5 of the *Aboriginal Heritage Act 1972* as a site.

Therefore, based on the information held by DPLH, no approvals under the *Aboriginal Heritage Act 1972* are required for the proposed development. The landowners will obviously be responsible for obtaining any other approvals should legislation change over the courses of the assessment of SP81.

In summary, while some concerns exist in the community and some further details need to be worked through, SP81 provides an orderly and logical staged approach to infill in a strategically important location. Modifications are recommended which seek to:

- Protect key environmental features, particularly the habitat trees
- Ensure innovative drainage outcomes are fully explored as detailed design progresses; and
- Achieve overall improvement in community safety and access.

VOTING REQUIREMENT

Simple Majority

MOTION RECOMMENDATION

Moved by	Cr Beale	Seconded by
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That Council:

1. Acknowledges that all submissions made on Structure Plan 81 have been considered;
2. Acknowledges that the assessment demonstrates that Structure Plan 81 is generally compliant with the relevant parts of the planning framework;
3. Recommends that the Western Australian Planning Commission approves Structure Plan 81, subject to the following modifications to the Structure Plan and supporting reports:
 - a. Measures being included to assist in the retention of significant vegetation including:

-
- i. Prioritise widening road reserves to 18-20m to assist in further retention of habitat trees by allowing for the minimum site area to be varied by 5% where necessary to tree retention on the verge.
 - ii. A tree retention plan at the Structure Plan stage be prepared and approved to ensure ongoing protection and management of the site's environmental assets.
 - iii. A stage specific tree retention plan during subdivision works be prepared to ensure implementation is as per the approved plan and Department of Biodiversity, Conservation and Attractions advice.
 - iv. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of the proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“Lots containing habitat trees having a Section 70A (Transfer of Land Act 1993) placed on the titles, altering prospective landowners that the subject lots are ‘ Tree Custodian Lots’, advising the landowner (and any prospective purchaser) of their obligations to maintain and preserve the habitat tree”
- b. A revised Traffic Impact Assessment being prepared that incorporates and responds to relevant modifications proposed below:
 - i. Inclusion of Gill Lane as a public road connection within the Traffic Impact Assessment;
 - ii. Refinements to TIA to address concerns raised by Main Roads and Stantec (**Attachment 7**);
 - iii. Pedestrian access to the Public Open Space be made accessible by extending the footpath on Coppin Road to Gamgee Grove and into the Public Open Space.
 - c. A revised Bushfire Management Plan being prepared that incorporates and responds to relevant modifications proposed below:
 - i. Amend Gill Lane from an Emergency Access Way to a public road;
 - ii. Habitat trees within road reserves to be considered for retention with management of fuel loads undertaken at subdivision stage;
 - iii. Retained habitat trees identified and Alternative Firebreak arrangements. A revised Bushfire Attack Level contour map to be prepared accordingly;
 - iv. Concerns raised by Department of Fire and Emergency Services should be addressed.
 - d. A revised Local Water Management Strategy / Structure Plan document be prepared that:
 - i. References and demonstrates compliance with the principles expressed within the Shire's Watercourse Hierarchy Strategy;
 - ii. Seeks to retain stormwater retention within the site in a dispersed manner while also protecting significant trees and verge vegetation;
 - iii. Investigates the removal of the proposed drainage basin in exchange for a proportionate drainage contribution to be collected by the Shire to be used strategically within the drainage catchment but potentially outside
-

the Structure Plan area.

e. The following further information will be required at subdivision stage:

- i. Landscape plans which inform the subdivision design and final lot configuration, road reserve, and other infrastructure alignments to maximise the retention of habitat and other significant trees.

Lots containing habitat trees having a Section 70A (Transfer of Land Act 1993) placed on the titles, altering prospective landowners that the subject lots are 'Tree Custodian Lots', advising the landowner (and any prospective purchaser) of their obligations to maintain and preserve the habitat tree;

- ii. Urban Water Management Plan and more site specific Site Soil Evaluations are to be submitted at subdivision stage;
- iii. A Dieback Management Plan be submitted at subdivision stage.

MOTION LAPSED FOR WANT OF A SECONDER

MOTION

Moved by	Cr Daw	Seconded by	Cr McNeil
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A. That Council recommends that the WAPC refuse Structure Plan 81 for the following reasons:

1. The inability of the proponent to complete a proper referral process under the *Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC Act) 1999*.
2. That in the absence of any referral by the proponent, the Shire of Mundaring refers SP81 to the Federal Minister for Environment as per the EPBC Act referral process, as the site has potential Black Cockatoo nesting hollows in trees and as the proposed Structure Plan and subsequent development will likely have a significant impact on black cockatoo habitat and foraging.
3. That Structure Plan 81 goes against the principles entailed in the Shire's Local Biodiversity Strategy and Strategic Community Plan of protecting natural areas and biodiversity.
4. That the subject site was incorrectly described in the Shire's Local Planning Strategy as in the LPS the description is as 'primarily cleared and suitable for closer development', when in fact the total land area is approximately 14.1855ha, and a very conservative estimate of 65% remnant vegetation cover suggests that 9.2ha of native vegetation is proposed to be cleared through future subdivisional development.
5. That the proposed SP81 is not in keeping with the general local amenity of the area and will fundamentally destroy and change forever the locality.

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6. SP81 must be refused because according to DFES, too many highly significant modifications are required for the Bushfire Management Plan.

The DFES recommended modifications requiring a perimeter road are unable to be achieved as this is a staged proposal and the proponent doesn't own all the proposed land.

7. Further, the proposed SP81 is not compliant with State Planning Policy 3.7 as follows:

Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines for Planning in Bushfire Prone Areas provide the following limitation:

'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk, the proposal should generally not be supported.'

Note:

State Planning Policy 3.7 'Planning in Bushfire Prone Areas' Clause 5.4 states:

'Achieve an appropriate balance between bushfire risk management measures, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change'.

8. Acknowledges that all submissions made on Structure Plan 81 have been considered.

B. Reason for the change to the officer recommendation:

As the proposed SP81 has not as yet met any of the EPBC Act requirements, SPP 3.7 Guidelines and further that DFES has stated that the Bushfire Management Plan is inadequate and the traffic management plan as peer reviewed indicates deficiencies, etc, therefore SP81 should be recommended to the WAPC for refusal.

8.34pm Meeting Adjourned

COUNCIL DECISION MOTION			C18.07.23
Moved by	Cr Cook	Seconded by	Cr McNeil

That the meeting be adjourned until 8.45pm.

CARRIED 8/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Hurst, Cr Zlatnik and Cr Beale.

Against: Cr Daw, Cr Jeans and Cr Corica.

8.45pm Meeting Resumed

The meeting resumed with the following Council Members in attendance:

Council Members	Cr James Martin (President) (Presiding Person)	South Ward
	Cr Trish Cook	South Ward
	Cr Luke Ellery (via electronic means)	South Ward
	Cr Paige McNeil (Deputy President)	Central Ward
	Cr Amy Collins (via electronic means)	Central Ward
	Cr Doug Jeans	Central Ward
	Cr John Daw	East Ward
	Cr Claire Hurst	East Ward
	Cr Neridah Zlatnik	East Ward
	Cr Karen Beale	West Ward
	Cr Matthew Corica	West Ward

COUNCIL DECISION			C19.07.23
MOTION			
Moved by	Cr Daw	Seconded by	Cr McNeil

A. That Council recommends that the WAPC refuse Structure Plan 81 for the following reasons:

1. The inability of the proponent to complete a proper referral process under the *Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC Act) 1999*.
2. That in the absence of any referral by the proponent, the Shire of Mundaring refers SP81 to the Federal Minister for Environment as per the EPBC Act referral process, as the site has potential Black Cockatoo nesting hollows in trees and as the proposed Structure Plan and subsequent development will likely have a significant impact on black cockatoo habitat and foraging.

-
3. That Structure Plan 81 goes against the principles entailed in the Shire's Local Biodiversity Strategy and Strategic Community Plan of protecting natural areas and biodiversity.
 4. That the subject site was incorrectly described in the Shire's Local Planning Strategy as in the LPS the description is as 'primarily cleared and suitable for closer development', when in fact the total land area is approximately 14.1855ha, and a very conservative estimate of 65% remnant vegetation cover suggests that 9.2ha of native vegetation is proposed to be cleared through future subdivisional development.
 5. That the proposed SP81 is not in keeping with the general local amenity of the area and will fundamentally destroy and change forever the locality.
 6. SP81 must be refused because according to DFES, too many highly significant modifications are required for the Bushfire Management Plan.

The DFES recommended modifications requiring a perimeter road are unable to be achieved as this is a staged proposal and the proponent doesn't own all the proposed land.

7. Further, the proposed SP81 is not compliant with State Planning Policy 3.7 as follows:

Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines for Planning in Bushfire Prone Areas provide the following limitation:

'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk, the proposal should generally not be supported.'

Note:

State Planning Policy 3.7 'Planning in Bushfire Prone Areas' Clause 5.4 states:

'Achieve an appropriate balance between bushfire risk management measures, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change'.

8. Acknowledges that all submissions made on Structure Plan 81 have been considered.
9. **The determination of public open space does not take into account the opportunity to retain the best onsite bushland.**

- B. Reason for the change to the officer recommendation:

As the proposed SP81 has not as yet met any of the EPBC Act requirements, SPP 3.7 Guidelines and further that DFES has stated that the Bushfire Management Plan is inadequate and the traffic management plan as peer reviewed indicates deficiencies, etc, therefore SP81 should be recommended to the WAPC for refusal.

CARRIED 6/5

For: Cr Cook, Cr McNeil, Cr Jeans, Cr Daw, Cr Hurst and Cr Corica

Against: Cr Martin, Cr Ellery, Cr Collins, Cr Zlatnik and Cr Beale

The following procedural motions were carried during debate on this item:

COUNCIL DECISION MOTION		C20.07.23	
Moved by	Cr Cook	Seconded by	Cr Hurst

That Cr Daw be allowed a three minute extension of time to speak to this item, in accordance with clause 6.11 of the *Shire of Mundaring Meeting Procedures Local Law*.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

COUNCIL DECISION MOTION		C21.07.23	
Moved by	Cr Cook	Seconded by	Cr Zlatnik

That Cr Ellery be allowed a three minute extension of time to speak to this item, in accordance with clause 6.11 of the *Shire of Mundaring Meeting Procedures Local Law*.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

COUNCIL DECISION MOTION		C22.07.23	
Moved by	Cr Zlatnik	Seconded by	Cr Cook

That Cr Hurst be allowed a three minute extension of time to speak to this item, in accordance with clause 6.11 of the *Shire of Mundaring Meeting Procedures Local Law*.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

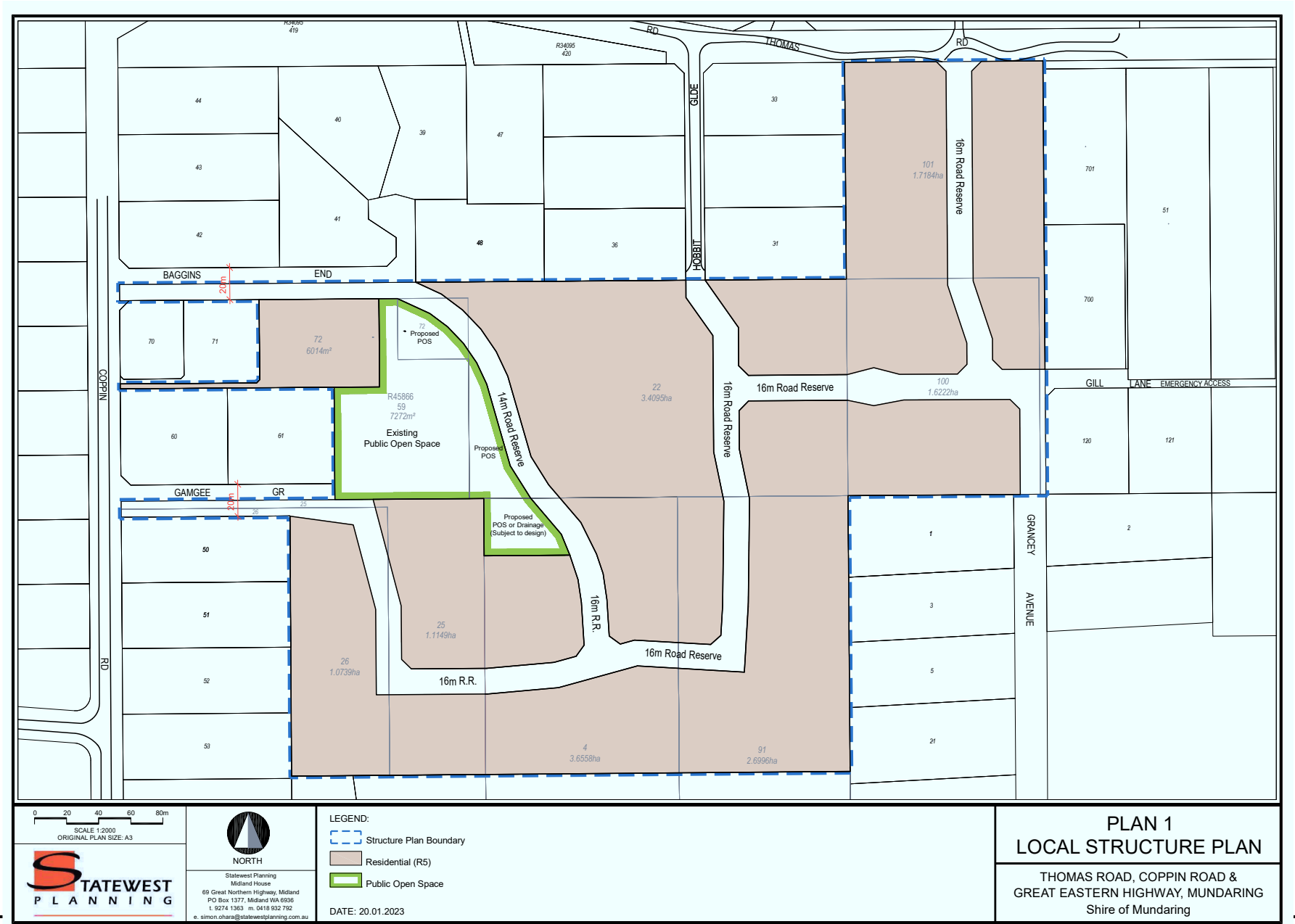
COUNCIL DECISION MOTION		C23.07.23	
Moved by	Cr Daw	Seconded by	Cr Zlatnik

That Cr Cook be allowed a three minute extension of time to speak to this item, in accordance with clause 6.11 of the *Shire of Mundaring Meeting Procedures Local Law*.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil



LOCAL STRUCTURE PLAN

for

**LOTS 22, 72, 25 & 26 COPPIN ROAD; 100 & 101 GRANCEY AVENUE & PORTIONS OF
LOTS 4 & 91 GREAT EASTERN HIGHWAY, MUNDARING.**

**Prepared by
STATEWEST PLANNING
January 2023**

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30 January 2023

Endorsement Page

This structure plan is prepared under the provisions of the Shire of Mundaring Local Planning Scheme 4.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

Table of Amendments

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

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) involves 8 privately owned lots in the locality of Mundaring. The existing lots range in size from 0.6014ha to 3.6558ha. All of the subject lots are zoned for 'Residential' (R5) under the Shire of Mundaring Local Planning Scheme No 4. Two of the properties – Lots 4 & 91 that front Great Eastern Hwy – have split zonings with the northern portions zoned 'Residential' and the southern portions zoned 'Rural Residential'. There is a 0.7272ha Public Open Space (POS) reserve located in the western portion of the site.

Topographically the site is gently inclined with gradients of between 3-7%. All lots contain houses except Lots 100 and 22 (home recently demolished). The 'Residential' zoned portion of Lot 4 is vacant. The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines.

The LSP provides for coordinated subdivision of the subject area into lots of no less than 2,000m², consistent with the R5 coding.

In regard to Public Open Space (POS), in consultation with the Shire the required 10% provision is to be provided through a combination of land and cash-in-lieu.

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6. Engineering Servicing Report
7. Transport Impact Assessment

PART ONE – IMPLEMENTATION**1. LSP AREA**

The subject area comprises:

Lot No.	Street Address	Area ha
22	1300 Coppin Rd, Mundaring	3.4095
72	1230 Coppin Rd, Mundaring	0.6014
25	1170 Coppin Rd, Mundaring	1.1149
26	1160 Coppin Rd, Mundaring	1.0739
100	15 Grancey Av, Mundaring	1.6222
101	16 Grancey Av, Mundaring	1.7184
4	6115 Great Eastern Hwy, Mundaring	(3.6558) of which approx. 2.0760 is within LSP
91	6245 Great Eastern Hwy, Mundaring	(2.6996) of which approx. 1.8420 is within LSP
59 (R 45866)	5 Gamgee Gr, Mundaring	0.7272

The total land area is approx. 14.1855ha.

2. LSP CONTENT

Part One of this report contains the implementation section. It contains only the LSP map, Staging Plan and statutory planning provisions and requirements.

Part Two contains the explanatory information to support the implementation component. It is to be used as a reference guide to interpret and justify the implementation of Part One.

3. INTERPRETATION AND SCHEME RELATIONSHIP**3.1 Interpretation**

All terms used in this document shall have the same meaning as given to them in the Shire of Mundaring Local Planning Scheme No 4 (LPS 4).

3.2 Scheme Relationship

This LSP provides for the subdivision and development of the subject land. Its adoption fulfils the intent of Section 5.17 of LPS 4, which establishes the requirement for comprehensive planning, high design standards and cost-effective servicing, which are sensitive to the environment, prior to the subdivision of land within the municipality.

In the event of any inconsistency between LPS 4 and this LSP, LPS 4 shall prevail.

4. OPERATION

This Local Structure Plan comes into effect on the day on which it is approved by the Western Australian Planning Commission (the Commission) and is valid for a period of 10 years from that date, or another period as determined by the Commission in accordance with clause 28, Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

5. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Lot Sizes

Subdivision of the land shall be carried out generally in accordance with this LSP, which has been developed in accordance with the Subdivision Design Requirements contained in Section 5.8 of LPS 4. Lot sizes are consistent with those provided under the R5 coding contained in the Residential Design Codes.

5.2 Site & Soil Evaluation

A Site and Soil Evaluation, consistent with the Government Sewerage Policy 2019, is to be submitted as part of any application for subdivision and/or development demonstrating the suitability of the land for onsite effluent disposal, identifying any potential contamination of waterways and providing recommendations for specific system types and locations for onsite effluent disposal.

5.3 Significant Trees

A significant tree retention / removal plan is to be submitted as part of any application for subdivision and/or development. This plan is to inform subdivision design and lot configuration so as to maximise the retention of potential habitat and other significant trees.

5.4 Drainage

All subdivisions will be conditioned to provide a detailed drainage plan, consistent with the approved Local Water Management Strategy. Individual applications for subdivision shall demonstrate that drainage will not impact on other private landholdings through the preparation of detailed drainage designs as a condition of subdivision approval.

5.5 Road Design

Detailed road designs for new roads are to demonstrate appropriate road connections to the existing road network, which has a mixture of road reservation widths and construction standards.

5.6 Bushfire Management

All applications for subdivision and/or development are to provide a Bushfire Management Plan which considers the bushfire risk from vegetation proposed to be retained and/or planted within the structure plan area.

5.7 Land Uses

Use class permissibility is contained in Table 1 of LPS 4. The requirements for the Residential zone apply for all lots. This LSP has no specific requirements in terms of land use, other than specific controls on the extent of uses that may be prescribed within this document.

5.8 Development Setbacks

Development of the lots created through this LSP shall comply with the Residential Design Codes in all respects except as follows:

- Building setbacks shall comply with the requirements of the Bushfire Management Plan that forms part of this LSP.

5.9 Public Open Space

(a) There are no Regional or Foreshore reserves required for this site.

(b) Clause 143(1)(c) of the Planning and Development Act 2005 (the Act) enables the Commission to grant approval for subdivision with conditions. Clause 153(1) enables the Commission to impose conditions requiring the setting aside of land within the subdivision for parks, recreation grounds or open spaces generally (Public Open Space – POS) or the payment of cash-in-lieu of land.

(c) The Commissions Development Control policy on Public Open Space in Residential Areas (DC 2.3) deals with the provision of Public Open Space taking the form of cash-in-lieu. Section 4.3.1 specifically identifies that a cash payment in lieu of land being given up as POS would be appropriate where public open space is planned in another location by way of a town planning scheme or local structure plan.

(d) It has been established through consultation with the Shire of Mundaring (required under cl.153(2) of the Act) that a combination of cash-in-lieu and land will be provided to satisfy the required 10% Public Open Space requirements to enable the creation of a consolidated expansion of the existing POS (R 45866). This will require the provision of cash-in-lieu payments from owners who apply for subdivision of their properties where there has been no land identified within this structure plan as POS or their POS (land) contribution is less than 10%. Pursuant to cl.154 of the Act these funds will be paid into a dedicated Public Open Space Trust Fund for this locality and used to fund improvements and/or development of the POS as provided for at cl.154(2)(c) of the Act.

6. STAGING

(a) Due to the fragmentation of land ownership, the staging of subdivision is predominantly dependent on the ambitions and financial capacity of individual landowners and their ability to comply with bushfire requirements. Services are generally available across the structure

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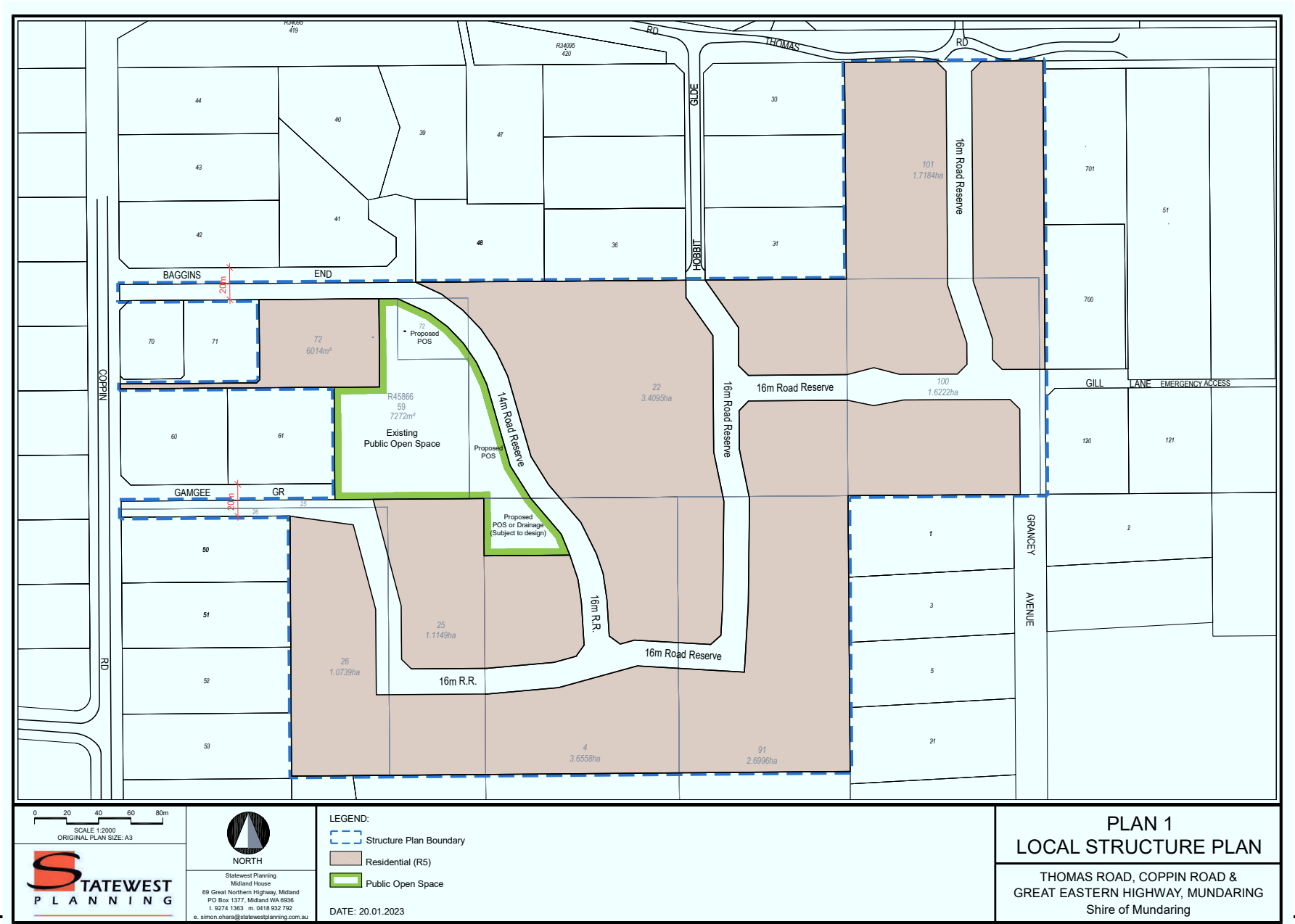
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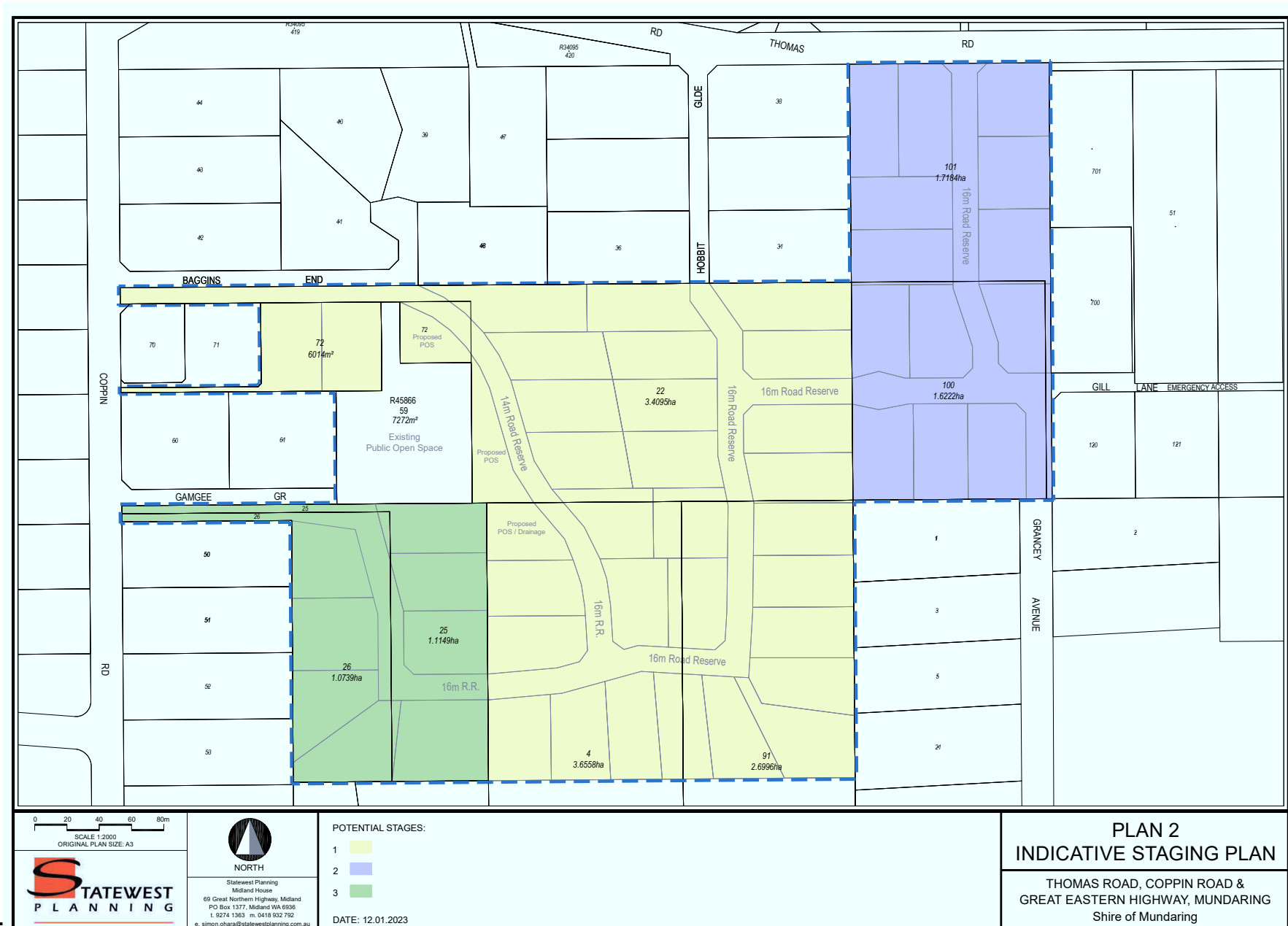
plan area. Some landowners are reliant on others for road frontages to complete the new subdivision road connections. In relation to this, the impacts of bushfire also need to be taken into consideration when establishing staging.

(b) Plan 2 identifies the potential staging of subdivision based on the factors described above. It is not a conclusive or final plan and subject to variation, especially as the properties are all separately owned. It is provided to establish an indicative roll out of subdivision applications in groups. These may comprise individual landowner subdivision applications and these themselves may be in stages within the groupings identified. Each individual subdivision application will need to comply with the general subdivision requirements for any subdivision, and the specific requirements contained within this structure plan.

7. OTHER REQUIREMENTS

Copies of Certificates of Title for each lot within the LSP area are provided at Appendix 1.





PART TWO – EXPLANATORY**1. PLANNING BACKGROUND****1.1 Introduction & Purpose**

This LSP has been prepared to coordinate subdivision of the subject properties as much as possible as and when the respective owners choose to proceed. It has been prepared to address the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the Shire of Mundaring Local Planning Scheme N^o 4.

1.2 Land Description**1.2.1 Location**

The subject site is located on the western side of the Mundaring townsite (refer Plan 3).

1.2.2 Area and Land Use

The subject site is 14.1855ha in area and comprises 8 privately owned lots and one existing reserve for recreation.

Examination of historical aerial photography since 1961 shows that much of the land was cleared for orchard use. Over the last 60 years the remnant native vegetation has expanded as the orchards disappeared although there still remain some cleared areas. A portion of the lots have been replanted with exotic species, such as pine. Dwellings exist on 6 of the eight private lots and the land is used for residential and rural residential purposes. The POS is actively managed by the Council and used for passive recreation purposes. It is a designated dog exercise area.

1.2.3 Legal Description and Ownership

Copies of the Certificates of Title for each of the lots within the LSP area are attached at Appendix 1. The subject lots are described below:

Lot number and Street Address	Volume	Folio	Registered Proprietor
Lot 22 (No 1300) Coppin Rd*	1171	693	Maximum Sky Pty Ltd
Lot 72 (No 1230) Coppin Rd*	2892	498	L & J Siebermaier
Lot 25 (No 1170) Coppin Rd	1653	611	P & R Stuart
Lot 26 (No 1160) Coppin Rd	1163	612	C & T Boyes
Lot 100 (No 15) Grancey Ave	1643	838	L & T Christie
Lot 101 (No 16) Grancey Ave	1643	839	Just Compass Consulting Pty Ltd
Lot 4 (No 6115) Great Eastern Hwy*	2206	284	Maximum Sky Pty Ltd
Lot 91 (No 6245) Great Eastern Hwy	2883	277	G, K & S Ursich

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*At the time of preparation of this Table boundary realignment applications (WAPC references 162434 & 162677) have been approved but new Titles have not been issued. The details in this Table will be modified to reflect the changes prior to adoption of this Structure Plan.

1.3 Planning Framework

1.3.1 Zoning and Reservations

The site is zoned 'Urban' under the MRS.

The site is currently predominantly zoned 'Residential' under the Shire of Mundaring LPS 4 with an applicable R coding of R5. It contains no regional reserves. There is a local recreation reserve (R 45866) at the western edge of the LSP area with frontage to Gamgee Grove.

1.3.2 Regional and Sub-Regional Structure Plans

There are no regional or sub-regional structure plans applicable to this site.

1.3.3 Planning Strategies

1.3.3.1 Perth and Peel @ 3.5 Million

In 2018 the State Government released a Planning strategy to guide the growth of the Perth and Peel regions up to a population of 3.5million. It broke the regions into 4 geographical areas. The subject site is located in the North-East Sub-Regional Planning Framework. It recognized the subject area as being within the Urban area of Mundaring. This proposal is consistent with the objectives of this document in that it:

- Achieves a more consolidated urban form;
- Contributes towards long term housing requirements;
- Strengthens the Mundaring activity centre; and
- Guides the staging and sequencing of urban development.

1.3.3.2 LPS 4 Local Planning Strategy

The Shire of Mundaring has a Local Planning Strategy that supports LPS 4. In terms of the locality of Mundaring it proposes that the land the subject of this Structure Plan have its density increased from R2.5 to R5. This occurred with the adoption of LPS 4.

1.3.3.3 Shire of Mundaring POS Strategy

(a) The Council also has a Public Open Space (POS) Strategy that dates back to 2001. That Strategy proposes an extension of the adjoining POS reserve (created as a result of subdivision in accordance with a previously approved 'Structure Plan' [LSIP] prepared under the previous R2.5 coding and only partially completed) eastwards into the LSP area. This LSP provides for this to occur.

(b) This POS Strategy has recently undergone a comprehensive review, which has been adopted by the Shire of Mundaring and is currently being considered by the WAPC. The review recognized that the Shire has management of extensive areas of reserves well in excess of the equivalent of the standard 10% requirement. It seeks to minimise increases in management loads by accepting the principle of cash-in-lieu payments for POS in many cases rather than

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accepting more land it needs to manage. However, the review also recognizes that there are numerous parcels of POS that are 'incomplete' as a result of historical subdivision, and in these cases consideration should be given to consolidating these POS areas, which will actually assist in the economics of their management and potentially make them more accessible to the communities they were designed to provide for.

(c) Consultation with the Shire has revealed that an eastward expansion of the adjoining POS would provide significantly improved access for the community and 'round off' the POS. It is proposed to do this with the remaining contribution to be cash-in-lieu. This LSP outlines how this will work in accordance with Section 153 of the Planning and Development Act 2005.

1.3.3.4 Shire of Mundaring Local Biodiversity Strategy

(a) Produced in 2009, this Strategy was utilised as a key component in the Council's LPS 4, which was gazetted in 2014. The two documents work together in trying to balance the need for growth in order to create a sustainable community whilst retaining valuable natural resources where practicable.

(b) The Strategy incorporates two sets of mapping:

- Conservation value; and
- Protection level

These are discussed in the Site Conditions and Constraints section below.

(c) At the time of writing, the Council was advertising its draft Local Biodiversity Strategy, which is effectively a consolidation of a range of environmental policies, including the 2009 LBS and sets out actions to protect natural heritage within the Shire. It covers a very wide range of environmental matters from recognizing residential townsite consolidation to supporting "Friends of..." groups, environmental data collection and retaining trees in road reserves. This LSP acknowledges the subdivision and development aspects of this draft document and addresses the relevant aspects.

1.3.4 Policies

There are several policies that may have the potential to affect the proposed LSP. These are listed below, with comments on how the LSP complies.

1.3.4.1 WAPC OP 1.1 – Subdivision of Land General Principles

This policy sets out the process of land subdivision, including the need (in some cases) for Structure Plans to coordinate subdivision, developer contributions, and the provision of infrastructure.

1.3.4.2 WAPC DC 1.7 – General Road Planning

This policy provides for road construction and/or upgrading contributions for subdivisions that utilize existing roads. This is addressed within this LSP.

1.3.4.3 WAPC DC 2.2 – Residential Subdivision

DC 2.2 provides broad guidance on residential subdivision, including lot sizes, lot configuration, and connections to infrastructure. The LSP complies with these.

1.3.4.4 WAPC DC 2.3 – Public Open Space in Residential Areas

In consultation with the Shire and as outlined in the Shire's POS Strategy the LSP area has historically been identified as a location for the provision of POS, some of which has already been provided through previous subdivision. Notwithstanding, the standard residential subdivision requirements, ie, 10%, will apply and take the form of a combination of land and cash-in-lieu for POS. This outcome enables expansion of an existing 'pocket park' in the structure plan area. The fragmented land ownership within the LSP area supports this approach. The Shire will follow the Development Control Policy 2.3 regarding the upgrade or acquisition of land as per the POS strategy and/or provisions of this policy.

1.3.4.5 WAPC DC 2.6 – Residential Road Planning

This is a follow up policy to DC 1.7. It focuses on residential road hierarchy and road design, critically permeability, variety, legibility and accessibility. It accommodates motor vehicle, cycle and pedestrian traffic movement. These aspects are incorporated into the design.

1.3.4.6 SPP 3.1 Residential Design Codes

The prepared LSP incorporates the Residential Design codes insofar as they relate to the R5 density coding that applies to the subject site as shown on Plan 1.

1.3.4.7 SPP 3.7 Planning in Bushfire Prone Areas

This Structure Plan is located within a bushfire prone area and is therefore subject to the provisions of SPP 3.7. A Bushfire Management Plan has been prepared which identifies how the risk arising from bushfires is to be mitigated and is discussed within the Site Conditions and Constraints section.

1.3.4.8 SPP 2.9 Water Resources

A Local Water Management Strategy (LWMS) has been prepared addressing the key principles and general objectives of the policy. The outcomes of this Strategy are discussed in the Site Conditions and Constraints and Land Use and Subdivision Requirements sections.

1.3.4.9 SPP 5.4 Road and Rail Noise

Portions of the LSP are within 200m of Great Eastern Hwy and therefore the requirements of this policy apply. This is discussed in the Site Conditions and Constraints section below.

1.3.4.10 Liveable Neighbourhoods

The WAPC's Liveable Neighbourhoods is an operational policy that provides guidance for residential subdivision design in greenfield and large urban infill sites. The subject site may be considered an infill site with the design constraints that come with such situations, eg, existing homes, fragmented land ownership, etc. This often results in design compromises. In this instance these are further complicated by historic cul-de-sac roads and extensive vegetation. Liveable Neighbourhoods design principles have nonetheless been adopted.

1.3.5 Guidelines

1.3.5.1 Guidelines for the Preparation of Structure Plans

This LSP has been prepared in accordance with these guidelines.

1.3.5.2 Better Urban Water Management Guidelines

Related to SPP 2.9 (above), this sets out a framework for the preparation of reports to ensure an appropriate level of consideration is given to the total water cycle at various stages of land development. The appropriate level of assessment at the LSP stage is a Local Water Management Strategy, which has been prepared for this site and forms part of this LSP.

1.3.6 Other Approvals

Historically there was a Local Subdivision and Infrastructure Plan (LSIP) approved for this site under the former Local Planning Scheme No 3. Some limited subdivision occurred consistent with that LSIP. It was discontinued, however, upon the adoption of LPS 4 because the R Coding was changed from R2.5 to R5 so the LSIP was no longer applicable. There are no other approvals relating to this site.

1.3.7 Pre-lodgement Consultation

Upon purchasing Lot 22 in early 2021, we commenced discussions with the Shire of Mundaring and the Dept of Planning, Lands & Heritage regarding the opportunities and constraints, issues and processes relating to the preparation of a LSP for the site. These discussions also established the extent of the LSP.

Once the extent was established all landowners were contacted in writing (July 2021) and advised of the what the owner of Lot 22 was proposing to do, requesting permission for various specialist consultants to enter their property, and offered the opportunity to contact Statwest Planning. All landowners have subsequently been engaged in discussions.

2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and Natural Area Assets

(a) The LSP contains a mixture of cleared and vegetated areas (refer Aerial Photo attached). Some of the areas that were historically cleared to accommodate orchards have now been revegetated / regenerated with natural vegetation and, in some cases, introduced plants and weed species.

(b) As discussed above, the site is mapped as having some Local Natural Areas. This rates the vegetation as Priority 2 (out of 3) conservation value and Limited Protection / Already Committed by Zoning protection level. This acknowledges that the protection of the vegetation is limited due to its zoning, but requires assessment of the vegetation to inform design and subdivision and development options for the land. The sites development potential, whilst acknowledging its natural values, is reinforced by the fact that the residential density was increased from R2.5 to R5 as part of LPS 4.

(c) A site-specific botanical assessment of this site has been carried out and is appended to this LSP (Appendix 2). It found no Threatened Ecological Communities on the land accessed. Nor

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30 January 2023

were any Threatened or Priority flora found. The vegetation condition was assessed using the *Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (2016)* and ranged from Completely Degraded to Very Good. There were no areas of Excellent or Pristine vegetation.

(d) Seventy one potential black cockatoo habitat trees were identified. These have been plotted and the subdivision concept and road layout have taken their positions into account.

2.2 Landform and Soils

(a) The land is gently undulating with the highest point being 307m AHD on a north-south ridge that generally runs along the eastern side of Lots 22 and 91 and the western edge of Lot 101. From there it slopes west towards Coppin Rd (299m AHD) and east towards Gill Lane (296m AHD).

(b) Soils have been mapped previously by the Department of Agriculture and Food (DAFWA). This mapping shows that there are three different soil types on the site – Dwellingup (D1), Dwellingup (D2) and Murray (My3). These are generally described as lateritic (gravelly) Dwellingup and gravelly sandy loam My3. This is consistent with soil types east of the Darling escarpment and has been confirmed in the Local Water Management Strategy (LWMS) appended to this LSP (Appendix 3).

(c) In terms of land use, which is proposed to be residential, there are few limitations across the site. The predominant Dwellingup land unit has long proven capacity to sustain houses, roads and on-site effluent disposal through standard septic tank / leach drain systems.

(d) Subdivision in accordance with this LSP will not require any substantial excavation or dewatering as groundwater is well below the ground surface. The site is located high in the landscape and has a low risk of Acid Sulfate Soils.

2.3 Groundwater and Surface Water

(a) As expected due to the elevation of the site, the LWMS test bores demonstrated the site has no groundwater issues with only 2 of the 10 test holes finding groundwater, and those at 4m and 4.5m depth. The tests, which were done in September 2021, did provide evidence of potential groundwater at depths of approximately 1.5m. This still means that it easily satisfies the requirements for on-site effluent disposal.

(b) There are no watercourses on the site.

(c) In terms of stormwater drainage, soil conditions are appropriate for infiltration across the site as subdivision progresses. The LWMS states that the post development stormwater flows off-site will not exceed pre-development flows.

2.4 Bushfire Hazard

The land has been mapped as bushfire prone and a Bushfire Management Plan (BMP) has been prepared for the structure plan site. The BMP has been prepared in accordance with SPP3.7 and Guidelines for Planning in Bushfire Prone Areas version 1.3 and is included in Appendix 4.

The BMP demonstrates that future buildings on new lots will be located within areas of BAL-29 or lower.

2.5 Road and Rail Noise Implementation Guidelines

(a) Under SPP 5.4 this LSP is partially within the trigger distance of a freight / traffic route. As such, an assessment of the potential noise impact needs to be considered. The Implementation Guidelines associated with SPP 5.4 provide guidance on how this is to occur and the level of assessment.

(b) Main Roads traffic counts identify the total number of traffic movements (in both directions) along Great Eastern Hwy in the vicinity of the LSP site to be 24,723 per day just west of the site (east side of Seaborne St) and 18,723 per day east of the site (west of Mundaring Weir Rd). This places it under the 25,000 vpd threshold for the lower level of freight / traffic routes under SPP 5.4. Regardless, it is a listed road and needs to be considered. Table 2 of the Implementation Guidelines establishes that, as the Highway is 4 lanes total in both directions, properties within 130m may be affected by noise. The closest part of the LSP area is just over 150m from the Highway. Accordingly, it is exempt from requiring a specific noise assessment.

2.6 Heritage

2.6.1 European Heritage

A review of Councils Heritage List revealed no sites of significance.

2.6.2 Aboriginal Heritage

A review of the site by the Department of Planning Lands & Heritage Aboriginal Heritage Operations revealed that there are no Aboriginal heritage matters requiring assessment. A copy of that correspondence is provided at Appendix 5.

2.7 Context and Other Land Use Constraints

An Engineering Servicing report has been prepared by McDowall Affleck Consulting Engineers and is provided at Appendix 6. It identifies the capacity of the Structure Plan area to be serviced.

2.7.1 Power

Overhead power is available to the site. It will be reticulated underground through the future subdivision.

2.7.2 Water

Reticulated water is available to the site. The Water Corporation advise that there is sufficient capacity and pressure to support the development (refer Engineering Servicing report).

2.7.3 Sewer

The site is remote from reticulated sewer. Effluent will need to be disposed of on site. The LWMS (Appendix 3) concludes that the subject site is suitable for on-site effluent disposal.

2.7.4 Telecommunications

Telecommunications are available to the site.

2.7.5 Roads

The LSP has frontages to numerous existing roads:

- Coppin Rd is a 20m wide road reserve with a 6m sealed pavement. It's located on the western side of the LSP. It intersects with Great Eastern Hwy to the south and extends to the north where it connects to numerous other roads.
- Gamgee Grove is a 10m wide reserve intersecting with Coppin Rd that was created under the now discontinued LSIP for the area. It contains a 3m wide sealed road and is a short cul-de-sac servicing one residential lot and the existing POS.
- Baggins End was also created under the discontinued LSIP as a 10m wide road reserve with a 3m seal. It's a short cul-de-sac off Coppin Rd servicing 4 residential lots.
- Thomas Rd is a 20m wide reserve along the northern side of the LSP with a 5m seal for the most part. The final 100m remains unsealed but is constructed to a gravel standard. It is approximately 750m long and comes off Coppin Rd. At its eastern end it has a dedicated and constructed Fire Services Access Route heading north through to Gill St created in 2020.
- Hobbit Glade is sealed to 5m within a 12m wide road reserve. It's approximately 150m long accessing Thomas Rd and terminating at the northern edge of the LSP.
- Gill Lane is a narrow 330m (approx.) laneway that varies in width from 5m to 15m. It is accessed from Gill St to the east of the LSP and terminates at the eastern side of the LSP. There are 13 properties that have access from it. Seven of these have been created through recent subdivision which has resulted in its partial widening.
- Grancey Ave is a 350m long, 20m wide cul-de-sac accessed from Great Eastern Hwy to the south. It terminates at the south-east corner of the LSP area. It contains a 6m wide seal.

The proposed Structure Plan will see each of the five no through roads connected to create a completely through road system. This will include widenings to Baggins End and Gamgee Grove. Gill Lane is outside of the LSP but will be provided with a road connection at its western end. Its realistic use will be as an emergency access and/or pedestrian connection. Hobbit Glade, whilst only 12m wide, cannot be widened via this LSP as the lots currently fronting it have no subdivision potential.

A Transport Impact Assessment (TIA) has been prepared in accordance with the WAPC Transport Impact Assessment Guidelines (Appendix 7). That document addresses the functionality and safety of the proposed road system and its impact on the existing road system. Key intersections have been determined as Great Eastern Hwy / Coppin Rd and Great Eastern Hwy / Grancey Ave.

The TIA found that the proposed Structure Plan can be implemented with very little impact on the road network in terms of performance and safety.

2.7.6 Drainage

The LWMS provides guidance on stormwater drainage design that, when applied to the site conditions, demonstrates that it can be managed with no off-site impacts.

3. LAND USE AND SUBDIVISION REQUIREMENTS

3.1 Land Use

Land use will be residential and Public Open Space (POS).

3.2 Open Space

(a) An existing POS is located in the north-western portion of the Structure Plan area. This POS, which is a designated dog exercise area, has limited public access via Gamgee Grove. It will be consolidated with the provision of additional POS on its eastern side, which will also provide significantly improved road frontage and access. It is not proposed to develop the POS for any organized sporting activity. It is currently and will continue to be a Council managed community space to provide for passive community enjoyment. POS will be given up as a condition of individual subdivision approvals in the normal manner either as land or as cash-in-lieu.

(b) Due to the fragmentation of lots within this Structure Plan the provision of a consolidated POS totalling less than the standard 10%, cash-in-lieu payments will be the main form of contribution. The table at the end of this section identifies the POS obligations of each property within the Structure Plan.

(c) All newly created lots adjoining the POS shall have visually permeable fencing installed to provide passive surveillance.

Public Open Space Schedule

Site Area	14.1776ha
Deductions	
- Less existing POS	0.7272 ha
- Less area of Lot 72*	0.6014ha
Net Site Area	12.8490ha
Public Open Space @ 10%	1.2849ha
Public Open Space contribution	
- Minimum 80% unrestricted	N/A
- Potential 20% restricted (drainage)	N/A
Restricted POS proposed	N/A
Public Open Space provision	0.4361ha land + 0.8488ha cash in lieu

*Lot 72 was created under previous (now deleted) Structure Plan (LSIP) and POS was given up when subdivision was done under that LSIP.

POS Obligations

Property	Land Area	10% Requirement	Provision as Land	Cash-in-lieu
Lot 22 (1300) Coppin Rd	3.4095ha	0.3410ha	0.1712ha**	0.0592ha'
Lot 72 (1230) Coppin Rd	0.6014ha	Nil^	0.1106ha **	Nil
Lot 25 (1170) Coppin Rd	1.1149ha	0.1115ha	0ha	0.1115ha
Lot 26 (1160) Coppin Rd	1.0739ha	0.1074ha	0ha	0.1074ha
Lot 100 (15) Grancey Ave	1.6222ha	0.1622ha	0ha	0.1622ha
Lot 101 (16) Grancey Ave	1.7184ha	0.1718ha	0ha	0.1718ha
Lot 4 (6115) Great Eastern Hwy	2.0760ha*#	0.2076ha	0.1543ha*	0.0533ha
Lot 91 (6245) Great Eastern Hwy	1.8335ha*#	0.1834ha	0ha	0.1834ha
Totals		1.2849ha	0.4361ha*	0.8488ha

*Subject to Survey

"When boundary realignment between Lots 22 & 72 occurs 1,106m2 to be credited to Lot 22 land contribution

^POS contribution previously made when lot created

'Portion of Lot 72 to be amalgamated with Lot 22 under WAPC 162434 & credited to Lot 22 POS contribution

#Residential zoned portion of property

3.3 Lot Sizes

Lots are proposed to be R5 density resulting in a minimum lot size of 2,000m2 in accordance with the R-Coding. (Refer Plan 5)

3.4 Movement Network**3.4.1 Existing Roads**

As mentioned at 2.6.5 above, the site is serviced by multiple roads – Coppin Rd, Thomas Rd, Baggins End, Gamgee Grove, Hobbit Glade and Grancey Ave. Of these, Baggins End and Gamgee Grove will be widened.

3.4.2 Proposed Roads

All of the abovementioned roads, apart from Coppin Rd, are no through roads. The Structure Plan provides for all of these roads to be connected. As a general rule 16m wide road reserves are proposed as traffic volumes would have them classified as Access Street D under Liveable Neighbourhoods. This is based on the forecasted 408 trips per day (refer TIA s.9.1). Liveable Neighbourhoods provides for 14.2m wide road reserves for such roads. Notwithstanding, it would be more appropriate to incorporate the 16m wide road reserves to provide for some

flexibility in road design, especially when trying to retain trees and accommodate drainage. The road reserve alongside the proposed POS, however, is proposed to be 14m wide as it will only have services on one side and will enable trees to be retained within the POS.

3.5 Water Management

The LWMS provided at Appendix 3 details water management across the site. It establishes the surface drainage concept and groundwater movement pattern. It demonstrates that the site can be developed to incorporate water localised site drainage that will have no off-site impacts. Details drainage design will be carried out at subdivision. The LSP notates an area within the POS where additional drainage infrastructure can be accommodated should that be necessary, as a safeguard.

The LWMS also demonstrates that the site is capable of supporting on-site effluent disposal systems.

3.6 Infrastructure Coordination, Servicing and Staging

3.6.1 Coordination and Staging

Due to the fragmentation of land ownership, it is likely that the subdivision of land within the LSP will take place in stages. These are indicatively shown on Plan 2 but will be dependent on owners' ambitions and capacity, ability for individual subdivisions to be able to comply with policies, especially bushfire policy SPP 3.7, and the property market. Subdivision conditions and the resulting supporting documentation and works will respond to the individual stages.

3.6.2 Services

The Structure Plan area has infrastructure available but will require these to be extended to service proposed lots. The Engineering Servicing report shows that these services are all in proximity of the site. This LSP is small in scale and no major infrastructure requirements have arisen out of the investigations that form part of this LSP. There is, therefore, no need for a developer contribution scheme.

3.7 Other Requirements

3.7.1 Road Upgrades

Upgrade requirements for existing roads within the LSP area (Baggins End and Gamgee Grove) shall be determined by the Local Government at the time of subdivision. All lots shall ultimately be provided with sealed and drained road frontage to Local Government specifications.

3.7.2 New Roads

The proposed new subdivision roads shall be created and constructed by the owners whose proposed lots front that road when those lots are proposed to be created. Where shared roads are proposed the owners of the adjoining lots will be required to share the road requirements in terms of land and cost of development unless alternative arrangements are made, and approved by the Local Government, to ensure that all proposed lots have adequate road frontage.

3.7.3 Fencing

Fencing adjoining POS shall be constructed by the subdivider and shall be visually permeable.

3.7.4 Aboriginal Heritage

All subdividers are to ensure that development of their site conforms with the requirements of the Aboriginal Heritage Act 1972 (as amended).

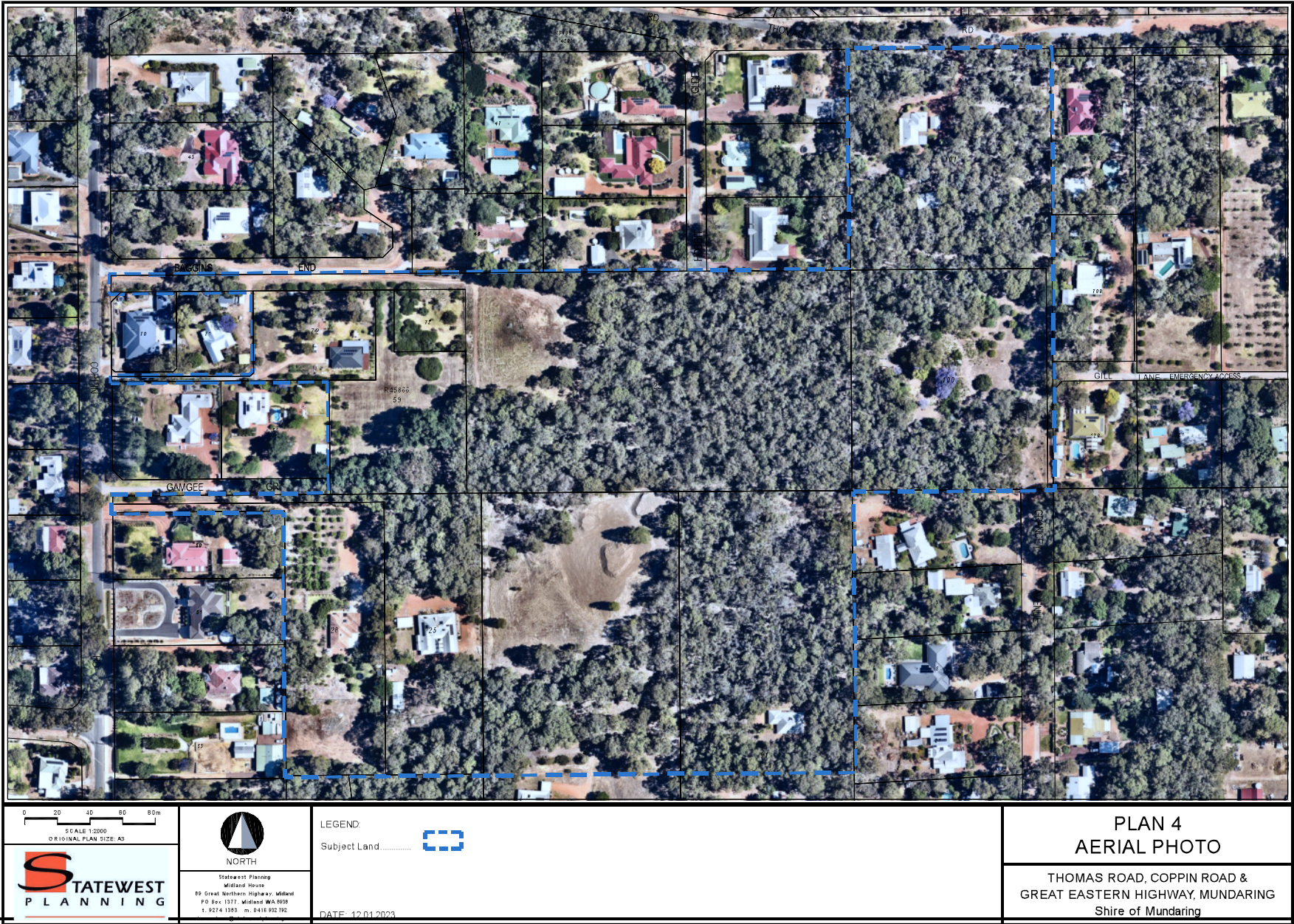
3.7.5 Bushfire

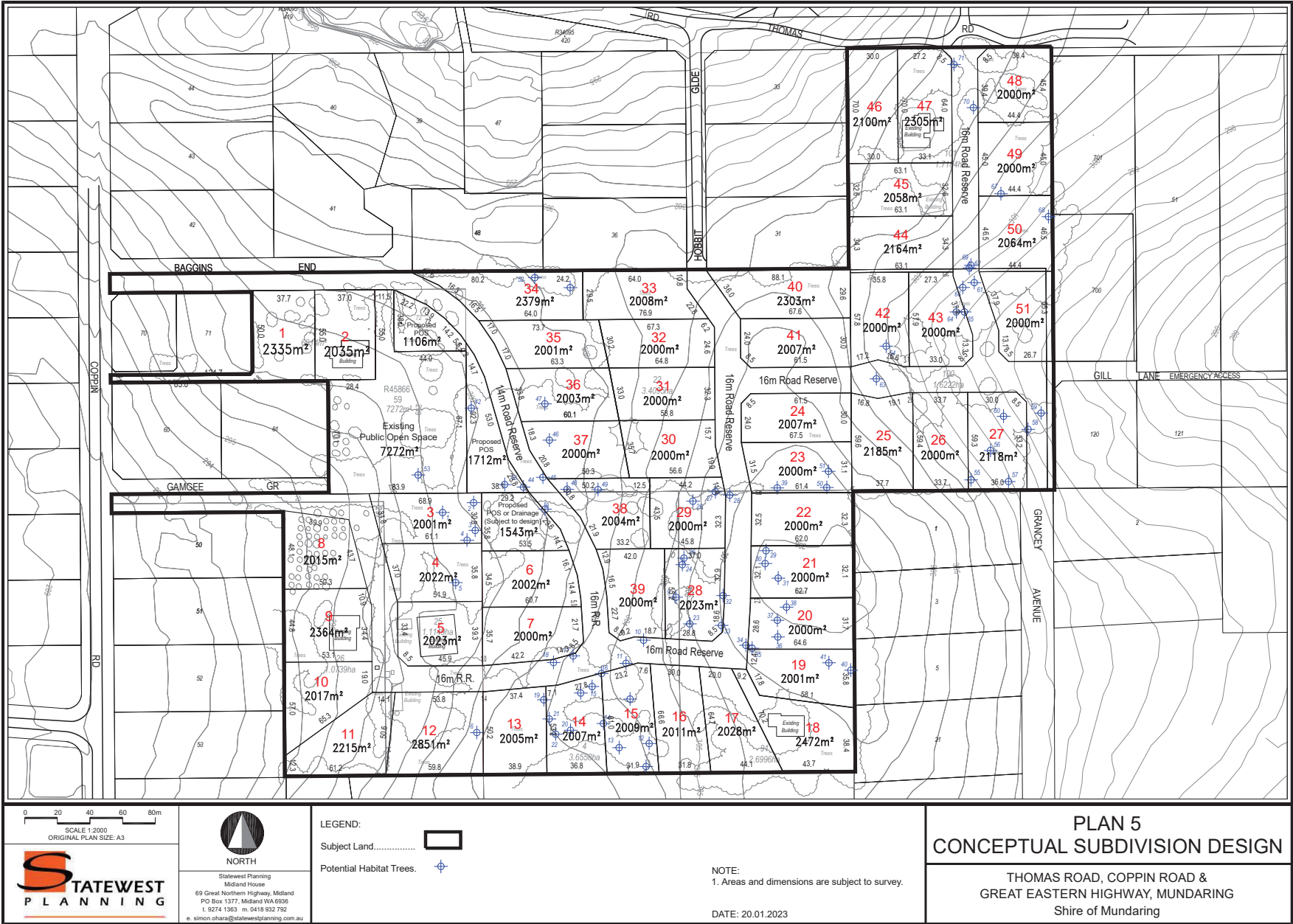
The structure plan area is located within a bushfire prone area. A BMP was submitted as part of the application (Appendix 4) to demonstrate lots within the concept plan are capable of development. To ensure bushfire risk is appropriately mitigated, any subdivision application within the structure plan area will be required to be accompanied by an updated BAL assessment and BMP specific to their site.

3.7.6 Local Natural Areas

Portions of the structure plan area contain Local Natural Areas. Efforts to ensure the appropriate protection of trees have been taken in the conceptual subdivision design (Plan 5). The requirement for retaining vegetation will need to be balanced with the requirements for clearing for subdivision works and bushfire risk management.







STRUCTURE PLAN 81 (SP81)**Schedule of Submissions**

No.	Comment	Response
1.	<p>The tiny size of these lots means that due to the fire regulations, the entire space will be cleared. The Flora and Fauna report states- Seventy-one potential Black Cockatoo Habitat Trees were recorded on site. Thirty-two of these trees have hollows, with fifteen trees recorded with hollows suitable for Black Cockatoo breeding. How can this just be ignored??? When we purchased our land back in about 2004, we were informed by members of the shire that the entire area surrounding our block was zoned rural residential and would remain 2 hectares. Now I find out that the blocks directly behind us (included in this proposal) were changed from R25 to R5 in 2014. I strongly object to this immoral quiet change that took place and the new proposed development. I am not anti-development, I understand that people want to live here, but we must SHARE the land with the wildlife. Change the block size to 1-acre blocks so that the 1/2 acre building envelope, still leaves 1/2 acre of natural bush for the wildlife. We can't take it all! I also hold GRAVE concerns about the safety of escape in the case of a bush fire for myself and my family. Thomas Rd is our escape route, and it will now be completely congested by another 50 households trying to get out. This is a VERY flawed plan and completely unsafe! Doubling the lot size would still mean 25 households, but that seems at least hopefully achievable. This type of high-density housing is NOT in keeping with the hills life style or high fire risk. I do not believe your fire safety plan has accounted for residents such as myself and my family who will most likely need to flee out the back of our properties as we are on a hill. Not to mention the noise that will come with such high density housing. We bought out here for the wildlife and the serenity, not to be listening to neighbours all day and night. Plus the extra 50 households trying to fit into local schools, use the shopping centres that are already difficult to park in and all the other amenities that are at their limit. This is not in keeping with the hills ethos.</p> <p>I would like to add that, after speaking with Bushfire Prone Planning, who completed your Bushfire Management Plan, I have been informed that my house has not been included in the assessment despite only being 200m away from the development, as they only consider 150m away. Thomas Rd is my most likely escape route in the case of a bushfire and it will now be a congested mess of 50 panicked households should this development go ahead. This is COMPLETELY UNSAFE!!!!!!!</p> <p>The devil is in the details.... So does this mean that despite your Flora and Fauna report showing 71 trees with possible Black Cockatoo nesting hollows, you have allowed the Public</p>	<p>Concerns noted however:</p> <ul style="list-style-type: none"> • The adoption of the Local Planning Scheme 4 in 2014 was subject to extensive advertising and consultation; • Please refer to report in relation to the rationale for a low density residential subdivision; • Proposal improves access and resolves poor access and reduces fuel loads for improved community safety; • 150m assessment for bushfire risk is the standard contained within the Bushfire Guidelines; • POS is addressed within officer report.

	<p>Open Space to be mainly grass and Pine trees?? And does it also mean that the Shire has taken a cash pay-off so the developer doesn't have to actually reserve the full 10% as Public Open Spaces????? (see attached file from your Structure Plan Report.)</p> <p>EXECUTIVE SUMMARY</p> <p>This Local Structure Plan (LSP) involves 8 privately owned lots in the locality of Mundaring. The existing lots range in size from 0.6014ha to 3.6558ha. All of the subject lots are zoned for 'Residential' (RS) under the Shire of Mundaring Local Planning Scheme No 4. Two of the properties – Lots 4 & 91 that front Great Eastern Hwy – have split zonings with the northern portions zoned 'Residential' and the southern portions zoned 'Rural Residential'. There is a 0.7272ha Public Open Space (POS) reserve located in the western portion of the site.</p> <p>Topographically the site is gently inclined with gradients of between 3-7%. All lots contain houses except Lots 100 and 22 (home recently demolished). The 'Residential' zoned portion of Lot 4 is vacant. The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines.</p> <p>The LSP provides for coordinated subdivision of the subject area into lots of no less than 2,000m², consistent with the RS coding.</p> <p>In regard to Public Open Space (POS), in consultation with the Shire the required 10% provision is to be provided through a combination of land and cash-in-lieu.</p>	
2.	<p>Please don't allow such small blocks and the removal of all the trees. My property borders the end of this proposed development and there are so many animals that live here. The kangaroos and cockatoos, and even the bee hive in the top of the hollow tree, all need somewhere to live. By allowing this to go ahead, it will not only remove so much vital habitat, but also the "hills vibe" for those of us unlucky enough to be living next door. We need our trees and open spaces, or we would have stayed living down on the flats. This proposal is not what mundaring is supposed to be.</p>	<p>Comment noted however the locality was identified for strategic infill almost 10 years ago.</p>
3.	<p>This proposal is 100% UNACCEPTABLE :(SAVE PERTH HILLS!!!!!!!!</p>	<p>Submission dismissed as it is not clear on what basis that conclusion was based.</p>
4.	<p>I am a resident of Seaborne St, Parkerville. As you can imagine, I'm completely against literally hundreds more cars passing our property every day. Most importantly though is the lack of suitability of this area for such a large development. 1500 houses added to an area with extreme bushfire risks endangers both our family's, and the new resident's lives. If a bushfire plan includes supporting local firefighters remember, fires put their lives at risk as well. Developments such as this should be built closer to services that can support such a large population growth.</p> <p>Parkerville has small twisty roads as does Stoneville. Completely unsuitable for volumes of traffic. Traffic heading from the proposed locations will have severe problems joining Great Eastern Hwy, especially Westbound. This would create traffic jams and cause hazards on this major road network. Traffic is also already very busy at the junction of Toodyay Rd and Roe</p>	<p>N/A Structure Plan 81 is not Structure Plan 34.</p> <p>Dismissed.</p>

	<p>Hwy. Another area where volumes of traffic would cause a gridlock of traffic jams and increased hazards. The greater effects of this proposed development would negatively impact residents of other locations many kilometres away.</p> <p>Please do not approve any submission to develop this location. This area is beautiful and fragile. Others will be able to offer better insight into the potential environmental damage to both the land and the wildlife, better than I. I do recognise though, that a vast amount of what I love being amongst would be destroyed should this proceed.</p> <p>I oppose the Amended North Stoneville Structure Plan 34.</p>	
5.	<p>I understand that development must take place, but object to the proposal to completely clear that area of land. My suggestion would be larger block sizes in an attempt to retain some trees and habitat. As a person who lives on the opposite side of the valley to the proposed site, I can attest to the number of black and red cockatoos, as well as Wedge tail Eagles that utilise this area on a daily basis.</p>	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.
6.	<p>no i do not agree about all this vegetation being wiped out for the governments gain on rates, there is already animals who are going extinct die to them not having a home. we live in the hills for the simple fact that we can hear the different kind of birds, there is nature about and my son can grow up smelling less polluted air have room to explore wildlife</p>	More sustainable urban form is the priority not increasing 'rate base' is the intent behind the Local Planning Strategy.
7.	<p>This proposal is ridiculous and should not be entertained remotely. Not only is it DRASTICALLY and DIAMETRICALLY opposed to community values and standards, but is illogical and dangerous. Coppin road and great eastern hwy intersection has on average (witnessed by me personally) 6 near accidents a week due to club sierras 1st driveway and their members pulling out of it without looking for traffic correctly and from club sierras members parking on the verge so they cannot see traffic and just back out into traffic without looking. Its is absolutely without a doubt the dumbest planning idea i have heard to put and extra 500 trips onto coppin road given that alone, let alone the atrocious and barely driveable condition of the road surface itself or the fact there are trees mere INCHES from the road surface or the fact the road surface itself is too narrow for the traffic it already has with the vast majority of traffic driving in the centre of the road not the left lane (trucks CANNOT drive in the left lane without hitting overhanging trees they HAVE to sit in the centre of the road) and well above (approximately 20kmh) the speed limit. For this proposal to be remotely safe coppin road would need to be repaved its entire length, have the shoulders cleared, new lines marked, appropriate lighting added, speed signs added and new signage on all side streets as traffic currently does not give way from any side street turning onto coppin road at a minimum. High density developments like this are noncongruent with current community values and this would diminish all surrounding property values as the peace and serenity of the area would be obliterated without doubt, native wildlife would be reduced as the habitat to support it would be reduced, pests will increase with human population as they do everywhere humans and their waste increase, meaning more mice, rats and cockroaches in the</p>	<p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill.</p> <p>Concerns regarding traffic are noted.</p> <p>Proposal does not involve high density residential, but low density (R5).</p>

	area. This proposal its as against community values as north stoneville just on a smaller scale, its does not fit within the hills community or lifestyle to allow developments like this purely out of greed and the hills community has spoken out LOUDLY against high density developments in the hills area, thats not what the lifestyle here is about, its not what the people are about, its not what the community here is about. Greed is the only reason to aprove amongst so many reason not to aprove, please show you value and respect the hills community and its values as public servants should and deny this application for the illogical greed grab that it is.	Mice, rats and cockroaches are not a relevant planning consideration.
8.	<p>Fully Support Proposal - As a resident of Coppin Road Parkerville for the last 23 years, I fully support the new proposed subdivision in Coppin Road Parkerville. Coppin Road is a perfect location, close to the Mundaring Townsite and the need for further development with a choice of block sizes and new infrastructure in the area / Shire of Mundaring is overdue.</p> <p>One condition - I would ask that any of the large and existing gum trees, native trees are retained on the blocks that are proposed for sale and any development on these blocks has a condition of purchase to keep the existing trees. This will help with the balance of flora and fauna and native animals.</p>	<p>Noted.</p> <p>Initiatives to retain mature trees are outlined within the report.</p>
9.	<p>Due to size of development and potential for loss of habitat to native and endangered species of flora and fauna, we wish to oppose this development.</p> <p>Gill Street already has issues with speeding and careless drivers, the additional impact of approx 200 extra vehicles is beyond comprehension.</p>	Concerns noted.
10.	<p>I find this proposal unacceptable for the following reasons:</p> <p>The blocks are too small, they should be approx 4 to 5000m2, as are all the surrounding blocks. This development just isn't in line with the neighbourhood aesthetics.</p> <p>This is like placing a 7 story apartment block in middle of Mundaring Village - it simply does not fit with current environment, doesn't even match current environment.</p> <p>The number of trees and bush that will be required to be cleared with the small size of blocks will just totally destroy the environment and native fauna and flora. This is unacceptable.</p> <p>If the blocks were to be kept to the same size as surrounding blocks - approx 4 to 5000m2 then there would be approx 25 new blocks and the destruction of flora and fauna would be significantly less. The subdivision would also be in line with the current surroundings adn environment.</p> <p>If the number of blocks were reduced - with larger blocks (same as current surroundings of this subdivision) then road access could be reduced, traffic and congestion, reduced, fauna and flora</p>	The Shire's LPS provides for R5, 2000sqm.

	<p>preserved, as only 1000m2 would be required to be cleared for house construction, preserving the native fauna and flora under existing Shire rules and guidelines.</p> <p>The above would be a far more acceptable solution and allow the Mundaring semi- rural lifestyle be preserved.</p> <p>thanks</p>	
11.	<p>ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.</p> <p>Advice notes:</p> <p>1. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</p> <p>2. Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</p> <p>Please accept this email as ATCO's written response.</p>	Noted.
12.	<p>My comments are that this proposal is a positive initiative for the area, efforts to increase land availability within the shire should be encouraged wherever possible.</p>	Noted.
13.	<p>I am very concerned about the added traffic on Thomas Rd, this road is not able to take the considerable extra traffic that would be generated from the large number of small lots. Thomas Road is narrow and winding, making it unsuitable for increased traffic. This could prove to be dangerous for all concern, especially children who use this road as there are no footpaths. The current infrastructure of the roads leading to and from the proposed subdivision are not equipped to handle the increased traffic that would result from the development. The wait times to get onto Great Eastern Highway is already lengthy, with the current traffic in the area. The large increase of traffic from the proposed development exiting onto Great Eastern Highway from Coppin Road would also increase, leading to significant traffic jams during peak hours. This could result in delays and inconvenience for both current residents and the residents of the proposed subdivision.</p> <p>In conclusion, I strongly urge the authorities to reconsider the proposed subdivision in light of the potential negative impact on the existing infrastructure of the area.</p>	<p>Concerns regarding local traffic are noted. Please refer to the report.</p> <p>No fatal flaws exist from an officer perspective.</p>

14.	The Community Perception Survey 2021 states on page 94, in regard to Environmental and Emergency Management, that - "The Shire should put further resources into stopping the declines and improving its performance in these areas." This proposal in in clear contrast to this statement. You can't claim that as a shire you will be improving performance in an area and then agree to a development that does the complete opposite just for some extra rate payers! This is nothing but a money spinner. You still stand to make piles from new occupants if you double the block size. As does the developer. This surely would be a fair compromise. Half the trees/habitats are retained for wildlife, and the shire gets their extra rate payers. I urge you to reconsider this development bearing in mind the statement YOU made in the report YOU published.	See response to Comment 6 & 7.
15.	To add to my previous submission, my last 2 doctor's appointments have taken a week to get. I've been out of my prescription medication for 3 days. How long do you think we'll need to wait for an appointment with another 300-400 people trying to be seen at the same 2 clinics up here?? This is going to negatively affect the health of the residents who already live here. Another horror accident on GEHWY yesterday. How much more traffic do you think that HWY can take?? Lives are being lost. Enough!!!!	Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result. In relation to traffic, refer to response to Comment 13.
16.	Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the above proposal and would like to provide the following advice: Local Water Management Strategy The DWER has undertaken a preliminary review of the Local Water Management Strategy. Given that the subject site is relatively unconstrained by groundwater or surface water, the DWER has no comments on the LWMS and no objections. Government Sewerage Policy Given the minimal water constraints of the site the DWER has not considered the required compliance with the Government Sewerage Policy (DPLH, 2019). The Department of Health should be consulted on Government Sewerage Policy compliance.	Noted.
17.	My husband and I agree with SP81. We live close-by and may be impacted but think this is responsible subdivision. We agree because: 1. Lot sizes are half acres	Noted.

	<p>2. Close proximity to already built Mundaring town centre. No further infrastructure needed except roads.</p> <p>3. Less reliance on car usage as it will be walking distance to shops/services.</p> <p>4. Walking distance to already existing public transport.</p> <p>5. In keeping with community expectations.</p> <p>6. It seems common sense to 'infill' already existing town sites where shops, services, community complexes and schools exist.</p> <p>7. We are generational 'hills' people and love the hills but also believe in sensible progress. We have always lived on subdivided land and wish these opportunities for others as well as our children.</p> <p>Thank you for reading our submission.</p>	
18.	<p>The proposed LSP details a plan for future subdivisional development that would see the clearing of approximately 9.2ha of native vegetation.</p> <p>The proposed Local Structure Plan (LSP) ignores a very significant natural environmental aspect of the subject site. The remnant vegetation is, for approximately 10 months of the year, a site of significant and consistent foraging habitat for large numbers of Forest Red-Tailed Black Cockatoo and, to a lesser extent, Carnaby's Cockatoo.</p> <p>There are, in addition to evident Black Cockatoo foraging, other fauna matters that should be of concern to the Council and the community:</p> <ul style="list-style-type: none"> • A mob of at least five kangaroos inhabit the LSP area • Unknown species of owls reside and forage in the LSP area • Tawny Frogmouths reside and forage in the area • The Southern Brown Bandicoot is widespread throughout the LSP area <p>No Fauna Survey has been undertaken or provided to inform the LSP or its consideration by stakeholders and decision-making authorities.</p> <p>Both Black Cockatoo species are listed as threatened under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and, as such, are listed as a matter of national environmental significance.</p> <p>The Commonwealth's <i>Referral Guideline for 3 WA Threatened Black Cockatoo Species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black Cockatoo</i> (DAWE 2022) advises that (<i>inter alia</i>):</p> <ul style="list-style-type: none"> • The loss of one or more known or suitable nesting trees is likely to require a referral. • The loss of equal to or greater than 1 hectare of high-quality foraging habitat is likely to require a referral. <p>The proposed LSP's <i>Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment</i> (Del Botanics, 2022) identifies 71 potential Black Cockatoo Habitat Trees, 32 of</p>	<p>Concerns noted however vegetation within the locality is 'committed by zoning' and the decision maker must consider vegetation protection as part of a range of considerations.</p> <p>Noted. The site is not in a wildlife corridor.</p>

<p>which have hollows, and 15 having hollows suitable for Black Cockatoo habitat. No signs of use of hollows by Black Cockatoos was noted by the consultants.</p> <p>The LSP Subdivision concept plan and road layout take “<i>account of positions of 71 Black Cockatoo habitat trees</i>”. These trees, if retained at the subdivision stage, will be located on private property and their retention subject to the whim of future land owners. No security at all is afforded these important trees, particularly the 15 having hollows suitable for Black Cockatoo nesting.</p> <p>The <i>Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment</i> (Del Botanics, 2022), notes that there were signs of foraging on the site. The site, at the time of survey (personal observation), was alive with Forest Red-Tailed Black Cockatoo foraging. In fact, it was difficult to hold a conversation with the consultants due to the noise of the birds. One would expect more than a throwaway “<i>signs of foraging</i>” statement.</p> <p>The quantum of clearing of remnant native vegetation is not provided in any of the LSP documentation.</p> <p>Given that the total land area is approximately 14.1855ha, a very conservative estimate of 65% remnant vegetation cover suggests that 9.2ha of native vegetation is proposed to be cleared through future subdivisional development.</p> <p>No Public Open Space, other than 0.7272ha for drainage purposes, is proposed to be provided under the proposed LSP. Section 5.9 POS (d) of the LSP report advises that “<i>it has been established through consultation with the Shire of Mundaring (required under cl.153(2) of the Act) that a combination of cash-in-lieu and land will be provided to satisfy the required 10% Public Open Space requirements...</i>” In other words, cash-in-lieu payments from owners who apply for subdivision of their properties will be made in lieu of the setting aside of land for POS purposes, which could accommodate some conservation purpose.</p> <p>The Shire's Local Biodiversity Strategy identifies Local Natural Areas (LNAs) on the subject site, advising that they are included in the <i>limited protection/already committed by zoning LNA zone</i>. Where residential subdivision takes place, most LNAs in these zones will be lost, however some vegetation retention may be possible by conserving bushland in Public Open Space or by retaining small parcels of bushland.</p> <p>In summary:</p> <ul style="list-style-type: none"> • the proposed LSP is not considered sufficiently informed, nor has it taken appropriate account, with regard to the conservation of Black Cockatoo nesting and foraging habitat. • the proposed LSP takes no account of other fauna considerations regarding the subject area. 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>POS is discussed in report.</p> <p>Noted. Refer to report.</p>
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	<ul style="list-style-type: none"> • The proposed LSP presents a potentially significant negative impact on the conservation of two species of Black Cockatoo that are listed as matters of national environmental significance. • The proposed LSP provides no security with regard to identified Black Cockatoo habitat trees in the context of future subdivisional development and private land ownership. • The proposed LSP ignores the opportunity for conservation of some natural habitat within a possible 10% POS allocation. • The proposed LSP should not be considered by Council until an appropriate Fauna Survey is undertaken and its advice considered and incorporated into the LSP plans. 	
19.	<p>After visiting the proposed area, I have a few points to be considered. The area has been surveyed to ID significant trees that may/ or may not be retained. This I appreciate but am puzzled as to how their retention can happen given the proposed size of the blocks and the fire guidelines for new dwellings. It lends to purchasers downing most of the vegetation to comply . Can not the block sizing be increased to 5 acres, as is on Gill Street, to allow for bird habitat and feeding areas to continue. After all the Shire is covered by Forrest of which they are proud to purport when trying to attract new residents to the town but then require them to destroy the very thing that gives our town a healthy place to live. If half acre blocks are decided upon then at the very least allow for more public space than is already proposed so that the hills remains an attractive place to live. thank you</p>	<p>Please refer to Response to 18 and 2 above.</p> <p>Concerns are noted. Officer report outlines innovative ways of retaining significant vegetation in residential subdivisions.</p>
20.	<p>To whom it may concern, The Department of Water and Environmental Regulation has assessed the proposed Structure Plan 81 and given there are no issues with water on the site, has no objections.</p>	Noted.
21.	<p>We are opposed to this plan in it's current because:-</p> <ul style="list-style-type: none"> * There are too many relatively small sized blocks which would require removal of many large trees and other vegetation in order to create those blocks and necessary roads and for houses to meet BAL regulations. Suggest larger blocks (min: 4000 sqm) be the minimum. * This will devastate the existing wildlife, including (but not restricted to) Black Cockatoos, Quendas and Echidnas (the latter already rare). * Despite Gill Lane not being part of the proposed project it IS however expected to be an 	Noted. Please refer to response 10, Further, Officer report outlines the approach to retain vegetation wherever possible.

	<p>“Emergency” exit and it is planned to link it to the new road system.</p> <p>* Unless there is some form of control (eg: gate) many people WILL certainly use that exit as the shortest (and safest) route to Mundaring Shopping Centre via Gill St. Neither the Lane or Street should be expected to handle the extra traffic.</p> <p>* This extension of Gill Lane into the proposed development road system will also increase rainwater flow downhill towards Bugle Gully and put pressure on both Gill Lane and Gill Street’s stormwater handling process.</p>	<p>Matters pertaining to Gill Lane are discussed in detail within the report.</p> <p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area’s), to allow the Shire to upgrade and improve the stormwater within existing Shire reserves and intercept stormwater before it enters more significant waterways.</p>
22.	<p>I object to the Local Structure Plan 81 as presented to the Shire of Mundaring. While development is inevitable the scale and intensity of this development will destroy the nature of the area aesthetic and environmentally. A lower density development which maintains native bush corridors is more appropriate within the Mundaring environment.</p> <p>My grounds for objection:</p> <p>1 Loss of Habitat</p> <p>The proposed development is currently almost all remnant native vegetation and is habitat to numerous native animals including black cockatoos and echidnas. A botanical assessment referred to in the plan (2.1) mentions potential nesting sites of black cockatoos however fails to give any weight to the importance of the area as a food source for a range of animals including black cockatoos. I regularly see a range of animals in the particular area. (phascogales, chuditchs, echidnas, cockatoos, goulds monitors)</p> <p>2. Increased Road Traffic Risk</p> <p>The traffic generated by this development will result in an almost doubling of traffic in the immediate area on local roads that are not designed to deal with this amount of traffic. Then there is the issue of access to the Great Eastern Highway which carries a great deal of traffic.</p>	<p>Noted. Subject site has been strategically identified for infill almost 10 years ago. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Refer response to comment 13. Please refer to the report.</p>

	<p>Entry to the high way at Coppin road is dangerous now with collisions increasingly common. Without traffic lights being installed accidents at the intersection will become a regular event.</p> <p>3. Management of Sewerage</p> <p>The plan suggests (2.3) test bores located only 2 sites where groundwater was identified out of ten bores drilled. Unlike the Perth coastal plain where groundwater is found in most areas the groundwater in the Darling Scarp is typically restricted by the topography and ground structure. The groundwater is mobile and more abundant in the winter and early spring. The area of this development is the headwater for a creek that joins Bugle creek and ultimately Jane Brook. Leach drains attached to 51 houses will contaminate this groundwater.</p> <p>4. Block Size</p> <p>With block sizes typically 2000 square metres the only way to manage bush fire risk and comply with bushfire mitigation standards will be for landholders to completely remove all native vegetation (total clearing of all vegetation is permitted where block size is 2000 square meters or less). This will destroy the very nature of the beautiful area we live in.</p> <p>5. Bushfire management</p> <p>If there is bush left remaining on the blocks there will be very little capacity to manage bushfire risk and defend properties in the event of a fire. The ability to defend property in a bush fire will be rendered impossible due to lack of mains water pressure.</p>	<p>Noted. No concerns from DoH or DWER have been identified.</p> <p>Refer response to comment 10. Please refer to the report.</p> <p>Bushfire risks are detailed within the BMP. No issues have been raised by the Shire's Community Safety team.</p>
23	<p>Thank you for your letter of 24 March 2023, requesting comments from the Department of Health (DoH) on the above proposal.</p> <p>The DoH provides the following comment:</p> <p>Water Supply and Wastewater Disposal</p> <p>Potable water must be of the quality as specified under the <i>Australian Drinking Water Quality Guidelines 2011</i>.</p> <p>For non-scheme water connected areas, the development is to have access to a sufficient supply of potable water that is of the quality specified under the <i>Australian Drinking Water Quality Guidelines 2011</i>.</p> <p>The necessary requirements may be referenced and downloaded from: http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-quality-management http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-guidelines-and-standards</p>	Noted.

	<p><i>On-Site Wastewater Disposal</i></p> <p>The DoH has no objection to the proposal subject to ensuring the following are addressed during development stage:</p> <ol style="list-style-type: none"> 1. The DoH appreciates a representative site and soil evaluation being undertake in late August (winter) 2021. However, as the permeability varied considerably between locations, specific site and soil evaluation (SSE) reports may be required for the proposed lots. These should be undertaken by a qualified consultant and conducted during the wettest seasonal time of the year only (mid-July/August) as per AS/NZS 1547:2012 requirements. 2. Ensure that the disposal area is sized in accordance with the Standard requirements and permeability findings of the SSE; 3. Ensure the wastewater treatment system and disposal areas comply with the Government Sewage Policy requirements and the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Wastes) Regulations, 1974</i>. The location of the disposal area should ensure 100 metre setbacks are met from environmentally sensitive winter or wet seasonal creeks and natural water areas; 4. Provision of scaled drawings, to detail the required wastewater treatment system and disposal area for each development that include all exclusion zones and setback measurements; 5. The onsite wastewater treatment system requires a formal application to be submitted to the local government for assessment and approval. 	
24	<p>Opposed to this proposal for the following reasons</p> <ol style="list-style-type: none"> 1. environmental reasons-too much bushland is currently being destroyed in the hills, more kangaroos and fauna as it is being killed by cars 2. fire safety, local roads especially Great Eastern Highway, in their current state are not coping with the ever increasing volume of traffic 3. Mundaring Shire does not have the services to cope with high population density. Midland 	<p>Noted. The Shire's LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>See response to Comment 13 & 15. Increasing residential catchment of the Mundaring town centre</p>

	<p>Hospital is already not coping with current demand. Midland train station is 20 minutes drive away.</p> <p>4. Loss of the hills lifestyle with creeping urbanisation, all of the blocks are only 2000 square metres.</p> <p>5. The preferable option would be to have rural blocks of 10,000 square metres or more. This would be more suitable for people to keep horses, breed animals or pursue horticultural interests.</p>	<p>will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Committed by zoning almost 10 years ago.</p> <p>As above.</p>
25	<p>Thank you for the opportunity to comment on the above-mentioned property.</p> <p>I have been a resident of Coppin Road for over 40 years and am not against development however I believe the proposed development could have adverse impacts on my property and my day-to-day lifestyle for the following reasons:</p> <p>1. The increase in traffic will add to the difficult and dangerous exit of Coppin Road to Great Eastern Highway. The number of cars using the intersection has increased over the years with little to no improvements to that intersection the increase of 51 residential lots could in effective increase the number of cars at peak times coming out by up to 100 cars.</p> <p>2. Baggins End terminates at Coppin Road directly in front of my gate. The visibility along Coppin Road is already poor and a higher volume intersection will make this more dangerous.</p> <p>3. There is limited areas for storm water drainage and storage allowed and as such I am concerned that the water drainage will impact my property. My property is downhill from the development when water discharges from Baggins End and I believe this water could overflow the Coppin Road drain into my property.</p> <p>4. I do not believe there has been an adequate assessment of the impacts of clearing of the land of some many mature age trees to the native wildlife. We have bandicoots in the backyard.</p>	<p>See response to Comment 13 & 15.</p> <p>Noted. Refer to report.</p> <p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways.</p>

	<p>5. There is little additional public open spaces added with the POS added likely to be employed for drainage. POS should be provided rather than cash in lieu.</p> <p>6. The nature of the development with so many owners leaves the development up for a highly staged development which could lead to a longer disruption for residences while this development takes place.</p> <p>7. The through roads (Thomas and Hobbit) do not look adequate.</p>	<p>Scope of assessment covers the required information. The subject site does not fall within a Wildlife corridor for further assessment. Refer to report. Modifications to POS suggested.</p> <p>Noted. Detailed staging plan will consider aspects of the design and minimise disruption as much as practical. Refer to report.</p>
26	<p>We strongly oppose the proposed development.</p> <p>People move to this area to get away from suburbia, overcrowding, and noise. People move to this area to enjoy the peace and tranquillity along with the wildlife that the area attracts.</p> <p>This proposed development will significantly increase traffic resulting in the area becoming less safe for pedestrians and wildlife the current due to increased traffic flow. The associated traffic noise will also increase in the areas around where we live. Your proposal will increase the traffic flow in our street (Hobbit Glade) 6 fold. This in itself is totally not acceptable. The current streets in this area are not suitable for the current amount of traffic let alone the traffic that will increase due to your proposal.</p> <p>The environmental impact on the area will also be significant due to the blocks requiring clearing for housing and associated extra buildings, i.e. sheds, etc.</p> <p>The fire danger will also increase significantly, with more people burning off during the year in the area.</p>	<p>See response to comment 13. Upgrades to current infrastructure where applicable has been addressed in the report.</p> <p>Officer report outlines the approach to retain vegetation wherever possible.</p>
27	<p>Thank you for providing the Department of Education with the opportunity to review the above proposal.</p> <p>The Department has reviewed the proposal and has no objections.</p>	<p>Noted.</p>

28	<p>As a long term resident off Coppin Road, I do have some concerns regarding the proposed development. Generally I am in favour of it proceeding with the following proviso's:</p> <ol style="list-style-type: none"> 1. Coppin Road will need to be upgraded. In the 29 years that we have lived here, nothing has been done to improve this road, yet the traffic has increased significantly. The intersection with GEH is very poorly designed. Traffic is turning north, off the highway and then within metres, turning left or right into Club Sierra or Begonia Pet Supplies. Similarly, cars are entering Coppin Road from these premises and it does become very congested. 2. On the days when the Waste Transfer Station is operating (Sat-Tues), this intersection is even more dangerous. There is not enough room for cars towing trailers to stop halfway, they have to wait for a break in traffic from both directions. This often causes a lengthy bank up of traffic and leads to some quite dangerous manoeuvres. With an expected increase in local traffic, there is a genuine case for traffic lights to be installed at this intersection. 3. As an elderly couple we are looking to 'downsize' in the area, but there are very few suitable properties. I am not sure how the zoning works, but there is a need to for some blocks to be designated as duplex sites. <p>I appreciate that there is a need for development, but there does need to be a huge investment in the basic infrastructure in this area. I hope these concerns are given some consideration.</p>	<p>Noted. Refer to report, and see response to comment 13.</p> <p>Concern noted.</p> <p>Noted.</p> <p>Upgrades to current infrastructure where applicable has been addressed in the report.</p>
29	<p>I wish to object to the new development of the above proposal due to the following dot points.</p> <ul style="list-style-type: none"> * Destruction of trees which house a large amount of fragile wildlife, birds and marsuoials who have been left undisturbed for decades * Destruction of trees/flora and fauna (as per above) when the shire are trying to retain/house as much native wildlife as possible to keep as much natural habitat as possible. * Minimal ingress and egress of traffic and pedestrians if Bush fires were to ignite putting life at risk *51 additional blocks is substantial to a small area causing Destruction of the above and high volume of traffic flow causing congestion, pedestrian danger to many young children and elderly currently in the area. * Destruction of a rare species of marsupial whereby its feaces has been located in Hobbit Glade. * Destruction to the many Quendas and its burrows in the area. * High volume of traffic would cause hundreds road kill to hundreds of fauna seen hop in the area of night foraging 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Concerns regarding traffic are noted. See response to comment 13.</p>

	<p>* many Kangaroos in the area will once again get pushed off their land, especially when this development is pointless and will kill many wildlife and possibly put persons life at risk as stated earlier.</p> <p>* traffic congestion at intersection of great eastern highway and Coppin road will cause many traffic collisions and with a speed of 80km/h put life at risk of serious injury or death as per intersection of Great Eastern Highway and Seaborne street where many serious injuries and fatalities have occurred due to the large amount of traffic in area.</p> <p>This prosed development is similar volume of traffic, and once bushfire season starts up, then possible devastation of human life due to limited egress as earlier mentioned.</p> <p>* Greedy developers have no reason to destroy this natural bush area which is home to thousands of delicate creatures</p>	The SP resolves potential entrapment issues
30	<p>SP81 submission from Mundaring Residents and Ratepayers Progress Association (MRRPA).</p> <p>Wetlands. MRRPA can see the existing Public Open Space (POS). It has very limited access. The development adds more area and easy access via a new road.</p> <p>MRRPA asks does the 10% of the area to be Public Open Space still apply?</p> <p>The map shows a band of trees diagonally across the site. If this is a gully or winter creek, can this be the POS, or rather an ecological area preserving local plants and bandicoots?</p> <p>To facilitate this major change, the existing POS area is exchanged for the same area in an ecological location. The the developer would get dry land for wetland. Adding in the developers 10%, a larger ecological area can be preserved.</p> <p>Safety. From a fire risk view and for safe access to the shops Gill Lane "Emergency Access" should be widened. Coppin Rd and Gill St both meet Great Eastern Highway. Gill St at GEH has limited visual range. The map shows Thomas Rd as a "dead end".</p>	<p>Concerns noted. Yes, it still applies. Refer to report for further information.</p> <p>Noted. As stated above.</p> <p>Concerns noted. Gill Lane is not a preferred 'EAW'. Gill Lane will be progressively widened as landowners pursue subdivision overtime. Refer to report about detailed assessment of the road layouts.</p>

31	<p>We wish to submit our objection to the proposed Plan 81 (SP81) ‘</p> <p>Whilst we are not against progress in the area we feel the current proposed subdivision In the area of 51 2000sqm lots is not suitable for the proposed area . We think more in line with the area would be fewer blocks with blocks ranging from 5 acre - 2.5 acre.</p> <p>Listed below are our concerns:-</p> <ol style="list-style-type: none"> 1. Coppin Road is not equipped to take more traffic in the area as there have already been several accidents (some of which have been quite severe) at the corner of Coppin Road and Great Eastern Highway. Are there plans to widen Coppin Road and stop the right hand turn onto Great Eastern Highway? 2. Are there plans for infrastructure on Thomas Road to include widening of Thomas Road and installing footpaths. 3. With Gill Lane being Emergency access only will local people be able to drive through to Gill Street? As the current home owners of 1085 Gill Street we already have people trying to cut through our property looking for a short cut to Gill Street to avoid using Great Eastern Hwy. We feel the subdivision of 51 lots in the area will further affect our privacy and that of our family with many more people trying to cut through our property. 	<p>Concerns regarding traffic are noted. See response to comment 13.</p> <p>Thomas Rd and Coppin Rd are subject to modifications in strategic locations to provide for better access. Refer to report.</p> <p>‘EAW’ for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime. Refer to report about detailed assessment of the road layouts. It has been suggested Gill Lane be included in the report as a ‘local access road’ and be assessed in the TIA.</p>
32	<p>I object to SP81 in its current form. The block sizes are way too small. The clearing requirements to comply with current BAL regulations will mean excessive habitat destruction is required for building. This is unacceptable in 2023 & as a community we should be working with nature & not destroying it. Larger blocks require less clearing & also means less people will build which will not overload the current infrastructure.</p> <p>The proposed estate plan road system will overload existing roads & will create thoroughfares or rat runs which are dangerous to children & pedestrians.</p> <p>Endangered species including black cockatoos inhabit this area & this development will</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>See response to comment 10 &13</p>

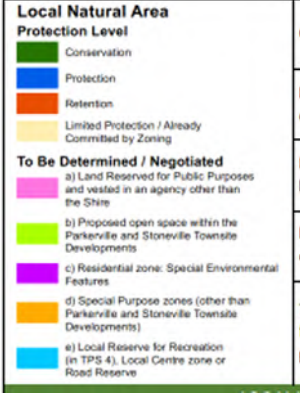
	<p>negatively impact their already endangered numbers.</p> <p>This development needs to be redesigned. Its current form is cramming too many blocks into a small area.</p>	
33	<p>I am totally opposed to the SP81 proposal. This proposal should be rejected and has many negative effects on native fauna / flora, current infrastructure and residents. Reasons why the SP81 should be rejected.</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire's planning strategies and objectives. The proposed development would result in a material change to the area's character, increase housing and traffic densities, destroy the local natural environment, adding to climate change, and threaten already vulnerable and endangered species. In addition, the proposal has made no attempt to explain how high quality design that sustains the Hills' heritage and village identity would be maintained.</p> <p>The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local small scale subdivisions like we are seeing on Gill Lane, North Stoneville-160 hectares and North Parkerville-100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that –</p> <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees much be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. <p>The council MUST refer this development under the Environment Protection and Biodiversity Conservation Act (1999)</p> <ul style="list-style-type: none"> • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. • The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted. <p>The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate</p>	<p>Concerns noted.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>See response to Comment 13..</p>

	<p>for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other.</p> <p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in greatly increased risk for drivers and pedestrians.</p>	
34	<p>I object to the Structure Plan for SP81</p> <p>Environment & Block Size</p> <p>1 The blocks sizes should be at least 1 Acre Minimum if they are 1/2 acre blocks there will be no trees left. We have to meet BAL regulations plus clearance around house to meet Insurance Standards. Therefore there will be no trees left. The object of the hills lifestyle is to live among the Trees affording privacy. This cannot be achieved with 1/2 acre blocks. Mundaring is and should not be Suburbia.</p> <p>2 If the trees are all knocked down the Black Cockatoo will not have a habitat nor will many other birds and animals in the area. They are all of national significance. The future generations will not know about them.</p> <p>3 The land has to be re vegetated but not with Pine Trees as these are a BIG Fire risk We see the Extra Large Fires in California all due to Pine Trees. Native scrubs should be planted.</p> <p>Traffic Flow.</p> <p>1 We live in Grancey Ave. We were told there would be an upgrade of the street in 2014 that didn't happen, then it was going to be 2021, only minor work was done. If the sub division is to go ahead where will the Traffic go. Grancey Ave is not wide enough to cope with extra vehicles. At the moment it is a hazard meeting with Great Eastern Highway. As well the speed along the highway should be lowered. We have lived in Mundaring for 52 years and really don't want to see the lifestyle change to suburbia. I await your reply.</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Further, SP committed by zoning.</p> <p>Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p>

35	<p>I would like to register my objection to the subdivision SP81, that has been proposed at the end of Grancey Avenue.</p> <p>The environmental devastation this will cause is unacceptable, the loss of native trees, vegetation and natural wild life corridors and habitat make this appalling.</p> <p>The loss of the Black Cockatoo, is a bird of national significance and on the endangered list, to remove its habitat will be devastating.</p> <p>The plan to have Grancey Avenue as a main through road for people traveling west and east will be devastating, you cannot get out on to Great Eastern Highway at the moment let alone with another 100+ cars, the Avenue is not built for this kind of traffic.</p> <p>Your traffic report is greatly underestimated.</p> <p>If there is a fire approaching from the North, not everyone will be able to get away.</p> <p>We have children playing in the safe cu de sac avenue at the moment, that's why we bought here.</p> <p>The block sizes are way too small, and not in keeping with the surrounding property.</p> <p>The development would need its own dedicated road in and out like Coppin road it could handle the traffic.</p> <p>There are way too many subdivisions going on at the moment in the shire, how would you like it next door to YOU?</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Landowners are responsible for undertaking due diligence before they purchase, including understanding whether any adjoining subdivision may occur.</p> <p>The Shire's LPS provides for R5, 2000sqm. See response to comment 13.</p> <p>The Shire cannot control the timing of subdivision, this is at the landowner's discretion.</p>
36	<p>Thank you for the opportunity to comment on Proposed Structure Plan 81.</p> <p>As residents of 5 Hobbit Glade, directly bordering the proposed development, we do not accept the proposal. Our position is based on the following negative impacts of the proposal in its current form:</p> <p>1. Does not adhere to key recommendations in the Flora and Vegetation Survey: "Based on the results of this survey, Del Botanics proposes the following recommendations:</p> <ul style="list-style-type: none"> • Where possible retain all trees with a DBH greater than 800mm; • Where possible retain vegetation in Good or better condition; and • Encourage best practice weed management" <p>2. Has not completed a fauna impact survey to accompany the flora and vegetation survey. The impact on native wildlife that inhabit the bushland being cleared needs to be investigated and understood.</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Noted. Proposal is not in a wildlife corridor.</p>

<p>3. Will completely destroy an identified Local Nature Area, and is inconsistent with the vision outlined in the Shire's own Local Biodiversity Strategy, namely 'Protecting, managing and retaining a network of viable Local Natural Areas that support our native flora and fauna'. As per the Flora and Vegetation Survey: "The properties within the proposed development area are included in the limited protection/ already committed by zoning LNA zone. Where residential subdivision takes place, most LNAs in these zones will be lost, however some vegetation retention may be possible by conserving bushland in Public Open Space or by retaining small parcels of bushland"</p> <p>4. Will have harmful effects on nesting birds including multiple species of Black Cockatoos that utilise the area. Two to three threatened and endangered Black Cockatoo species have been observed foraging on the site. (Forest Red-tailed, Carnaby's and/or Baudin's). These three Coackatoos are listed as Matters of National Environmental Significance and protected under the National Environment EPBC Act. As per the Flora and Vegetation Survey: "Seventy-one potential Black Cockatoo Habitat Trees with a DBH greater than 800mm were recorded on site. Thirty-two of these trees have hollows, with fifteen trees recorded with hollows suitable for Black Cockatoo's" Refer to Image 1 attached.</p> <p>5. Will increase the risk from bush fire threats by increasing the housing density of the area.</p> <p>6. Will destroy native marsupials including possums and bandicoots that live in the bushland proposed to be cleared.</p> <p>7. Will further reduce Perth's metropolitan tree cover, an issue highlighted by Perth's rating as the capital city with the lowest tree habitat. As outlined in the following article: https://www.abc.net.au/news/2023-02-18/perth-tree-canopy-conference/101980438 "Data has shown, of all the capital cities, Perth has the least tree canopy, with less than 20 per cent of its area covered. And that number is declining" "Curtin University Dean of Sustainable Futures Josh Byrne, said turning the trend around was crucial to keep the city in a liveable state." "Tree canopy helps make cities liveable, by shade, by making spaces cooler...It's also good for our health and wellbeing." "Finger pointed at development...."Tree canopy is declining largely through land clearing for development," WALGA president Karen Chappel said during her opening address."</p> <p>Proposed compromise solution:</p>	<p>The proposal complies with the strategy as outlined here. Refer to report.</p> <p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Proposal increases bushfire safety by resolving legacy issues. Refer to report.</p> <p>Refer to report.</p>
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<p>Redesign the proposal in a new design that focuses on the retention of the bush elements rated Good and Very Good by the Flora and Vegetation Survey and recommended to be retained by the Survey, with proposed roads and blocks to be redesigned around these protected areas and gravel walk trails doubling as fire breaks surrounding these areas. Please refer to Image 2. This will also assist in retaining 800mm Black Cockatoo habitat trees identified in these areas. This would require redesigning the road plan to avoid any impact on these Good and Very Good habitat areas.</p> <p>A land swap of the existing public open space at the end of Gamgee Gr could help the developers in recoupling some of the lost development potential, and would swap degraded, already cleared land with no remaining environmental heritage for native bushland in very good state.</p> <p>This would provide the following benefits:</p> <ol style="list-style-type: none"> 1. Still allows for responsible development of the site. 2. Protects the habitat of numerous native nesting birds, including multiple species of Black Cockatoos that utilise the area for foraging, 3. Provides walk trails around these protected areas to increase the amenities available for the proposed new residents and existing residents, and would double as fire breaks similar to nearby Kintore Reserve. 3. Respects the LNA designation in order to protect the environmental heritage of Mundaring. 4. Will help ensure a wildlife corridor is retained between the Protected LNAs immediately north of Great Eastern Highway through to immediately north of Thomas Rd. Refer to Image 3 and 4. 5. Reduces the fire risk by reducing the housing density of the development. 6. Improves the visual amenity of the proposal. 7. Does not further reduce Perth's declining tree cover. <p>Please notify us of future council meetings where the proposal will be discussed. We would like to attend to ensure our feedback is observed.</p>	<p>Planning requires various matters to be considered on balance. Vegetation protection is not the primary purpose of this area, but methods to improve vegetation protection have been explored.</p> <p>Please refer to report.</p>
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	 <p>Local Natural Area Protection Level</p> <ul style="list-style-type: none"> Conservation Protection Retention Limited Protection / Already Committed by Zoning <p>To Be Determined / Negotiated</p> <ul style="list-style-type: none"> a) Land Reserved for Public Purposes and vested in an agency other than the Shire b) Proposed open space within the Parkerville and Stoneville Townsite Developments c) Residential zone: Special Environmental Features d) Special Purpose zones (other than Parkerville and Stoneville Townsite Developments) e) Local Reserve for Recreation (in TPS 4), Local Centre zone or Road Reserve 	
37	<p>I object 100% to SP 81 for the following reasons:-</p> <ul style="list-style-type: none"> a) half acre blocks will result in massive tree clearing and a huge loss of biodiversity for the area. b) traffic turning right onto highway from this subdivision will result in serious car accidents. Traffic will be hugely increased along Gill Lane and Gill Street as residents seek quick access to town centre. c) There is NO safe way to put this number of residents in such a small area for fire evacuation. d) Mundaring is fast losing its "rural appeal." e) This development is co-inciding with a NUMBER of other current developments. The IMPACT of each development should be evaluated BEFORE new proposals of further subdivisions are considered. f) There is a current lack of availability in the area for doctors, mechanics, schools etc - how can the shire cater for further demands on these services? g) how will sewerage, underground power be supplied to this current pristine environment? <p>Thankyou for your consideration. It is frightening how quickly Mundaring is changing.</p>	<p>Concerns noted. See response to comment 10, 13, and 15.</p> <p>Each proposal is considered as per their individual merit. SP or subdivision is subject to landowner aspirations.</p> <p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Provided within the supporting documentation.</p>

38	<p>We are totally opposed to the SP81 Proposal.</p> <p>Traffic flow will impact our family and neighbourhood. Please see attached document which highlights our concerns.</p> <p>We Josh and Tracey Creighton of 1A Gill Lane, Mundaring are totally opposed to the SP81 Proposal.</p> <p>Traffic flow will impact our family and neighbourhood.</p> <p>The Traffic Impact Assessment Report, submitted as a supporting document for SP81 development is deficient in crucial information regarding the intersections, including their precise locations, the characteristics of the streets that lead into them, and the experiences of drivers who use them regularly. Moreover, it fails to consider the impact of increased traffic on driver behaviour and emergency egress for individuals in the SP81 and surrounding areas.</p> <p>While the study employed approved software to evaluate traffic flow, it did not consult with the individuals who use these roads and intersections daily. The report overlooks several significant factors that are likely to have a profound impact and diminishes their importance, which we find concerning.</p> <p>At present, Gill Lane and Grancey Avenue are both No Through Roads, but SP81 plans have been proposed to connect them to nearby roads. However, this would result in increased traffic and potential safety risks for residents and visitors who use these streets for walking and playing.</p> <p>Gill Lane would primarily be used as an emergency access or pedestrian connection, but it's likely that traffic on a narrow, one-lane road, and negatively impact traffic flow to other streets and residents.</p> <p>Furthermore, it's expected that traffic from Great Eastern Highway would cut through Grancey Avenue and use Gill Lane to access areas to the north of Mundaring, bypassing Mundaring townsite. This would bring additional traffic to the area and narrow roads, potentially impacting the safety and amenity of residents and visitors.</p> <p>Additionally, turning onto Great Eastern Highway from Grancey Avenue is already challenging due to limited visibility and adding more residents to this intersection could make it even more dangerous. Overall, the proposed plans to connect Gill Lane and Grancey Avenue to other roads would significantly impact current residents and visitors, increasing traffic and potentially endangering safety.</p> <p>We do not accept this proposal.</p>	<p>Concerns noted. See response to comment 13.</p> <p>Noted. 'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>Concern noted.</p>
39	<p>I strongly oppose the Coppin Road, Mundaring Local Structure Plan SP81 development.</p> <p>Plan SP81 must be rejected in its current form for its unacceptable level of environmental destruction. My key objections are the likely clear felling of 14 hectares and 4000 to 5000 mature trees causing a devastating environmental impact.</p>	

<p>The developers are proposing lot sizes to be ½ acre. This lot size reflects their desire to reduce the bushfire risk and BAL level however it will result in the clearing of all the trees from the lots. This is unacceptable on numerous levels and contravenes many of the Shire priorities eg. The Shire <i>“aims to be a leader in local government sustainability and environmental management”</i>.</p> <p>The Shire’s Environmental Sustainability Policy claims to demonstrate <i>“our community and corporate commitment to the environment. Decision making throughout the Shire should reflect our responsibility to maintain our natural heritage for future generations, and minimise our footprint on the planet wherever possible.”</i></p> <p>The Local Biodiversity Strategy 2023-2030 has recently been updated by Council and states that: <i>“Community surveys repeatedly raise environment as a key priority and this is reflected in the Shire’s Community Strategic Plan. Council adopted as a 10 year priority, ‘Shire-led conservation, protection and retention of natural areas’ and the overall vision for the area as: ‘A Place for Sustainable Living’”</i>.</p> <p>Now is the perfect time for our Council to show leadership and to adhere to the strategies they have adopted. This is a prime opportunity to promote and showcase sustainable development, rather than development which would be devastatingly destructive. Allowing 2000m² (1/2 acre) blocks which would require wholesale clearing of a forested area would be in direct contrast to what the shire promotes and what the Shire and its community take great pride in.</p> <p>Una Bell from the Jane Brook Catchment Group confirms that the description of the site in the developer’s report is understated and does not give any indication of the environmental value and role as a wildlife corridor. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. In the Shire of Mundaring’s Biodiversity Strategy, it recognises the importance of wildlife corridors and the need to protect them.</p> <p>Retaining habitat trees in isolation is not feasible in the long term as it is the complete habitat that is important not single trees in isolation. The land is not as degraded as the report makes out. There are areas of good condition bushland and habitat trees, not just for Black Cockatoos, but for other fauna such as possums, bats and mardo.</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p> <p>Noted. The Shire’s adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>Noted. Strategy also indicates that the land is committed by zoning.</p> <p>Agreed. LPS identifies this location for residential infill.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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<p>Surprisingly no fauna survey was conducted despite the Perth Hills being part of an Internationally recognised Biodiversity Hotspot. Proposals such as this development destroy the remnant vegetation and habitat on site, resulting in loss of habitat, loss of feeding grounds, and loss of nesting sites for species that have fewer and fewer options. Extensive clearing of native vegetation, foraging grounds, and many habitat trees as proposed, will have a detrimental impact on local fauna populations and fauna survey should have been conducted.</p> <p>The closest survey is the 71 potential Black Cockatoo Habitat trees recorded on site. However there are other species that use tree hollows as well as Black Cockatoos. Peregrine Falcons, Boobook Owls, Red-capped Parrots and Brush-tailed Phascogales all nest in hollows 100 – 230 years old. The vegetation is described as regrowth: trees with hollows of this age are not regrowth.</p> <p>Black cockatoos are iconic species in the Western Australian landscape. They are found nowhere else in the world. The cockatoos are well placed to function as flagship species for habitat conservation. The three Cockatoos are listed as Matters of National Environmental Significance and protected under the National Environment – ‘EPBC’ Act.</p> <ul style="list-style-type: none"> a. Carnaby’s Black Cockatoo (<i>Calyptorhynchus latirostris</i>) – endangered b. Baudin’s Black Cockatoo (<i>Calyptorhynchus baudinii</i>) – critically endangered c. Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>) – vulnerable <p>The Coppin Rd precinct contains 71 recognised Habitat trees. These are of enormous significance as they take over 200 years to develop hollows suitable for nesting.</p> <p>The Commonwealth of Australia’s new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that:</p> <ul style="list-style-type: none"> a. Loss of greater than 1 ha of potential nesting habitat <u>must be referred</u> b. Nest trees and potential nest trees <u>must be protected</u> c. Assessment must be done by a person qualified in black cockatoo assessment. <p>Ongoing habitat loss through the destruction of native vegetation has been identified as a key threat contributing to the continued decline of all three Black Cockatoo species to levels that will lead them to extinction within 20 years if clearing continues at its current rate. The cumulative impacts of clearing Black Cockatoo habitat in the Mundaring area must be taken into account when assessing the level of habitat destruction.</p>	<p>Subject sites do not fall within the Wildlife Corridor.</p> <p>Please refer to advice provided by the principle environmental agency DBCA.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<p>This site should be referred to the EPBC for a thorough environmental assessment. Climate Change impacts or actions, aligned to meet the State Government's formal Climate Change Policy, have not properly been factored into the proposed development. The State Government is actively establishing a framework for responsible emissions reductions to meet WA's goal of net zero by 2025.</p> <p>This development will result in mass habitat loss and release of carbon from the clearing of almost 14 hectares. Clearing of 14 hectares = 4-5000 trees, removing a carbon sink of 15-20 tonnes of co2 per year. Thus knowingly reducing the shire's chances to meet WA's goal of net zero by 2025 – which contravenes the Shire's own Climate Change Policy.</p> <p>Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines for Planning in Bushfire Prone Areas state that:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should general not be supported.'</i></p> <p>I acknowledge that there are several other important issues with SP81 ie: traffic, amenity, power and drainage but to me the conflict between biodiversity preservation and bushfire risk management are paramount and insurmountable. SP81 should be denied on these factors alone.</p>	<p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p> <p>Noted. Refer to report.</p>
40	<p>I strongly oppose the Coppin Road, Mundaring Local Structure Plan SP81 development. Plan SP 81 must be rejected in its current form for the following reasons:</p> <ul style="list-style-type: none"> - Its unacceptable level of environmental destruction. - Clear felling of 14 hectares and 4000 to 5000 mature trees causing a devastating environmental impact. - The developers are proposing lot sizes to be ½ acre to reduce the bushfire risk and BAL level however it will result in the clearing of all the trees from the lots. <p>This is unacceptable on numerous levels and contravenes many of the Shire priorities eg. The Shire <i>“aims to be a leader in local government sustainability and environmental management”</i>.</p> <p>The Shire's Environmental Sustainability Policy claims to demonstrate <i>“our community and corporate commitment to the environment. Decision making throughout the Shire should</i></p>	<p>Noted. See responses to comment 39.</p>

<p><i>reflect our responsibility to maintain our natural heritage for future generations, and minimise our footprint on the planet wherever possible.”</i></p> <p>The Local Biodiversity Strategy 2023-2030 has recently been updated by Council and states that:</p> <p><i>“Community surveys repeatedly raise environment as a key priority and this is reflected in the Shire’s Community Strategic Plan. Council adopted as a 10 year priority, ‘Shire-led conservation, protection and retention of natural areas’ and the overall vision for the area as: ‘A Place for Sustainable Living’”.</i></p> <p>Now is the perfect time for our Council to show leadership and to adhere to the strategies they have adopted. This is a prime opportunity to promote and showcase sustainable development, rather than development which would be devastatingly destructive. Allowing 2000m² (1/2 acre) blocks which would require wholesale clearing of a forested area would be in direct contrast to what the shire promotes and what the Shire and its community take great pride in.</p> <ul style="list-style-type: none"> - Retaining habitat trees in isolation is not feasible in the long term as it is the complete habitat that is important not single trees in isolation. - The land is not as degraded as the report makes out. There are areas of good condition bushland and habitat trees, not just for Black Cockatoos, but for other fauna such as possums, bats and mardo. - No fauna survey was conducted despite the Perth Hills being part of an Internationally recognized Biodiversity Hotspot. - Extensive clearing of native vegetation, foraging grounds and many habitat trees as proposed, will have a detrimental impact on local fauna populations and a fauna survey should have been conducted. - However there are other species that use tree hollows as well as Black Cockatoos. Peregrine Falcons, Boobook Owls, Red-capped Parrots and Brush-tailed Phascogales all nest in hollows 100 – 230 years old. The vegetation is described as regrowth: trees with hollows of this age are not regrowth. <p>Black cockatoos are iconic species in the Western Australian landscape. They are found nowhere else in the world. The cockatoos are well placed to function as flagship species for habitat conservation. The three Cockatoos are listed as Matters of National Environmental Significance and protected under the National Environment – ‘EPBC’ Act.</p> <p>a. Carnaby’s Black Cockatoo (<i>Calyptorhynchus latirostris</i>) – endangered</p>	
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	<p>b. Baudin's Black Cockatoo (<i>Calyptorhynchus baudinii</i>) – critically endangered c. Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>) – vulnerable</p> <p>The Coppin Rd precinct contains 71 recognised Habitat trees. These are of enormous significance as they take over 200 years to develop hollows suitable for nesting.</p> <p>The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that:</p> <p>a. Loss of greater than 1 ha of potential nesting habitat <u>must be referred</u> b. Nest trees and potential nest trees <u>must be protected</u> c. Assessment must be done by a person qualified in black cockatoo assessment.</p> <p>Ongoing habitat loss through the destruction of native vegetation has been identified as a key threat contributing to the continued decline of all three Black Cockatoo species to levels that will lead them to extinction within 20 years if clearing continues at its current rate. The cumulative impacts of clearing Black Cockatoo habitat in the Mundaring area must be taken into account when assessing the level of habitat destruction.</p> <p>This site should be referred to the EPBC for a thorough environmental assessment. Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines for Planning in Bushfire Prone Areas state that:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should general not be supported.'</i></p> <p>I acknowledge that there are several other important issues with SP81 ie: traffic, amenity, power and drainage but to me the conflict between biodiversity preservation and bushfire risk management are paramount and insurmountable. SP81 should be denied on these factors alone.</p>	
41	<p>We are opposed to the proposed Local Structure Plan 81 (LSP 81) in its current format. The following outlines our further points of opposition, to be considered in addition to our earlier submission to the Shire.</p> <p>Bushfire Management Plan</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of</p>

<ul style="list-style-type: none"> The BMP advises (Table 2.2) that confirmation with the relevant authority is required with regard to native vegetation/remnant vegetation and habitat vegetation and wildlife corridors. LSP 81 documentation makes no acknowledgement of that requirement. The BMP addresses the proposed LSP 81, which has the intention of clearing all vegetation from the site, with the exception of identified 71 Black Cockatoo habitat trees. The BMP advises (Section 2.4) that “<i>the subject site contains classified native vegetation. Modification and/or removal is required</i>”. This is contrary to Clauses 5.4 of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and Section 2.3 of the <i>Guidelines Planning in Bushfire Prone Areas</i>, which provide that “<i>In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.</i>” Further, SPP 3.7 advises (Section 5.4) that the objectives of the Policy are to (inter alia) “<i>Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change</i>”. The BMP relies on the significant clearing of vegetation of high biodiversity and landscape amenity value within the site. It cannot be considered that the proposal achieves an appropriate balance as required under policy objective 5.4. There is no certainty that the intended level of bushfire mitigation can be achieved in the absence of Commonwealth approval under the Environment Protection and Biodiversity Conservation Act being given to the clearing of vegetation and Black Cockatoo Foraging and Nesting Habitat. The proposal is not considered to adequately address the objectives and policy measures of State Planning Policy 2.0 Environment and Natural Resources and State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region given the extent of clearing of vegetation required to facilitate development. The BMP does not address the identified 71 Black Cockatoo habitat trees, proposed to be retained. <p>Transport Impact Assessment</p> <ul style="list-style-type: none"> AM and PM peak hour assessments, described in Figures 5, 6 and 7 respectively cover the periods 08.00 to 09.00 hours and 15.15 to 16.15 hours. Considerably larger amounts of traffic are evident from 06.00 hours in the morning and up to at least 18.00 hours in the 	<p>existing habitat trees. Refer to report for detailed assessment.</p> <p>See response to comment 13.</p>
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	<p>evening. It is considered therefore that the traffic count data are significantly lacking in their estimates.</p> <ul style="list-style-type: none"> • Right turns from both Coppin Road and Grancey Avenue onto Great Eastern Highway are already quite difficult, especially at peak traffic times. It is considered that additional traffic performing this function will inevitably increase the risk of accidents. • Left turn from Great Eastern Highway into Coppin Road and Grancey Avenue is also considered dangerous due to the speed of traffic in both lanes. It is considered that additional traffic performing this function will inevitably increase the risk of accidents <p>Structure Plan Report</p> <p>Section 2.1 Biodiversity and Natural Assets:</p> <ul style="list-style-type: none"> • Addresses vegetation and flora only • Downplays the condition of the vegetation on significant portions of the site, which is considered to be Good to Very Good • Fails to acknowledge the inherent biodiversity value that the site affords Black Cockatoos by way of Foraging Habitat • The proposed LSP 81 ignores the very significant natural environmental aspect of the subject site, namely the significant and consistent use of Foraging Habitat by large numbers of the Endangered Forest Red-Tailed Black Cockatoo and, to a lesser extent, the Critically Endangered Baudin's Cockatoo. • These two species are afforded special protection as Matters of National Environmental Significance (MNES) under the Commonwealth Environment Protection and Biodiversity Conservation Act (1999). • The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 advise that: <ol style="list-style-type: none"> 1. <i>Loss of greater than 1 ha of potential nesting habitat must be referred.</i> In this instance, up to 9ha could be anticipated. 2. <i>Nest trees and potential nest trees much be protected.</i> No form of protection for these trees is proposed in LSP 81 documentation, aside from them being accommodated in the Structure Plan design. There is a significant risk that many of these trees will not survive the subdivision development process, or the application of a minimum 20m Asset Protection Zone for dwellings constructed following sale of lots. 3. <i>Assessment must be done by a person qualified in black cockatoo assessments.</i> This has not been undertaken in order to more accurately inform decision-making related to LSP 81. 	<p>Concerns noted. It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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	The proposed LSP 81 must be referred to the Commonwealth under the Environment Protection and Biodiversity Conservation Act (1999), or to the State Environmental Protection Authority for assessment under the relevant Bilateral Agreement.	
42	<p>I refer to your correspondence of 30 March 2023 requesting comments on the above structure plan. The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions has reviewed the proposal and provides the following advice.</p> <p>Threatened Fauna</p> <p>The subject area is likely to contain foraging, roosting and potential breeding habitat for the threatened Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) and Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>).</p> <p>The cumulative impacts associated with the loss of habitat is reducing the amount of habitat and reducing the number of birds that can be supported in the region. In the respective black cockatoo recovery plans they note that reversal of threats (including loss of habitat) is required before significant increases in the cockatoo populations can occur. The Recovery Plan's identify the need to protect and manage as much habitat as possible to minimise the impacts of habitat loss. Therefore, all remaining resources are significantly important to black cockatoos.</p> <p>If trees with suitable hollows are to be removed, it is recommended that trees be felled outside of the birds breeding period. If trees with suitable hollows are to be cleared within the breeding period, they must first be inspected by a suitably experienced fauna specialist to ensure that nesting is not occurring. If the inspection identified nesting birds, a section 40 authorisation under the <i>Biodiversity Conservation Act 2016</i> will be required. Where nesting is occurring, trees are to demarcated and avoided, until after the cockatoos have naturally completed nesting (i.e. chick has fledged and dispersed from the hollow).</p> <p>Please be aware that proponent(s) may also have notification responsibilities under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> in relation to Matters of National Environmental Significance and should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water for further information on these responsibilities. Thank you for the opportunity to comment on this structure plan.</p>	Noted.
43	I have no objections to SP81 as presented. Naturally I'd prefer higher density development, but that would require the installation of reticulated sewage.	Noted.

44	<p>WE ARE TOTALLY OPPOSED TO THE SP81 PROPOSAL</p> <p>From a personal perspective :</p> <p>ENVIRONMENT</p> <p>We have lived in Mundaring for 40 years, attracted by the unique environment that we have been privileged to enjoy. Unfortunately, we have witnessed a significant threat to both flora, fauna and lifestyle being eroded “ little by little”. Our area in Gill Street has become a microcosm of what is happening throughout the Hills:</p> <ul style="list-style-type: none"> • an over 55 development inappropriately placed by the creek and destruction of yet another wetland • redevelopment of acreage to half acre lots in Gill Lane resulting in destruction of foraging and habitat trees and displacement of wild life; century old trees destroyed to accommodate 5 houses with more destruction in Gill Lane imminent. <p>The development of ½ acre blocks for housing such as SP81 is not conducive to environmental sustainability as it calls for the total clearing of land to meet bushfire regulations, therefore flora, habitat, foraging and nesting trees will be non-existent.</p> <p>TRAFFIC</p> <p>Another 50 homes sites and associated vehicles would unreasonably impact on Grancey Avenue, an already dangerous Grancey Avenue/Gt Eastern Highway intersection, and turn Gill Lane into a “rat run” shortcut to Mundaring. Currently Grancey Avenue and Gill Lane are quiet residential streets where we have seen children play without risk from traffic, Since the opening of Clifton St (“rat run”) into Gill Street the traffic has increased immeasurably in both volume and vehicle speed. It has become too dangerous to enjoy a walk on the road (we don't have a footpath past Gill Lane) and the addition of traffic into Gill Lane would significantly risk the safety of residents.</p> <p>IN CLOSING</p> <p>We have submitted this objection from a personal witnessing of the erosion of lifestyle and environment, and will leave to others to submit more technical details.</p> <p>Those that choose to live in this bio-diverse environment have a duty to protect it for future generations. The Perth Hills is not a collection of treeless suburbs but of villages interacting within a wonderful natural environment and we entrust our local government to respect this.</p>	Concerns noted. See response to comment 13, and 39.
45	<p>My husband and I are totally opposed to SP81 in its present form for the following reasons:</p> <ol style="list-style-type: none"> 1. The total removal of all trees on this 14.1855 ha site would be a travesty and contrary to the Shire's own Local Biodiversity Strategy 2023-2030 and the Environmental Sustainability Policy 2018 and Community Strategic Plan which commit to conserving, 	The SP has been assessed relevant planning frameworks and is generally compliant.

	<p>protecting and retaining natural areas and maintaining the Shire as a place for sustainable living.</p> <p>This proposed development would result in a material change to the area's character, increase housing and traffic densities, destroy the local natural environment adding to climate change and threaten already vulnerable and threatened species.</p>	
	<p>2. This area where the trees are to be destroyed is an area used by the endangered Carnaby's black cockatoo, the critically endangered Baudin's black cockatoo and the vulnerable Forest Red Tailed black cockatoo for foraging and potential breeding.</p> <p>Many of the trees to be removed are Redgums/Marris which are the cockatoo's favoured food supply and these birds are often sighted foraging on this site.</p> <p>The report attached to the application identified 71 potential habitat trees on site. These take 200+ years to develop suitable nesting hollows so even if they are not all being utilized at present there is potential for the younger trees to become habitat trees in the future.</p> <p>The clearing and fragmentation of breeding and foraging sites is the main reason for the declining numbers of black cockatoos in WA's Southwest.</p> <p>The Commonwealth of Australia's new referral guidelines for the three threatened WA Black Cockatoo Species 2022 states that;</p> <ol style="list-style-type: none"> 1. Loss of greater than 1 ha of potential nesting habitat must be referred 2. Nest trees and potential nest trees must be protected 3. Assessment must be done by a person qualified in black cockatoo assessments. <p>The shire must refer this development under the Environment Protection and Biodiversity Conservation Act (1999)</p>	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.
	<p>3 . The proposed SP81 site is land that is part of a wildlife corridor linking the State Forest, the Heritage trail and local reserves. Wildlife corridors are crucial for the survival of many species and to maintain healthy populations. The proposed clearing will damage the linkages as well as causing the loss of habitat, feeding grounds and nesting sites for many other local fauna populations such as kangaroos, echidnas, possums, bandicoots and mardo, all of which are commonly seen on this site.</p> <p>In the planning documents there were no surveys done for the abovementioned fauna and also no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions, also none for fungi, and slime moulds. These all play a vital role in the ecosystem and removing trees, shrubs and ground cover will have devastating impacts on the complex ecosystem in this area known for its biodiversity.</p>	Concern noted. SP not within wildlife corridor.

<p>The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors and the need to protect them.</p> <p>4. In the documents submitted for SP 81 it states that the provision of Public Open Space will total less than the standard 10% and cash in lieu payments will be made. The land designated for public open space is degraded with a few pine trees and is mostly used for drainage. According to Community Perceptions Survey 2021 Playgrounds and Parks are by far the most visited Shire facilities with 71% of residents utilising them.</p> <p>The area could be moved to where some of the habitat trees could be preserved and maybe it could incorporate some sort of park or playground as Sculpture Park and the Heritage trail are the closest and both are situated on the other side of Great Eastern Highway which is a dangerous crossing for pedestrians i.e. parents and children.</p> <p>5. As a resident of Gill Street the design of the road system is a concern. The proposed use of Gill Lane is shown solely as an emergency access and/or pedestrian connection. Realistically however traffic from the proposed development will predominately use Gill Lane to access the Mundaring shops as this is a direct link avoiding the traffic hazards of Great Eastern Highway. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. This extra traffic will impact on the residents of Gill Lane but will also considerably increase the traffic on Gill Street which is already a very busy road as cars use it as a route to avoid the lights and roundabout on Stoneville Road.</p> <p>It is also expected that traffic from Great Eastern Highway would cut through Grancey Avenue and use Gill Lane to access Stoneville Road to avoid passing through the Mundaring townsite adding even more vehicle numbers.</p> <p>The intersections at Grancey Avenue and Coppin Road are already dangerous and the addition of 50 to 100 extra vehicles using these intersections will only increase the danger.</p> <p>In emergencies the use of Gill Lane as Emergency Access is ludicrous as parts of the lane only allow for one-way access and there is no turn around space. In a fire when residents are trying to leave and emergency vehicles would be trying to enter it would turn into gridlock causing panic and chaos which would be dangerous for all concerned.</p> <p>We are not against all development and recognize the need for housing but not at the expense of the environment and the safety and amenity of existing residents. An alternative would be to allow bigger blocks, say 1 and 2 acre blocks which would allow for the preservation of more habitat trees. The zoning of R5 allows for a minimum block size of 2,000 squares but that is not stated as the maximum size.</p>	<p>Concerns noted. Refer to report.</p> <p>Noted. 'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>Noted. The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council</p>
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	SP81 is not a huge development but if SP81 is approved as proposed it will have unacceptable impacts and will open the door for similar developments, the cumulative effect of which will be catastrophic for the hills.	adopted strategy. Refer to report.
46	<p>We are writing in response to the LSP 81 proposal.</p> <p>We are totally opposed to the SP 81 proposal and consider that it needs to be substantially reworked to create a fair, appropriate and acceptable outcome.</p> <p>We are the residents of 6 Gill Lane Mundaring. We have lived on our semi-rural property for 40 years, raising our family and building a community in this beautiful part of the world. As with many residents of Mundaring, we were drawn to, and continue to live in this area, because of its extraordinary bushland and the ability to live a quiet, semi-rural lifestyle, connected to nature.</p> <p>We understand the tension that exists in needing to accommodate a growing population in the Shire in a way that is sustainable, protects the rich biodiversity of the region and maintains the semi-rural atmosphere that attracts people to live in the region. With this in mind, we accept that small-scale subdivisions have and will continue to take place, particularly around the township of Mundaring.</p> <p>However, we strongly oppose the current Local Structure Plan proposal for the subdivision development of LOTS 22, 72, 25 & 26 COPPIN ROAD; 100 & 101 GRANCEY AVENUE & PORTIONS OF LOTS 4 & 91 GREAT EASTERN HIGHWAY, MUNDARING. We believe this proposal is not in line with current Shire climate and environmental policy nor does it show consideration of the local community and liveability of the neighbourhood.</p> <p>Summary of Concerns</p> <ol style="list-style-type: none"> 1 We accept that some subdivision is required, however, in the LSP's present form there is conflict with preservation of the natural bushland and tree canopies for the endangered black cockatoo population, character of the area and impact on existing residents. A revised Plan is required. 2 Council supports the Save Perth Hills position and this LSP has many similar concerns, thus objections to it are equally worthy of Council support. 3 The LSP prizes developer rights over community welfare. 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>As stated above. Noted. The Shire's adopted Local Planning Strategy reflects</p>

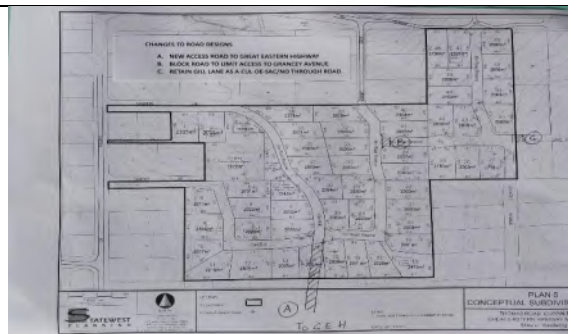
	<p>4 The Shire could lead the way with an exemplar that better blends development with the existing unique village character, heritage and natural environment of the Hills. A more sensitive plan that meets the needs of subdivision and maintenance of the Hills environment and lifestyle, is possible and should be pursued.</p> <p>5 The LSP is contrary to several aspects of Shire policies.</p> <p>6 The potential North Stoneville development will exacerbate the negative consequences of this LSP and should be taken into consideration.</p> <p>7 People live here for what presently exists, a natural, semi- rural environment.</p> <p>8 This is a major change to the north- western township and we are concerned that many residents of the area are unaware of this proposal. The minimal signage and letters to households from the Shire will result in a less than optimal resident response and as such be unrepresentative.</p> <p>9 The policy that the LSP should ‘establish the need for comprehensive planning, high design standards and cost- effective servicing which are sensitive to the environment, prior to the subdivision of land within the municipality’ is not met. The LSP does not reflect the general character of the area. The high density of the LSP is not within keeping of the area. Instead, it is in keeping of suburbia and is misplaced and in conflict with the area.</p> <p>10 Fewer and larger blocks with maximal tree preservation are more appropriate to maintain our semi- rural environment and unique biodiversity.</p> <p>11 The LSP road design is insensitive to the local residents directly outside of its boundary. An alternative design would better suit residents. This should include.</p> <ul style="list-style-type: none"> . additional access to the highway, which would create a fairer sharing of the traffic load on existing roads and improved escape options in the case of bushfire. . sectioning off within the development eg. The only traffic to enter Grancey Avenue would be from existing Lots 100 and 101, a safer, more equitable and acceptable outcome. . Gill Lane, outside of the LSP, an inappropriate fire access and its use as such, should be removed from the Plan. <p>12 The Bushfire Management Plan states that ‘many bush fire prone areas also have high biodiversity values’ and that ‘consideration of environmental priorities within the</p>	<p>community values and identifies this site for infill. Refer to report.</p> <p>As stated above.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Signage and correspondence is compliant with the <i>Act</i></p> <p>The Shire has different zoning codes which represent different requirements.</p> <p>Please refer to point 1 above.</p> <p>Upgrades to current infrastructure where applicable has been addressed in the report. ‘EAW’ for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
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	<p>LSP can avoid excessive or unnecessary modification or clearing of vegetation’. The LSP appears to not support this principle.</p> <p>13 It is questionable as to why residents were not asked to comment on biodiversity. We are concerned that this LSP is being rushed through to avoid imminent tighter environmental restrictions. We note that the Council at its recent meeting adopted the Shire’s Local Biodiversity Strategy. This has implications for this LSP and should be applied.</p> <p>14 The Shire has the opportunity to show its commitment to addressing climate change within a revised LSP. Several Shire environmental policies are not reflected in this LSP. The typical clearing associated with half acre blocks would result in minimal retention of vegetation and loss of natural habitats. Protection of the natural environment must be considered BEFORE the plan is approved as once it is in the hands of developers, blocks are likely to be totally cleared.</p> <p>15 The full 10% POS quota should be implemented to reduce clearing and better provide passive recreation opportunities.</p> <p>Response in Detail</p> <p>The Hills Lifestyle is under threat. The outcome of the North Stoneville proposal hangs over us all. This instability/ threat has deleterious effects particularly for mental health. Many of us feel disempowered in regard to protecting our future life in the hills. The Council supports the Save Perth Hills position. Many of the same issues apply to this LSP, thus it is appropriate that the Council treats both similarly.</p> <p>This LSP is unimaginative, and prizes real estate/developer rights over an acceptable, sensitive and community positive plan for the north- western section of the village. It fails local community needs and instead of enhancing community life, has the potential to greatly detract from it. An alternative plan that enables acceptable and appropriate subdivision, in keeping with the nature and character of the area, could be an exemplar for future Hills developments. The Shire could lead the way towards development that successfully assimilates subdivision, community cohesion and ‘preservation of the Shire’s unique character and natural hills environment’ (Shire of Mundaring Local Planning Strategy objective). This is Shire’s opportunity to have a forward- thinking exemplar that ‘sustains the hills heritage and village identity’ (Shire of</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>The SP is committed by zoning as addressed in the Strategy.</p> <p>The Shire’s adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>The Shire expects a 10% contribution to POS to be achieved. Retaining vegetation immediately adjoining 2000sqm lots would exacerbate bushfire risks on future landowners.</p> <p>The Shire must consider all applications on their individual merits, within the common parameters of a consistent planning framework.</p> <p>Officer report provides a response to these statements.</p>
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<p>Mundaring Local Planning Strategy objective). It would enable ‘protection and enhancement of key environmental assets’ and ‘minimise the Shire’s contribution to climate change’ (Shire of Mundaring Local Planning Strategy objective). It could facilitate the Shire’s objective to ‘lead the community in developing environmentally sustainable practices.’</p> <p>This LSP is contrary to these policies particularly in regard to the change of the area’s character and destruction of local nature areas. If the Shire accepts this LSP it will fail to meet its own objectives.</p> <p>If the North Stoneville redevelopment is successful, it will exacerbate negative impacts on this LSP in terms of urbanizing this semi-rural area by: increasing traffic on local rural roads(Stoneville Road, Stevens Street, Gill Street, Lacey Street etc.); stressing scarce amenities(medical, retail, educational, recreational etc.); degrading the rural nature of the township; degrading the area’s unique biodiversity and further impacting the ability to escape a major bushfire due to sheer numbers entering limited highway access. This compounded impact is not addressed in this LSP, and we request that it is.</p> <p>The majority of residents have moved here for what presently exists: a semi-rural bush environment at a distance from the city, a lower population, larger blocks, cleaner air, less dense housing and community contribution/belonging and cohesion. They have accepted the limitations of this choice ie. distance from major medical, retail, educational, entertainment/ leisure facilities. If they wanted such amenities, they would have made a different choice of location.</p> <p>Now a major change is to be forced upon them.</p> <p>We note that the Structural Report Plan, p9 -Scheme Relation cites the LSP ‘establish the need for comprehensive planning, high design standards & cost- effective servicing which are sensitive to the environment, prior to the subdivision of land within the municipality’. This LSP fails this principle in terms of being ‘sensitive to the environment prior to subdivision’. We request that the Shire reflects this overriding principle in its submission.</p> <p>The Shire has a duty of care to its residents to facilitate proper and orderly planning. We note that the review of the urbanization of the hill’s strategy is close to completion. We request that the outcome of this report be applied to this LSP.</p> <p>Residential blocks</p> <p>We oppose the LSP with regard to the large number of blocks as it imposes major change on this area, completely altering its character, urbanising this amenity and requiring the destruction of the area’s precious biodiversity.</p> <p>It is noted that protection of the local character of the area has been omitted in this design. Well-sized blocks that are set back and are well treed are the norm for the area. The LSP is in great contrast with the Hills character and instead of it being seamless with adjacent zonings, will be in great contrast, a poor planning outcome.</p>	<p>The Shire has a statutory timeframe to fulfil.</p> <p>Zoning is already embedded within the LPS4.</p>
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<p>We note that the R5 Zoning of the LSP abuts RR1 and R2.5 zonings. The RR1 zoning principle, 'conserve the natural environment as far as possible for the enjoyment of local residents as well as the maintenance of ecological and landscape values' and R2.5 "development sensitive to the environmental characteristics of the area including protection of native vegetation (trees and understory) where practical' both indicate the area's character. And yet the LSP in no way reflects this. We request that it does.</p> <p>We note that 2000sqm is the minimum size for R5 zoning. As the majority of Lots are greater than this, developers should not have the right to totally clear blocks. A compromise could be blocks of 2500m which would give greater protection of natural flora and fauna, reduce resident objection and better maintain the character of the Hills.</p> <p>There is an opportunity to create smaller clusters of housing that complements the existing local character. The maintenance of the unique Hills character with mature landscapes and greenspace would improve value to landowners. By contrast, the high number and density of blocks in the LSP is not within keeping of the nature, historical development and bush/hills environment of the area. Instead, it is in keeping with suburbia and as such is misplaced and in conflict with the area. It is also in conflict with the reasons people have chosen to live here, a distinct difference to suburbia. A more sensitive (to the area) plan that meets both the needs of subdivision and maintenance of a rural/hills environment, is possible and should be pursued. Fewer and larger blocks with maximal tree preservation would make a more acceptable and appropriate development.</p> <p>Request/Recommendation</p> <p>The LSP be revised to include a reduced number of blocks and increased block size to help ameliorate some of the negative implications of the LSP.</p> <p>Explanation: This would be reflective of an LSP 'sensitive to the environment, prior to the subdivision of land within the municipality.' It would support the Shire's policies/ responsibilities to biodiversity, working towards net 0 emissions and climate change response. The LSP is short-sighted in terms of its responsibility /contribution to climate preservation.</p> <p>Roads</p> <p>We oppose the LSP as it relies on connection to existing roads rather than providing direct highway access and consequently, overburdens these roads resulting in a range of negative consequences for existing residents.</p> <p>Objections: The Traffic Report</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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	<ol style="list-style-type: none"> 1. It appears that the figures cited were collected on a single day. This is insufficient as no account has been taken of possible variations. 2. There is no identification of the impact on existing roads of inappropriate routes eg. 'rat runs', shortcuts. 3. The increase of traffic associated with the proposed North Stoneville development has not been addressed in the estimated 2% annual growth rate on Great Eastern Highway. 4. There is no assessment of noise and nuisance and with greater traffic on existing roads, this is a concern to local residents especially with homes close to the road. <p>Until the above objections are addressed this LSP should be rejected.</p> <p>The LSP road design is insensitive to residents outside of its boundary. Gain from this development is confined to the LSP area. Conversely, areas abutting it are greatly negatively affected. This is unfair as all gain lays with the developers, and the negative consequences of the LSP, is imposed upon current residents. This must be addressed.</p> <p>It is noted that the LSP has given considerable effort to linking to no through roads. We appreciate that this is for fire exit reasons. However, this is overkill at the expense of residents on connecting roads outside of the LSP.</p> <p>An alternative would be that the initiators of the LSP be required to extend the planned road reserve to the highway through Lot 4 (6115 GEH) (Indicated as A on map). This would greatly reduce the traffic concerns of alternative routes on Grancey Avenue and Coppin Road and would better share the traffic load. The land on Lot 4 is flat, central to the LSP and equidistant between Coppin Road and Grancey Avenue. We acknowledge that there are split zoning regulations to be taken into account but consider that this would greatly reduce the negative effects on current residents.</p> <p>Further, many of us are aware of the panic and frustration of those trying to enter the highway during the Parkerville fire, particularly in Sawyers Valley. Although the Shire has facilitated minor emergency exits, little has been done to improve highway access. The above suggestion would increase resident options and reduce the banking up of traffic as occurred at Sawyers Valley. This would improve resident confidence in such a situation, enable faster and safer exits and reduce panic.</p> <p>There will be a toll on the existing roads, particularly the determined key intersections of Coppin Road and Grancey Avenue. We note that it is forecast that an additional 408 trips per day will be made. We are concerned that Grancey Avenue will bear the brunt of the traffic as locals will take the 'rat run' to town. This road is not designed for the expected volume of traffic. The number of houses (several close to the road) and poor highway access make it an unsuitable major exit.</p>	
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The SPR, p21 states that **'Gill Lane is outside of the LSP but will be provided with a road connection at the western end'. Many Lane residents see nothing to gain and much to lose with this link. It links to no community amenities westerly and conversely, links the LSP with a 'rat run' to town.**

The SPR also states that its **'realistic use would be as an emergency access &/or pedestrian connection'**. Again, this is unwanted. **This 6 metre-wide (in parts), disjointed Lane, will be unfit for purpose for bushfire vehicle access.**

As it is outside the LSP, **we request that its designation as emergency access be removed.**

The use of the Lane does not comply with several Bushfire Management Plan criteria. Its use as an emergency access is unnecessary as more appropriate alternative routes exist (Coppin Road, Grancey Avenue, Baggins End, Hobbit Glade, Gamgee Grove and Thomas Road emergency exit). Two- way access is not possible in parts of this Lane, and it has questionable technical construction requirements of suitable width, clearance and capacity. There is definitely no provision for turn- arounds.

Gill Lane has seen considerable growth with subdivisions at its easterly end in the past few years and when the 2 impending Lane subdivisions occur, an additional 5 properties will need to exit the Lane. In the case of a bushfire, an additional 51 properties from the LSP escaping via the Lane, will cause unacceptable congestion with an increased likelihood of traffic incidents. This may result in the Lane being blocked to Fire Brigade vehicles and escaping residents. The Shire's Bushfire Evacuation Plan identifies that evacuation brings with it increased risk to safety. It defines evacuation as 'the **orderly** movement of people from a threatened area to an area of safety'. The above likely scenario on a disjointed Lane with 2 bottlenecks (of 6 metre width) **could not be described as able to facilitate orderly or safe evacuation.**

Public use of the Lane will have negative impacts on Lane residents. The Bushfire Plan suggests that Gill Lane will be gated and unlocked. This gives no protection to Gill Lane residents from increased traffic. Its alignment with the eastern road reserve will further encourage public use. This narrow harmonious lane has a high number of children who move along the lane to play, an

As stated above.

Refer to report.

<p>ideal community outcome worth preserving. Additionally, egress onto Gill Street is not ideal. Increased traffic conflicts with the needs of the Gill Street Over 55s development and the recently increased traffic from Parkerville (through the opening up of Gill Street for fire access), further reduces safety. This road is of minimal width with minimal footpath provision and is already a safety issue for those wishing to exercise and access town on foot. Further, if wishing to access the highway in case of a bushfire, traffic will head towards the highway via the roundabout on Stoneville Road which is already banked up at times (Saturday mornings and school day end). A disaster waiting to occur.</p> <p>There is no information on how the use of Gill Lane will be policed and it is unlikely that such a service will be provided by the Shire. It is much easier to get the Plan right in the first place. Demanding that the majority of traffic flow remain within the development is a very fair request.</p> <p>We request that Council rejects the LSP in this form and considers these alternatives.</p> <p>Requests/Recommendations</p> <p>Require the developers to create a revised plan that:</p> <ol style="list-style-type: none"> 1. delivers direct highway access (refer to A on map) as it is the safest and least disruptive plan. An additional highway access, combined with a reduced highway speed limit, will be greatly advantageous in a major bushfire emergency. Such access would be feasible via existing Lot 4. Although this Lot is zoned RR1 we note that Lot 91 is presently exiting this area by battle axe. 2. removes connection of some of the LSP roads to Grancey Avenue. (refer to B on map) It is important that the load of redevelopment be mitigated and shared as much as possible. Redesign of the plan to 'steer' traffic in an equitable fashion is essential. We recommend to section off the road reserve aligned with Gill Lane. Current Lots 100 & 101 would then be the only blocks (13) to exit via Grancey Avenue. Although it is acknowledged that part of the intention of the plan is to reduce the number of no -through roads, the remainder of the LSP will still have 3 egress options. In a bushfire, the Thomas Road emergency exit could be used for exiting in an easterly direction. This provides a better sharing of the road load. If not enforced, many LSP residents will take the quickest route to the town (rat run). This will disproportionately overburden the residents of Grancey Avenue. This change would result in the developers being advantaged by reduced road construction and increased size of adjacent blocks (41, 24). This will also reduce traffic and its concerns down Gill Lane. The remainder of the traffic could be steered equally towards the Gamgee Grove and Baggins End exits. This is a more equitable outcome and reflects the principle of being sensitive to the area, prior to the LSP. 3. removes Gill Lane from the Plan as emergency access (refer to C on map). 	<p>Noted. Refer to report.</p>
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<p>Bushfires</p> <p>We oppose the LSP as it must take greater responsibility in providing effective bushfire exit roads, particularly highway access. Additionally, use of Gill Lane in a fire emergency should be removed from the Plan as it is an inappropriate and ineffective option and would result in increased congestion within the township in the case of bushfire.</p> <p>We are concerned that in order to accommodate bushfire mitigation there is a reliance on total clearance of half acre blocks in this LSP instead of a more nuanced approach of larger blocks with greater tree and habitat preservation.</p> <p>It is noted that The Bushfire Management Plan identifies the negative impact on environment, biodiversity and conservation. And that ‘many bush fire prone areas also have high biodiversity values’ and that ‘consideration of environmental priorities within the LSP can avoid excessive or unnecessary modification or clearing of vegetation’. We request that these principles be applied to this LSP.</p> <p>We believe that an acceptable balance can be struck in a revised Plan of fewer and larger blocks, and highway access.</p> <p>It is noted that the developer/s take no responsibility for and show no provision of bushfire exit apart from links to connecting roads. Additional highway access would enable safer and more accessible escape. We repeat that the inclusion of Gill Lane as emergency access is ineffective for bushfire exit and should be removed from the Plan.</p> <p>With climate change, we will be at increased risk of severe events. The Shire’s Local Emergency Management Surveys identifies bushfire as the predominate hazard. It is noted that the Shire has made some moves to mitigate this risk. The recent requirement/ provision of fire exit routes upon subdivision, provides better egress from properties however, this has not followed through to safer access to the highway. Residents are greatly encouraged to leave their properties in such a crisis. When the next big bushfire occurs, there will be a flood of people needing to access the highway. With only one set of lights and with the potential level of panic, additional highway access could only reduce the bottlenecks that will occur within the village.</p> <p>An additional approximately 200 people within the LSP and 100 cars, will further concentrate fleeing vehicles within the township (especially if Gill Lane is used as an emergency access) and hence, further increase risk to residents. Access to the closest and most substantial Evacuation Centre at Mundaring Recreation Centre for those of us on the northern side of town requires highway access.</p> <p>It is noted that there appears to be no identification of additional water supply for bushfire use, apart from the Baggins End and Grancey Avenue fire hydrants.</p> <p>Requests/Recommendations</p>	<p>Noted. Refer to report.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>See response to comment 13. Matters pertaining to Gill Lane are further assessed in the report.</p>
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	<p>1 The LSP include highway access to improve bushfire escape.</p> <p>2 Fewer and larger blocks be designed to reduce the number of new residents, resulting in less congestion and enabling safer community escape in a bushfire.</p> <p>3 Gill Lane be removed as an emergency access as it is unfit for purpose and would result in added congestion in the town in a bushfire.</p> <p>4 Additional access to water be provided.</p> <p>Biodiversity We oppose the LSP due to the sheer amount of bushland that will be cleared which will render the survival of threatened habitats unachievable. It also fails to comply with the Shire's declaration of climate change emergency (2009) and relevant biodiversity policies. We question why this vitally important and highly relevant issue was not included for comment. We are concerned that this LSP is being rushed through to avoid future environmental restrictions. We are aware that the Climate Change Act, seeking net 0 emissions, is due within 18 months. This is concerning considering these imminent progressive changes which are reflected in Shire policies, should be applied to this LSP. The Shire will need a new development template in the future, one that permits development whilst protecting the natural area and its precious assets. The Shire can be a leader here for sensitive development that meets both needs. It can create an exemplar for Hill's development. We are particularly concerned about the number of blocks being created (51), the amount of bushland that will be cleared as a result, and the impact this has on the local biodiversity and liveability of the neighbourhood. This development proposes transforming what is currently 8 blocks of predominantly bushland into 51 properties of ~2,000sqm each, with extensive new roads that connect to current no through roads.</p> <p>Such extensive subdivision means that almost all of the native vegetation in that area will be lost. We believe the clearing required in creating 51 small block sizes is completely out of character with the neighbouring community. It will have a significant impact on the neighbourhood's access to and enjoyment of nature (with its many co-benefits to mental and physical health and wellbeing). This extensive clearing will also result in significant loss in biodiversity, ecosystem services, and tree canopy cover. In the face of climate change, which the Shire declared an emergency in 2019, it is more critical than ever that we protect and restore bushland to keep carbon sequestered in the ground and build canopy cover to mitigate the impacts of the urban heat island effect (UHI).</p> <p>The LSP's approach to development is not in line with the Shire's Local Planning Strategy aims & objectives including:</p>	<p>Noted. SP committed by zoning.</p> <p>Noted. The Shire's adopted Local Planning Strategy reflects</p>
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<ul style="list-style-type: none"> • ‘to manage development to actively contribute to the Shire’s unique character and to protect and enhance its natural hills environment’ • ‘to sustain the Shire’s hills heritage and village identity’; and • ‘to minimise the Shire’s contribution to climate change and to lead the community in developing environmentally sustainable practices.’ <p>We note in the SPR p16 the Shire’s Local Biodiversity Strategy to ‘balance the need for growth in order to create a sustainable community whilst retaining valuable natural resources where practicable’. We welcome the Council’s adoption of the Local Biodiversity Strategy at its recent meeting. We read in the local paper that these strategies will play a key role in sustaining the natural environment which also underpins the health and wellbeing of our community. Also, that ‘feedback has allowed several additional opportunities within the local biodiversity strategy’. We are encouraged by the emphasis on wildlife corridor mapping. The fragmentation and disturbance of the bush environment in this development is of great concern in this regard. We request that this policy be applied to this LSP.</p> <p>We note in the SPR p9 -Significant trees- that a retention and removal plan is submitted. We note that ‘the plan is to inform subdivision design and Lot configuration to maximise retention of potential habitat and significant trees. We believe that the number of trees required for black cockatoo protection may be underestimated when you take into account their need for feeding, roosting and foraging. We request the Shire ask for further detail from the developer on the worst- case scenario of tree/vegetation removal (accounting for roads, services, houses and clearing) to meet requirements upfront, rather than leave until the subdivision stage when it is too late then to change. It appears that, realistically, very little would be able to be retained with this subdivision proposal. We request The Shire ask of the developers, the identification of the percentage of bushland, significant trees, and potential black cockatoo habitats expected to be lost due the development. We request The Shire facilitate federal approval at this stage given the number of potential ‘critically endangered’ black cockatoo habitats identified in the area. Once received, we request The Shire map this information against the Shire’s Local Planning Strategy objectives and biodiversity and climate policies and make appropriate demands of the LSP.</p> <p>We believe, in light of the Shire’s commitment to action on climate change and biodiversity, that the protection of a greater level of bushland and linkage through it, is recreationally important. One way this could be achieved is by ensuring the full 10% quota of Public Open Space (POS) is used for retaining existing bushland, rather than being sold off as cash-in-lieu. Considering the</p>	<p>community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Refer to report.</p> <p>Noted. Refer to report.</p>
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	<p>area is currently heavily vegetated, we request that the full POS be applied. A low-key natural, recreational area is appropriate at little maintenance cost to Council.</p> <p>Shire policies facilitate protection of the diversity of native flora and fauna, particularly habitat trees. In the identification of such trees, we believe that the federal survey standard of 500 mm girth appears not to have been used. We believe that this preferred standard should be applied. Little effort has been made within the LSP to conserve habitat trees. Better placement of roads could enhance protection of these trees. We request that the Shire acquire greater detail of how such clearing will affect tree canopies and bushland, particularly black cockatoo habitats.</p> <p>We oppose the LSP in its current form as it fails to conform to Shire policies and does not satisfactorily address this vitally relevant issue.</p> <p>Requests/Recommendations</p> <ol style="list-style-type: none"> 1. The Shire leads similar LGAs in applying a template that better assimilates development and preservation necessities. 2. The Shire applies fully, its relevant 'Local Planning Strategy- objectives and aims' to this LSP application. 3. The Shire supports a bush rather than suburban environment in this development. 4. The Shire protects the retention of the maximal number of trees by applying protections at this stage rather than leaving it to the later stage of developer/landowner development. 5. Public Open Space be maximised. 6. The Shire refer to the EPBA, PRIOR to subdivision approval in order to protect the black cockatoo population. 	<p>Noted and agreed. SP reflects this.</p> <p>Already committed by zoning.</p> <p>Noted. Refer to report.</p> <p>Noted. Refer to report.</p> <p>Noted. refer to report. It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own</p>
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	<p>7. The road plan be reviewed to increase retention of the number of habitat and natural trees.</p> <p>Conclusion We oppose this LSP in its current form.</p> <p>This LSP is not well considered and fails to comply with several Shire policies. A revised LSP could create a better fit for development within this sensitive biodiverse area whilst improving bushfire mitigation. Reducing the number, and increasing the size of blocks, providing an additional highway access within the LSP, sectioning off access to some connecting roads, removal of Gill Lane as an emergency access, requiring developers and new owners to maximise protection of native vegetation and fauna, will all improve this LSP. A local government area, reflective of and responsible for one of their greatest assets, a bush environment, should receive a detailed preservation of native flora and fauna plan prior to approval. This would enable a compromise, a sensitive development which maximises and protects the local heritage, character and bushland environment.</p> <p>At present, this LSP advantages developer rights over existing, rate paying community members. As the Shire's role is to represent the local community, much needs to be done to modify this plan to make it acceptable to the local community.</p> <p>We request to be informed of any Council meetings and developments in regard to this LSP.</p>	<p>obligations relative to other legislation.</p> <p>Noted. Refer to report.</p>
47	<p>I am strongly oppose to Structure Plan 81. This housing development does not align with any sustainable or environmental goals or the environmental stance of the Mundaring Shire. The bush lands within the Perth hills is unique and must be preserved and no clearing of this scale should be permitted. New developments need to reflect the current research about meeting the needs of the population, while also preserving the environment for future generations and therefore should be vertical, not horizontal, maintaining all bush areas with no clearing. There are no restrictions on clearing for 1/2 acre blocks and therefore separating this space into half acre properties will mean the shire has no control over the amount of space cleared. To meet bush fire safety requirements as well, every block will be required to clear exceptionally large spaces for their</p>	<p>See responses to comment 46.</p>

	houses. Our flora and fauna need to be preserved and this development does not meet their needs.	
48	I am strongly oppose to Structure Plan 81. This housing development does not align with any sustainable or environmental goals, including the United Nations 17 Sustainable Development goals and the environmental stance of the Mundaring Shire. The bush lands within the Perth hills is unique and must be preserved and no clearing of this scale should be permitted. Instead of assessing the land as degraded and therefore open to be further development on and being destroyed, the land should be assessed as being able to be restored or not and this land, containing large areas of bush still in very good condition, should be restored and returned to the environment. Developments need to vertical not horizontal and need to maintain bush areas with no clearing at all. There are no restrictions on clearing for 1/2 acre blocks and therefore separating this space into half acre properties will mean the shire has no control over the amount of space cleared. To meet bush fire safety requirements as well, every block will be required to clear exceptionally large spaces for their houses. New buildings and blocks need to be changed to reflect the growing needs of the population as well as the sustainable development goals set out by the UN and the world to preserve and retain the natural environment and nothing in this development meets these requirements.	Concerns noted. See responses to comment 13, and 46. Refer to the report for further details.
49	I am strongly opposed to this development. The value of old growth trees to habitat and survival of many species is now well known and understood. This development involves the destruction of too many. We can no longer pretend that we can continue the policy of destroying at will. Each tree is becoming more valuable.	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.
50	We object/oppose to Structure Plan SP81. <u>We are totally opposed to the SP81 proposal</u> and consider that it needs to have significant changes made to the overall plan to provide a more acceptable outcome to the local community. We reside at 12 Grancey Avenue, where we have lived since 1976. We moved here to start a family in the relative quiet of a semi rural environment. The major attraction being the close proximity of the John Forrest National Park which we saw as a buffer zone to air and other pollutants	

	<p>We are aware that there is a need for additional housing in the shire and do not oppose the principle of development. We do however oppose the proposed development, which we believe will ruin the semi-rural atmosphere that has enabled us to happily live here the past 46 years.</p> <p>Summary of concerns</p> <ol style="list-style-type: none"> 1 Size of blocks 2 Bushfire management 3 Loss of biodiversity 4 Sectioning off roads within development 5 Traffic report 6 Consideration of residents outside the LSP boundary design <p>Procedural Concerns</p> <p>Size of blocks. The high density of the LSP is not within keeping of the area. Instead it is in in keeping with suburbia and does not reflect the general character of the area. A development with a lesser number of larger blocks would allow for greater tree preservation and more appropriate to maintain the unique semi-rural environment and unique biodiversity.</p> <p>Bushfire Management Plan The proposed Bushfire Management Plan assumes that the development will be bought forward in its entirety but fails to consider if one or more of the landowners does not bring forward their parcel of land at a suitable time so the relevant access proposal can be provided.</p> <p>Hydrants/water supply is only available from two points, namely Baggins End and Grancey Ave. In addition, there is no assessment of whether suitable water supplies for firefighting purposes may be available if only one of these subdivisions is bought forward.</p> <p>Zoning plans indicate much of the site is within Extreme Bushfire hazard areas.</p> <p>Loss of Biodiversity The Shire of Mundaring local biodiversity strategy adopted in April 2023 notes the site as having remnant native vegetation and that this is prioritized through the Local Planning</p>	<p>Noted. SP committed by zoning.</p> <p>Staging information to be provided during subdivision. Hydrants/water supply information will be provided during subdivision stage.</p>
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	<p>Strategy. The site also sits within a native vegetation corridor providing valuable biodiversity and wildlife corridors. The subdivision, if it is approved in its current form would likely see the destruction of a significant section of this corridor and the loss of this native vegetation.</p> <p>Sectioning off roads Sectioning off roads within the development e.g. the only traffic to enter Grancey Avenue would be from lots 100 and 101. These lots already have Grancey Avenue as their postal address.</p> <p>An alternative road design within the rest of the development would better suit existing and new residents. If the development was to incorporate a new dedicated road that accesses the Hwy a number of significant traffic related problems could be avoided.</p> <p>Traffic report As a long time resident of Grancey Avenue, I am somewhat mystified that a single, one-day survey of traffic movements to and from this street would be used as an accurate guide to a traffic report.</p> <p>The description of Grancey Avenue as having a 6m wide seal is inaccurate, it does have a 6m wide section towards the Great Eastern Hwy end but it is reduced to only 4m towards the proposed subdivision end. Widening of this seal to accommodate two way traffic would be difficult given the proximity of existing trees and services and is likely to increase drainage problems which arise in severe weather events. This reduction in width of the seal is not dealt with within the transport report.</p> <p>The proposal does not recognize that the level of trips through Grancey Avenue would be substantially increased and this would likely increase waiting times to exit on to the Hwy. It is often quite difficult to turn onto the West bound Great Eastern Hwy particularly, when at times there are significant numbers of heavy vehicle, sometimes under pilot escort heading East. These are usually slow moving vehicles of extra width with banks of traffic following behind.</p> <p>No reference is given as to how traffic movements will be managed between each of the roads serving the proposed development site in order to prevent through routes, rat runs and shortcuts being created as a result of the subdivision proposal. No reference is given as to how the character of surrounding roads may influence the layout of the proposed subdivision to prevent inappropriate through routes from being created.</p>	<p>The proposal is committed by zoning and does not fall within the wildlife corridor as shown in the strategic document.</p> <p>See response to comment 13.</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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	<p>Consideration of residents outside the LSP boundary design</p> <p>The proposed development includes opening the Western end of Gill Lane as “emergency access”. Use of this road by general traffic outside of emergency situations is an obvious outcome of creating a new link through to the Hwy. This will create an additional through route that could drastically increase the volume of traffic travelling via Gill Lane and Grancey Avenue to Great Eastern Hwy. The potential to create yet another rat run is not recognized in the proposal and this is a critical oversight in our opinion.</p> <p>Conclusion</p> <p>It is our belief that the current and future residents of this area should be protected from such an ill-conceived development proposal. The proposal as it stands, fails to accurately consider the importance of community, safety, sustainability and environmental protection. We don’t oppose the idea of development, merely the rushed and clearly flawed proposal that has been presented.</p>	<p>‘EAW’ for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
51	<p>I strongly oppose SP81.</p> <p>Absolutely NO 1/2 acre lots that was allowed to happen next door to me, destroying the trees and endangering the black cockatoos. The quendas have all disappeared from here that will happen there. Millions of years of the earths biodiversity lost, that is not the way forward to saving our planet.</p> <p>The Council can not hide the true level of the global environment’s startling decay.</p> <p>The dire status of the planet is relying on all of us to reverse this crises. The devastating impact humanity has had on our planet.</p> <p>Our past impacts on the species we share this planet with are reprehensible, and the future on this trajectory will be bleak.</p> <p>However, this future does not need to eventuate – we can avert this disaster if we want to.</p> <p>There are solutions!!!!!!!!!!!!</p> <p>Whaling almost sent the great whales extinct, but its cessation after society changed its perspective to this being unacceptable has led to one of the planet’s greatest wildlife recoveries.</p> <p>👏👏👏👏</p> <p>We urgently need society (and the politicians we elect) to recognize the broader destruction of our natural world by a thousand cuts, and refuse to accept this any longer.</p> <p>This is in every day, in every way, in every decision we make. Our planet deserves that.</p> <p>If we do not a sixth extinction is inevitable.</p> <p>Please listen</p>	<p>Concerns noted. The Shire’s adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the amenity.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

	Please be the change makers Thank you	
52	<p>I am totally opposed to the proposed SP81 plan for reasons as follows.</p> <p>SP81 is not in line with the Shire's planning and policy documents</p> <ul style="list-style-type: none"> Cockatoos Environment Traffic Impact Traffic Access and Egress in emergencies e.g.bushfires. Amenities e.g. Public Open Space Engineering – Power, water, drainage Housing <p>The SP81 development proposal does not align with the Shire's planning and policy documents.</p> <p>For example: The Shire's Local Planning Strategy says that its objectives are to:</p> <p>Manage development to actively contribute towards the Shire's unique character and to protect and enhance its natural hills environment, and</p> <p>Sustain the Shire's hills heritage and village identity: to protect and enhance key environmental assets to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district to minimise the Shire's contribution to climate change and to lead the community in developing environmentally sustainable practices.</p> <p>The Shire's Local Biodiversity Strategy 2023-2030, Environmental Sustainability Policy 2018, and Community Strategic Plan, commit to conserving, protecting and retaining natural areas and maintaining the Shire as a place for sustainable living.</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire's planning strategies and objectives. The proposed development would result in a material change to the area's character, increase housing and traffic densities, destroy the local natural environment, adding to climate change, and threaten already vulnerable and endangered species. In addition, the proposal has made no attempt to explain how high quality design that sustains the Hills' heritage and village identity would be maintained.</p>	<p>The SP has been assessed relevant planning frameworks and is generally compliant.</p>

<p>*The Shire cannot and must not approve SP81, as it is completely at odds with the Shire's own strategies and policies.</p> <p>*The Shire must not agree to any kind of development that would harm our environment or have negative impacts on the Hills heritage, village identity or amenities.</p> <p>Inadequate and incorrect reports</p> <p>The SP81 development application includes several reports commissioned by the developers' agent. Several of the reports include errors and/or ignore or understate a number of key issues of importance.</p> <p>*The Shire must not accept the commissioned reports as evidence to support SP81.</p> <p>Black Cockatoos</p> <p>The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding. These birds receive special protection as Matters of National Environmental Significance (MNES) under the Environment Protection and Biodiversity Conservation Act (1999) and are protected under this act.</p> <p>The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. These take 200 years+ to develop suitable nesting hollows. 32 of these trees have hollows, with 15 trees recorded with hollows suitable for Black Cockatoo breeding. The report doesn't doesn't consider the potential for younger trees onsite to become Habitat trees in the future.</p> <p>The identified but currently unused potential nesting hollows provide breeding habitat into the future and are critical to the species' survival.</p> <p>The bushland in SP81 is foraging habitat, (particularly the Redgums/Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local small scale subdivisions like we are seeing on Gill Lane, North Stoneville-160 hectares and</p>	<p>As stated above</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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<p>North Parkerville-100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that –</p> <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees must be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. <p>The council MUST refer this development under the Environment Protection and Biodiversity Conservation Act (1999)</p> <p>½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted.</p> <p>Environment</p> <p>The Shire's Local Biodiversity Strategy 2023-2030 states 'Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire's Community Strategic Plan. Council adopted as a 10-year priority, 'Shire-led conservation, protection and retention of natural areas' and the overall vision for the area as: 'A Place for Sustainable Living'.</p> <p>The Shire's Environmental Sustainability Policy was adopted in 2018. Its purpose states: To establish a sustainable Shire that demonstrates our corporate and community commitment to the environment and reflects our responsibility to its natural assets for future generations. The Shire strives to be a leader in local government sustainability and environmental management.</p> <p>There are many ways that Proposed SP81 in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <p>Perth Hills is unique by being contained in Australia's only Global Biodiversity Hotspot. The Hotspot is home to a variety of unique flora and fauna which are under serious threat, having the highest concentration of rare and endangered species in Australia. This development and</p>	<p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p> <p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>As stated above. Refer to report.</p> <p>Noted. Not within wildlife corridor.</p>
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<p>clearing of land is not suitable in this areaThe proposed SP81 site is land that is part of a wildlife corridor that links the State Forest, the Heritage Trail, and local reserves. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed land clearing would damage the linkages within the corridor. The revegetation proposed will not be of much value as habitat or wildlife corridors.</p> <p>There is no fauna survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by SP81. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo.</p> <p>There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi and slime moulds either. These all play a vital role in the ecosystem and removing trees, shrublands and groundcover has devastating impacts on the complex ecosystem in this area known for its biodiversity.</p> <p>There is no evidence of dieback on the reserve, but the proposed development carries a great risk of not only introducing it but spreading it to adjacent land and through the wildlife corridor. The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors in the area and the need to protect them. 'Maintaining biodiversity values on local reserves and private properties also helps maintain the important wildlife corridor network between national parks.' The total clearing of 15 hectares of land in the Perth Hills will impact on the wildlife corridor as it will remove links for wildlife and needs to be rejected.</p> <p>LSP 81 Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines. The vegetation report has thoroughly downplayed the nature of the bushland. There are areas of good condition bushland, habitat trees not just for Black Cockatoos but other fauna such as possums, bats and mardo. The vegetation is described as regrowth: there are 71 habitat trees with hollows that take 200+ years to form. This is NOT regrowth.</p> <p>The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate Change on the environment and references several of the Shire's policies and planning documents e.g. Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan, that are in place to help reduce emissions and off set carbon in the Shire of Mundaring.</p> <p>A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon</p>	<p>Noted. Dieback Management Plan at subsequent stages will be sought.</p> <p>Noted.</p>
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<p>per hectare per year.</p> <p>The Shire of Mundaring requires all trees with a DBH (diameter and breast height) >800mm be recorded as habitat trees. The SP81 Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment report therefore identified trees >800mm, or very close to 800mm DBH, as being habitat trees. However, the Federal Government's Referral Guideline for 3 WA threatened black cockatoo species considers trees with a DBH of at least 500mm to be habitat trees. The Referral Guideline also says that trees suitable to develop a nest hollow in the future are 300 – 500mm DBH, and also defines the features of night roosting trees and foraging trees, which are also essential for the cockatoos. If the habitat tree specifications documented in the Federal Government's referral guideline document were to be used, there would undoubtedly be many more than 71 habitat trees identified.</p> <p>The Shire's Environmental Sustainability Policy states 'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.'</p> <p>The council MUST reject this proposal due to the overall impact it will have on the environment. Moderations to Lot layout and size could achieve greater conservation of environment. But any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living.</p> <p>Traffic</p> <p>2.7.5 Roads</p> <p>The Traffic Impact Assessment Report, submitted as a supporting document for SP81, has its focus on existing and projected traffic at the intersections of Coppin Avenue and Great Eastern Highway, and Grancey Avenue and Great Eastern Highway, and the estimated impact of this on traffic flow on the highway. The survey of these intersections, on which the projections and impact is based, was conducted on one weekday.</p> <p>The report states that increased traffic from the proposed SP81 development, and opening up Grancey Avenue and Gill Lane, will have little impact on the intersections between the Highway</p>	<p>Refer to response above.</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>and Coppin and Grancey Avenues.</p> <p>However, the report lacks key details about the location of the intersections, key information about the streets feeding into the intersections, driver's current experiences using these intersections, and driver behaviour, especially when traffic is increased. Nor did the report consider emergency egress for people in the proposed SP81 and other affected areas.</p> <p>The survey was undertaken using approved software to assess traffic flow, but the people who use these roads and intersections every day were not consulted. The report does not take into account and downplays other very significant factors and likely impacts that we are very concerned about.</p> <p>Gill Lane</p> <p>Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</p> <p>Grancey Avenue</p> <p>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</p> <p>Both Grancey Avenue and Gill Lane are currently enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely.</p> <p>The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <p>The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to</p>	<p>Noted. Refer to report.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>Noted. Please refer to report.</p> <p>Refer to report.</p>
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<p>access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the LSP will increase traffic to this street and impact on traffic flow to streets and residents.</p> <p>It is also expected that traffic from Great Eastern Hwy would cut through Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. This will bring further traffic into the area and along both roads. The report says that Grancey Avenue is X wide, but the road narrows as it gets further away from the intersection. At its end point, it is X metres wide, and some old established homes sit very close to the road.</p> <p>Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous.</p> <p>Coppin Road</p> <p>The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other.</p> <p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in greatly increased risk for drivers and pedestrians.</p> <p>Traffic Access and Egress in emergencies e.g. bushfire evacuation.</p> <p>Gill Lane is marked in Proposed SP81 as 'Emergency Access' however Emergency service vehicles will not be able to access the street as residents exit. As there are sections that only allows for one-way access and no turn around space this is not safe to have as an Emergency Access only.</p>	<p>Noted. The SP complies with the requirements. Upgrades to current infrastructure is discussed in the report.</p>
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<p>Residents in the area adjacent to the proposed SP81 development, who had to evacuate during the Parkerville fire in 2014 found themselves gridlocked trying to leave their homes. The local roads did not have capacity for the traffic generated by the emergency.</p> <p>In the event of a bushfire, if Grancey Avenue was to be opened up and used for emergency evacuation for not only Grancey residents but also SP81 households and others, this would create a highly dangerous situation as large numbers of vehicles, including evacuation of livestock animals, try to turn right onto Great Eastern Highway, to go down the hill to safety from the fire.</p> <p>Amenities</p> <p>One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this.</p> <p>Residents and visitors to the area where SP81 is located use the quiet roads and footpaths to walk into Mundaring Centre.</p> <p>The Community Perceptions Survey (2021) highlights that 9 in 10 community residents use footpaths in the area. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on.</p> <p>Cars already speed along Gill Street since it has been opened up at Clifton Road and the emergency access only gate has been removed. There has been a recent accident on Gill Street due to speed. People do not walk along there because of this and if Gill Lane and Grancey Avenue open to more traffic the loss of these safe, quiet roads will impact the residents and visitors to the area.</p> <p>Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. The Shire's Access and Inclusion Informing Strategy (its Disability Access and Inclusion Plan as required by the WA Disability Services Act 1993), commits to being a community that is welcoming, accessible and inclusive for all. This must include safe, independent access and navigation around their community.</p> <p>As part of its legislative obligations, the Shire must consider the risk implications of increased</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p>
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<p>traffic on previously quiet, safe streets for people with disability, as well as older people and children who may be at greater risk.</p> <p>A 51 house development could bring at least 100 people to the area - Doctors are already over capacity at Super GP and they are not taking new patients. The shopping centre is already busy.</p> <p>Cumulative effect of all these developments and landowners doing individual subdivisions means the townsite is stretching with more houses and residents but the Shire is not planning for this with amenities e.g. parks/open space, playgrounds, cycle ways, public toilets etc.</p> <p>3.2 Open Space</p> <p>b) Due to fragmentation of lots within this Structure Plan the provision of consolidated Public Open Space will total less than the standard 10%, cash-in-lieu payments will be the main form of contribution.</p> <p>No assessment has been made as to the potential impact of the proposed development on the recreational zone located on Baggins End. Apart from this zone, this part of Mundaring lacks accessible public open space with the nearest being either the Sculpture Park (2km away), Railway Reserve Heritage Trail (1km), or Harry Riseborough Oval (2km). In addition, there is no closely accessible children's play area, with the nearest being at the Sculpture Park or Noblewood Estate Reserve.</p> <p>According to the Community Perceptions Survey 2021, 'Playgrounds and parks are by far the most visited Shire facilities with 71% of residents visiting.' Reducing the size of the Public Open Space with cash-in-lieu payment is unacceptable and would remove one of the areas most utilised.</p> <p>This aspect of SP81 alone is contrary to the creation of a sustainable development. Combined with its potential to make it unsafe for people to walk and children to play in the surrounding streets, SP81 would undoubtedly negatively impact the health, wellbeing and connectedness of our community. It is also noted that in the SP81 conceptual plan the Public Open Space consists of drainage and mostly cleared land.</p> <p>Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community.</p>	<p>Access to the POS will be enhanced. Drainage basin from the POS will be removed to cater to passive recreation needs within the vicinity.</p> <p>Noted. The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p>
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	I am totally opposed to the the proposed development SP81 and strongly believe it should be rejected for the reasons above.	
53	<p>I am totally opposed to the proposed SP81 plan for reasons as follows.</p> <p>SP81 is not in line with the Shire's planning and policy documents</p> <ul style="list-style-type: none"> Cockatoos Environment Traffic Impact Traffic Access and Egress in emergencies e.g.bushfires. Amenities e.g. Public Open Space Engineering – Power, water, drainage Housing <p>The SP81 development proposal does not align with the Shire's planning and policy documents.</p> <p>For example: The Shire's Local Planning Strategy says that its objectives are to:</p> <ul style="list-style-type: none"> Manage development to actively contribute towards the Shire's unique character and to protect and enhance its natural hills environment, and Sustain the Shire's hills heritage and village identity: <ul style="list-style-type: none"> to protect and enhance key environmental assets to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district to minimise the Shire's contribution to climate change and to lead the community in developing environmentally sustainable practices. <p>The Shire's Local Biodiversity Strategy 2023-2030, Environmental Sustainability Policy 2018, and Community Strategic Plan, commit to conserving, protecting and retaining natural areas and maintaining the Shire as a place for sustainable living.</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire's planning strategies and objectives. The proposed development would result in a material change to the area's character, increase housing and traffic densities, destroy the local natural environment, adding to climate change, and threaten already vulnerable and endangered species. In addition, the proposal has</p>	See response to comment 52.

<p>made no attempt to explain how high quality design that sustains the Hills' heritage and village identity would be maintained.</p> <p>*The Shire cannot and must not approve SP81, as it is completely at odds with the Shire's own strategies and policies.</p> <p>*The Shire must not agree to any kind of development that would harm our environment or have negative impacts on the Hills heritage, village identity or amenities.</p> <p>Inadequate and incorrect reports</p> <p>The SP81 development application includes several reports commissioned by the developers' agent. Several of the reports include errors and/or ignore or understate a number of key issues of importance.</p> <p>*The Shire must not accept the commissioned reports as evidence to support SP81.</p> <p>Black Cockatoos</p> <p>The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding. These birds receive special protection as Matters of National Environmental Significance (MNES) under the Environment Protection and Biodiversity Conservation Act (1999) and are protected under this act.</p> <p>The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. These take 200 years+ to develop suitable nesting hollows. 32 of these trees have hollows, with 15 trees recorded with hollows suitable for Black Cockatoo breeding. The report doesn't doesn't consider the potential for younger trees onsite to become Habitat trees in the future.</p> <p>The identified but currently unused potential nesting hollows provide breeding habitat into the future and are critical to the species' survival.</p> <p>The bushland in SP81 is foraging habitat, (particularly the Redgums/Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local</p>	
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<p>small scale subdivisions like we are seeing on Gill Lane, North Stoneville-160 hectares and North Parkerville-100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that –</p> <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees must be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. <p>The council MUST refer this development under the Environment Protection and Biodiversity Conservation Act (1999)</p> <p>½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted.</p> <p>Environment</p> <p>The Shire's Local Biodiversity Strategy 2023-2030 states 'Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire's Community Strategic Plan. Council adopted as a 10-year priority, 'Shire-led conservation, protection and retention of natural areas' and the overall vision for the area as: 'A Place for Sustainable Living'.</p> <p>The Shire's Environmental Sustainability Policy was adopted in 2018. Its purpose states: To establish a sustainable Shire that demonstrates our corporate and community commitment to the environment and reflects our responsibility to its natural assets for future generations. The Shire strives to be a leader in local government sustainability and environmental management.</p> <p>There are many ways that Proposed SP81 in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <p>Perth Hills is unique by being contained in Australia's only Global Biodiversity Hotspot. The Hotspot is home to a variety of unique flora and fauna which are under serious threat, having the highest concentration of rare and endangered species in Australia. This development and clearing of land is not suitable in this area. The proposed SP81 site is land that is part of a wildlife</p>	
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<p>corridor that links the State Forest, the Heritage Trail, and local reserves. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed land clearing would damage the linkages within the corridor. The revegetation proposed will not be of much value as habitat or wildlife corridors.</p> <p>There is no fauna survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by SP81. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo.</p> <p>There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi and slime moulds either. These all play a vital role in the ecosystem and removing trees, shrublands and groundcover has devastating impacts on the complex ecosystem in this area known for its biodiversity.</p> <p>There is no evidence of dieback on the reserve, but the proposed development carries a great risk of not only introducing it but spreading it to adjacent land and through the wildlife corridor.</p> <p>The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors in the area and the need to protect them. 'Maintaining biodiversity values on local reserves and private properties also helps maintain the important wildlife corridor network between national parks.' The total clearing of 15 hectares of land in the Perth Hills will impact on the wildlife corridor as it will remove links for wildlife and needs to be rejected.</p> <p>LSP 81 Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines. The vegetation report has thoroughly downplayed the nature of the bushland. There are areas of good condition bushland, habitat trees not just for Black Cockatoos but other fauna such as possums, bats and mardo. The vegetation is described as regrowth: there are 71 habitat trees with hollows that take 200+ years to form. This is NOT regrowth.</p> <p>The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate Change on the environment and references several of the Shire's policies and planning documents e.g. Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan, that are in place to help reduce emissions and off set carbon in the Shire of Mundaring.</p> <p>A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon</p>	<p>Noted. Dieback Management Plan at subsequent stages will be sought.</p>
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	<p>per hectare per year.</p> <p>The Shire of Mundaring requires all trees with a DBH (diameter and breast height) >800mm be recorded as habitat trees. The SP81 Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment report therefore identified trees >800mm, or very close to 800mm DBH, as being habitat trees. However, the Federal Government's Referral Guideline for 3 WA threatened black cockatoo species considers trees with a DBH of at least 500mm to be habitat trees. The Referral Guideline also says that trees suitable to develop a nest hollow in the future are 300 – 500mm DBH, and also defines the features of night roosting trees and foraging trees, which are also essential for the cockatoos. If the habitat tree specifications documented in the Federal Government's referral guideline document were to be used, there would undoubtedly be many more than 71 habitat trees identified.</p> <p>The Shire's Environmental Sustainability Policy states 'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.'</p> <p>The council MUST reject this proposal due to the overall impact it will have on the environment. Moderations to Lot layout and size could achieve greater conservation of environment. But any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living.</p> <p>Traffic</p> <p>2.7.5 Roads</p> <p>The Traffic Impact Assessment Report, submitted as a supporting document for SP81, has its focus on existing and projected traffic at the intersections of Coppin Avenue and Great Eastern Highway, and Grancey Avenue and Great Eastern Highway, and the estimated impact of this on traffic flow on the highway. The survey of these intersections, on which the projections and impact is based, was conducted on one weekday.</p> <p>The report states that increased traffic from the proposed SP81 development, and opening up Grancey Avenue and Gill Lane, will have little impact on the intersections between the Highway and Coppin and Grancey Avenues.</p>	
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<p>However, the report lacks key details about the location of the intersections, key information about the streets feeding into the intersections, driver's current experiences using these intersections, and driver behaviour, especially when traffic is increased. Nor did the report consider emergency egress for people in the proposed SP81 and other affected areas.</p> <p>The survey was undertaken using approved software to assess traffic flow, but the people who use these roads and intersections every day were not consulted. The report does not take into account and downplays other very significant factors and likely impacts that we are very concerned about.</p> <p>Gill Lane</p> <p>Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</p> <p>Grancey Avenue</p> <p>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</p> <p>Both Grancey Avenue and Gill Lane are currently enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely.</p> <p>The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <p>The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the LSP will increase traffic to this street and impact on traffic flow to streets and residents.</p> <p>It is also expected that traffic from Great Eastern Hwy would cut through Grancey Avenue and</p>	
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<p>use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. This will bring further traffic into the area and along both roads. The report says that Grancey Avenue is X wide, but the road narrows as it gets further away from the intersection. At its end point, it is X metres wide, and some old established homes sit very close to the road.</p> <p>Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous.</p> <p>Coppin Road</p> <p>The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other.</p> <p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in greatly increased risk for drivers and pedestrians.</p> <p>Traffic Access and Egress in emergencies e.g. bushfire evacuation.</p> <p>Gill Lane is marked in Proposed SP81 as 'Emergency Access' however Emergency service vehicles will not be able to access the street as residents exit. As there are sections that only allows for one-way access and no turn around space this is not safe to have as an Emergency Access only.</p> <p>Residents in the area adjacent to the proposed SP81 development, who had to evacuate during the Parkerville fire in 2014 found themselves gridlocked trying to leave their homes. The local roads did not have capacity for the traffic generated by the emergency.</p> <p>In the event of a bushfire, if Grancey Avenue was to be opened up and used for emergency evacuation for not only Grancey residents but also SP81 households and others, this would</p>	
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<p>create a highly dangerous situation as large numbers of vehicles, including evacuation of livestock animals, try to turn right onto Great Eastern Highway, to go down the hill to safety from the fire.</p> <p>Amenities</p> <p>One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this.</p> <p>Residents and visitors to the area where SP81 is located use the quiet roads and footpaths to walk into Mundaring Centre.</p> <p>The Community Perceptions Survey (2021) highlights that 9 in 10 community residents use footpaths in the area. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on.</p> <p>Cars already speed along Gill Street since it has been opened up at Clifton Road and the emergency access only gate has been removed. There has been a recent accident on Gill Street due to speed. People do not walk along there because of this and if Gill Lane and Grancey Avenue open to more traffic the loss of these safe, quiet roads will impact the residents and visitors to the area.</p> <p>Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. The Shire's Access and Inclusion Informing Strategy (its Disability Access and Inclusion Plan as required by the WA Disability Services Act 1993), commits to being a community that is welcoming, accessible and inclusive for all. This must include safe, independent access and navigation around their community.</p> <p>As part of its legislative obligations, the Shire must consider the risk implications of increased traffic on previously quiet, safe streets for people with disability, as well as older people and children who may be at greater risk.</p> <p>A 51 house development could bring at least 100 people to the area - Doctors are already over capacity at Super GP and they are not taking new patients. The shopping centre is already busy.</p> <p>Cumulative effect of all these developments and landowners doing individual subdivisions</p>	
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	<p>means the townsite is stretching with more houses and residents but the Shire is not planning for this with amenities e.g. parks/open space, playgrounds, cycle ways, public toilets etc.</p> <p>3.2 Open Space</p> <p>b) Due to fragmentation of lots within this Structure Plan the provision of consolidated Public Open Space will total less than the standard 10%, cash-in-lieu payments will be the main form of contribution.</p> <p>No assessment has been made as to the potential impact of the proposed development on the recreational zone located on Baggins End. Apart from this zone, this part of Mundaring lacks accessible public open space with the nearest being either the Sculpture Park (2km away), Railway Reserve Heritage Trail (1km), or Harry Riseborough Oval (2km). In addition, there is no closely accessible children's play area, with the nearest being at the Sculpture Park or Noblewood Estate Reserve.</p> <p>According to the Community Perceptions Survey 2021, 'Playgrounds and parks are by far the most visited Shire facilities with 71% of residents visiting.' Reducing the size of the Public Open Space with cash-in-lieu payment is unacceptable and would remove one of the areas most utilised.</p> <p>This aspect of SP81 alone is contrary to the creation of a sustainable development. Combined with its potential to make it unsafe for people to walk and children to play in the surrounding streets, SP81 would undoubtedly negatively impact the health, wellbeing and connectedness of our community. It is also noted that in the SP81 conceptual plan the Public Open Space consists of drainage and mostly cleared land.</p> <p>Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community.</p> <p>I am totally opposed to the proposed development SP81 and strongly believe it should be rejected for the reasons above.</p>	
54	<p>I OPPOSE THE COPPIN ROAD, LOCAL STRUCTURE PLAN SP81 on the following grounds :</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p>

<p>The plan proposes to clear fell 4000 to 5000 mature trees across 14 hectares causing devastating environmental impacts along with loss of amenity to existing residents. The main reason is to reduce the BAL level by clearing all the trees from the lots. This is unacceptable on numerous levels and contravenes many of the Shire priorities -The Shire <i>“aims to be a leader in local government sustainability and environmental management.”</i> The developers are proposing lot sizes to be ½ acre under the R5 Code.</p> <p>The Shire of Mundaring Local Biodiversity Strategy 2023-2030 has recently been updated by Council and states that: <i>“Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire’s Community Strategic Plan. Council adopted as a 10-year priority, ‘Shire-led conservation, protection and retention of natural areas and the overall vision for the area as: ‘A Place for Sustainable Living.’”</i></p> <p>Its Environmental Sustainability Policy claims to demonstrate <i>“our community and corporate commitment to the environment. Decision making throughout the Shire should reflect our responsibility to maintain our natural heritage for future generations and minimise our footprint on the planet wherever possible.”</i></p> <p>Allowing 2000 m² (½ acre) blocks which would require wholesale clearing of a forested area would be in direct contrast to what the shire promotes, and what its community cherishes and takes pride in.</p> <p>In the Shire of Mundaring’s Biodiversity Strategy, it recognises the importance of wildlife corridors and the need to protect them. This area is part of a vital wildlife corridor. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed clearing will sever the wildlife corridor, as a large part of the existing linkages will be removed (along with the trees)!</p> <p>No fauna survey was conducted despite the Perth Hills being part of an Internationally recognised Biodiversity Hotspot. Extensive clearing of native vegetation, foraging grounds, and many habitat trees as proposed, will have a detrimental impact on local fauna populations. Black cockatoos are iconic species in the Western Australian landscape. They are found nowhere else in the world. Hills people hold strong cultural associations with them. The cockatoos are well placed to function as flagship species for habitat conservation.</p> <p>For many years, all three threatened and endangered Black Cockatoos have been observed, nesting, foraging, and roosting on this site, not only by Hills people, but by visitors and tourists. The three Cockatoos are listed as Matters of National Environmental Significance and protected under the National environment - ‘EPBC’ Act.</p> <ul style="list-style-type: none"> a. Endangered - Carnaby’s Black Cockatoo (<i>Calyptorhynchus latirostris</i>); b. Recently listed as Critically Endangered - Baudin’s Black Cockatoo (<i>Calyptorhynchus baudinii</i>); c. Vulnerable - Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>) 	<p>Subject sites do not fall within the Wildlife Corridor. It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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<p>The Coppin Rd precinct contains 71 recognised Habitat trees. These are of enormous significance as they take over 200 years to develop hollows suitable for nesting.</p> <p>The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that:</p> <ul style="list-style-type: none"> a. loss of greater than 1 ha of potential nesting habitat must be referred b. nest trees and potential nest trees must be protected c. assessment must be done by a person qualified in black cockatoo assessment. <p>It is incumbent on our Shire to act on behalf of this community, to ensure this site is referred to the EPBC for an environment assessment, either by the Shire or the developer – whichever is appropriate.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat in the Mundaring area must be taken into account when assessing the level of habitat destruction.</p> <p>PLANNING IN BUSHFIRE PRONE AREAS:</p> <p>The Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act) requires matters of National Environmental Significance to be referred to the Federal Minister of Environment. This site is part of the natural roosting, foraging and nesting habitat for the endangered Carnaby Cockatoo and Critically endangered Baudin's Cockatoo. Therefore, the plan needs to be referred under the Act to the Federal Minister.</p> <p>In this context the amount of forest that will be removed with the implementation of the SP81 proposed development is totally unacceptable and conflicts with:</p> <ul style="list-style-type: none"> • The Federal EPBC Act • Clause 5.4 of State Planning Policy SPP 3.7 'Planning in Bushfire Prone Areas' • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and • at least 4 Shire of Mundaring - Local Government Strategies, Plans and policies. <p>Clauses 5.4 of SPP 3.7 and 2.3 of the <i>Guidelines Planning in Bushfire Prone Areas</i> provide the following limitation:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</i></p> <p>State Planning Policy 3.7 'Planning in Bushfire Prone Areas'</p> <p>Clause 5.4 Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p> <p>Many bushfire prone areas also have high biodiversity values. Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental,</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p>
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	<p>biodiversity and conservation values. Such areas may include- Bush Forever sites, remnant vegetation, threatened species and ecological communities.</p> <p>Policy objective 5.4 is most effectively addressed at the strategic planning stage where biodiversity and bushfire concerns can be considered collectively to help determine the most appropriate location, type, form, scale, and intensity of future development in an area. In implementing policy objective 5.4, planning assessments should consider: existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and • Any local government biodiversity strategies or similar- as listed below: <p>Shire of Mundaring Environmental Strategies and Plans applicable to 5.4</p> <p>Climate Adaptation Action Plan</p> <ul style="list-style-type: none"> - Energy and Emissions Reduction Strategy - Local Biodiversity Strategy 2009 - Local Biodiversity Strategy 2023 - 2030 <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p> <ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation. <p>I oppose this proposed development SP81 in its current form. The developers have not given any consideration to, or respect for the ancient bush land, the native creatures who live on the land, and are cherished and protected by the residents who live in the area, or the people who have specifically chosen to invest and live in the Hills and take refuge in this unique lifestyle. THIS PLAN WOULD DESTROY MUCH OF THE NATURAL ENVIRONMENT WHICH IS THE MAIN AMENITY ENJOYED BY ALL WHO LIVE HERE – AND MUST BE OPPOSED.</p>	
55	<p>I am writing to express my opposition to the Proposed Local Structure Plan SP81. The project poses a threat to wildlife and the environment in the Mundaring region and will cause significant problems to local traffic, amenities and drainage/runoff effecting existing properties.</p> <p>The vegetation survey identified large areas within the proposed development as being good to very good and as the block sizes are only around 2000m² this will mean that most of this will have to be removed to allow acceptable BAL ratings. This is an important habitat for wildlife and in particular the endangered Black Cockatoos. Only trees greater than 800mm were recorded as potential nesting sites for these birds, not 500mm as per Fed Govt. Native trees in the</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p>

<p>Mundaring area are extensively used as a food source for these birds so trees of all sizes are important to the survival of the birds, both for foraging and also for future nesting sites as the smaller trees mature. It also appears that the POS proposed for this site is in a degraded area and not in the very good vegetation areas so there is not much effort to preserve any of this important resource.</p> <p>The slope of the land from the eastern section of the proposed development down through Gill Lane to Gill St is quite steep, and I have major concern about the drainage runoff of rainwater down Gill Lane as we are the house on Gill St directly opposite Gill Lane. Our house sits down low from Gill St as the land slopes down to a winter drainage creek behind our property. Last winter we had flooding on our property during winter and contacted the shire (we sent photos of the water flooding down our driveway towards our house) We had to dig some trenching and our carport was inundated. This was during normal winter rains not during a major storm. The Shire responded within a day sending a work crew to clear drains and to raise the height of our driveway road intersection to divert some of the rainwater (which was much appreciated, the work crew were excellent). Figure 5 on the water management report shows that Gill Lane will be connected to some of the roads in the proposed development and drainage direction from these roads is directed towards Gill Lane. The amount of water coming from these new properties and roads is going to increase significantly and we are very concerned that this will lead to flooding of our property/home, particularly if we do get a 1 in 5-year storm or worse (these storm events are becoming more common in our changing climate)</p> <p>The development allows the opening of Gill Lane to traffic from the development site as an "emergency exit" although not gated, so anyone can and probably will use it. It also allows traffic to enter from GEH via Grancey Ave and then into Gill Lane and vice versa. This will open up a major access way for many residents in parts of northern Mundaring to access GEH and avoid the townsite/traffic lights at Stoneville Rd/GEH intersection. It will be a shortcut for many residents. Gill Lane will also most likely be used by many residents in the new development and the existing residents in that area to access the townsite/shopping precinct via Gill Lane, Gill St, Hartung. Already had a pers com. from one existing resident saying, "that's the way that I would go, convenient for me" Gill Lane is only one way for part of its length and is in no way suitable for high traffic. With traffic from both the new development and existing residents from north Mundaring the intersection of Grancey Ave and GEH will likely get quite busy leading to increased accidents. Residents in the new development could also use Gill Lane to avoid GEH when taking kids to and from schools in the Mundaring and Mount Helena area. There was no discussion on the impact of opening up Gill Lane in the Transport Impact Assessment. The opening up of Gill Lane and the associated increased traffic will also impact local residents</p>	<p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
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	<p>who use this area for recreational purposes. Many residents walk along Gill Street then down Stevens to Thornbury and then through the over 55's walkway areas. There are no footpaths along Gill Street after the over 55's development down to Stevens St and you have to walk on the road for parts of it. Gill Lane also has no footpaths and will be extremely dangerous with an increase in traffic. This will be dangerous with the increased traffic. Many people walk to the townsite along these roads also.</p> <p>I am not against development within the Shire of Mundaring but am opposed to SP81 for the reasons I put forward.</p>	
56	<p>I am totally opposed to the SP81 proposal in its current form. I am not opposed to development that is sensitive to the local environment and does not destroy the habitat of local flora and fauna.</p> <p>However, as it currently stand the proposal looks set to decimate the environment in its current form.</p> <p>My main objection is in relation to the destruction of natural habitat and access to wildlife corridors in that location. The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding. These birds receive special protection as Matters of National Environmental Significance (MNES) under the Environment Protection and Biodiversity Conservation Act (1999) and are protected under this act.</p> <p>The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. Such habitat trees take 200 years+ to develop suitable nesting hollows. 32 of the trees have hollows, with 15 trees recorded with hollows suitable for Black Cockatoo breeding. The report doesn't consider the potential for younger trees onsite to become Habitat trees in the future. Younger trees need time to grow. The identified but currently unused potential nesting hollows provide breeding habitat into the future and are critical to the species' survival. The bush-land in SP81 is foraging habitat, (particularly the Redgums/Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gum-nuts are habitat trees for feeding.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local small scale subdivisions like we are seeing on Gill Lane, North Stoneville -160 hectares and North Parkerville -100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that –</p> <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees much be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

<p>The council MUST refer the SP81 development under the Environment Protection and Biodiversity Conservation Act (1999)</p> <p>In addition, Black cockatoos have lost critical breeding and foraging habitat in Gnangara and in the south West due to habitat destruction. The Perth hills could provide a safe continuing habitat for these birds if sensitive planning and development rules are applied.</p> <p>½ acre blocks would result in the total clearing of the land (to meet bush-fire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees.</p> <p>The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted</p> <p>Secondly, SP81 is not in line with the Shire's planning and policy documents. The Shire's Local Planning Strategy says that its objectives are to Manage development to actively contribute towards the Shire's unique character and to protect and enhance its natural hills environment. The SP81 proposal will destroy the unique character and environment that already exists. By creating 55 lots on the site most trees will be removed which will destroy the environment as it is for residents but more importantly for local flora and fauna.</p> <p>Perth Hills is unique by being contained in Australia's only Global Biodiversity Hotspot. The Hotspot is home to a variety of unique flora and fauna which are under serious threat, having the highest concentration of rare and endangered species in Australia. This development and clearing of land is not suitable in this area. The proposed SP81 site is land that is part of a wildlife corridor that links the State Forest, the Heritage Trail, and local reserves. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed land clearing would damage the linkages within the corridor. The re-vegetation proposed will not be of much value as habitat or wildlife corridors.</p> <p>There is no fauna survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by SP81. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidna, possums, bandicoots and mardo.</p> <p>There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi and slime moulds. These all play a vital role in the ecosystem and removing trees, shrub-lands and ground-cover has devastating impacts on the complex ecosystem in this area known for its biodiversity.</p> <p>The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors in the area and the need to protect them. 'Maintaining biodiversity values on local reserves and private properties also helps maintain the important wildlife corridor network between national parks.' The total clearing of 15 hectares of land in the Perth Hills will impact on the wildlife corridor as it will remove links for wildlife and needs to be rejected.</p> <p>The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate</p>	<p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>SP not within wildlife corridor.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p>
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	<p>Change on the environment and references several of the Shire's policies and planning documents e.g. Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan, that are in place to help reduce emissions and off set carbon in the Shire of Mundaring. A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon per hectare per year.</p> <p>The Shire's Environmental Sustainability Policy states 'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.' The council MUST reject this proposal due to the overall impact it will have on the environment.</p>	
57	<p>We are the property owners of 15 Grancey Avenue, Mundaringbeing Lot 100 on Diagram 64509, Volume 1643, Folio 838.</p> <p>This property is located within the proposed SP 81 on the eastern end.</p> <p>We gave our permission to Statewest Planning for our property to form part the relevant reports to be carried but were not privy to their outcomes, apart from a drafted potential road layout.</p> <p>We are not against a proposed development SP 81 but we have previously raised concerns with Statewest Planning prior to the submission going out to public comments in relation to the road layout and traffic movements and the development becoming a traffic thoroughfare (commonly also known as a Rat Run).</p> <p>We believe there would be significantly more traffic movements from vehicles not only from within the development but especially should Gill Lane change from Emergency Access as shown on the proposed plan to a through road as subdivisions are completed on Gill Lane. This would mean traffic from the north and east parts of Mundaring could potentially use this road system to access destinations on the western, and north western side of the development such as sporting and equestrian facilities, places of worship and schools without needing to use the Great Eastern Highway.</p> <p>And traffic From Hovea and Parkerville could access destinations on the eastern side of the development such as Mundaring townsite shopping, medical facilities, places of worship, some sporting facilities and schools without using the Great Eastern Highway.</p> <p>Should the North Stoneville and Parkerville townsites eventuate this could potentially add a considerable amount of additional traffic using Thomas Road, Grancey Avenue, and Gill Lane as a traffic thorough fare (Rat Run).</p>	<p>See response to comment 13.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>

<p>Also traffic within the Hills as a whole which is intending to avoid the busy Mundaring towns site precinct with traffic lights and pedestrian crossings etc would potentially use the Grancey Avenue and Gill Lane thoroughfare as entry and exit to and from the surrounding area. We believe this would increase traffic at the Grancey Avenue and Great Eastern Highway intersection significantly which upon assessment the Shire of Mundaring may agree this intersection is not ideal for various reasons such as visibility.</p> <p>Currently there is a 60 kilometres ahead warning sign on the Great Eastern Highway west of Grancey Avenue installed to advise drivers to be prepared to slow down to 60 kilometres shortly, this seems to suggest that the bend in Great Eastern Highway on the crest of the incline slightly west of the Grancey Avenue intersection gives less than ideal vision. Unfortunately it is a fact that traffic travelling eastbound on Great Eastern Highway does not seem to slow down until after the Grancey Avenue intersection.</p> <p>See Photos1, 2, 3 included in the submission.</p> <p>Grancey Avenue access onto the Great Eastern Highway does not have particularly good vision to the west, this is at times worsened from the shade of trees or rubbish bins on the foot path.</p> <p>The predicted internal subdivision traffic movements and additional traffic movements generally would mean a significant increase in traffic using Grancey Avenue to access the Great Eastern Highway as opposed to encouraging the bulk of the traffic to you use Coppin Road and then onto Great Eastern Highway where there is much better visibility at a longer distance in both directions. It could be considered that Coppin Road is one of the best in terms of visibility and ability to enter onto Great Eastern Highway in the Mundaring Hills area.</p> <p>See Photos4, 5 included in the submission.</p> <p>Potential remedies-See 'Proposed Remedies Sp81 'map included in the submission</p> <p>Stage 1-Emergency access way only at the connection of Stage 1 to Hobbit Glade Stage 1-Emergency access way only or road and road reserve deleted as not required connecting Stage 1 and Stage 2 west to east Stage 2-Emergency access way only at some point on Proposed road north to south Stage 2 boundary-Emergency access way only to the western end of Gill Lane</p> <p>The combination of the above remedies would considerably reduce non-resident traffic movements through the proposed development area whilst maintaining interconnect ability for emergency purposes.</p>	<p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p> <p>EAW's are not the way forward as the best solution for bushfire safety if there is potential for the roads to be extended. SP81 resolves an issue of legacy.</p>
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	<p>Relating to our own property we would have considered that Grancey Avenue being continuously straight North to South to Thomas Road, and a short cul-de-sac of approximately 65 metres being created on our property, would be a better design than having the proposed additional slightly offset intersections which has the potential to create more accidents. If this was to occur it would mean there are less habitat trees with the potential of being damaged/removed due to road construction, drainage and services.</p> <p>Other points• Bushfire management plan (BMP) page 28-There appears to be no BAL number for Lot 27 Engineer Services report page 5 Table 1-The Grancey Avenue Sealed width states approximately 6 metres, this is correct at the start of Grancey Avenue at the Great Eastern Highway end, however this reduces to approximately 4 metres, and then again reduces to approximately 3 metres</p>	
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	<div data-bbox="302 183 741 255"><p>3rd May 2023 Looking from Grancey Avenue towards west</p></div>  <div data-bbox="302 1010 842 1377"><p>10th May 2023 Looking from Grancey Avenue towards west (weather is overcast)</p></div>		
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58	<p>I object to the Local Structure Plan 81 as presented to the Shire of Mundaring. While development is inevitable, the scale and intensity of this development will destroy the nature of the area aesthetically and environmentally.</p> <p>A lower-density development that maintains native bush corridors is more appropriate to the Shires Environmental Sustainability Policy.</p> <p>Grounds for Objection:</p> <p>Developmental Clearing of Land (Environment) Stage One of the development covers the main area of bushland which has been classified and stated in the SP_81 Flora and Vegetation Survey, in 'Very Good Condition'.</p> <p>This is an important link of natural bush in a wildlife corridor. It includes Bugle Tree Reserve, Coppin Rd and Thomas Rd Reserve, and Kintore Road Reserve.</p> <p>Clearing such a large area of vegetation will create a heat sink area, negatively impacting the surrounding area and the biodiversity currently existing. The Mundaring Shires energy and emissions reduction strategy of 2018 aims to offset carbon in the shire. Approximately 10-15 tonnes of carbon per hectare per year will be sequestered if the site remains undeveloped.</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. SP does not fall within wildlife corridor.</p>

<p>Clearing of this land for development does not conform to the Shires Energy and Emission Strategy.</p> <p>The environmental study only mentions the presence of black cockatoos and echidnas.</p> <p>There is no reporting of the approximately 25 other species of birds, kangaroos, quendas, possums, and reptiles including monitor lizards, skinks, snakes, and insects. Insects are important pollinators for native vegetation and existing orchards on the neighbouring and surrounding properties.</p> <p>Black Cockatoo nesting trees have been identified in figure 7. When the Plan 5 Subdivision Design is overlayed onto the Potential Black Cockatoo Habitat and the block sizes are 2000 square meters, the habitat trees and all bushlands can be cleared, as per the Mundaring Shire guidelines below.</p> <p><i>Guidelines for Planning in Bushfire Prone Areas (Mundaring Shire)</i> <i>If a Bushfire Management Plan cannot adequately reduce the risk, or involves too much clearing of native vegetation, a development may not be approved.</i></p> <p>There is no provision for young or middle-aged trees and vegetation to be reserved for the future generations of all native species.</p> <p>Transport Impact Assessment (TIA)</p> <p>The TIA reports assumed peak hour times do not correlate to actual peak hour times.</p> <p>Does not consider traffic to and from the Waste Transfer Station, particularly over the weekends.</p> <p>The TIA report was outside of the opening hours of the pet-shop and health club. These businesses generate more traffic than indicated in the report, this will only increase with more people residing in the area.</p> <p>The existing service providers at the Mundaring Village are at capacity now. Increasing population through housing developments, will exacerbate this situation.</p>	<p>As stated above.</p> <p>See response to comment 13.</p> <p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential</p>
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<p>Mundaring Shire has a high bushfire risk rating. The current infrastructure is not adequate to vacate the development and surrounds in an emergency. There does not appear to be any planning to upgrade the current infrastructure to meet the future needs of residents in an emergency.</p> <p>In keeping with the Shires Access and Inclusion Strategy for people with disabilities increasing traffic along Coppin Rd particularly at the intersections of Thomas, Baggins and Gamgee will negatively impact those with disabilities and their carers' at 'Andrew's Place' in Mucciarone Lane.</p> <p>Engineering Servicing Report Effluent Disposal</p> <p>There are several references in the environmental report stating the soil type is clay/loam. Clay soils are not suitable for septic tanks, as they have a slower absorption rate.</p> <p>2.5 Engineering Servicing report references groundwater is 1.44m. This would be unsuitable for effluent waste.</p> <p>Stormwater Runoff</p> <p>Stormwater runoff from Gamgee Grove already causes problems for Coppin Rd residents. The runoff water from Gamgee and Coppin Rd run down the hill and into the driveway of 1145 causing flooding.</p> <p>By extending Gamgee Grove this will increase the problem.</p> <p>Public Open Space</p> <p>There is a false claim in the report of 'conserving bushland in public open space'.</p>	<p>catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Noted. Refer to report.</p> <p>DWER and DoH have not indicated any objections.</p> <p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways. Refer to report.</p> <p>POS. Noted. Refer to report.</p>
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	<p>There is no bushland in the existing or proposed public open space.</p> <p>Part of the proposed public open space is set aside for drainage therefore of no recreational benefit.</p> <p>Increasing populations through this development also increases the need for more public open space, for all the health benefits recreational areas provide.</p> <p>In Summary</p> <p>Any development needs to be in keeping with the character of the area. A 51-housing development of half acre blocks cleared of all vegetation does not fit in with existing lifestyle and environment.</p> <p>An eco lifestyle development helps to prevent further climate change. Retaining natural vegetation on larger housing blocks.</p> <p>A possibility would be to leave the major bush component as is, in the middle of the development. Build around the perimeter, in the already degraded areas.</p> <p>The advantages for developers are less costs for clearing, less costs for provision of essential services and increasing the value of land.</p>	
59	<p>We STRONGLY OPPOSE the Proposed Structured Plan 81 (SP81) Lots 22, 72, 25 and 26 Coppin Road, 100 and 101 Grancey Avenue and Portion of Lots 4 and 91 Great Eastern Hwy Mundaring.</p> <p>We as a Family have lived in Mundaring for over 50 years in the same home and street in Grancey Avenue, we have seen many changes over the years, some of these changes have been of great benefit, like adding the convenience of the supermarkets and other shops but as we have seen already Mundaring has expanded with more people, more traffic and more noise and now you want to further this expansion by adding not only the Proposed Structured Plan 81 and North Stoneville but any other Proposed Structured Plans that we are currently unaware of.</p> <p>We live on a lovely quiet Cul-de-sac in Grancey Avenue, the road is not designed for excess traffic, right now with 2 cars coming in opposite directions we cannot comfortably fit on our road or pass each other, this is with just a few local residents so what will happen when we get 100 times this?</p>	See response to comment 13.

<p>Trying to turn right onto Great Eastern Hwy right now can be difficult with the many trucks and vehicles coming around the bend at 80km, if the proposal goes ahead it will be an absolute nightmare with so much more excess traffic and what will happen if there's a fire or other emergency and our Avenue is blocked with traffic from both ends and the small emergency access road of Gill Lane would be incapable of handling the volume of vehicles trying to flee, there is such a potential for accidents or even life threatening injuries.</p> <p>These proposed subdivisions are half an acre, we live on over an acre and there are so many restrictions that the Council has made in regard to sheds, sea containers or other buildings that you may have on your property, we and others have been denied by the Shire to be able to construct eg larger sheds on our properties even though we have plenty of land and these structures wouldn't clear huge amount of bushland like these proposed subdivisions, it seems that Mundaring Shire has definitely got double standards.</p> <p>The Mundaring Shopping Centre carpark are terrible and extremely frustrating, there is not enough space right now and you want to add more people? Also there is basically only one clear exit from Stoneville Rd to turn right to get back onto Great Eastern Hwy heading towards Grancey Avenue, this road is ridiculous and gets so backed up with traffic.</p> <p>Living here for so long we have seen that the crime rate and the number of disturbing Incidents has risen ever since Mundarings population has grown and it's a Real Worry for us that it's just the start of things getting worse.</p> <p>At our home in Grancey Avenue we have a variety of wildlife ranging from the Black Cockatoo and Redtail Cockatoos the Twenty-Eight Parrots, Common Bronzewing Pigeon, Blue Fairy Wren, Magpies, Kookaburras and many more species of birds that have come to feed off our native trees . We have Blue Tongue Goannas, Bandicoots, Possums, Kangaroos and the list goes on for the number of reptiles and marsupials in which will lose their natural habitat and food source and our pleasure of experiencing the nature of the "TRUE HILLS" if the proposed Structure Plan 81 goes ahead with the clearing of the entire land for half acre blocks.</p> <p>From our point of view, you are not enhancing the lives of Mundaring Residents, but you are destroying the lifestyle in which we have chosen to live, to be a part of the peacefulness and</p>	<p>Restrictions apply to every zone. SP area committed by zoning. LPS provides for R5, 2000sqm.</p> <p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Concern noted. Not a relevant planning consideration.</p> <p>Noted.</p>
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	beauty of the hills but instead the Council has decided to destroy this all for the sake of progress and money.	
60	<p>We strongly oppose SP81 for the following reasons:</p> <p>Creating 51 2000sqm lots will negatively impact not only that site, but neighbouring land and existing residents.</p> <p>Clearing the land, to comply with bushfire requirements for 2000sqm blocks, includes the removal of many Black cockatoo habitat trees. The Flora and Vegetation Survey and Habitat Tree report commissioned by the developers identified 71 habitat trees. This was based on Mundaring Shire's definition of a tree with >800mm DBH (diameter at breast height). However, the Federal Government considers trees with a DBH of >500mm to be habitat trees. This appears to be the benchmark used for habitat trees by other shires and Black cockatoo experts. So it is likely that there are far more than 71 habitat trees on the site. It is unthinkable that all these precious trees would be destroyed.</p> <p>The Shire says it is committed to protecting wildlife corridors and native fauna. There is no fauna report, and nothing of relevance in the Flora and Vegetation survey. In addition to removing trees, the development will remove the natural habitat of other important native fauna, such as Quenda. This proposed development appears to be incompatible with the Shire's commitment to our local wildlife.</p> <p>An important reason for our move to Mundaring a few years ago is the trees and wildlife. We love that Quenda can live happily on our property and move from one property to another safely even along the street.</p> <p>Walking amongst the trees, and listening to and watching birds is an important part of every day for us, and helps to maintain our mental wellbeing and physical health as we get older. We feel so very fortunate to be amongst these amazing trees and see so many native animals every day. Most people agree that all these things are why we live in the hills.</p> <p>We expect the Shire to help preserve the precious environment with its invaluable flora and fauna. This is even more important because all three types of Black Cockatoos are in decline. We must all work to save them from extinction, and the Shire plays a vital role in this.</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>Noted. Not within wildlife corridor.</p>

<p>We are also very concerned about the effect on local traffic of 51 additional residential blocks. The Traffic Impact Assessment report suggests there will be minimal impact. However, as residents of Grancey Avenue, we know this is not the case.</p> <p>The TIA report focused on the intersections of Coppin Road and Grancey Avenue with Great Eastern Highway:</p> <p>The intersection of Coppin Road and GEH is busy and complex. Not only does a side road meet a four-lane highway, there is also a busy gym, shop and petrol station at the intersection. An extra 51 blocks of land in the vicinity will only increase the complexity and risk at this intersection.</p> <p>SP81 proposes that the development's roads be linked with Grancey Avenue which is currently a No Through Road with most houses on 4000sqm blocks. While there is currently minimal traffic from the residents and service vehicles, navigating the intersection at GEH takes time and care due to the volume and speed of traffic and limited visibility of traffic until they crest the hill at 80kph very close to the intersection. Traffic includes many heavy and reticulated trucks. Traffic from the proposed development would increase the risk at this intersection, due to traffic volume and driver behaviour when having to wait to turn onto the highway.</p> <p>We also want to note that while linking Grancey Avenue may be beneficial to residents in the proposed SP81 development, and others who want to avoid highway traffic in Mundaring, this will completely destroy the nature, safety, and sense of community of our street. There are elderly residents who have lived here for over 50 years, and there are several families with young children. Currently, people can walk safely along the street, and children play on the street without risk.</p> <p>One of the reasons we moved to Grancey Avenue was increased safety and independence for our son, who has Down syndrome. He can go to the gym, shops and barber independently here. The traffic volume in suburbia greatly limited his movements. Living in Mundaring with its village character and small community identity has also meant he is more known in the local community, adding to his safety and inclusion. The Shire's DAIP commits it to ensuring people with disability can access their community, just like other people. Increased traffic volume, and opening up narrow streets to through traffic is not consistent with this commitment.</p>	<p>See response to comment 13. Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p> <p>Noted. Upgrades will result in the location being more accessible. Refer to report.</p>
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	<p>We urge Councillors to visit the streets around the proposed development, to see how things currently are and consider how residents would be affected by such a development and opening up of roads creating rat runs to and from the highway.</p> <p>The Shire must also consider this proposed development's impact on the broader Mundaring community. It is already difficult to get a GP appointment in Mundaring. Parking at Mundaring shops can already be difficult at busy times. Adding more housing density in this area without considering community amenity is not a responsible, sustainable approach.</p> <p>We are not against all development, but 2000sqm blocks with no trees are not the answer. Fewer, larger blocks of say 1 to 2 acres would mean that trees could be retained, and minimise the impact on fauna, especially the precious Black Cockatoos.</p> <p>In summary, we believe that this development, as proposed, must not be approved due to the significant negative impact on the natural environment, local residents, and the broader Mundaring community.</p> <p>We ask the Shire staff and Councillors to consider all our concerns as part of its deliberations around SP81. This development must include referral of SP81 to EPA and EPBA for a thorough environmental assessment by experts.</p>	<p>Noted. SP committed by zoning</p> <p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
61	<p>I directly oppose this proposal.</p> <p>While I am privileged to live in the hills, I believe this should be available to others. Having said that, I believe this can be done in a responsible manner.</p> <p>For example, make the blocks of land a minimum 4000M2, this ensures a minimum impact on the ecosystem meaning building envelopes and less impact on existing substandard roads. This proposal must not go ahead unless these common sense issues are addressed</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p>
62	<p>We do have some concerns about the position of the proposed new Road being so close to our side boundary. Also, as our driveway is accessed from Coppin Rd the proposed new Road would need to be at least 6 metres away from our driveway.</p>	<p>Concern noted.</p>
63	<p>I AM TOTALLY OPPOSED to Proposed Structure Plan SP81.</p> <p>I live on Gill Lane and have been here for 11 years and have just retired from the workforce.</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p>

	<p>I live here because of the uniqueness of the area. The village environment. Large blocks so neighbours are not on top of you. The birds, wildlife and especially the trees.</p> <p>I am opposed to SP81 because of The total destruction of all the trees and vegetation in the area. Which will impact on the Black Cockatoos which are in danger of extinction.</p> <p>The small size of the blocks will lose the feel of the hills with more people crammed into a smaller area.</p> <p>The number of accidents on Great Eastern Highway and Toodyay Road are increasing and will only get worse with this number of houses. In the event of a bushfire there is limited roads to escape. Gill Lane is proposed as an Emergency exit but it is only wide enough for 1 car in places and not suitable as a main thoroughfare.</p> <p>I am not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities.</p> <p>SP81 must NOT be approved.</p>	<p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
64	<p>I AM TOTALLY OPPOSED¹ to Proposed Structure Plan SP81.</p> <p>I live on Gill Lane and have been here for 11 years and have just retired from the workforce.</p> <p>I live here because of the uniqueness of the area. The village environment. Large blocks so neighbours are not on top of you. The birds, wildlife and especially the trees.</p> <p>I am opposed to SP81 because of The total destruction of all the trees and vegetation in the area. Which will impact on the Black Cockatoos which are in danger of extinction.</p> <p>The small size of the blocks will lose the feel of the hills with more people crammed into a smaller area.</p> <p>The number of accidents on Great Eastern Highway and Toodyay Road are increasing and will only get worse with this number of houses. In the event of a bushfire there is limited roads to</p>	<p>See response to comment 63</p> <p>Noted. However, different zoning codes are prevalent within the Shire.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

	<p>escape. Gill Lane is proposed as an Emergency exit but it is only wide enough for 1 car in places and not suitable as a main thoroughfare.</p> <p>I am not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities.</p> <p>SP81 must NOT be approved.</p>	<p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
65	<p>As residents of Perth's Northern Suburbs, we were tormented by worries about the drug dealer in the in house on the corner, the neighbor blasting aggressive music during his home gym training sessions and the evening screeching tires of the city's hoons to mention but a few. We knew we had to escape that place if we were to find peace for our souls.</p> <p>We purchased and moved into our current home on Coppin Road in January 2022 with high hopes. Having lived here now for 17 months this place has exceeded all our expectations. Our concerns about the drug dealer have been replaced by delight from the antics of the Quendas in the backyard, the aggressive music has been replaced by the cackling of a Kookaburra and the screeching tires were replaced by the squawking of Carnaby Cockatoos and the peaceful hooting of a Boobook. This place has returned piece and calm to our souls and although this area may not be pristine the local nature it is very special, and we feel this place is our little piece of heaven right here on earth.</p> <p>Finding the presence and diversity of bird and animal species this close to the city was indeed a pleasant surprise.</p> <p>But significant numbers of native animals have been seen killed on the local roads. Species ranging from Australian ringneck parakeets to Western ringtail possums to a significant number of Quendas have been seen killed on Coppin Road alone. Despite the carnage on the roads, Mundaring is one of the last Perth suburbs where these species are holding on and we believe this is something worth protecting.</p> <p>This proposed plan (SP81) by Statewest Planning will not only destruct the habitat of these native animals it will also significantly increase the local road traffic which will increase the direct destruction of these species.</p> <p>It is our opinion the assessments and surveys presented by Statewest Planning is significant prejudice towards approval of this development and does not consider all the fauna living in the</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Noted. Not within wildlife corridor.</p>

	<p>area. Approval of this development will only facilitate the approval of the next and the next and before long Mundaring is just another high-density suburb of Perth without the beautiful trees, scenery, and diverse species of fauna which once it's gone... it's gone.</p> <p>With the above in mind, we implore the Shire of Mundaring not to bring the Northern suburbs here by rejecting this development proposal with some local prejudice or their own.</p>	
66	<p>Traffic Forecast vs Road Conditions & Suitability of Grancey Ave</p> <p>My concern is for the capacity of Grancey Ave to safely handle to forecast traffic volumes contained within the Transport Impact Assessment. Grancey Ave is the proposed closest route to the town centre and as such it can be anticipated that it will receive a high amount of these movements. The current and forecast traffic volumes also appear to be extremely low. Given current data presented was based upon 1 day of observation (Tuesday 11th October 2022) that is hardly surprising. The forecast 232 movements through Grancey Ave is always going to have the potential to be higher given the proximity to town.</p> <p>There is no mention of upgrades to the existing road under the proposal apart from the extension and conversion to a through road' The only improvements identified to existing road structure being Baggins End and Gamgee Grove to be widened.</p> <p>The DCP 'The Design and Geometric Layout of Residential Roads' for a Local Neighbourhood Residential Road lists the criteria as:</p> <ul style="list-style-type: none"> • Max. Desirable Opr Speed - 50 Kmh • Carriageways Edges - Conventional Kerb • Separate dual-use path/footpath provision - Dual-use path on one side and/or footpath on one side • Acceptable carriageways widths - 6-10m or 4.5m each • Verge width – Minimum 4.2 - 6.3M • Total road - 14.4 - 23M (Min 16m for bus) <p>If it was designated as an Access Way, then the criteria is:</p> <ul style="list-style-type: none"> • Max. Desirable Opr Speed - 30 Kmh • Carriageways Edges - Mountable Kerb • Separate dual-use path/footpath provision - One side (footpaths) • Acceptable carriageways widths - 5.5 - 6M • Verge width – To accomm. 3 – 4.5 m • Total road - 11.5 - 15M <p>Currently Grancey Ave only meets the following:</p>	<p>See response to comment 13.</p> <p>Refer to report for further details in relation to road infrastructure.</p>

<ul style="list-style-type: none"> • Carriageways Edges – Dual Kerb for first 28m. Single kerb to 57m (East side). Nil kerb for remainder • Separate dual-use path/footpath provision -Nil • Carriageways widths – <ul style="list-style-type: none"> ○ 6.75m for first 28m. ○ 6.0m to 57m. ○ 5.5m to 91m. ○ <5m for remainder to 350m, narrowest point measuring 3.4m. The road surface degrades with the last 100m severely degraded. • Verge width – Multiple trees within the verge width. Over 40 on the east verge. The increase in the surface area of sealed roads combined with the existing slope would also necessitate the inclusion of extensive drainage to prevent water ingress to properties to the east side of the road. The 14 existing properties will also require formed cross overs due to the requirement for kerbing and drainage. <p>The claim that Grancey Ave contains a 6m wide seal does not note that this only extends for 57m of the 350m length. Unless the upgrade to minimum specifications is listed as a condition of the subdivision (Development Control Policy 1.7 - General road planning 3.2.1) the cost to bring the existing infrastructure to an acceptable level would be prohibitive and would have to be borne by the rate payers of the Mundaring Shire.</p> <p>Further to this, access out of Grancey Ave is already heavily restricted. If two vehicles are attempting to exit on a right turn (West) there is insufficient room for any vehicles to pass them to the left to turn East. This will become a severe issue with the increase of traffic and will result in unacceptable delays exiting under normal conditions.</p> <p>I note that the Transport Impact Assessment claims;</p> <p><i>Detailed analysis using a SIDRA Intersection 9 Network traffic model has indicated that the existing intersections currently perform at a good level with spare capacity and will continue to do so with the forecast additional trips and 2% growth per annum on GEH for the next 10 years. An assessment of the crash record and sight lines on site has not revealed any concerns in this regard. It is noted that this section of the GEH was recently subjected to safety upgrades, including re-alignment, road safety barriers and removal of vegetation obstructing sight lines. In summary, this TIA has found that the proposed Structure Plan can be implemented with very little impact on the road network in terms of the performance and safety criteria described in the WAPC Guidelines and other relevant traffic engineering guidelines such as the Austroads Guides.</i></p>	<p>Noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p>
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	<p>Given the spate of serious crashes currently occurring at the Great Eastern Highway / Seaborne Rd, where there are similar conditions as those I have identified at Grancey Ave, a qualitative assessment of risk would indicate this has a very high likelihood of being replicated here. This is due to the high speed of traffic, the restricted vision created by the crest west of Grancey Ave, and the frustration of drivers attempting to leave for work, school runs etc.</p> <p>Using the matrix from the Shire of Mundaring's own Risk Management Policy:</p> <ul style="list-style-type: none"> • Likelihood – Almost Certain (More than once a year) • Consequence – Major/Extreme • Risk – Extreme <p><i>Risk only acceptable with excellent controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous monitoring.</i></p> <p>A further serious concern, In the event of an emergency evacuation Grancey Ave will become a carpark, presenting an unacceptable risk to the local population. This is highly likely to result in cars attempting to turn around or being abandoned and residents forced to leave on foot or in an unsafe direction.</p> <p>To alleviate these risks for both every day and emergency conditions, an extensive upgrade to this intersection will be required through Main Roads. This may well prove impractical, and State Government will have to plan and budget for this.</p>	Peer review confirms there are some improvements required but no fatal flaws with the TIA.
67	<p>We are strongly opposed to Proposed Structure Plan SP81.</p> <p>We live on a beautiful 5 acres block on Gill St, which is just on the other side of the rise from this proposal. We bought out here 16 years ago for the nature and the tranquillity of the area. We are a family of 5, 2 adults and 3 children and we wish for our children to grow up in the safety and peace of the hills as it was when we first moved in.</p> <p>We live here because we value the birds and other wildlife, being amongst the trees and the community feel of a village.</p> <p>These are some of the reasons we oppose SP81-</p> <p><u>Coppin Rd</u></p> <ul style="list-style-type: none"> • block sizes of ½ acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to “protect and enhance its natural hills environment.” 	SP area committed by zoning. LPS provides for R5, 2000sqm.

<p>• The Guidelines Planning in Bushfire Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</p> <p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Shire of Mundaring Environmental Strategies and Plans applicable to SP81 <p>Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 - 2030</p> <ul style="list-style-type: none"> • The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment, then that development should be denied. <p><u>Black Cockatoos</u></p> <ul style="list-style-type: none"> • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p><u>Environment</u></p> <p>There are many ways that the development in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone, and the natural environment is the draw card.</p> <ul style="list-style-type: none"> • Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna which are under serious threat, • There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development. 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>As above.</p>
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<ul style="list-style-type: none"> • Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors – the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. <p><u>Traffic</u> – Since moving in 14 yrs ago Gill St has become a dragstrip with car OFTEN speeding down there to access Parkerville. I no longer feel safe walking on my own street. The additional residents in the area will only compound this.</p> <p>Both Grancey Avenue and Gill Lane are currently 'No Through Roads' enjoyed by residents and other locals (including B&B's and visitors to the retreat centre) for walking dogs, to and from the shops or school, exercising, and cycling, traveling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. • Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and residents. • It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great 	<p>See response to comment 13. Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
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<p>Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous.</p> <ul style="list-style-type: none"> • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection is already difficult to navigate due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other along with Shire's Coppin Road Tip on the other side. Increased traffic at this intersection would result in greatly increased risk for both drivers and pedestrians. <p><u>Traffic Access in emergencies e.g. bushfire evacuation.</u></p> <ul style="list-style-type: none"> • Having spoken to Gearoid Fitzmaurice from Bushfire Prone Planning, who completed the Bushfire Management Plan, it alarms me greatly that only the surrounding 150m is taken into account when they complete their report. This leaves my home, which is only 200m away from the proposed development site, unconsidered. This is GRAVELY concerning to all in my household, as our escape route, should the fire travel up hill (which is the usual path of a fire), is directly out the back of our property, past 2 other blocks and onto Thomas Rd, which will now be congested in the case of an evacuation. Surely in a bushfire prone area such as the Perth Hills, a 150m boundary for consideration is woefully insufficient. On these grounds alone this proposal should be rejected. <ul style="list-style-type: none"> • Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire. <p><u>Amenities</u></p> <ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this. • Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. • Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. 	<p>Noted. Complies as per guidelines.</p> <p>Please refer to the report in relation to matters pertaining to Gill Lane.</p>
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	<ul style="list-style-type: none"> • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills, and move here, for the lifestyle and environment, they do not want to live in a development which has been clear-felled. • They do not want to experience the problems and risks of traffic similar or worse to suburbia. • They need to know that they can evacuate in a bushfire as safely as possible. • They expect their local government to ensure all development is sustainable • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia. <p><u>Housing</u></p> <ul style="list-style-type: none"> • SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. • SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age. <p>We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities.</p> <p>SP81 must NOT be approved.</p>	<p>See response to comment 1.</p> <p>Noted. While housing affordability is an important issue, the purpose of this Structure plan is to provide a guide to subdivision of new 2000sqm lots. On-site sewer requirements restricts lot diversity'</p>
68	<p>I am opposed to the proposed development SP81 mainly for the following reasons: .</p> <ul style="list-style-type: none"> * Any development in the shire of Mundaring should be in keeping with the character of the area. SP81 is not. * Block sizes of half acre will allow clear felling to reduce fire risk. This is not in keeping with shire policy to "protect and enhance its natural hills environment". * If a development can only be made bushfire safe by destroying the environment then that development should be denied. * The environment of Perth Hills is a draw card to people in other parts of W.A . This is of commercial value as well as a way of encouraging people to value the natural environment. * Perhaps of greatest importance is the negative impact the development will have on the local fauna and flora. - Understory provides habitat for animals such as echidnas, quendas, a range of reptiles and smaller species of birds. The canopy provides habitat 	<p>Concern noted. SP area committed by zoning. LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

	<p>for the feeding and nesting of many animals, in particular those already classified as endangered or critically endangered, such as the Red Tailed, Carnaby and Baudin's Black Cockatoos. (71 Black Cockatoo habitat trees have been identified withing the proposed development area).</p> <p>* Of course of major overriding concern is the fact that the loss of any tree will only exacerbate the problems we are all facing with Climate Change.</p> <p>In conjunction with this particular issue, I believe that it is time Planning Laws and bushfire regulations should both be overhauled in order that housing development in general could occur without excessive clearing. I am not entirely against development, as I recognise that we need housing, but it should not occur at the expense of the environment. Could the Shire look into this matter?</p>	<p>SP 81 resolves potential entrapment issues</p>
69	<p>I strongly object to the proposed SP81 development for the following reasons:</p> <p>Fire risk.</p> <p>The growth in urban density will not only massively increase the likelihood of out of control fire (in the form of backyard burning, BBQs, electrical fires and etc), but would also increase the risk to life in the event of an emergency evacuation.</p> <p>With day to day traffic along the Great Eastern Highway already busy, the risk to life in the event of a major fire would be massively elevated with the increase in population to the area.</p> <p>Environmental impact.</p> <p>On visiting the Mundaring shire website one might be led to believe that acknowledgment and conservation of local wildlife was high up on the agenda. However proposed developments of this kind demonstrate that nothing could be further from the truth.</p> <p>With the destruction of established trees and wildlife corridors, the kind of which will be lost in the event of land clearing such as SP81, so will come the decrease in fauna essential to the survival and wellbeing of species already put under strain by developments further south.</p> <p>Traffic and safety concerns.</p> <p>As a resident of Gill Lane I've been lucky enough to get to know many of the families that live here. Our children frequently play and walk up and down the lane together.</p>	<p>Concern noted. See response to comment 13.</p> <p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>See response to comment 13.</p>

	<p>With the opening of the lane to the northern end as a result of the SP81 development so will come increased traffic along a laneway already barely wide enough to allow two cars to pass one another.</p> <p>Gill Lane will inevitably become the main through-route from the development to the shops as people seek to avoid having to pull out onto the Great Eastern Highway, and will thus increase the risk to the residence along a quiet laneway unable to cope with heightened levels of traffic.</p> <p>Heritage and appeal.</p> <p>When many people think about visiting the Perth hills they do so not only because of the abundant variety in bird and animal life we are lucky enough to have here, but also because places such as Mundaring have an atmosphere unique to the Perth area and very different to newer suburbs.</p> <p>The construction of modern, high density housing developments such as SP81 will undoubtedly impact the charm of the area, eventually turning Mundaring into nothing more than yet another suburban shire devoid of the unique character and appeal it currently boasts.</p> <p>“You can’t stop progress” is a glib remark so often used when discussing developments of this kind.</p> <p>However very few people stop to reflect upon what we are progressing towards.</p> <p>I feel very lucky to live in Mundaring.</p> <p>To have such amazing wildlife on our doorstep, and to know that no matter which part of the suburb you live in you’re only a short walk from some of the most beautiful parts of the hills is truly a special feeling.</p> <p>I was therefore both saddened and disappointed to hear of the potential SP81 development well as other proposed builds that would destroy the character of our precious town.</p> <p>I therefore ask that if we must make changes to the landscape, they are implemented in such a way as to preserve the character of the area.</p>	Noted.
70	<p>I object and oppose the proposed development.</p> <p>The destruction of so many well established trees in a cockatoo breeding and feeding area goes against so much good work being done to stem the destruction of timber to enable the preservation of local wildlife, including the carnaby cockatoo, but not limited to them.</p> <p>None of the roads surrounding this proposal are designed and established for any increase in</p>	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Shire

<p>traffic. I've lived on Thomas Rd for 22 years and it's a family oriented road where people have to walk on the road as there are no footpaths and we value the safety and serenity of the quiet little road.</p> <p>Thomas Rd has some blind spots plus narrow areas where two approaching vehicle cannot pass, one vehicle has to pull into a wider strip and allow the other vehicle to proceed. We already have to deal with people not used to the road design creating traffic issues as they speed in and out, couriers, visitors etc.</p> <p>It took me two years of house hunting to find a property on a quiet road with no close neighbours and a dead end. I strongly oppose a development that benefits other's to my detriment and my safety. To allow more traffic into Thomas Rd would be negligent for the problems it would cause for the residents of Thomas Rd and Hobbit Glade.</p> <p>None of these residents were consulted before the Shire notice went up on Coppin Rd and it appears putting the notice away from those directly impacted shows how little consideration has been given to the existing residents, who do not benefit in any way to the developers making profits for themselves.</p> <p>This area is a quiet and beautiful place to live for not only the humans but the fauna, and we all should have that right protected.</p> <p>My suggestion is larger sized blocks to retain nesting and feeding trees, wildlife corridor, access to the proposed development is only for the highway and no increase in traffic to the minor and inappropriate roads.</p> <p>Entering the highway from Coppin Rd is already a challenge as its a busy intersection with the gym, shops and people heading to the tip so it would be prudent and sensible not to increase traffic into this area.</p> <p>I note there has not been an aboriginal heritage survey completed only a comment from the State to say there are no registered sites in the area. A heritage survey with full disclosure to the participants is required.</p> <p>I am a single older woman who has worked extremely hard to secure a safe place to live and strongly oppose a development that will have a direct impact on my health and safety if Thomas</p>	<p>already has provisions that do this based on the zoning.</p> <p>Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p> <p>Noted.</p> <p>Noted. The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>Noted.</p>
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	<p>Rd becomes linked to it.</p> <p>I oppose the destruction of so many well established trees on behalf of the carnaby cockatoos and other fauna, who rely on us to protect their homes.</p> <p>I oppose the proposed development as it financially benefits people willing to cause distress, road safety issues, impacts the current family friendly environment we enjoy, and possibly creates financial loss to the existing residents.</p>	
71	<p>We are greatly opposed to Proposed Structure Plan SP81.</p> <p>I grew in Gill Street Mundaring and moved back to the house I grew up in when my parents subdivided their 2 1/2 acres into 2 large, well trees blocks.</p> <p>We moved back because we feel at home surrounded by the trees and the wildlife, with quiet streets and large blocks for our two kids and their dog to play outside.</p> <p>We greatly value the serenity provided by the abundance of trees, the hills themselves, and small country town feel.</p> <p>We are opposed to SP81 because:</p> <p>1- the small block sizes will not allow for the retention of anywhere near enough trees, both for the animals that need them, and for the community feel mundaring is supposed to have. It's goes against the shires policy to "protect and enhance its natural hills environment." It is also counterintuitive the all the current action down on the flats where they are specifically planting trees. Make the block size 1 acre and it's a win for everyone.</p> <p>2 - Black Cockatoos.</p> <ul style="list-style-type: none"> • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. 	<p>Shire already has provisions that do this based on the zoning.</p> <p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

<ul style="list-style-type: none"> • 1/2 acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p>3- Environment</p> <p>There are many ways that the development in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <ul style="list-style-type: none"> • Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna which are under serious threat, • There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development • Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and Mardi. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors – the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. <p>4 - Traffic</p> <p>Gill Lane is currently a 'No Through Road' enjoyed by residents and other locals for walking dogs, to and from the shops or school, exercising, and also cycling, traveling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>My daughter spina Bifida and walks using a walking frame. She is also autistic with adhd. She needs a safe quiet lane as she doesn't have the functional capacity to handle traffic.</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring 	<p>See response to comment 13. Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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	<p>shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy.</p> <ul style="list-style-type: none"> • Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and residents. • It is also expected that traffic from Great Eastern Hwy would cut through Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection is already difficult to navigate due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other along with Shire's Coppin Road Tip on the other side. Increased traffic at this intersection would result in greatly increased risk for both drivers and pedestrians. <p>Traffic Access in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> • Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire. <p>We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. SP81 must NOT be approved.</p>	<p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
72	<p>I do not accept and am in complete opposition to the implementation of proposal SP81. Living on Baggins End in Mundaring, I will be directly and extremely adversely affected by this proposed development. Our road at present is a quiet cul-de-sac of 4 houses which will be completely changed for the worse to a development entryway with resultant massive traffic and effect on infrastructure, native wildlife, habitat and trees and amenity of the area if the proposed development goes ahead.</p> <p>My parents bought our property over 20 years ago specifically for the quiet, privacy, trees and native animals. It was very expensive at the time because it had all those things as well as being on a very quiet cul-de-sac. We perceived it a safe place to raise our children away from the extreme urbanisation of our former home. This development will simply devastate the local environment and the amenity of the area and we believe the shire, as our representatives, have</p>	<p>See responses to comment 73</p>

<p>the duty to do more than just impose and collect massive rates but to truly represent the wishes of its residents who will be directly affected if they the shire approve the proposal. Further reasons are as follows:</p> <p>Block sizes of 1/2 acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to " protect and enhance its natural hills environment."</p> <ul style="list-style-type: none"> • The Guidelines Planning in Bushfire Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.' <p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Black Cockatoos <p>Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 – 2030</p> <ul style="list-style-type: none"> • The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment then that development should be denied. • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • 1/2 acre blocks would result in the total clearing of the land (to meet bushfire regulations). and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p>Environment</p> <p>There are many ways that the development in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p>	
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	<p>Centre. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on.</p> <ul style="list-style-type: none"> • Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills, and move here, for the lifestyle and environment, they do not want to live in a development which has been clear-felled. • They do not want to experience the problems and risks of traffic similar or worse to suburbia. • They need to know that they can evacuate in a bushfire as safely as possible. • They expect their local government to ensure all development is sustainable • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia. <p>Housing SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age. We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. SP81 must NOT be approved</p>	
75	<p>I do not accept and am in complete opposition to the implementation of proposal SP81. Living on Baggins End in Mundaring, I will be directly and extremely adversely affected by this proposed development. Our road at present is a quiet cul-de-sac of 4 houses which will be completely changed for the worse to a development entryway with resultant massive traffic and effect on infrastructure, native wildlife, habitat and trees and amenity of the area if the proposed development goes ahead.</p>	See response to comment 74

<p>My husband and I bought our property over 20 years ago specifically for the quiet, privacy, trees and native animals. It was very expensive at the time because it had all those things as well as being on a very quiet cul-de-sac. We perceived it a safe place to raise our children away from the extreme urbanisation of our former home. This development will simply devastate the local environment and the amenity of the area and we believe the shire, as our representatives, have the duty to do more than just impose and collect massive rates but to truly represent the wishes of its residents who will be directly affected if they the shire approve the proposal. Further reasons are as follows:</p> <p>Block sizes of 1/2 acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to " protect and enhance its natural hills environment."</p> <ul style="list-style-type: none"> • The Guidelines Planning in Bushfire Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.' <p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Black Cockatoos <p>Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 – 2030</p> <ul style="list-style-type: none"> • The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment then that development should be denied. • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • 1/2 acre blocks would result in the total clearing of the land (to meet bushfire regulations). and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. 	
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<p>Environment</p> <p>There are many ways that the development in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <ul style="list-style-type: none"> • Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna which are under serious threat, • There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development. • Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors - the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. <p>Amenities</p> <ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the 1/.2 acre blocks are cleared of all vegetation does not do this. • Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. • Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills, and move here, for the lifestyle and environment, they do not want to 	
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	<p>live in a development which has been clear-felled.</p> <ul style="list-style-type: none"> • They do not want to experience the problems and risks of traffic similar or worse to suburbia. • They need to know that they can evacuate in a bushfire as safely as possible. • They expect their local government to ensure all development is sustainable • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia. <p>Housing SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age. We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. SP81 must NOT be approved</p>	
76	<p>I am writing to oppose SP81 Coppin Road in it's current form as it is at odds with many of the Shire's own strategies and policies, in particular it is not in keeping with the Shire policy to "protect and enhance it's natural hills environment".</p> <p>One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation to reduce bushfire risk and BAL (Bushfire Attack Loading) does not do this.</p> <p>There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development.</p> <p>The bushland is foraging habitat for our native birds and animals, and is essential to ensure a food supply, particularly for our Black Cocaktoos. All Marri trees with gumnuts are habitat trees for feeding. 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival.</p>	<p>SP already committed by zoning, R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p>

	<p>The development will cut an important Wildlife Corridors – the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area.</p> <p>The council must reject this proposal due to the overall impact it will have on the environment. Developments in the Shire must balance bushfire safety whilst protecting the environment. Moderations to lot layout and size could achieve greater conservation of environment as well as retain the unique Hills character and sense of community.</p>	
77	<p>We are writing to express our strong opposition to the Proposed Structure Plan SP81.</p> <p>As residents of the beautiful 5-acre block on Gill St, located just beyond the rise from the proposed development, we highly value the area's nature and tranquillity. We have lived here for +14 years, raising our family of five children in safety and peace. The community feel of the village, the trees, birds, and other wildlife are among the reasons why we chose to live in this area.</p> <p>Our reasons for opposing SP81 are as follows:</p> <p>Coppin Rd</p> <ul style="list-style-type: none"> • The proposed block sizes of ½ acre will lead to clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), which is not in line with the Shire policy to "protect and enhance its natural hills environment." • The Guidelines Planning in Bushfire Prone Areas state that "in instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk, the proposal should generally not be supported." • Planning assessments should consider existing planning policies and publications, such as: <ul style="list-style-type: none"> - SPP 2: Environment and Natural Resources Policy (WAPC 2003) - SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010) - Shire of Mundaring Environmental Strategies and Plans applicable to SP81, including the Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009, and Local Biodiversity Strategy 2023 - 2030 • The Shire must not approve SP81 as it contradicts many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment, then that development should be denied. 	<p>SP already committed by zoning, R5, 2000sqm.</p> <p>Refer to report.</p>

<p>Black Cockatoos</p> <ul style="list-style-type: none"> • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo, and the vulnerable Forest red-tailed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire. • 71 Black Cockatoo Habitat Trees have been identified on the site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p>Environment</p> <p>There are many ways that the development in its current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone, and the natural environment is the drawcard.</p> <ul style="list-style-type: none"> • The Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna that are under serious threat. • There is no fauna (animal) survey in the proposed planning documents, which is essential to provide an honest account of the fauna impacted by the development. • Loss of habitat, feeding grounds, nesting sites, and some habitat trees as proposed will impact local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots, and mardo. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors – the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. <p>Traffic – Since moving in 14 yrs ago Gill St has become a dragstrip with car OFTEN speeding down there to access Parkerville. I no longer feel safe walking on my own street. The additional residents in the area will only compound this.</p> <p>Both Grancey Avenue and Gill Lane are currently 'No Through Roads' enjoyed by residents and other locals (including B&B's and visitors to the retreat centre) for walking dogs, to and from the</p>	<p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>Proposal is not in a wildlife corridor</p> <p>See response to comment 13. Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>shops or school, exercising, and cycling, traveling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. • Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and residents. • It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection is already difficult to navigate due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other along with Shire's Coppin Road Tip on the other side. Increased traffic at this intersection would result in greatly increased risk for both drivers and pedestrians. <p>Traffic Access in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> • Gearoid Fitzmaurice from Bushfire Prone Planning, who completed the Bushfire Management Plan, it alarms me greatly that only the surrounding 150m is taken into account when they complete their report. This leaves my home, which is only 200m away from the proposed development site, unconsidered. This is GRAVELY concerning to all in my household, as our escape route, should the fire travel up hill (which is the usual path of a fire), is directly out the back of our property, past 2 other blocks and onto Thomas Rd, which will now be congested in the case of an evacuation. Surely in a bushfire prone area such as the Perth Hills, a 150m boundary for consideration is woefully insufficient. On these grounds alone this proposal should 	<p>Noted. Upgrades will result in the location being more accessible. Refer to report.</p> <p>Refer to report for information pertaining to Gill Lane.</p> <p>See response to comment 1.</p>
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<p>be rejected.</p> <ul style="list-style-type: none"> • Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire. <p>The Perth Hills is a unique area that attracts residents because of its lifestyle and environment. Any development must be in harmony with the character of the area. The proposed 51-house development that involves clearing the ½ acre blocks of all vegetation does not align with this objective.</p> <p>The quiet roads and footpaths are essential for residents and visitors to the area who use them to walk into Mundaring Centre. However, the opening up and linking of Grancey Street and Gill Lane would make these small and quiet streets in the surrounding area unsafe for pedestrians. Additionally, cars already speed along Gill Street, and there have been recent accidents due to speed. Losing these safe and quiet roads would negatively impact the residents and visitors to the area.</p> <p>The potential increase in traffic on Coppin Road, Grancey Avenue, Gill Lane, and surrounding streets is a cause for concern among residents. People with disabilities in the area may be negatively affected by this change. To preserve the size of the Public Open Space and retain more trees and the natural environment, better sustainable planning in line with the Shire's Biodiversity Strategy is necessary. This approach would also help maintain the unique Hills character and sense of community.</p> <p>Residents choose to live in the Hills because of the lifestyle and environment, and they do not want to live in a development that has been clear-felled. They also do not want to experience the problems and risks of traffic similar or worse than those in suburbia. In case of bushfires, they need to know that they can evacuate safely.</p> <p>It is the responsibility of the local government to ensure that all development is sustainable. Clear-felling the land for housing, as proposed in SP81, does not align with the Shire's planning and policy documents. People move and live here to reconnect with nature and take refuge from hectic suburbia.</p>	<p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>Noted. Refer to report.</p> <p>Noted.</p>
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	<p>SP81 does not offer a solution to the housing crisis, as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. It will also not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>While recognising the need for housing, we cannot compromise the environment and the Hills heritage, village identity, safety, and amenities.</p> <p>Therefore, we urge you not to approve SP81.</p>	
78	<p>I am strongly opposed to Proposed Structure Plan SP81.</p> <p>I moved with my family to the Perth Hills just over 4 years ago and was drawn by the environment and community feeling. We moved here so our children could have a similar childhood to the one we experienced, and they are indeed having just that. They play in the street with the neighbourhood children, climb trees and enjoy the abundance of wildlife that surrounds them: quendas, black cockatoos, possums etc. We continually say to ourselves how lucky we are to have found such a perfect spot. I live on Gill Lane and we chat and wave to all the neighbours on the street because we know every one of them. We value that we live in a community where this happens and know it can be quite rare for others to experience this.</p> <p>I am not against all development, and recognise the need for housing, but not at the expense of the environment, the Hills heritage, village identity, safety and amenities to financially benefit 5 developers: -Maximum Sky Pty Ltd, L & J Siebermaier, L & T Christie, Just Compass Consulting Pty Ltd, G, K & S Ursich.</p> <p>I have read through the proposed SP81 planning documents and am opposed to it for the following reasons.</p> <ul style="list-style-type: none"> -destruction of the environment - loss of habitat for the Black cockatoos - traffic flow to our street -loss of amenity - bushfire and biodiversity management <p>Destruction of the environment</p>	

<p>The Shire's Local Biodiversity Strategy 2023-2030 states 'Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire's Community Strategic Plan. Council adopted as a 10-year priority, 'Shire-led conservation, protection and retention of natural areas and the overall vision for the area as: 'A Place for Sustainable Living'.</p> <p>The Shire's Environmental Sustainability Policy was adopted in 2018. Its purpose states: To establish a sustainable Shire that demonstrates our corporate and community commitment to the environment and reflects our responsibility to its natural assets for future generations. The Shire strives to be a leader in local government sustainability and environmental management.</p> <ul style="list-style-type: none"> • There is no fauna survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by SP81. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. • There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi and slime moulds either. These all play a vital role in the ecosystem and removing trees, shrublands and groundcover has devastating impacts on the complex ecosystem in this area known for its biodiversity. • There is no evidence of dieback on the reserve, but the proposed development carries a great risk of not only introducing it but spreading it to adjacent land and through the wildlife corridor. • The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors in the area and the need to protect them. 'Maintaining biodiversity values on local reserves and private properties also helps maintain the important wildlife corridor network between national parks.' The total clearing of 15 hectares of land in the Perth Hills will impact on the wildlife corridor as it will remove links for wildlife and needs to be rejected. • LSP 81 Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines. The vegetation report has thoroughly downplayed the nature of the bushland. There are areas of good condition bushland, habitat trees not just for Black Cockatoos but other fauna such as possums, bats and mardo. The vegetation is described as regrowth: there are 71 habitat trees with hollows that take 200+ years to form. This is NOT regrowth. • The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate Change on the environment and references several of the Shire's policies and planning documents e.g. Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan, that are in place to help 	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>No wildlife corridor.</p> <p>Noted. Dieback Management Plan at subsequent stages will be sought. The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Noted.</p>
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<p>reduce emissions and off set carbon in the Shire of Mundaring. A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon per hectare per year.</p> <ul style="list-style-type: none"> • The Shire of Mundaring requires all trees with a DBH (diameter and breast height) >800mm be recorded as habitat trees. The SP81 Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment report therefore identified trees >800mm, or very close to 800mm DBH, as being habitat trees. However, the Federal Government's Referral Guideline for 3 WA threatened black cockatoo species considers trees with a DBH of at least 500mm to be habitat trees. The Referral Guideline also says that trees suitable to develop a nest hollow in the future are 300 – 500mm DBH, and also defines the features of night roosting trees and foraging trees, which are also essential for the cockatoos. If the habitat tree specifications documented in the Federal Government's referral guideline document were to be used, there would undoubtedly be many more than 71 habitat trees identified. • The Shire's Environmental Sustainability Policy states 'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.' The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. But any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • block sizes of ½ acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to "protect and enhance its natural hills environment." <p>Loss of Habitat for the Black Cockatoos</p> <ul style="list-style-type: none"> • The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local small scale subdivisions like we are seeing on Gill Lane, North Stoneville-160 hectares and North Parkerville-100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that – <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees much be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. The council MUST refer this development under the Environment Protection and Biodiversity Conservation Act (1999) • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and 	<p>Noted. Refer to report.</p> <p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p> <p>Noted.</p>
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<p>the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding.</p> <ul style="list-style-type: none"> • These birds receive special protection as Matters of National Environmental Significance (MNES) under the Environment Protection and Biodiversity Conservation Act (1999) and are protected under this act. • The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. These take 200 years+ to develop suitable nesting hollows. 32 of these trees have hollows, with 15 trees recorded with hollows suitable for Black Cockatoo breeding. The report doesn't consider the potential for younger trees onsite to become Habitat trees in the future. • The identified but currently unused potential nesting hollows provide breeding habitat into the future and are critical to the species' survival. • The bushland in SP81 is foraging habitat, (particularly the Redgums/Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. • The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted. <p>Traffic Flow Gill Lane</p> <p>Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</p> <p>Grancey Avenue</p> <p>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</p> <p>Both Grancey Avenue and Gill Lane are currently enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely.</p> <p>The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p>	<p>See response to comment 13. Further, refer to report for further information.</p>
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<p>Specifically:</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the LSP will increase traffic to this street and impact on traffic flow to streets and residents. • It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. This will bring further traffic into the area and along both roads. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. <p>Coppin Road</p> <ul style="list-style-type: none"> • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other. <p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in greatly increased risk for drivers and pedestrians.</p> <p>Traffic Access and Egress in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> • Gill Lane is marked in Proposed SP81 as 'Emergency Access' however Emergency service vehicles will not be able to access the street as residents exit. As there are sections that only allows for one-way access and no turn around space this is not safe to have as an Emergency Access only. <p>Loss of Amenities</p>	<p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p> <p>Noted.</p>
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<ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this. • Residents and visitors to the area where SP81 is located use the quiet roads and footpaths to walk into Mundaring Centre. The Community Perceptions Survey (2021) highlights that 9 in 10 community residents use footpaths in the area. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. Cars already speed along Gill Street since it has been opened up at Clifton Road and the emergency access only gate has been removed. There has been a recent accident on Gill Street due to speed. People do not walk along there because of this and if Gill Lane and Grancey Avenue open to more traffic the loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. The Shire's Access and Inclusion Informing Strategy (its Disability Access and Inclusion Plan as required by the WA Disability Services Act 1993), commits to being a community that is welcoming, accessible and inclusive for all. This must include safe, independent access and navigation around their community. As part of its legislative obligations, the Shire must consider the risk implications of increased traffic on previously quiet, safe streets for people with disability, as well as older people and children who may be at greater risk. A 51 house development could bring at least 100 people to the area - Doctors are already over capacity at Super GP and they are not taking new patients. The shopping centre is already busy. How will it be with more residents? • Cumulative effect of all these developments and landowners doing individual subdivisions means the townsite is stretching with more houses and residents but the Shire is not planning for this with amenities e.g. parks/open space, playgrounds, cycle ways, public toilets etc. <p>3.2 Open Space</p> <p>b) Due to fragmentation of lots within this Structure Plan the provision of consolidated Public Open Space will total less than the standard 10%, cash-in-lieu payments will be the main form of contribution.</p> <ul style="list-style-type: none"> • No assessment has been made as to the potential impact of the proposed development on the recreational zone located on Baggins End. Apart from this zone, this part of Mundaring lacks accessible public open space with the nearest being either the Sculpture Park (2km away), Railway Reserve Heritage Trail (1km), or Harry Riseborough Oval (2km). In addition, there is no closely accessible children's play area, with the nearest being at the Sculpture Park or 	<p>Refer to report for detailed assessment.</p> <p>Noted. Upgrades will result in the location being more accessible. Refer to report.</p> <p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Noted. Refer to report.</p>
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<p>Noblewood Estate Reserve.</p> <ul style="list-style-type: none"> • According to the Community Perceptions Survey 2021, 'Playgrounds and parks are by far the most visited Shire facilities with 71% of residents visiting.' Reducing the size of the Public Open Space with cash-in-lieu payment is unacceptable and would remove one of the areas most utilised. • This aspect of SP81 alone is contrary to the creation of a sustainable development. Combined with its potential to make it unsafe for people to walk and children to play in the surrounding streets, SP81 would undoubtedly negatively impact the health, wellbeing and connectedness of our community. It is also noted that in the SP81 conceptual plan the Public Open Space consists of drainage and mostly cleared land. • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. <p>Biodiversity and Bushfire Management Conflicts SP81</p> <p>Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines Planning in Bushfire Prone Areas provide the following limitation:</p> <p>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</p> <p>State Planning Policy 3.7 'Planning in Bushfire Prone Areas'</p> <p>5 Policy objectives</p> <p>The objectives of this policy are to:</p> <p>5.1 Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.</p> <p>5.2 Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.</p> <p>5.3 Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements</p>	<p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>Noted. Agreed, the SP complies with the objectives.</p>
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[illegible]

<p>land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants. Where revegetation of waterway foreshores, wetland or coastal buffers is necessary for their protection or management, it may be necessary to modify the development location or reduce lot yield to provide adequate hazard separation from the future vegetation boundary.</p> <p>In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.</p> <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p> <ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation; and/or • where development is adjacent to vegetated land managed by those agencies. <p>The application may be refused if the value of the vegetation is high and the landowner/proponent proposes achieving an acceptable bushfire risk through vegetation clearing without consideration and inclusion of other management measures.</p> <p>Housing - While there is a shortage of housing, generally and in the Hills, SP81 does not offer a solution to the housing crisis. In fact one of the listed developers looking to sell 16 Grancey Street estimates that selling of the blocks would be over \$3000000! This means each blocks looks to be selling for at least \$430000 each.</p> <p>o SP81 does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market.</p> <p>o SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>o SP81 does not offer a solution to the lack of builders and supplies, which are key factors in the current housing crisis.</p> <p>o SP81, should it be approved in some form, cannot offer any immediate housing; it would be</p>	<p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p> <p>Noted. Not relevant</p>
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	<p>years until this happens.</p> <ul style="list-style-type: none"> • People live in the Hills, and move here, for the lifestyle and environment: <ul style="list-style-type: none"> o They do not want to live in a development which has been clear-felled. o They do not want to experience the problems and risks of traffic similar or worse to suburbia. o They need to know that they can evacuate as safely as possible if necessary. o They expect their local government to ensure all development is sustainable and that there is adequate infrastructure and amenities, to support their lifestyle and the environment they care about. • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. <p>SP81 is not a huge development, but if SP81 is approved as proposed, it will still have unacceptable impacts. The cumulative effect of this will be catastrophic for the Hills. SP81 must NOT be approved.</p>	
79	<p>We are opposed to the Proposed Structure Plan SP81.</p> <p>We are residents of Grancey Avenue for 27 years and choose the Hills lifestyle for the bushland, flora and fauna, safety and amenities.</p> <p>We are opposed to SP81 for the following reasons:</p> <ul style="list-style-type: none"> • Grancey Avenue and Gill Lane would become through roads. Given the existing difficulties navigating the Coppin Road/Great Eastern Highway intersection, traffic from the proposed development and general traffic travelling east on Great Eastern Highway would use Grancey Avenue/Gill Lane as an access route to Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto Great Eastern Highway from Grancey Avenue is already difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this 	See responses to comment 77 and 78

	<p>intersection even more dangerous.</p> <ul style="list-style-type: none"> • Bushfire evacuation will be of paramount concern. Residents need to know that they can evacuate in a bushfire as safely as possible. They expect their local government to ensure all development is sustainable. • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this. <p>We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. SP81 must NOT be approved.</p>	
80	<p><u>Biodiversity and Bushfire Management Conflicts SP81</u></p> <p>Clauses 5.4 of SPP 3.7 and 2.3 of the <i>Guidelines Planning in Bushfire Prone Areas</i> provide the following limitation:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</i></p> <p>State Planning Policy 3.7 'Planning in Bushfire Prone Areas'</p> <p>5 Policy objectives</p> <p>The objectives of this policy are to:</p> <p>5.1 Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.</p> <p>5.2 Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.</p>	<p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>The proposal complies with the objectives of the policy.</p>

<p>5.3 Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.</p> <p>5.4 Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p> <p>Guidelines for Planning in Bushfire Prone Areas</p> <p>2.3 BUSHFIRE RISK MANAGEMENT AND ENVIRONMENTAL CONSERVATION</p> <p>Many bushfire prone areas also have high biodiversity values. Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Such areas may include wetlands, foreshores, Bush Forever sites, remnant vegetation, threatened species and ecological communities, nature reserves and coastal reserves.</p> <p>In implementing policy objective 5.4, planning assessments should consider: existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.6: State Coastal Planning Policy (WAPC 2013); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); • SPP 2.9: Water Resources (WAPC 2006); • Visual Landscape Planning in Western Australia (WAPC 2007); and • any local government biodiversity strategies or similar; <p><u>Policy objective 5.4 is most effectively addressed at the strategic planning stage where biodiversity and bushfire concerns can be considered collectively to help determine the most appropriate location, type, form, scale and intensity of future development in an area.</u></p> <p>Establishing development in bushfire prone areas can adversely affect the retention of native vegetation through clearing associated with the creation of Hazard Separation Zones (HSZ) and Asset Protection Zones (APZ)(formerly known as building protection zones). Where loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives then it may be necessary to reduce lot yield, cluster development, comply with the applicable bushfire construction requirements of the Building Code of Australia relevant to the BAL of the site (as set</p>	<p>Noted. Refer to report.</p> <p>See response to comment 78.</p>
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	<p>out in AS 3959), or modify the development location in order to minimise the removal or modification of remnant vegetation (Figure 3).</p> <p>Planning proposals should satisfy bushfire protection requirements within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants. Where revegetation of waterway foreshores, wetland or coastal buffers is necessary for their protection or management, it may be necessary to modify the development location or reduce lot yield to provide adequate hazard separation from the future vegetation boundary.</p> <p>In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.</p> <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p> <ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation; and/or • where development is adjacent to vegetated land managed by those agencies. <p>The application may be refused if the value of the vegetation is high and the landowner/proponent proposes achieving an acceptable bushfire risk through vegetation clearing without consideration and inclusion of other management measures.</p>	<p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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Dismissed. Not relevant to proposal

Supporting Evidence from WAPC deliberation of SP34
From the Statutory Planning Committee Minutes Meeting No. 7638 Tuesday, 14 July 2020
The Committee resolved to refuse the North Stoneville Structure Plan 34 for the following reasons:

‘The Bushfire Management Plan supporting the Structure Plan relies on the significant clearing of vegetation of high biodiversity and landscape amenity value within the site. In this regard, the Commission is not satisfied that:

- the proposal achieves an appropriate balance between bushfire risk management measures, biodiversity conservation values, and landscape amenity, with consideration of the potential impacts of climate change as required under policy objective 5.4 of the Policy; and*
- there is no certainty that the intended level of bushfire mitigation can be achieved in the absence of Commonwealth approval under the Environment Protection and Biodiversity Conservation Act being given to the clearing of vegetation.*

The Commission is not satisfied that the proposal appropriately addresses the objectives and policy measures of State Planning Policy 2.0 Environment and Natural Resources and State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region given the extent of clearing of vegetation required to facilitate development.

81	<p>I am opposed to the structure plan SP81 on the following grounds :</p> <ul style="list-style-type: none"> • Unacceptable Environmental Impact • Incompatibility with Sustainable Development of Shire Principles and State Policy • Incompatible with State Planning Policy SPP 3.7 Clause 5.4 <p>A rural style development of 1-3 acre blocks would be more in keeping with the communities expectations and fit in with the amenity of the area. This style of development would allow sustainable development of the area, retention of the majority of the forest habitat and blend into the existing 1-3 acre blocks surrounding the proposed development.</p> <p>Unacceptable Environmental Impact</p> <p>The proposed development is not suitable for the location within a bush setting of ecological value within a biodiversity hotspot. The Southwest Australia Ecoregion (SWAE) is Australia's only Global Biodiversity hotspots, and is home to a variety of unique flora and fauna which are under serious threat. In fact, this area has the highest concentration of rare and endangered species in Australia. Perth Hills is unique by being contained in the Global Biodiversity Hotspot and it has managed to retain much of its bushland cover and biodiversity.</p> <p>While consideration of environmental impacts form part of the planning assessment process, I have a number of concerns with the information being relied for such assessment. As far as we can tell, the only flora and fauna survey of the land within SP 81 is one that was commissioned by the developer. To endorse the environmental impacts in reliance only on Applicant's documents in a matter such as this, with the risk of unbalanced findings, would be a mistake. There has been an alternate environmental assessment by Una Bell on behalf of the Jane Brook Catchment Group and also by Simon Cherriman a local expert on Black Cockatoos. The survey report itself is noticeably scant in parts and misleading as illustrated below:</p> <p>From SP81 Plan 5 – Conceptual Subdivision Plan –</p> <p>1) Site Conditions and Constraints</p> <p>2.1 Biodiversity and Natural Area Assets (b)... <i>"rates the vegetation as Priority 2 (out of 3) conservation value and Limited Protection/already Committed by Zoning protection level. ..The sites developmental potential, whilst acknowledging its natural values, is reinforced by the fact that the residential density was increased from R2.5 to R5 as part of LPS 4. "</i></p> <p>Comment</p>	<p>SP area committed by zoning. LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment</p> <p>As stated above.</p>
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<p>This is an interesting statement, as it acknowledges the conservation value of the site with the only reason given for further subdivision is due to the change in residential density in LSP 4 2014. In other areas of the report, the conservation value of the site is deliberately underrated</p> <p><i>Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mostly pines.</i></p> <p>Comment This statement deliberately plays down the quality of bushland on the site. The POS is mostly cleared, and would need very little management. There are 71 Habitat Trees on site. It takes hundreds of years for these trees to mature and develop hollows. The condition of the bushland on this site is deliberately being denigrated for the purpose of the developers.</p> <p>1) Local Natural Areas</p> <p>The vision for the Local Biodiversity Strategy (Executive Summary, p.5) states: <i>“Local natural areas that are protected, connected and cared for through community stewardship and a strong culture of conservation....A deeper sense of custodianship will be required, as well as a willingness by all stakeholders to communicate, collaborate and continuously improve land management practice.”</i></p> <p>Comment The Local Biodiversity Strategy has been adopted by Council. Now is the time to implement better conservation of natural areas on private land, and limit subdivision to cleared and degraded sites. The Coppin Rd precinct contains 71 recognised Habitat trees. These alone are of significance. The area is part of the Shire of Mundaring’s Local Natural Areas (LNA) and these should be retained.</p> <p>No Dieback Assessment There is no evidence of dieback on the reserve, and the development would not only introduce dieback but would spread it. This is itself a major factor in assessing the condition of the vegetation on site. It is interesting that no dieback assessment was done. This shows the importance of retaining the bushland on this site, when many of the local reserves are riddled with dieback. Protecting the site from introduction of dieback during</p>	<p>The SP has been assessed relevant planning frameworks and is generally compliant. Refer to report.</p> <p>Noted. Dieback Management Plan at subsequent stages will be sought.</p>
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<p>construction and in future years is probably impossible. What the bulldozers don't destroy, the "biological bulldozer" (dieback) probably will.</p> <p>This area is part of a wildlife corridor. In the Shire of Mundaring's Biodiversity Strategy, it recognises the importance of wildlife corridors and the need to protect them.</p> <p>1) Fauna Survey</p> <p>Comment There is NO fauna survey.</p> <p>Proposals such as this development destroy the remnant vegetation and habitat on site, resulting in loss of habitat, loss of feeding grounds, and loss of nesting sites for species that have fewer and fewer options. Extensive clearing of native vegetation, foraging grounds, and some habitat trees as proposed, will have a detrimental impact on local fauna populations. The closest survey is the 71 potential Black Cockatoo Habitat trees recorded on site, 32 have hollows, and of these 15 hollows are suitable for breeding. There are other species that use tree hollows other than Black Cockatoos. It is known that there is a population of kangaroos locally that use the area. Other local fauna which are recorded in the report to be on site are Baudins Black Cockatoo and echidnas; other fauna that would be present would include possums and bandicoots. With residential areas comes an increase in predatory animals such as cats and dogs. It is not possible to retain good fauna habitat in a residential area.</p> <p>The Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act) requires matters of National Environmental Significance to be referred to the Federal Minister of Environment. This site is part of the natural roosting, foraging and nesting habitat for the endangered Carnaby Cockatoo and Critically endangered Baudin's Cockatoo. Therefore, the plan needs to be referred under the Act to the Federal Minister.</p> <p>Incompatible with Sustainable Development Principles of Shire and State Policy</p> <p>1) State Planning Policy SPP3 Arguably one of the most pressing objectives of the PDAct today is 'to promote the sustainable use and development of land in the State'. This objective is interpreted to incorporate the principles of ecologically sustainable development, including the precautionary principle, that are derived from international law and are reflected in</p>	<p>Not within wildlife corridor.</p> <p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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<p>objects of the EPAct and a number of state planning policies.</p> <p>The determination of SP 81 provides an opportunity for both the Shire of Mundaring and The WA Planning Commission to exercise leadership in promoting the sustainable use and Development of land in WA by giving due regard to state planning policies which have been prepared for exactly these types of situations and assessments.</p> <p>SPP 3 - Urban Growth and Settlements is directly applicable to SP 81, approval of which could not reasonably be considered to be consistent with its objectives as follows:</p> <p>(a) to build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;</p> <p>(b) to manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;</p> <p>(c) to promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.</p> <p>Strategic Community Plan (SCP) 2020-2030 The Shire has a responsibility to reflect the Strategic Community Plan (SCP) 2020-2030 and incorporate sustainable development principles into its decision- making.</p> <p>The SPC states: <i>'The community's vision for sustainable living encompasses the principles of sustainable development at a whole of community level, and at the household level.</i></p> <p><i>Sustainable development integrates social, economic and environmental outcomes to meet the needs of the community, without compromising the ecosystems that support life or the ability of future generations to meet their own needs.</i></p> <p><i>Being the place for sustainable living means that everyone has a role to play, including:</i></p> <ul style="list-style-type: none"> • the Shire incorporating sustainable development principles into its decision-making and own operations <p>Community Vision <i>The place for sustainable living</i></p>	<p>Concerns noted. Refer to report.</p> <p>The Shire's adopted Local Planning Strategy reflects community values and identifies this site for infill. The proposal is in keeping with the Council adopted strategy. Refer to report.</p>
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	<p><i>What we value most as a community</i></p> <ul style="list-style-type: none"> • <i>Protection of the natural environment</i> • <i>Peaceful lifestyle</i> • <i>Safe and inclusive community</i> <p>The Department of Local Government, Sports and Cultural Industries (DLGSCI) Integrated Planning and Reporting Framework and Guidelines' (Appendix A) clearly indicate that the SoM SCP 2020-2030 should be in alignment with the Local Planning Strategy.</p> <p>Therefore, all planning in the Shire needs to consider protecting the environment, Peaceful Lifestyle , Safe and inclusive community. The Shire needs to incorporate sustainable development principles into all its decision-making.</p> <p>LSP4 History and the urgent need for up-date to more contemporary planning needs</p> <p>The zoning for this area was changed from R2.5 to R5 in LPS4 which was gazetted 17 February 2014. However, <u>LPS4 was actually conceived in 2006 over 17 years ago.</u>it was anticipated it would remain relevant for the Shire for the following 10-15 years.</p> <p>There is a review and up-date of LSP 4 planned by the Shire starting in a few months in late 2023. It is clear that the plan needs to adjust to the changes in community attitudes, sustainable development principles, the increasing bushfire threat, biodiversity pressures at local state and federal levels, changes in State Planning Policies and climate change adaption and mitigation.</p> <p>Since the gazettal of LPS4 in 2014 several State Policies, and Shire Policies and Strategies have been implemented:</p> <p>2015 – SPP 3.7 'Planning in Bushfire Prone Areas'- Reforms due end 2023 2019- In December 2019 the Shire declared a 'Climate Emergency ' 2020 - Strategic Community Plan 2020-2030 2022 - Draft Local biodiversity strategy 2022 - Native vegetation policy for Western Australia 2023- 2050 Climate Change -Zero emission target by 2050 enforced by State and Federal legislation</p> <p>Incompatible with State Planning Policy SPP 3.7 Clause 5.4</p>	<p>Noted.</p> <p>Noted. The SP has been assessed relevant planning frameworks and is generally compliant.</p>
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<p>In this context the amount of forest that will be removed with the implementation of the SP81 proposed development is totally unacceptable and conflicts with:</p> <p>Clauses 5.4 of SPP 3.7 and 2.3 of the <i>Guidelines Planning in Bushfire Prone Areas</i> provide the following limitation:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</i></p> <p>State Planning Policy 3.7 'Planning in Bushfire Prone Areas'</p> <p>Clause 5.4 Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p> <p>Many bushfire prone areas also have high biodiversity values. Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Such areas may include- Bush Forever sites, remnant vegetation, threatened species and ecological communities.</p> <p>Policy objective 5.4 is most effectively addressed at the strategic planning stage where biodiversity and bushfire concerns can be considered collectively to help determine the most appropriate location, type, form, scale and intensity of future development in an area.</p> <p>In implementing policy objective 5.4, planning assessments should consider: existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and • <u>Any local government biodiversity strategies or similar</u>- see below <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation..... <p>Shire of Mundaring Environmental Strategies and Plans applicable to 5.4</p> <ul style="list-style-type: none"> - <u>Climate Adaptation Action Plan</u> - <u>Energy and Emissions Reduction Strategy</u> - <u>Local Biodiversity Strategy 2009</u> - <u>Local Biodiversity Strategy 2023 - 2030</u> <p style="text-align: center;">Appendix A</p> <p>From the Officers Report Council Meeting Agenda 8 September 2020. The policy direction of both the Department of Local Government, Sports and Cultural Industries (DLGSCI) and Department of Planning Lands and Heritage continues to evolve. The diagram provided by DLGSCI (see below) suggests that the Strategic Community Plan and Local Planning Scheme are on equal footing.</p> <p>In 2016, DLGSCI released the 'Integrated Planning and Reporting Framework and Guidelines which state:</p> <p>The Integrated Planning & Reporting (IPR) Framework has natural links to land use planning. Both the IPR and land use planning suites should be guided by an overarching community vision. The community will also have aspirations for the shape and form of their area (for the whole area and/or particular parts of it) which will be as relevant for the IPR suite as for land use planning.</p> <p>This is shown in the diagram below. The community's aspirations for shape and form can be actioned through, say, the provision of public space, infrastructure and tree planting (included in the IPR suite on the left hand side of the diagram), as well as land use regulations (on the right hand side of the diagram).</p>	
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	<p>While the two sides are administered under different legislative frameworks and different time cycles, they should be considered as part of a total package for achieving the community's vision.</p> <p>Where the two time cycles coincide, consideration should be given to undertaking community engagement at the top level together, or at least feeding one into the other. The objectives and strategies should be congruent and working in a mutually reinforcing manner."</p>  <p>The diagram illustrates the integrated planning and reporting process. It is structured into three vertical columns: 'Stratagise', 'Plan', and 'Deliver'. The 'Community Vision' is at the top, leading to the 'Strategic Community Plan 10+ years' (which includes Aspirations and priorities, Resourcing implications, and Strategic decision making criteria) and the 'Local Planning Strategy 10+ years' (which includes Objectives for planning & development). The Strategic Community Plan leads to the 'Corporate Business Plan 4 year actions and budget', which then leads to the 'Annual Work Program and Budget'. The Local Planning Strategy leads to the 'Local Planning Scheme Technical regulations', which then leads to the 'Administration and Enforcement of Local Planning Scheme'.</p>	
82	<p>The SP81 development proposal does not align with the Shire's planning and policy documents.</p> <p>For example:</p> <p>The Shire's Local Planning Strategy says that its objectives are to:</p> <ul style="list-style-type: none"> • Manage development to actively contribute towards the Shire's unique character and to protect and enhance its natural hills environment, and • Sustain the Shire's hills heritage and village identity: <ul style="list-style-type: none"> ○ to protect and enhance key environmental assets ○ to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district ○ to minimise the Shire's contribution to climate change and to lead the community in developing environmentally sustainable practices. 	<p>SP area committed by zoning. LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment</p>

<p>The Shire's Local Biodiversity Strategy 2023-2030, Environmental Sustainability Policy 2018, and Community Strategic Plan, commit to conserving, protecting and retaining natural areas and maintaining the Shire as a place for sustainable living.</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire's planning strategies and objectives. The proposed development would result in a material change to the area's character, increase housing and traffic densities, destroy the local natural environment, adding to climate change, and threaten already vulnerable and endangered species. In addition, the proposal has made no attempt to explain how high quality design that sustains the Hills' heritage and village identity would be maintained.</p> <p>*The Shire cannot and must not approve SP81, as it is completely at odds with the Shire's own strategies and policies.</p> <p>*The Shire must not agree to any kind of development that would harm our environment or have negative impacts on the Hills heritage, village identity or amenities.</p> <p>Inadequate and incorrect reports</p> <p>The SP81 development application includes several reports commissioned by the developers' agent. Several of the reports include errors and/or ignore or understate a number of key issues of importance.</p> <p>*The Shire must not accept the commissioned reports as evidence to support SP81.</p> <p>Black Cockatoos</p> <ul style="list-style-type: none"> • The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging and potential breeding. • These birds receive special protection as <i>Matters of National Environmental Significance (MNES)</i> under the <i>Environment Protection and Biodiversity Conservation Act (1999)</i> and are protected under this act. • The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. These take 200 years+ to develop suitable nesting hollows. 32 of these trees have hollows, with 15 trees recorded with 	<p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Noted. Disagree. Refer to report.</p> <p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<p>hollows suitable for Black Cockatoo breeding. The report doesn't consider the potential for younger trees onsite to become Habitat trees in the future.</p> <ul style="list-style-type: none"> • The identified but currently unused potential nesting hollows provide <u>breeding habitat</u> into the future and are <i>critical to the species' survival</i>. • The bushland in SP81 is <u>foraging habitat</u>, (particularly the Redgums /Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • The cumulative impacts of clearing Black Cockatoo habitat must be taken into account, e.g. local small scale subdivisions like we are seeing on Gill Lane, North Stoneville-160 hectares and North Parkerville-100 – 200 hectares. The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that – <ol style="list-style-type: none"> 1. loss of greater than 1 ha of potential nesting habitat must be referred. 2. nest trees and potential nest trees much be protected. 3. assessment must be done by a person qualified in black cockatoo assessments. <p>The council MUST refer this development under the Environment Protection and Biodiversity Conservation Act (1999)</p> <ul style="list-style-type: none"> • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. • The development in its current form opposes Mundaring Shire's Local Biodiversity Strategy that was recently adopted. <p>Environment</p> <p>The Shire's Local Biodiversity Strategy 2023-2030 states '<i>Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire's Community Strategic Plan. Council adopted as a 10-year priority, 'Shire-led conservation, protection and retention of natural areas' and the overall vision for the area as: 'A Place for Sustainable Living'.</i></p> <p>The Shire's Environmental Sustainability Policy was adopted in 2018. Its purpose states: <i>To establish a sustainable Shire that demonstrates our corporate and community commitment to the environment and reflects our responsibility to its natural assets for future generations. The Shire strives to be a leader in local government sustainability and environmental management.</i></p> 	<p>Noted.</p>
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	<p>There are many ways that Proposed SP81 in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <ul style="list-style-type: none"> Perth Hills is unique by being contained in Australia's only Global Biodiversity Hotspot. The Hotspot is home to a variety of unique flora and fauna which are under serious threat, having the highest concentration of rare and endangered species in Australia. This development and clearing of land is not suitable in this area. The proposed SP81 site is land that is part of a wildlife corridor that links the State Forest, the Heritage Trail, and local reserves. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed land clearing would damage the linkages within the corridor. The revegetation proposed will not be of much value as habitat or wildlife corridors. There is no fauna survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by SP81. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi and slime moulds either. These all play a vital role in the ecosystem and removing trees, shrublands and groundcover has devastating impacts on the complex ecosystem in this area known for its biodiversity. There is no evidence of dieback on the reserve, but the proposed development carries a great risk of not only introducing it but spreading it to adjacent land and through the wildlife corridor. The Shire's Local Biodiversity Strategy (2023-2030) highlights the importance of wildlife corridors in the area and the need to protect them. <i>'Maintaining biodiversity values on local reserves and private properties also helps maintain the important wildlife corridor network between national parks.'</i> The total clearing of 15 hectares of land in the Perth Hills will impact on the wildlife corridor as it will remove links for wildlife and needs to be rejected. <i>LSP 81 Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines.</i> The vegetation report has thoroughly downplayed the nature of the bushland. There are areas of good condition bushland, habitat trees not just for Black Cockatoos but other fauna such as possums, 	<p>Site not within the wildlife corridor.</p> <p>As stated above.</p> <p>Noted. Dieback Management Plan at subsequent stages will be sought.</p> <p>Noted.</p> <p>Refer to report.</p>
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	<p>bats and mardo. The vegetation is described as regrowth: there are 71 habitat trees with hollows that take 200+ years to form. <u>This is NOT regrowth.</u></p> <ul style="list-style-type: none"> • The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate Change on the environment and references several of the Shire's policies and planning documents e.g. <i>Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan</i>, that are in place to help reduce emissions and off set carbon in the Shire of Mundaring. A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon per hectare per year. • The Shire of Mundaring requires all trees with a DBH (diameter and breast height) >800mm be recorded as habitat trees. The SP81 Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment report therefore identified trees >800mm, or very close to 800mm DBH, as being habitat trees. However, the Federal Government's <i>Referral Guideline for 3 WA threatened black cockatoo species</i> considers trees with a DBH of at least 500mm to be habitat trees. The Referral Guideline also says that trees suitable to develop a nest hollow in the future are 300 – 500mm DBH, and also defines the features of night roosting trees and foraging trees, which are also essential for the cockatoos. If the habitat tree specifications documented in the Federal Government's referral guideline document were to be used, there would undoubtedly be many more than 71 habitat trees identified. • The Shire's Environmental Sustainability Policy states <i>'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.'</i> The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to Lot layout and size could achieve greater conservation of environment. But any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. <p>Traffic 2.7.5 Roads The Traffic Impact Assessment Report, submitted as a supporting document for SP81, has its focus on existing and projected traffic at the intersections of Coppin Avenue and Great Eastern Highway, and Grancey Avenue and Great Eastern Highway, and the estimated impact of this on traffic flow on the highway. The survey of these intersections, on which the projections and impact is based, was conducted on one weekday. The report states that increased traffic from</p>	<p>Noted. refer to report.</p> <p>SP committed by zoning.</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>the proposed SP81 development, and opening up Grancey Avenue and Gill Lane, will have little impact on the intersections between the Highway and Coppin and Grancey Avenues.</p> <p>However, the report lacks key details about the location of the intersections, key information about the streets feeding into the intersections, driver's current experiences using these intersections, and driver behaviour, especially when traffic is increased. Nor did the report consider emergency egress for people in the proposed SP81 and other affected areas.</p> <p>The survey was undertaken using approved software to assess traffic flow, but the people who use these roads and intersections every day were not consulted. The report does not take into account and downplays other very significant factors and likely impacts that we are very concerned about.</p> <p><i>Gill Lane</i></p> <p><i>Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</i></p> <p><i>Grancey Avenue</i></p> <p><i>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</i></p> <p>Both Grancey Avenue and Gill Lane are currently enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely.</p> <p>The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • <i>The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection.</i> Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the LSP will increase traffic to this street and impact on traffic flow to streets and residents. 	<p>Refer to Traffic section of Officer report.</p> <p>Noted. 'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to</p>
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	<ul style="list-style-type: none"> It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. This will bring further traffic into the area and along both roads. The report says that Grancey Avenue is X wide, but the road narrows as it gets further away from the intersection. At its end point, it is X metres wide, and some old established homes sit very close to the road. Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. <p><i>Coppin Road</i></p> <ul style="list-style-type: none"> The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other. <p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in greatly increased risk for drivers and pedestrians.</p> <p>Traffic Access and Egress in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> Gill Lane is marked in Proposed SP81 as 'Emergency Access' however Emergency service vehicles will not be able to access the street as residents exit. As there are sections that only allows for one-way access and no turn around space this is not safe to have as an Emergency Access only. <p>Residents in the area adjacent to the proposed SP81 development, who had to evacuate during the Parkerville fire in 2014 found themselves gridlocked trying to leave their homes. The local roads did not have capacity for the traffic generated by the emergency. In the event of a bushfire, if Grancey Avenue was to be opened up and used for emergency evacuation for not only Grancey residents but also SP81 households and others, this would create a highly dangerous</p>	<p>include Gill Lane in the assessment. Refer to report</p> <p>Noted. Refer to report.</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p> <p>As stated above.</p>
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	<p>situation as large numbers of vehicles, including evacuation of livestock animals, try to turn right onto Great Eastern Highway, to go down the hill to safety from the fire.</p> <p>Amenities</p> <ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this. • Residents and visitors to the area where SP81 is located use the quiet roads and footpaths to walk into Mundaring Centre. The Community Perceptions Survey (2021) highlights that 9 in 10 community residents use footpaths in the area. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. Cars already speed along Gill Street since it has been opened up at Clifton Road and the emergency access only gate has been removed. There has been a recent accident on Gill Street due to speed. People do not walk along there because of this and if Gill Lane and Grancey Avenue open to more traffic the loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. The Shire's Access and Inclusion Informing Strategy (its Disability Access and Inclusion Plan as required by the <i>WA Disability Services Act 1993</i>), commits to being a community that is welcoming, accessible and inclusive for all. This must include safe, independent access and navigation around their community. As part of its legislative obligations, the Shire must consider the risk implications of increased traffic on previously quiet, safe streets for people with disability, as well as older people and children who may be at greater risk. A 51 house development could bring at least 100 people to the area - Doctors are already over capacity at Super GP and they are not taking new patients. The shopping centre is already busy. How will it be with more residents? • Cumulative effect of all these developments and landowners doing individual subdivisions means the townsite is stretching with more houses and residents but the Shire is not planning for this with amenities e.g. parks/open space, playgrounds, cycle ways, public toilets etc. • <p>3.2 Open Space</p>	<p>Noted. Committed by zoning.</p> <p>Refer to report in relation to upgrades.</p> <p>Refer to comment in 77 and 78</p> <p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p>
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<p>b) Due to fragmentation of lots within this Structure Plan the provision of consolidated Public Open Space will total less than the standard 10%, cash-in-lieu payments will be the main form of contribution.</p> <ul style="list-style-type: none"> No assessment has been made as to the potential impact of the proposed development on the recreational zone located on Baggins End. Apart from this zone, this part of Mundaring lacks accessible public open space with the nearest being either the Sculpture Park (2km away), Railway Reserve Heritage Trail (1km), or Harry Riseborough Oval (2km). In addition, there is no closely accessible children's play area, with the nearest being at the Sculpture Park or Noblewood Estate Reserve. According to the Community Perceptions Survey 2021, 'Playgrounds and parks are by far the most visited Shire facilities with 71% of residents visiting.' Reducing the size of the Public Open Space with cash-in-lieu payment is unacceptable and would remove one of the areas most utilised. This aspect of SP81 alone is contrary to the creation of a sustainable development. Combined with its potential to make it unsafe for people to walk and children to play in the surrounding streets, SP81 would undoubtedly negatively impact the health, wellbeing and connectedness of our community. It is also noted that in the SP81 conceptual plan the Public Open Space consists of drainage and mostly cleared land. Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. 	<p>Refer to report.</p>
<p>Engineering</p> <p>Power</p> <p><i>Site conditions and constraints:</i></p> <p><i>2.7.1 Power Overhead power is available to the site. It will be reticulated underground through the future subdivision.</i></p> <ul style="list-style-type: none"> Underground power – Western Power has said it will not pay for underground power in the hills. The developer has to pay for this and there is currently a 10 year back log! Can you clarify how that underground power is supplied? Will the developer pay for this? Can you clarify how much this will cost? Will this be a charge to rate payers? The SP81 Engineering report does not reference the potential implications of other development in the area such as the Mundaring Town initiative, nor other increased demands on available grid capacity, such as the uptake of electric vehicles. 	<p>The obligation rests with developers to provide power to the subject sites at the point of subdivision.</p>

<p>Drainage</p> <p>The SP81 Engineering report regarding storm water says that there will be no off-site impacts. but it is unlikely that this can be achieved. There is no assessment in the report of possible off-site impacts, including impacts that could happen due to off-site works that will be needed to develop the sub-division – sedimentation from building sites, dumps sand and other materials into drainage lines which wash downhill, smothering and choking the waterways. Changes to rainfall patterns due to climate change will increase erosion of waterways. The proposed drainage plan does not seem to be compatible with the geology of the development area. Much of the area is already rocky and impervious; the proposed development would add to these impervious surfaces.</p> <p>There is no mention of any potential implications for properties adjacent to the site, including the impact on existing groundwater bores.</p> <p>The proposed catchment zones in the report does not reflect or consider the likely different timescales of implementation by individual landowners.</p> <p>Housing</p> <ul style="list-style-type: none"> • While there is a shortage of housing, generally and in the Hills, SP81 does not offer a solution to the housing crisis: <ul style="list-style-type: none"> ○ SP81 does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. ○ SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age. ○ SP81 does not offer a solution to the lack of builders and supplies, which are key factors in the current housing crisis. ○ SP81, should it be approved in some form, cannot offer any immediate housing; it would be years until this happens. • People live in the Hills, and move here, for the lifestyle and environment: 	<p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways.</p> <p>See response to Comment 1. Lot sizes are fixed in the Hills to 2000sqm due to on-site effluent disposal requirements.</p>
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	<ul style="list-style-type: none"> ○ They do not want to live in a development which has been clear-felled. ○ They do not want to experience the problems and risks of traffic similar or worse to suburbia. ○ They need to know that they can evacuate as safely as possible if necessary. ○ They expect their local government to ensure all development is sustainable and that there is adequate infrastructure and amenities, to support their lifestyle and the environment they care about. <ul style="list-style-type: none"> ● Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. ● We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. ● SP81 is not a huge development, but if SP81 is approved as proposed, it will still have unacceptable impacts, and also open the door for similar developments. The cumulative effect of this will be catastrophic for the Hills. 	See response to Comment 1
83	<p>I write to express my strong opposition to the Structure Plan 81. With the aim to subdivide and convert an area composed primarily of native forest to an unsustainable density of small properties, this plan proposes to continue, rather than reverse, an alarming trend in the removal of native vegetation from the Perth Hills region. This trend is contributing to, among other things:</p> <ul style="list-style-type: none"> ● the loss of biodiversity (reduction in available habitat of native species); ● exacerbation of the impacts of Climate Change (tree canopy decline, increased heat island effect); ● an increased risk of severe wildfire impacts to local residents, particularly the constraint of safe evacuation in emergency situations (too many people, too many cars, not enough space on local roads!!). <p>Clearly, the proposed development fails to recognise the international significance of south-west Western Australia as a global Biodiversity Hotspot, and the extreme importance of all remaining native vegetation, such as that present within the Perth Hills region, for the conservation of biodiversity which maintains all life on earth. It also fails to take into consideration that we must</p>	Concerns noted. Officer report outlines the approach to retain

<p>urgently halt the removal of native vegetation to prevent the <i>extinction</i> of our unique, endemic black cockatoo species, and to curtail the impacts of climate change. Note: extinction of a species is equivalent to the loss of an organ in our bodies, or of a sector in our economy: once gone, overall functionality is compromised.</p> <p>For the following reasons, I strongly urge you to reject SP81 and instead explore alternative options that prioritise the protection of the environment and wildlife by targeting sites where native vegetation has already been lost, and not those planning to destroy critically important stands of remaining Jarrah / Marri forest.</p> <ul style="list-style-type: none"> • The Federal (<i>Environment Protection and Biodiversity Conservation Act 1999</i>) conservation status of Baudin's Black Cockatoo was been upgraded last year to CRITICALLY ENDANGERED. This places emphasis on the importance of every piece of its remaining habitat in south-west WA, especially the Jarrah/Marri forest at the SP81 site. • The Endangered Carnaby's black cockatoo, and the vulnerable Forest red-railed black cockatoo also use this area for feeding and nesting. These birds receive special protection from the federal government and should be protected by the Shire too. • 71 Black Cockatoo habitat trees have been identified on site. Nesting trees are critical to the bird's survival. Given the extent of native forest and the age of many trees present, critical nesting habitat for Threatened black cockatoos likely exists. If such nesting habitat (large, hollow trees) does not exist currently, the age of many mature trees means it is more likely to in the near future, rather than in areas devoid of trees that must be replanted, starting the ecological tree-hollow formation process from scratch. • All remnant native forest is critical foraging habitat, essential to ensure a food supply for these Threatened birds. All Marri and Jarrah trees that produce fruit annually are provide critical feeding habitat. • The key threatening processes (loss of foraging and breeding habitat) to Black Cockatoos continue through numerous, concurrent development proposals throughout the Perth Hills and great SW, all of which seek to exacerbate these threats. SP81 must therefore still be considered in context of cumulative impacts in the region. • Climate change will exacerbate existing threats to Black Cockatoos in a number of ways, in particular, it will continue to reduce the suitability of existing breeding areas for these 	<p>vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p> <p>As stated above.</p>
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	<p>species through increased fire frequency, extreme weather, reduced productivity of food plants, availability of reliable water, and increased mortality in heat waves. It will also likely benefit nest competitor species (e.g. Galah, Australian Wood Ducks) that are already benefiting from the changing climate and habitat fragmentation occurring in south-west WA.</p> <ul style="list-style-type: none"> • Half acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. • There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development. How can the proposal be assessed without this vital information? • Many species of local significant, include over 100 species of birds, marsupials including kangaroos, possums, bandicoots, Mardo, Brush-tailed Phascogale and echidna all utilise this as an important area. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will remove an important Wildlife Corridors – the shire, in its own recently released Local Biodiversity Strategy, recognises the value of these corridors that allow the safe movement of animals throughout the area. • Block sizes of half an acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to <i>“protect and enhance its natural hills environment.”</i> <p>The above arguments pertain primarily to the environment, because I feel this is the most significant aspect of the proposal, and also, because my academic qualifications and career as an environmental professional facilitate my understanding of these issues more deeply than others. However, there are many other reasons why SP81 should be rejected, namely:</p> <p>Bushfire. The <i>Guidelines Planning in Bushfire Prone Areas</i> state:</p> <p><i>‘In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.’</i></p>	<p>Noted. Committed by zoning,</p> <p>SP not within wildlife corridor.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Noted.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible</p>
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<p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> □ SPP 2.0: Environment and Natural Resources Policy (WAPC 2003); □ SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and <p>Shire of Mundaring Environmental Strategies and Plans</p> <p>Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 - 2030</p> <ul style="list-style-type: none"> • The Shire cannot and must not approve SP81, as it completely contravenes many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment then that development should be denied. • Increased risk of the contamination of local water bodies; • Increased risk of road accidents following the above increase in residents, and failure to upgrade or improve road infrastructure. Both Grancey Avenue and Gill Lane are currently 'No Through Roads' enjoyed by residents and other locals (including B&B's and visitors to the retreat centre) for walking dogs, to and from the shops or school, exercising, and also cycling, traveling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets. 2. <p>Traffic Access in emergencies <i>e.g. bushfire evacuation.</i></p> <p>Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire.</p> <p>Amenities</p> <p>One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the . acre blocks are cleared of all vegetation does not do this. Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads</p>	<p>and to prioritise the protection of existing habitat trees.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
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	<p>will impact the residents and visitors to the area.</p> <p>People live in the Hills, and move here, for the lifestyle and environment, they do not want to live in a development which has been clear-felled. They do not want to experience the problems and risks of traffic similar or worse to suburbia, need to know that they can evacuate in a bushfire as safely as possible, and expect their local government to ensure all development is sustainable</p> <p>Housing</p> <p>SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. Nor will SP81 provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>Thank you for considering the points raised in this submission. Please do not hesitate to contact me if you have any questions, or would like to discuss the matter further.</p>	<p>Noted. While housing affordability is an important issue, the purpose of this Structure plan is to provide a guide to subdivision of new 2000sqm lots. On-site sewer requirements restricts lot diversity'</p>
84	<p>I STRONGLY OPPOSE THE COPPIN ROAD, MUNDARING LOCAL STRUCTURE PLAN SP81</p> <p>The Perth Hills is known as 'the lungs of Perth' – they belong to everyone. The love of the forested areas and wildlife in the Hills is one of the main reasons people choose to invest and live here. And why visitors and tourists choose to visit the Hills.</p> <p>The beautiful trees and natural environment in the Shire of Mundaring are what enticed me and my family away from suburbia over 35 years ago and chose to make a 'tree change' – and we have never glanced backwards - even after our family home of 25 years, and 10-acre property was completely destroyed in the 2014 Stoneville/Parkerville bushfire. After our recovery, we moved closer to the Mundaring village, on the corner of Gill and Steven Streets. We couldn't believe our luck when we found a lovely home on one acre, in a serene, rural-type setting so close to the Village - and walking distance to the local amenities. And more importantly, we quickly discovered we were blessed by an abundance of birds flying over our home, including the endangered Black Cockatoos, landing in our trees to eat the gumnuts, as well as regular visits from a 'territorial' eagle, varieties of parrots, blue wrens, bandicoots, possums, and</p>	

<p>families of kangaroos who forage and lounge in the sun on several of the properties nearby (including Gill Lane).</p> <p>The tragic loss of our home and 10-acres of beautiful bushland filled with ancient Jarrah and Marri trees, and the loss of so many native animals and birds that shared our land, was devastating and heart-breaking for all of us who were affected – but <u>we could not stop it happening</u>, nor could we prevent the loss and destruction of so much of our natural environment or its habitats. But <u>there is a possibility of stopping SP81</u> in its current form, from happening and causing an equally devastating environmental disaster.</p> <p>I strongly object to: the proposed 51 half acre lots, the developers application to clear fell 4000 to 5000 mature native and/or ancient trees across 14 hectares, causing devastating impact on our natural and ancient environment and wildlife, and in particular our critically endangered Black Cockatoos, and the loss of amenities that the surrounding and local Mundaring residents have invested and bought in to, and have nurtured, protected and enjoyed for so many years (some for generations).</p> <p>I urge you to consider making changes to this proposed development and explore alternative options that prioritize the protection of the Hills environment, its' wildlife, and the amenities that are treasured by this unique Hills community. One consideration would be to increase the minimal lot size from ½ acre to 1 to 2 acre lots, and also to ensure a referral is made to the EPBC to confirm that this type of development should even be considered in a wildlife corridor and in a precinct that contains 71 recognised habitat trees for the endangered Black Cockatoos, which are of enormous significance as they take over 200+ years to develop hollows suitable for nesting.</p> <p><u>This type of plan is outdated and does not align with the current requirements of SPP 3.7</u> for asset protection zone clearing, a shift towards landscape hazard assessment and widely accepted imperatives to reduce and adapt to the impacts of climate change. You would be aware of the following information that should be considered in the decision-making process:</p> <p><u>IN REGARD TO PLANNING IN BUSHFIRE PRONE AREAS:</u></p> <p>The Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act) requires matters of National Environmental Significance to be referred to the Federal Minister of Environment. This site is part of the natural roosting, foraging and nesting habitat for the endangered Carnaby Cockatoo and Critically endangered Baudin's Cockatoo. Therefore, the plan <u>must be referred</u> to the EPBC under the Act to the Federal Minister.</p>	<p>Concerns noted. SP area committed by zoning. LPS provides for R5, 2000sqm. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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<p>In this context the amount of forest that will be removed with the implementation of the SP81 proposed development is totally unacceptable and conflicts with:</p> <ul style="list-style-type: none"> • Clause 5.4 of State Planning Policy SPP 3.7 'Planning in Bushfire Prone Areas' • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and • at least 4 Shire of Mundaring - Local Government Strategies, plans and policies. <p>Clauses 5.4 of SPP 3.7 and 2.3 of the <i>Guidelines Planning in Bushfire Prone Areas</i> provide the following limitation:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</i></p> <p>State Planning Policy 3.7 'Planning in Bushfire Prone Areas'</p> <p>Clause 5.4 Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p> <p>Many bushfire prone areas also have high biodiversity values. Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Such areas may include- Bush Forever sites, remnant vegetation, threatened species and ecological communities.</p> <p>Policy objective 5.4 is most effectively addressed at the strategic planning stage where biodiversity and bushfire concerns can be considered collectively to help determine the most appropriate location, type, form, scale, and intensity of future development in an area. In implementing policy objective 5.4, planning assessments should consider: existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and • <u>Any local government biodiversity strategies or similar</u>- as listed below: <p>Shire of Mundaring Environmental Strategies and Plans applicable to 5.4</p> <p><u>Climate Adaptation Action Plan</u></p>	<p>Noted. SP resolves potential entrapment issues Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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<ul style="list-style-type: none"> - <u>Energy and Emissions Reduction Strategy</u> - <u>Local Biodiversity Strategy 2009</u> - <u>Local Biodiversity Strategy 2023 - 2030</u> <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p> <ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation. <p><u>Evidence that supports SP81 submission where a similar situation exists with SP34</u> From WAPC deliberation of SP34 - From the Statutory Planning Committee Minutes Meeting No. 7638 Tuesday, 14 July 2020 The Committee resolved to refuse the North Stoneville Structure Plan 34 for the following reasons: <i>‘The Bushfire Management Plan supporting the Structure Plan relies on the significant clearing of vegetation of high biodiversity and landscape amenity value within the site. In this regard, the Commission is not satisfied that:</i> <ul style="list-style-type: none"> • <i>the proposal achieves an appropriate balance between bushfire risk management measures, biodiversity conservation values, and landscape amenity, with consideration of the potential impacts of climate change as required under policy objective 5.4 of the Policy; and</i> The Commission is not satisfied that the proposal appropriately addresses the objectives and policy measures of State Planning Policy 2.0 Environment and Natural Resources and State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region given the extent of clearing of vegetation required to facilitate development. The developers of SP81 are proposing lot sizes to be ½ acre. The main reason is to reduce the BAL level by clearing of all the trees from the lots, and to increase the number of lots for sale. This is unacceptable on numerous levels and contravenes many of the Shire priorities eg. The Shire “aims to be a leader in local government sustainability and environmental management.” - The Shire needs to step up and meet this challenge. Its Environmental Sustainability Policy claims to demonstrate “our community and corporate commitment to the environment. Decision making throughout the Shire should reflect our</p>	<p>Scope of the two structure plans are entirely different. Not a relevant consideration.</p>
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<p>responsibility to maintain our natural heritage for future generations and minimise our footprint on the planet wherever possible.”</p> <p>The Local Biodiversity Strategy 2023-2030 has <u>recently been updated</u> by Council and states that: <u>“Community surveys repeatedly raise environment as a key priority, and this is reflected in the Shire’s Community Strategic Plan. Council adopted as a 10-year priority, ‘Shire-led conservation, protection and retention of natural areas and the overall vision for the area as: ‘A Place for Sustainable Living.’”</u></p> <p>Now is the perfect time for our Council to show leadership and adhere to the strategies <u>they have adopted</u>. This is a prime opportunity to promote and showcase sustainable development.</p> <p>Allowing 2000 m² (½ acre) blocks which would require wholesale clearing of a forested area would be in direct contrast to what the Shire promotes, and what its community cherishes and takes pride in.</p> <p>In addition, this area is part of a vital wildlife corridor. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed clearing will sever the wildlife corridor, as a large part of the existing linkages will be removed (along with the trees)! <u>In the Shire of Mundaring’s Biodiversity Strategy, it recognises the importance of wildlife corridors and the need to protect them.</u></p> <p>Surprisingly no fauna survey was conducted <u>despite the Perth Hills being part of an Internationally recognised Biodiversity Hotspot</u>. Proposals such as this proposed development destroy the remnant vegetation and habitat on site, resulting in loss of habitat, loss of feeding grounds, and loss of nesting sites for species that have fewer and fewer options. Extensive clearing of native vegetation, foraging grounds, and many habitat trees as proposed, will have a detrimental impact on local fauna populations. Another reason why this site must be referred to the EPBC for a detailed environmental assessment – and to make certain that the developers are considering and following ethical procedures.</p> <p>Black cockatoos are iconic species in the Western Australian landscape. They are found nowhere else in the world. Hills people, indigenous people, as well as day visitors and tourists who holiday near this area, hold strong cultural associations with them – they come to this area expecting to see them! The cockatoos are well placed to function as flagship species for habitat conservation.</p> <p>For many years, all three threatened and endangered Black Cockatoos have been observed nesting, foraging, and roosting on this site, not only by Hills people, but by visitors and tourists. The three Cockatoos are listed as Matters of National Environmental Significance and protected under the National environment - ‘EPBC’ Act.</p> <p>a. Endangered - Carnaby’s Black Cockatoo (<i>Calyptorhynchus latirostris</i>);</p>	<p>As stated above.</p> <p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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<p>b. Recently listed as Critically Endangered - Baudin's Black Cockatoo (<i>Calyptorhynchus baudinii</i>);</p> <p>c. Vulnerable - Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>)</p> <p>The Coppin Rd precinct contains 71 recognised Habitat trees. These are of enormous significance as they take over 200+ years to develop hollows suitable for nesting.</p> <p>The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that:</p> <ul style="list-style-type: none"> a. loss of greater than 1 ha of potential nesting habitat <u>must be referred</u> b. nest trees and potential nest trees <u>must be protected</u> c. assessment <u>must be done</u> by a person qualified in black cockatoo assessment. <p><u>It is incumbent on our Shire to act on behalf of this community, to ensure this site is referred to the EPBC for an environment assessment, either by the Shire or the developer – whichever is appropriate – and ensure that the Community's concerns regarding the protection of these species are addressed.</u></p> <p>Ongoing habitat loss through the destruction of native vegetation has been identified as a key threat contributing to the continued decline of all three Black Cockatoo species to levels that will lead them to <u>extinction within 20 years if clearing continues at its current rate.</u></p> <p>The <u>cumulative impacts of clearing</u> Black Cockatoo habitat in the Mundaring area must be considered when assessing the level of habitat destruction that would be created by SP81, or any other similar-type structure plans that come to the Shire.</p> <p>REMOVING A CARBON SINK: This development will not only result in mass habitat loss but also a loss and release of carbon from the clearing of almost 14 hectares. Clearing of 14 hectares = 4-5000 trees re moving a carbon sink of 15-20 tonnes of co2 per year. <u>The Shire would knowingly reduce their chances to meet WA's goal of net zero by 2025 – as this plan contravenes the Shire's own Climate Change Policy.</u></p> <p>The surrounding land is primarily beautiful natural Jarrah and Marri Forest country with mostly two-hectare properties containing residences. Most of the residents have lived in the area for years and have personally protected and nurtured this natural bushland and its inhabitants. This is a significant amenity unique to the Hills lifestyle. Connecting and living cohesively with nature and our wildlife creates the essence of the hills character and lifestyle.</p> <p>IMPACTS ON LOCAL TRAFFIC: There would be substantial increase in the local traffic – over 100+ extra daily traffic movements on narrow roads used by residents going to and from the Mundaring Village, many on foot. The only footpaths are in front of the 'over 55s' dwellings facing out onto Gill Road. Mann St curves into Gill St - this curve is a challenge and must</p>	<p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>already be manoeuvred cautiously by local drivers. If Grancey St is opened up, it will meet the Mann St/Gill St curve, which is already tricky to negotiate.</p> <p>Many people already use Gill St: tourists staying at the nearby retreat centre and local B&Bs, children going to and from school, people exercising or walking dogs, people walking to and from the local shops, cafes, GPs, Chemist, and people on scooters or driving their mobility scooters. The additional traffic from 51 lots will put these people at risk.</p> <p>Walking along Gill St, Stevens St, Grancey St, Gill Lane, Lacey Road – these all provide a wonderful and unique ‘nature walk’- another ‘amenity’ unique to this area which will be negatively impacted by this proposed development. Visitors and tourists frequent the Hills mainly to experience a ‘tree change’ break or holiday.</p> <p>I live on the corner of Gill and Stevens St and currently recognise the need to reduce the speed limit in the area and advocate to the Shire for speed bumps to be placed all the way down Gill St.</p> <p>Social impacts are factors which a proposal like SP81 will have on the community and the surrounding area. Our Mundaring amenities, eg Two GP facilities, both already require 2-weeks wait to book an appointment, parking areas have already reached full-capacity - and carparks linked to the Mundaring Village are filled quickly, especially on the weekends – and especially the weekends when people come to Mundaring for the regular and various Markets.</p> <p>AMENITY: With an area as unique as the Perth Hills, amenity must always be considered with locals, visitors, and tourists in mind. It’s not just the people who live here - it’s the visitors who come to the Perth Hills to recharge, have a holiday, and take refuge from hectic lifestyles.</p> <p>The residents who live around the proposed site have deliberately chosen to invest heavily – financially and socially - to live here in semi-seclusion, re-connecting and living cohesively with nature, and immersing in a peaceful way of life.</p> <p>We do not oppose sustainable development in this area, but strongly oppose the size of the ½ acre lots that require removal of most or all the trees on that site, resulting in the destruction of the precious, ancient wildlife corridors and amenities that are specific to this Community, and especially affecting the endangered Black Cockatoos (and a variety of other species), as well as the existing homeowners who reside in the area surrounding the proposed development. There has been no consideration by the developer, of the huge amount of loss of amenities that these residents would incur or suggestions of compensation. These residents have been deeply affected and offended by this proposal – and the very suggestion of the destruction of our amazing environment and the unique/iconic creatures who share it with us is unfathomable.</p>	<p>Noted. Refer to report.</p>
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	<p>Ultimately the decision regarding this proposed development should be concerned with the community's welfare and the community's interests, not just the interests of the applicant for development approval and financial gain.</p> <p>The Community and our Shire must work in partnership and do everything that is humanly possible to protect the Perth Hills' natural environment and unique lifestyle.</p> <p>This proposed development SP81, is unacceptable in its current state, and must be rejected.</p>	
85	<p>I am opposed to Proposed Structure Plan SP81.</p> <p>I live at 14 Grancey Ave Mundaring, having purchased the property from my father's estate after his death late 2019. Many of you within the shire knew him (Neville Featherston) or "Spongy" as he was known amongst his fellow Mdg Shire workers. My parents purchased the property in 1979 and I grew up in the house as a child and teenager. It is interesting and relevant to note that the street is almost identical as it was in 1979. Just the way all resident of the street like it!</p> <p>I live here because I value the rural feel that the local area offers. Densely treed, blocks large enough to keep neighbours at bay, tranquillity and a large native animal presence, that being Quenda, Kangaroo's and a high level of bird life</p> <p>I am opposed to SP81 because:</p> <ol style="list-style-type: none"> 1. Block sizes of ½ acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to "protect and enhance its natural hills environment." 2. Grancey Ave will become a very busy feeder road. The exit onto Gt Eastern Hwy when turning right towards Midland in dangerous. The small space to stop between carriageways doesn't allow even a large 4 x 4 to stop in it without front/rear overhang. Having a truck or trailer pulling out needs East bound traffic to be clear and the inside lane of Westbound traffic to be clear at the same time. Fatalities are bound to occur here. 3. The destruction of a densely vegetated parcel of land is in COMPLETE contrast to the environmental strategies that were agreed to in the council meeting on April 11 and then reported in the ECHO newspaper. CR Martin is quoted as saying how beneficial the environmental strategy and the fact that wildlife corridors are so important to connect nature reserves etc. 	<p>SP area committed by zoning. LPS provides for R5, 2000sqm.</p> <p>Noted. Upgrades to infrastructure has been addressed.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p>

<p>4. Planning assessments should consider existing planning policies and publications, such as: • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 – 2030.</p> <p>5. If a development can only be made bushfire safe by destroying the environment, then that development should be denied.</p> <p>6. The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. My block of land at number 14 has at least one dozen black cockatoo birds landing in and eating my gum trees multiple times per week. They fly back to the block of land known as 15 Grancey Ave (currently a heavily treed 4-acre property due to be decimated).</p> <p>7. Several weeks ago, feedback was posted in the ECHO, the piece was titled "Opposition from afar". It was authored by J Cohen Boston. A perfect summary and cry for our government to stop hills developments where bush is almost completely removed for development.</p> <p>8. SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. • SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>9. One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the ½ acre blocks are cleared of all vegetation does not do this. • Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Street and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on.</p> <p>10. Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills, and move</p>	<p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Noted.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>Noted. Not relevant</p> <p>Noted.</p> <p>Noted. As stated above.</p> <p>Noted. Complies.</p>
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	<p>here, for the lifestyle and environment, they do not want to live in a development which has been clear-felled.</p> <p>11. Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia.</p> <p>We are not against all development, and recognise the need for housing, but not at the expense of the environment and the Hills heritage, village identity, safety and amenities. Afterall, anyone purchasing a half-acre clear-felled block are not purchasing a semi-rural block, rather they may experience a semi-rural experience because of the surrounding properties that have NOT been cleared and cut into small sizes. A point I ask you to re-read and consider!</p> <p>SP81 must NOT be approved.</p>	As stated above.
86	<p>We are opposed to proposed Structure Plan SP81.</p> <p>We live at 3 Baggins End Mundaring. We chose this area to enjoy the hills lifestyle, and specifically Baggins End for its heavily treed outlook and quiet cul-de-sac.</p> <p>In it's current form, SP81 poses a great threat to the habitat of many species of wildlife, especially the endangered black cockatoos which are plentiful. The total clearing of the area for 1/2 acre blocks is unacceptable. Larger block sizes would allow for the preservation of more habitat trees.</p> <p>The increased traffic that would result from the proposal in its current form, would make the already dangerous every day access to Great Eastern Highway from Coppin Road and Grancey Avenue an even greater risk. In the event of a bush fire, the exit areas would be chaos for both residents leaving and emergency services entering.</p> <p>We are not against all development, and understand the need for it. We also understand that development will impact our current lifestyle. What we are against, is the amount of proposed blocks and the devastation that will occur as a result of the required clearing, and the amount of new traffic that would be created.</p> <p>SP81 must not be approved.</p>	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.
87	<p>I am opposed to Proposed Structure PlanSP81.</p> <p>I am writing to express my strong opposition to this proposed development. There are several reasons why I believe this development should not be approved.</p> <p>As for my personal background, I reside at 485 Thomas Road and I have been a long-term resident of this area since I was a very young child. My upbringing in this locality motivated me to</p>	Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of

<p>pursue Environmental Science, and I now consult for developments that go beyond business as usual and strive to attain exceptional environmental and sustainability standards. I have moved away for brief periods, but have always found myself returning to the peaceful and close-knit community of the hills. The serenity and natural beauty of this region are what drew me to settle here, and I appreciate the spaciousness and bushland that surrounds me. I cherish the fact that this area is not a concrete jungle, and I believe that preserving its unique character and charm is essential for future generations to enjoy.</p> <p>I am deeply concerned about the impact this development will have on the amazing array of wildlife that calls this area home. The hills are teeming with diverse species, from kangaroos, bandicoots and echidnas to a vast range of birdlife. Living here provides me with the opportunity to share space with these creatures and appreciate the natural beauty they bring. Unfortunately, urban development often leads to the destruction of habitats and displacement of wildlife, causing immeasurable harm to the environment.</p> <p>The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo, and the vulnerable Forest red-tailed black cockatoo use this area for feeding and nesting. These birds receive special protection from the federal government and should be protected by the Shire. Additionally, 71 Black Cockatoo Habitat Trees have been identified on-site. These trees take 200 years+ to develop hollows suitable for nesting, and these nesting trees are critical to the bird's survival. The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. The proposed development would result in the total clearing of the land to meet bushfire regulations, which is not acceptable. Bigger blocks could allow the preservation of more habitat trees.</p> <p>The Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. The Hills are home to a variety of unique flora and fauna which are under serious threat. There is no fauna (animal) survey in the proposed planning documents, which is essential to provide an honest account of the fauna impacted by the development. Loss of habitat, feeding grounds, nesting sites, and habitat trees as proposed will impact local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots, and mardo. The council must reject this proposal due to the overall impact it will have on the environment. Moderations to lot layout and size could achieve greater conservation of the environment. Any application to develop the land must include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living.</p> <p>Additionally, as a long-term resident of this area, I have also experienced the impact of bushfires. The hills are no stranger to bushfires, and I have personally experienced many in the past. During these events, getting timely information can be difficult due to poor reception in some areas, and limited access roads can quickly become clogged with traffic. The proposed development would add a significant amount of additional traffic on the already limited feeder</p>	<p>existing habitat trees. Refer to report for detailed assessment.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Proposal resolves legacy issues. See response to comment 13.</p>
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<p>road system, which would be incredibly dangerous in the event of a major fire that requires evacuation. The safety of residents must be a top priority, and this development could compromise that safety.</p> <p>The block sizes of ½ acre will allow clear felling to reduce bushfire risk and Bushfire Attack Loading (BAL), which is not in line with the Shire's policy to "protect and enhance its natural hills environment." The Guidelines Planning in Bushfire Prone Areas state that if biodiversity management conflicts with bushfire risk management measures, and significant clearing of native vegetation is the only means of managing bushfire risk, the proposal should generally not be supported. Therefore, the proposed development is completely at odds with many of the Shire's own strategies and policies.</p> <p>Finally, the proposed development would significantly impact traffic on Thomas, Hobbit Glade, Grancey Avenue, and Gill Lane, which are currently 'No Through Roads' used by locals for walking, cycling, and other activities. Specifically, I am against having any access points for this subdivision along Thomas Road due to its narrowness and existing blind spots that make navigation difficult. As Thomas Road does not have a footpath, or space for one, pedestrians have no option but to walk on the road, making it more dangerous with increased traffic. The new road's proposed location would only worsen these issues and pose new dangers.</p> <p>Additionally, the increased traffic resulting from just a few additional houses from a small subdivision has already made the road unsafe for both drivers and pedestrians. I have personally had multiple close calls while pulling out of my driveway or walking due to this minor increase in traffic. This situation is not sustainable, and adding more traffic is not a viable option. Furthermore, due to the proposed new roads' location and the existing houses' positions, it is impossible to avoid the disturbance caused by the extra car lights. The brightness of the car lights shining into houses will undoubtedly disturb the existing residents. Therefore, I urge the authorities to reconsider this proposed development.</p> <p>Utilising Coppin Road for access to this development would only exacerbate the already busy and challenging intersection between Coppin Road and Great Eastern Highway. The intersection's current configuration includes Club Sierra's gym car park entry on one corner, a shop and service station driveway entry on the other, and the Shire's Coppin Road Transfer Station on the other side, making it difficult for both drivers and pedestrians to navigate. The added traffic from the proposed development would pose a significant safety risk. To avoid impacting existing residents on narrow roads with no footpaths or safe verge space to walk on, the authorities should consider an alternative access point for the development directly from Great Eastern Highway.</p> <p>In conclusion, I urge you to reject the proposed development at SP81 Coppin Road. The development is not in line with the Shire's policies, would have a significant impact on the</p>	<p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p>
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	<p>environment, and would create traffic problems. I hope that you will consider these concerns when making your decision.</p> <p>While I understand the need for housing development, I strongly believe that it should not come at the cost of our environment, the Hills' heritage, the identity of our village, and the safety and well-being of its existing residents. SP81 must NOT be approved.</p>	
88	<p>We totally oppose Proposed Structure Plan 81 (SP81)</p> <hr/> <p>Who we are MundaringSP81 - Residents Against Inappropriate Development (MRAID) is a volunteer group of local residents formed to oppose the approval of the SP81 development as proposed.</p> <p>Around 80 local residents attended two community meetings in April. People at both meetings expressed a range concerns regarding SP81, and indicated that they wanted to organise and let the Shire know about their concerns and objections.</p> <p>We formed a small working group to develop the group and organise its actions. We keep in touch with people via our Facebook Group, and through a growing contact list. We know that some of our neighbours don't use social media or email, so we also do letterbox drops, and make personal contact. We value everyone's input and do our best to keep people up-to-date and involved.</p> <p>The working group has written this submission to reflect what people have told us at the meetings, on Facebook, by email and in person. It addresses specific areas of concern that local residents have raised.</p> <p>We do not oppose ALL development in the area, but we totally oppose Proposed Structure Plan 81 (SP81) in its current form.</p> <p>In this submission we will address a number of areas of concern specific to the SP81 proposal. However, we first wish to raise two other issues related to SP81. These are: deficiencies in the public consultation process, and intimidation of residents.</p> <p>Public Consultation Process We note that the Shire must advertise development plans for public comment. However, we are concerned that the advertising of SP81 by the Shire was piecemeal and inadequate.</p>	Noted.

<p>Signs were erected at some locations i.e. Gill Lane and on Coppin Road, but not on Grancey Avenue. If SP81 was to go ahead as proposed, this street would be significantly impacted. Residents of Grancey Avenue were unaware of the SP81 proposal until told by people who live in Gill Lane, and did not receive letters from the Shire until a week after this.</p> <p>Public comment submissions for SP81 were initially required to be lodged on 5 May – the same date as submissions for SP34. This was unreasonable for people wishing to comment on both structure plans. Thankfully this was extended for a few days until 12 May. We were glad of the extension, but it remains that notification of all residents likely to be impacted by SP81 was inadequate and reduced their ability to prepare and lodge an informed submission.</p> <p>Intimidation of residents</p> <p>Several residents in this area have experienced unconscionable pressure from developers and real estate agents. This has included door-knocking and advising people that they should down-size as they would not be able to manage their property as they get older.</p> <p>Several people, who do not intend to sell their homes have seen their properties incorrectly shown on maps as being part of the SP81 development!</p> <p>This behaviour is predatory fearmongering; it has created a lot of anxiety, especially amongst older residents who were targeted. The Shire has a responsibility to crack down on this kind of intimidation.</p> <p>SP81 supporting reports</p> <p>The SP81 development application includes several reports commissioned by the developers' agent.</p> <p>However, there is no report specific to fauna in the area. A fauna survey is essential to provide an honest and factual account of all fauna impacted by SP81.</p> <p>The Flora and Black Cockatoo Habitat report was not conducted by an expert on Black cockatoos.</p>	<p>Noted. Proposal is not in a wildlife corridor</p>
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<p>The Traffic Impact Assessment report has a limited and quantitative focus and does not reflect a number of important considerations. Other reports include errors and/or ignore or understate a number of key issues of importance.</p> <p>The reports commissioned by the developers as evidence to support SP81 are not adequate for the purpose of basing decisions on SP81.</p> <p>Environmental degradation</p> <p>The developers are proposing 51 half-acre lots. The main reason for this size of lot is to reduce the Bushfire Attack Level (BAL) by clearing of all the trees from the lots. It would also facilitate building on the lots. This is unacceptable for many reasons.</p> <p>The Shire's own policies indicate that this style of development is unacceptable.</p> <p>The Shire's Local Planning Strategy says that its objectives are to:</p> <ul style="list-style-type: none"> • Manage development to actively contribute towards the Shire's unique character and to protect and enhance its natural hills environment, and • Sustain the Shire's hills heritage and village identity: <ul style="list-style-type: none"> ○ to protect and enhance key environmental assets ○ to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district ○ to minimise the Shire's contribution to climate change and to lead the community in developing environmentally sustainable practices. <p>The Shire's Local Biodiversity Strategy 2023-2030, Environmental Sustainability Policy 2018, and Community Strategic Plan, commit to conserving, protecting and retaining natural areas and maintaining the Shire as a place for sustainable living.</p> <p>Clear felling of around 5,000 trees on 14ha of land is completely at odds with the Shire's own strategies and policies.</p> <p>The Shire <i>"aims to be a leader in local government sustainability and environmental management."</i></p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p>
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<p>The Shire's Environmental Sustainability Policy claims to demonstrate: <i>"our community and corporate commitment to the environment. Decision making throughout the Shire should reflect our responsibility to maintain our natural heritage for future generations, and minimise our footprint on the planet wherever possible."</i></p> <p>The Local Biodiversity Strategy 2023-2030 has recently been updated by Council and states that: <i>"Community surveys repeatedly raise environment as a key priority and this is reflected in the Shire's Community Strategic Plan. Council adopted as a 10 year priority, 'Shire-led conservation, protection and retention of natural areas' and the overall vision for the area as: 'A Place for Sustainable Living'"</i></p> <p>The Shire of Mundaring was recognised in 2009 by the WA Local Government Association for best practice, being the first local government to prepare its local planning strategy and scheme based on its Council endorsed local biodiversity strategy.</p> <p>Now is the perfect time for our Council to show leadership and to adhere to the best practice strategies they have adopted. This is a prime opportunity to promote and showcase sustainable development. Allowing 2000 m² (half-acre) blocks, which would require wholesale clearing of a forested area, would be in direct contrast to what the Shire promotes and its community takes pride in.</p> <p><i>Wildlife Corridors</i></p> <p>This area is part of a vital wildlife corridor. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed clearing will sever the wildlife corridor, as a large part of the existing linkages will be removed (along with the trees).</p> <p>Perth Hills is unique in being contained within Australia's only Global Biodiversity Hotspot. The Hotspot is home to a variety of unique flora and fauna which are under serious threat, having the highest concentration of rare and endangered species in Australia. The proposed SP81 site is land that is part of a wildlife corridor that links the State Forest, the Heritage Trail, and local reserves. Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. This development and clearing of land is not suitable in this area. The proposed land clearing would damage the linkages within the corridor. The revegetation proposed will not be of much value as habitat or wildlife corridors.</p>	<p>Noted and complies.</p> <p>Noted. Proposal is not in a wildlife corridor</p> <p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees. Refer to report for detailed assessment.</p> <p>Noted. Proposal is not in a wildlife corridor</p>
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<p>There is no fauna survey in the proposed planning documents, despite the Perth Hills being part of an internationally recognised Biodiversity Hotspot. A fauna survey is essential to provide a true account of the fauna that would be impacted by the SP81 development.</p> <p>Proposals such as this destroy the remnant vegetation and habitat on site, resulting in loss of habitat, loss of feeding grounds, and loss of potential nesting sites for species that have fewer and fewer options. Extensive clearing of native vegetation, foraging grounds, and many habitat trees as proposed will have a detrimental impact on local fauna populations.</p> <p>Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, other birds, echidnas, possums, bandicoots and mardo.</p> <p>There were no surveys done for reptiles, amphibians, insects, native bees, spiders and scorpions. None for fungi, nor for slime moulds. These all play a vital role in the ecosystem, and removing trees, shrublands and groundcover has devastating impacts on the complex ecosystem in this area known for its biodiversity.</p> <p>There is no evidence of dieback on the reserve, but the proposed development carries a great risk of not only introducing it but spreading it to adjacent land and through the wildlife corridor.</p> <p>The Shire of Mundaring's Biodiversity Strategy recognises the importance of wildlife corridors and the need to protect them.</p> <p><i>LSP 81 Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mainly pines. The vegetation report has thoroughly downplayed the nature of the bushland. There are areas of good condition bushland, habitat trees not just for Black Cockatoos but other fauna such as possums, bats and mardo. The vegetation is described as regrowth: there are at least 71 habitat trees with hollows which take 200+ years to form. This is NOT regrowth.</i></p> <p>The Shire's Energy and Emissions Reduction Strategy 2018 highlights the impact of Climate Change on the environment and references several of the Shire's policies and planning documents e.g. <i>Environmental Management Plan, Local Planning Scheme No. 4, Environmental Sustainability Policy, Local Climate Change Adaption Action Plan</i>, that are in place to help</p>	<p>Noted. Dieback Management Plan at subsequent stages will be sought. As stated above.</p>
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<p>reduce emissions and off set carbon in the Shire of Mundaring. A rough estimate is that the trees in the LSP area would draw down 10 to 15 tonnes of carbon per hectare per year.</p> <p>The Shire's Environmental Sustainability Policy states <i>'The Shire can lead by example in responsible environmental management of its own land and activities. The Shire will also guide or assist residents and others to manage weeds and other threats to natural areas, provide habitat for native fauna, and reduce their overall environmental footprint.'</i> The council MUST reject this proposal due to the overall impact it will have on the environment.</p> <p>Moderations to the layout and size of lots could achieve greater conservation of environment. But any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living.</p> <p>SP81 in its current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <p>This site must be referred to the EPBC for a detailed environmental assessment.</p> <p><i>Black Cockatoos</i></p> <p>The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging, roosting and potential breeding.</p> <p>These birds receive special protection as <i>Matters of National Environmental Significance (MNES)</i> under the <i>Environment Protection and Biodiversity Conservation Act (1999)</i> and are protected under this act.</p> <p>The SP81 development application documents included a report entitled Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment. The report identified 71 potential Black Cockatoo Habitat Trees on site. These are of enormous significance as they take over 200 year to develop hollows suitable for nesting. 32 of these trees have hollows, with 15 trees recorded with hollows suitable for Black Cockatoo breeding. The report doesn't consider the potential for younger trees onsite to become Habitat trees in the future.</p>	<p>It is not the responsibility of the Shire to cast judgement or assess a proposal under the EPBC Act. It is understood the proponent is exploring and determining their own obligations relative to other legislation.</p>
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<p>The identified but currently unused potential nesting hollows provide breeding habitat into the future and are critical to the species' survival.</p> <p>The WA Museum's Cockatoo Care website says: 'Recent studies have shown that hollows suitable for black cockatoos did not begin to appear in eucalypts until they are at least 209 years old. A number of nest trees used by Forest Red-tailed Black Cockatoos and Baudin's and Carnaby's Cockatoos have been estimated to be between 300–500 years of age. <i>This clearly shows that the large old and decaying trees used as nesting sites by our black cockatoos in the south-west began growing well before Captain Stirling sailed up the Swan River.</i>'</p> <p>Furthermore, the Shire of Mundaring requires all trees with a DBH (diameter and breast height) >800mm be recorded as habitat trees. The SP81 Flora and Vegetation Survey and Black Cockatoo Habitat Tree Assessment report therefore identified trees >800mm, or very close to 800mm DBH, as being habitat trees.</p> <p>However, the Federal Government's <i>Referral Guideline for 3 WA threatened black cockatoo species</i> considers trees with a DBH of at least 500mm to be habitat trees. The Referral Guideline also says that trees suitable to develop a nest hollow in the future are 300 – 500mm DBH, and also defines the features of night roosting trees and foraging trees, which are also essential for the cockatoos. If the habitat tree specifications documented in the Federal Government's referral guideline document were to be used as the benchmark, there would undoubtedly be many more than 71 habitat trees identified on the SP81 site.</p> <p>The bushland in SP81 is foraging habitat, (particularly the Redgums/Marris, which are the cockatoos' favoured forest fruits) and are essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding.</p> <p>Half-acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees.</p> <p>The development in its current form opposes Mundaring Shire's recently adopted Local Biodiversity Strategy.</p> <p>Black cockatoos are iconic species in the Western Australian landscape. They are found nowhere else in the world. Hills people and Indigenous people as well as day visitors and tourists who holiday near this area, hold strong cultural associations with them. The cockatoos are well placed to function as flagship species for habitat conservation.</p>	
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<p>For many years, all three threatened and endangered Black Cockatoos have been observed nesting, foraging, and roosting on this site, not only by Hills people, but by visitors and tourists.</p> <p>The three Cockatoos are listed as Matters of National Environmental Significance and protected under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</p> <ul style="list-style-type: none"> • Endangered - Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) • Critically Endangered - Baudin's Black Cockatoo (<i>Calyptorhynchus baudinii</i>) • Vulnerable - Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>) <p>Ongoing habitat loss through the destruction of native vegetation has been identified as a key threat contributing to the continued decline of all three Black Cockatoo species to levels that will lead them to extinction within 20 years if clearing continues at its current rate.</p> <p>The cumulative impacts of clearing Black Cockatoo habitat in the Mundaring area must be taken into account when assessing the level of habitat destruction. For example, local small scale subdivisions as in SP81, as well as larger ones in North Stoneville-160 hectares, and North Parkerville-100 – 200 hectares.</p> <p>The Commonwealth of Australia's new Referral Guidelines for the 3 WA threatened Black Cockatoo Species 2022 states that:</p> <ul style="list-style-type: none"> • loss of greater than 1 ha of potential nesting habitat must be referred to the EPBA. • nest trees and potential nest trees must be protected. • assessment must be done by a person qualified in black cockatoo assessments. <p>The Shire must give due consideration to the MUST BE items in a/b/c.</p> <p>Maps show the Shire of Mundaring as being on the northernmost edge of Black cockatoo habitats. Allowing clearing of developments such as SP81 will change the habitat map significantly. We cannot allow this to happen.</p> <p>It is incumbent on our Shire, on behalf of this community, to refer this site to the EPBC for a thorough environmental assessment under the Environment Protection and Biodiversity Conservation Act (1999).</p>	<p>Noted. As above.</p>
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<p>Climate change</p> <p>Climate Change impacts or actions, aligned to meet the State Government's formal Climate Change Policy, have not been properly factored into the proposed development. The State Government is actively establishing a framework for responsible emissions reductions to meet WA's goal of net zero by 2025.</p> <p>The SP81 development will result in mass habitat loss and release of carbon from the clearing of almost 14 hectares. Clearing of 14 hectares = 4-5000 trees, removing a carbon sink of 15-20 tonnes of co2 per year. Allowing this to occur would knowingly reduce the chance of meeting WA's goal of net zero by 2025 contravening the Shire's own Climate Change Policy.</p> <p>The surrounding land is primarily beautiful natural Jarrah and Marri forest country with mostly two-hectare properties containing residences. This is the essence of the hills character and lifestyle. The Perth Hills is known as 'the lungs of Perth' – they belong to everyone. One of the main reasons people choose to live here is their love of the forested areas and wildlife in the Hills. We must do everything that is humanly possible to protect our natural environment.</p> <p>Bushfires</p> <p>All who live in the Hills are very aware of the risks of living in a Bushfire Prone Area. We know we all have individual responsibility to minimise those risks, and we know the Shire has a responsibility to manage land use as part of risk mitigation. Good management does not include clear felling to reduce the risk of bushfires; it means careful and judicious planning, to balance development while preserving biodiversity.</p> <p>The SP81 developers' solution to reduce bushfire risk is to raze 14ha of land, destroying around 5,000 trees in a wildlife corridor, is not responsible management of the land. It does not align with State Government bushfire policy and guidelines, as follows.</p> <p>The WA Planning Commission's <i>Guidelines Planning in Bushfire Prone Areas</i> Clauses 5.4 of SPP 3.7 and 2.3 provide the following limitation:</p> <p><i>'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'</i></p>	<p>Noted. SP resolves potential entrapment issues</p> <p>Noted and complies with the objectives. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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<p>State Planning Policy 3.7 <i>'Planning in Bushfire Prone Areas'</i> policy objectives are as follows:</p> <p>5.1 Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.</p> <p>5.2 Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.</p> <p>5.3 Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.</p> <p>5.4 Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p> <p>Guidelines for Planning in Bushfire Prone Areas</p> <p>2.3 Bushfire Risk Management and Environmental Conservation</p> <p>Many bushfire prone areas also have high biodiversity values. Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Such areas may include wetlands, foreshores, Bush Forever sites, remnant vegetation, threatened species and ecological communities, nature reserves and coastal reserves.</p> <p>In implementing policy objective 5.4, planning assessments should consider: existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.6: State Coastal Planning Policy (WAPC 2013); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); • SPP 2.9: Water Resources (WAPC 2006); • Visual Landscape Planning in Western Australia (WAPC 2007); and • any local government biodiversity strategies or similar. 	<p>Noted. Refer to report.</p> <p>Refer to report.</p> <p>As stated above.</p>
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<p>Policy objective 5.4 is most effectively addressed at the strategic planning stage where biodiversity and bushfire concerns can be considered collectively to help determine the most appropriate location, type, form, scale and intensity of future development in an area.</p> <p>Establishing development in bushfire prone areas can adversely affect the retention of native vegetation through clearing associated with the creation of Hazard Separation Zones (HSZ) and Asset Protection Zones (APZ)(formerly known as building protection zones). Where loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives then it may be necessary to reduce lot yield, cluster development, comply with the applicable bushfire construction requirements of the Building Code of Australia relevant to the BAL of the site (as set out in AS 3959), or modify the development location in order to minimise the removal or modification of remnant vegetation.</p> <p>Planning proposals should satisfy bushfire protection requirements within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants. Where revegetation of waterway foreshores, wetland or coastal buffers is necessary for their protection or management, it may be necessary to modify the development location or reduce lot yield to provide adequate hazard separation from the future vegetation boundary.</p> <p>In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.</p> <p>Application of the precautionary principle and advice from the relevant agencies responsible for environmental protection and biodiversity conservation will be sought and considered as part of the decision-making process for applications proposing to:</p> <ul style="list-style-type: none"> • clear vegetation within environmentally sensitive areas protected under State or Commonwealth legislation; (EPBC) • environmentally significant native vegetation, including foreshore areas and wetland buffers; substantial clearing of locally significant native vegetation; and/or • where development is adjacent to vegetated land managed by those agencies. 	
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<p>The application may be refused if the value of the vegetation is high and the landowner/proponent proposes achieving an acceptable bushfire risk through vegetation clearing without consideration and inclusion of other management measures.</p> <p>The WAPC Committee, in 2020, resolved to refuse the North Stoneville Structure Plan 34 for the following reasons:</p> <p><i>'The Bushfire Management Plan supporting the Structure Plan relies on the significant clearing of vegetation of high biodiversity and landscape amenity value within the site. In this regard, the Commission is not satisfied that:</i></p> <ul style="list-style-type: none"> <i>• the proposal achieves an appropriate balance between bushfire risk management measures, biodiversity conservation values, and landscape amenity, with consideration of the potential impacts of climate change as required under policy objective 5.4 of the Policy; and</i> <i>• there is no certainty that the intended level of bushfire mitigation can be achieved in the absence of Commonwealth approval under the Environment Protection and Biodiversity Conservation Act being given to the clearing of vegetation.</i> <p><i>The Commission is not satisfied that the proposal appropriately addresses the objectives and policy measures of State Planning Policy 2.0 Environment and Natural Resources and State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region given the extent of clearing of vegetation required to facilitate development.'</i></p> <p>It is reasonable to expect that the WAPC would make a similar ruling for SP81.</p> <p>Traffic</p> <p>The Traffic Impact Assessment Report, submitted as a supporting document for SP81, has its focus on existing and projected traffic at the intersections of Coppin Avenue and Great Eastern Highway, and Grancey Avenue and Great Eastern Highway, and the estimated impact of SP81 on traffic flow to and on the highway. The report states that 'the key transport issue is the impact on the capacity and safety performance of these two intersections due to increased traffic to and from the proposed subdivision.'</p> <p>The survey of these intersections, on which the projections and expected impact is based, was conducted on one weekday in October 2022 by video survey. It concludes that increased traffic</p>	<p>See response to comment 13. Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>from the proposed SP81 development, and opening up Grancey Avenue and Gill Lane, 'would have very little impact on the road network in terms of the performance and safety criteria in the WAPC Guidelines and other relevant traffic engineering guidelines such as Austroads guides.'</p> <p>However, the report lacks important information about the location of the intersections, key information about the streets feeding into the intersections, drivers' current experiences using these intersections, and driver behaviour, especially when traffic is increased. Nor did the report consider emergency egress for people in the proposed SP81 and other affected areas.</p> <p>The survey was undertaken using approved SIDRA software to assess traffic flow, but the people who use these roads and intersections every day were not consulted. The report does not take into account and downplays other very significant factors and likely impacts that we are very concerned about. We refer specifically to these below.</p> <p>Residents of Gill Lane, Grancey Avenue and surrounding streets have expressed strong concerns about the potential impact of SP81 traffic on their streets. We do not agree that SP81 would have minimal impact.</p> <p>Gill Lane</p> <p><i>Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</i></p> <p>Grancey Avenue</p> <p><i>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</i></p> <p>Both Grancey Avenue and Gill Lane are currently very quiet streets that are enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely.</p> <p>Specifically:</p> <p><i>The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of</i></p>	<p>Noted. Refer to report.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to</p>
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<p>Great Eastern Hwy. Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development would increase traffic to this street and impact on traffic flow to surrounding streets and residents.</p> <p>It is also expected that traffic from Great Eastern Hwy would cut through Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. This will bring further traffic into the area and along both roads.</p> <p>The traffic report says 'the proposed Structure Plan area is expected to generate 408 trips per day. The forecast internal trips are low, between 5 and 23 trips during the peak hours and as such, there are no assessed issues with the performance of the road or intersections within the site or at its direct connections within the external road network.'</p> <p>The traffic report does not appear to consider this likely driver behaviour which would see Grancey Avenue and Gill Lane being used as a short cut for traffic not necessarily associated with people living in the SP81 development.</p> <p>Grancey Avenue, at the intersection of the highway is wide enough for two vehicles, but the road narrows as it gets further away from the intersection. At its end point, the sealed road is just 3.5 metres wide. Some old established homes on Grancey Avenue sit very close to the road.</p> <p>Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill 190m metres from the intersection. The crest is also on a curve which reduces vision of the intersection for both drivers on the highway, and those exiting Grancey Avenue. An increase in vehicles exiting onto Great Eastern Highway via Grancey Avenue where the speed limit is 80kph would make this intersection even more dangerous, especially as much of the traffic consists of very large trucks which cannot reduce their speed quickly.</p> <p><i>Coppin Road</i></p> <p>The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection of Coppin Road on the northern side of the highway is already complex to navigate for both drivers and pedestrians due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other.</p>	<p>include Gill Lane in the assessment. Refer to report</p> <p>Noted. Addressed in report.</p> <p>Noted.</p> <p>Noted. Addressed in report.</p>
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	<p>Coppin Road, on the southern side of the highway, leads to the Shire's Coppin Road Waste Transfer Facility and Recycling Station. The intersection is consequently very busy on weekends with people going to the tip. Turning with a trailer at the Coppin Road/Great Eastern Highway intersection, or crossing the highway, can only be achieved safely by waiting until both lanes in either direction are clear. Increased traffic at this intersection would result in even greater risk for drivers and pedestrians.</p> <p>SP81 would result in a substantial increase in the local traffic – over 100 extra traffic movements every day, on narrow roads now used by local residents going to and from the Mundaring Village. The only footpaths are in front of the 'over 55s' dwellings facing out onto Gill Road. Mann Street curves into Gill Street - this curve is a challenge and must already be manoeuvred cautiously by local drivers. If Grancey Avenue is opened up, it will meet the Mann St/Gill St curve, which is already tricky to negotiate.</p> <p>Many people already use Gill St: tourists staying at the nearby retreat centre and B&Bs, children going to and from school, people exercising or walking dogs, people walking to and from the local shops, cafes, GPs, Chemist, and people on scooters or driving their mobility scooters. The additional traffic from 51 lots will put these people at risk. Walking along Gill Street, Stevens Street, Grancey Avenue, Gill Lane, Lacey Road – these all provide a wonderful and unique 'nature walk' - and this is another 'amenity' unique to this area which will be negatively impacted by this proposed development.</p> <p>The reports for the development admit that the majority of the traffic would be to and from the Mundaring Centre – the quickest route for this would be up and down Gill Lane and yet it is only a single lane listed for emergency use only.</p> <p>Children in the area who currently use Gill Lane as a safe play space will be placed at huge risk. Similarly, Grancey Avenue is currently a safe place for neighbourhood children to play and for older people to walk safely. However, Grancey Avenue would become a route not only to, from and through the proposed development, but also as a cut through for people travelling beyond it to the Mundaring Centre and schools.</p> <p>The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p>	
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<p>Traffic at the lights on the Stoneville Rd and Great Eastern Highway intersection are already regularly backed up to the Hartung St roundabout – especially at school pick up and drop off times.</p> <p>No mention is made in any of the reports about this risk and loss of amenity due to traffic. Nor is the inevitable increased traffic noise for residents of these quiet streets mentioned. These are enormous concerns for residents as they will destroy the lifestyle they chose and worked hard to achieve.</p> <p>Traffic Access and Egress in emergencies <i>e.g. bushfire evacuation.</i></p> <p>Gill Lane is marked in Proposed SP81 as ‘Emergency Access’ however Emergency service vehicles would not be able to access the street while residents exit. There are sections that only allow for one-vehicle access with no turn around space. It is not safe to have Gill Lane as an Emergency Access route.</p> <p>Residents in the area adjacent to the proposed SP81 development who had to evacuate during the Parkerville fire in 2014, found themselves gridlocked trying to leave their homes. The local roads did not have capacity for the traffic generated by the emergency.</p> <p>In the event of a bushfire, if Grancey Avenue was to be opened up and used for emergency evacuation for not only Grancey residents but also SP81 households and others, this would create a highly dangerous situation as large numbers of vehicles, including evacuation of livestock animals, try to turn right onto Great Eastern Highway, to go down the hill to safety.</p> <p>Social impact, Amenity and Hills character and lifestyle</p> <p>Social impacts are factors which a proposal will have on the community and the surrounding area.</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire’s planning strategies and objectives. The proposed development would result in a material change to the area’s character and increase housing and traffic densities. It would destroy the local natural environment, add to climate change, and threaten already vulnerable and endangered species. In addition, the proposal has made no attempt to explain how high quality design that sustains the Hills’ heritage and village identity would be maintained.</p>	<p>As stated above.</p> <p>Refer to report in relation to assessment against relevant planning framework.</p>
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<p>The Shire must not agree to any kind of development that would harm our environment or have negative impacts on the Hills heritage, village identity or amenities.</p> <p>One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the half- acre blocks are cleared of all vegetation does not do this.</p> <p>Residents and visitors to the area wherein SP81 is located use the quiet roads and footpaths to walk into Mundaring Centre. The Community Perceptions Survey (2021) highlights that 9 in 10 community residents use footpaths in the area. The opening up and linking of Grancey Avenue and Gill Lane to through traffic will make these small and quiet streets in the surrounding area dangerous for people to walk on. Cars already speed along Gill Street since it has been opened up at Clifton Road and the emergency access only gate has been removed. There has been a recent accident on Gill Street due to speed. People do not walk along there because of this, and if Gill Lane and Grancey Avenue open to more traffic the loss of these safe, quiet roads will impact the residents and visitors to the area.</p> <p>Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in and older people in the area. The Shire's current Access and Inclusion Informing Strategy (its Disability Access and Inclusion Plan as required by the WA <i>Disability Services Act 1993</i>), commits to being a community that is welcoming, accessible and inclusive for all. This must include safe, independent access and navigation for people with disability around their community.</p> <p>The Shire's Age Friendly Informing Strategy 2020 – 2025 adopts the World Health Organisation's framework of values, principles and definitions regarding the 'age-friendliness' of communities. This is designed around the concept of 'active ageing'. The Shire aims 'to create an environment that affords opportunities for whole of community to age well into the future.' The Shire specifically mentions the need to ensure footpath safety for older people.</p> <p>As part of its legislative obligations to people with disability and commitment to a safe accessible community for older people, the Shire must consider the risk implications of increased traffic on previously quiet, safe streets for people with disability and older people.</p> <p>A 51 house development could bring at least 100 people to the area. Our Mundaring amenities are already stretched. For example, two GP facilities, both requiring a 2-week wait to book an</p>	<p>Noted. Upgrades will result in the location being more accessible. Refer to report.</p> <p>Noted.</p> <p>Increasing residential catchment of the Mundaring town centre,</p>
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<p>appointment and they are not taking new patients, parking areas have already reached full-capacity and carparks linked to the Mundaring Village are filled quickly, especially on the weekends – and especially the weekends when people come to Mundaring for the various Markets. The impact of at least 100 more residents must be considered.</p> <p>With an area as unique as the Perth Hills, amenity must also consider visitors and tourists as well as locals; visitors and tourists who come to the Perth Hills to recharge and take refuge from hectic lifestyles. Mental Health Studies prove the innate value of natural locations such as the ocean - and bush environments - such as the Perth Hills.</p> <p>The cumulative effect of all these developments and landowners doing individual subdivisions means the townsite is stretching with more houses and residents but the Shire is not planning for this with amenities e.g. parks/open space, playgrounds, cycle ways, public toilets and so on. SP81 even plans to reduce public open space!</p> <p>The residents who live around the proposed site have deliberately chosen to invest heavily – financially and socially to live here in semi-seclusion, re-connecting and living cohesively with nature, and finding a peaceful way of life, away from hectic city hustle bustle.</p> <p>Ultimately, decisions regarding this proposed development should be concerned with the community's welfare and the community's interests, not just the interests of the applicant for development approval.</p> <p>The surrounding residents do not oppose all building in this area, but strongly oppose the size of the half-acre lots that require removal of all the trees, and destroying the precious wildlife corridors and amenities that are specific to this community, especially to the existing home owners who reside in the area surrounding the proposed development. There has been no consideration of the loss of amenities they will incur.</p> <p>We strongly urge you to consider making changes to the proposed development, and explore alternative options that prioritise the protection of the environment, its' wildlife, and the amenities that are treasured by this community. One option would be to increase the minimal lots size from half-acre to 1 to 2 acre lots.</p> <p>Public Open Space</p>	<p>will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p> <p>Noted.</p> <p>Noted. Refer to report on POS.</p> <p>Noted. SP committed by zoning and has been R5 for the past 9 years.</p>
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<p>The developer's report states that:</p> <p><i>b) Due to fragmentation of lots within this Structure Plan the provision of consolidated Public Open Space will total less than the standard 10%, cash-in-lieu payments will be the main form of contribution.</i></p> <p>No assessment has been made as to the potential impact of the proposed development on the recreational zone located on Baggins End. Apart from this zone, this part of Mundaring lacks accessible public open space with the nearest being either the Sculpture Park (2km away), Railway Reserve Heritage Trail (1km), or Harry Riseborough Oval (2km). In addition, there is no closely accessible children's play area, with the nearest being at the Sculpture Park or Noblewood Estate Reserve.</p> <p>According to the Community Perceptions Survey 2021, 'Playgrounds and parks are by far the most visited Shire facilities with 71% of residents visiting.' Reducing the size of the Public Open Space with cash-in-lieu payment is unacceptable and would remove one of the areas most utilised. Cash-in-lieu payments may benefit the Shire financially but are of no use, benefit or compensation to local residents whose lives are impacted by limited access to public open space.</p> <p>This aspect of SP81 alone is contrary to the creation of a sustainable development. Combined with its potential to make it unsafe for people to walk and children to play in the surrounding streets, SP81 would undoubtedly negatively impact the health, wellbeing and connectedness of our community. It is also noted that in the SP81 conceptual plan the Public Open Space consists of drainage and mostly cleared land.</p> <p>Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community.</p> <p>Engineering</p> <p>The developer's report states the following:</p> <p><i>Power</i></p>	<p>Refer to report.</p>
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<p><i>Site conditions and constraints:</i> <i>2.7.1 Power - Overhead power is available to the site. It will be reticulated underground through the future subdivision.</i></p> <p>However, Western Power has said it will not pay for underground power in the hills. The developer has to pay for this and there is currently a 10 year back log.</p> <p>How and when would that underground power be supplied? Can you clarify how much this will cost? Will the developer pay for this? Or will this be a charge to rate payers?</p> <p>The SP81 Engineering report does not reference the potential implications of other development in the area such as the Mundaring Town initiative, nor other increased demands on available grid capacity, such as the growing uptake of electric vehicles. These considerations are critical to ensuring sustainable development.</p> <p><i>Drainage</i></p> <p>The SP81 Engineering report regarding storm water says that there will be no off-site impacts, but it is unlikely that this can be achieved. There is no assessment in the report of possible off-site impacts, including impacts that could happen due to off-site works that will be needed to develop the sub-division – sedimentation from building sites, dumps sand and other materials into drainage lines which wash downhill, smothering and choking the waterways. Changes to rainfall patterns due to climate change will increase erosion of waterways.</p> <p>The proposed drainage plan does not seem to be compatible with the geology of the development area. Much of the area is already rocky and impervious; the proposed development would add to these impervious surfaces.</p> <p>There is no mention of any potential implications for properties adjacent to the site, including the impact on existing groundwater bores.</p> <p>The proposed catchment zones in the report does not reflect or consider the likely different timescales of implementation by individual landowners.</p> <p>Housing</p>	<p>It is normal developers pay for the infrastructure they require.</p> <p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways.</p>
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<p>While we recognise that there is a shortage of housing, generally and in the Hills, SP81 does not offer a solution to the housing crisis:</p> <ul style="list-style-type: none"> • SP81 does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market. • SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age. • SP81 does not offer a solution to the lack of builders and supplies, which are key factors in the current housing crisis. • SP81, should it be approved in some form, cannot offer any immediate housing; it would be years until this happens. <p>People live in the Hills, and move here, for the lifestyle and environment. They do not want to live in a development which has been clear-felled.</p> <p>They do not want to experience the problems and risks of traffic similar or worse to suburbia. They need to know that they can evacuate as safely as possible if necessary.</p> <p>They expect their local government to ensure all development is sustainable and that there is adequate infrastructure and amenities, to support their lifestyle and the environment they care about.</p> <p>Concluding comments</p> <p>SP81, as submitted, is contrary in a number of ways to the Shire’s planning strategies and objectives. The proposed development would destroy the local natural environment, adding to climate change, and threaten already vulnerable and endangered species. It would also result in a material change to the area’s character, increasing housing and traffic densities.</p> <p>Importantly, the proposal has made no attempt to explain how high quality design that sustains the Hills’ heritage and village identity would be maintained. The Shire has an opportunity to show leadership by creating an exemplar sustainable development, rather than one that is not suitable and will cause harm.</p>	<p>Noted. While housing affordability is an important issue, the purpose of this Structure plan is to provide a guide to subdivision of new 2000sqm lots. On-site sewer requirements restricts lot diversity’</p> <p>Noted.</p>
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	<p>We are not against all development, and we recognise the need for housing, but not at the expense of the environment, and the Hills heritage, village identity, safety and amenities.</p> <p>SP81 is not a huge development, relative to others such as North Stoneville, but if SP81 is approved as proposed, it will have significant unacceptable impacts, and open the door for similar developments. The cumulative effect of this will be catastrophic for the Hills.</p> <p>We strongly support the Shire's strategies and policies that aim to preserve the environment and create and maintain a sustainable community. But these policies and strategies must be followed and upheld.</p> <p>Ultimately, the Shire Council's decision regarding this proposed development should be concerned with the community's welfare and the community's interests, not just the interests of the applicant for development approval.</p> <p>It is incumbent on our Shire to help us, the community who employ you, to save and nurture our amazing natural environment that is unique to this area, and recognised world-wide.</p> <p>We call on our Shire and Councillors to oppose SP81, and ensure it is referred to the EPBC for a thorough environmental assessment.</p>	
89	<p>We are opposed to Proposed Structure Plan SP81.</p> <p>We chose to spend our retirement in Mundaring and the surrounding Perth Hills area because of the special features that Mundaring has to offer. We value the safety to be able to walk to the shops and surrounding streets at any time of day.</p> <p>We enjoy the trees and bush lands and the wildlife they attract.</p> <p>We are also very much concerned with the increase of vehicle traffic to Grancey Avenue and the impact that would have on our street.</p> <p>We recognise that there is a need for housing, and we are not against all development. Bigger blocks would retain much more of our precious environment.</p> <p>We would like to see Mundaring retain its clean open 'Hills' image.</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

90	<p>I am writing this to let you know that I am opposed to the Proposed Structure Plan SP81.</p> <p>I am the father of a family of 4, two girls 10 and 13. We have only recently become a part of the hills community moving into our house about a year ago now. Having lived in the suburbs down on the flats we decided we needed a bit more room for the family and after looking at a few different areas we made the decision to move to the Perth Hills. We cherish the quiet nature that the hills lifestyle is able to lend to us. Our little slice of the hills is a beautiful part of nature with plenty of mature Marri and Jarrah trees in the vicinity. We love seeing the wildlife that frequents our area and the kids absolutely loving going out to spot Possums when they have friends over for a sleepover etc.</p> <p>I have opposition to SP81 around a couple of key points in particular.</p> <ul style="list-style-type: none"> - it would appear that we are set to lose an incredibly large amount of the abovementioned Jarrah and Marri trees, both of which are very well established in the area of this proposed development and we all know how long it takes to mature. I wonder if when the Shire changed the zoning for the area in question a number of years ago it was known just how much of the natural bushland would need to be modified with the current BAL rating system? - the proposed Public Open Space doesn't sit right with me on two fronts. 1. they are trying to pay a fee to use land that doesn't belong to them. If a developer wants to develop land, they should need to engage with all of the rules and restrictions around this. It happens to be convenient for them that there is some Shire owned land in the middle of their proposed development that they are trying to incorporate into their development. 2. the actual space proposed itself. I would think it be far better that natural bushland is kept as Public Open Space. The area that is currently proposed is full of Non-native pines. Even for them to use that land to develop on and keep some native bushland as part of other property would surely be a better option, there would at least be some sort of chance for the wildlife in the area if this is the case. - the alterations to Thomas Rd. It is not the street as it appears on the plans. There is just a big white mark that makes it looked like a major road for the area. There is actually a lot of vegetation along the road side (truth be told, the drive up our street was one of the things we absolutely fell in love with, it gives you the opportunity and the end of a day to breathe and put your days troubles aside as you wind your way up the street realising you are home now). I have concerns that if the proposed development links up with Thomas Rd as pictured there will be an a large amount of vegetation removed that doesn't need to be. There are a large number of wildlife that call these trees home, Possums actually nest in one the habitat trees that will need to be removed as part of the plans. Perhaps there could be an emergency access point in the area rather than a developed road? This way it would have a lot less footprint on the vegetation that needs to be removed and still give access in the event of an emergency. 	<p>The zoning changed in 2014, and the regulations were published in late 2014.</p> <p>POS contribution is a normal and a requirement as per State Policy</p> <p>This has been assessed in the report.</p> <p>Noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p>
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	<p>I am not against development happening in the area, we do understand more than probably most as we have only just recently finished building our own home here. As part of this process we worked carefully with both the Shire planning and environmental teams as well as a 3rd party bushfire risk contractor to ensure that we achieved a happy balance for all parties and were able to ensure the safety of our family and maintain the reason we decided to move our lives up here. Just looking if something like this could take place as part of the development of the land in question?</p> <p>Anyway, these are my thoughts for submission, as above, totally understand and prepared for development to happen in the area, this first proposal just doesn't seem to strike enough of a balance with the hills lifestyle for me and my family.</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
91	<p>I unequivocally oppose the Proposed Structure Plan 81 (SP81) : Lots 22, 72, 25 and 26 Coppin Road, 100 and 101 Grancey Avenue and portion of Lots 4 and 91 Great Eastern Highway, Mundaring.</p> <p>My husband and I brought in Grancey Avenue in 1998. Having lived in Ocean Reef in the heart of suburbia, we were seeking a quieter lifestyle with space, fresher air on a small parcel of land. We found the perfect street and house that suited that was a quiet cul-de-sac with lovely neighbours. The promise of a close community with like minded people and the unique "hills" experience certainly delivered and we were thrilled with our choice.</p> <p>Now the lifestyle we brought is being threatened. With the introduction of SP 34 and the establishment of 'Save the Hills', we have slowly seen the erosion of this special community. While progress is needed to ensure communities don't stagnate, progress for progress sake that is irresponsible and impedes the community's wants, is <u>not</u>. I believe SP 81 is one such development. It is irresponsible, short sighted and will affect so many people in a negative way. Grancey Avenue, my street, is being directly impacted by SP 81. This plan means an additional 51 homes built on ½ acre properties. I have several issues of concern. These include:</p> <ul style="list-style-type: none"> • Impact on our family life • Increased traffic and vehicular movements in the street • Entry and exit into and out of the street • Environmental impact <p>When we brought our property, we were buying a specific lifestyle. We wanted out of suburbia where neighbours lived on top of one another, where you could hear arguments or cooking happening. We liked that Grancey Avenue was quiet and small. It felt safe because, being a cul-de-sac, only local traffic used the road. We were able to walk our dogs, ride our bikes and our</p>	<p>SP committed by zoning.</p> <p>Noted. however, SP committed by zoning. Further, the intent to extend certain roads have been</p>

<p>children were able to safely play without worrying about lots of traffic. With this new development, Grancey Avenue would open up and become a public thoroughfare. This would mean a significantly higher car volume and increased road use. The children who currently play in the street, would longer be safe to do so. Walking our dogs will also become a more precarious exercise. Not to mention the increased noise level. Our peace and quiet will be compromised- totally unacceptable and not why we brought in Grancey Avenue.</p> <p>As previously mentioned, there is to be a significant increase in vehicular movement with this development going ahead. I would like to highlight that it is anticipated an estimated minimum 200 more movements per day. This could be higher depending on the time/day. A street as small as ours just cannot feasibly hold this amount of traffic movements safely. Entering and exiting from the street will become even more difficult than it already is. Currently, 2 or more cars can already cause a backlog. Imagine 100 times this! This will cause no end of problems and the possibility of accidents occurring will significantly increase. To combat this, Main Roads would need to increase the road width to cater for the increased vehicles. Not to mention the significant upgrade required to Grancey Avenue itself. Currently it is only wide enough for 1 car to safely travel. When 2 vehicles are on the road, going opposite ways, one vehicle needs to pull over to let the other car through. There are also no streetlights and no footpaths, making it difficult for pedestrians when walking. With the extra traffic expected this is just not safe. Grancey Avenue, at the very least, needs significant widening. A cost, I believe, neither the Developers nor Shire want to take responsibility for. Who then will incur this cost?</p> <p>Entering into Grancey Avenue will also need some adjustments. The feeder lane would be ok but a change of speed limit to at least 60 km would be needed to ensure the safety for all. Turning right into Grancey Avenue would feasibly need to be lengthened to at least as long as the Seaborne Street one. Currently I believe it to be far too short to cater for the traffic increase to ensure safety for all road users.</p> <p>The environmental impact to Mundaring is being ignored or shown a cursory glance at best, in favour of the flashy promise of greater funding in the form of additional rate payers. Such short-sighted planning is simply unacceptable. Firstly, the Red-tailed Black Cockatoos' habitat has been impacted upon. The corridor many previously used, Nangarra Pine Plantation, has been removed. As we have all noticed, we see more of these majestic birds than ever before as a direct result of this area being interfered with. SP 81 want to remove these important, mature trees that these beautiful birds now use, some 100 years old in order to gain 51, ½ acre blocks. This is not only short-sighted but extremely irresponsible. It is our inherent responsibility to ensure these birds do not become a statistic and a distant memory. Environmentalists and scientists would agree removal of the 'bare minimum' of these trees is too many. Give me the screech of these</p>	<p>in the pipeline and adopted before.</p> <p>Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<p>majestic birds over traffic noise any day. Can we really afford such a cavalier attitude towards these special and environmentally significant animals all for money?</p> <p>The strain on an already compromised infrastructure is also something that requires some consideration. For example, services such as Health are already not coping with our current population. Some are waiting up to two weeks to see a doctor. Some health professionals are no longer accepting new patients. Those who can't get in to see a doctors have no choice but to attend St John of God Emergency Dept, placing additional stress on them and other surrounding hospitals. This just isn't acceptable. There are no plans for future infrastructure suitable for the increases of population forecast within SP34 and SP81. How is Mundaring going to cope? What impact are these shortages going to have in the short and long term?</p> <p>A shire that is committed to careful planning needs eyes to the future, ears listening to its rate payers, and a vision that supports and celebrates the Hill's Lifestyle is what is required going forward. It is an insult to our community and intelligence that our Local Government Officers avoid transparency and don't seem to have the foresight to plan sensibly for the long term in a responsible and thoughtful way.</p>	<p>Increasing residential catchment of the Mundaring town centre, will increase demand and critical mass of the residential catchment. Medical services and other services may well improve and diversify as a result.</p>
92	<p>I am totally opposed to the SP81 proposal</p> <p>As a resident of the area, I am concerned that the SP 81 is not in line with community aspirations and desired expectations for the area. There is a critical need for maintaining this unique pristine natural environment located within walking distance on Mundaring town centre. The SP 81 site encompasses a natural environment with unique habitat of native bushland and local wildlife. Of note is the extensive number of mature trees with hollows located within the site. Trees provide black cockatoo foraging and breeding areas that are critical to the species. The cockatoo species alone are one of many critically endangered species that need careful consideration as part of the planning process for the Mundaring area. The land development reports for SP 81 other than the Flora and Vegetation study, appear to understate the value of protecting the native bushland and is more about lot yield. A critical review of the applicant's documentation includes the following comments. It would be appreciated if due consideration be given to these comments as part of your deliberation for the SP 81.</p> <p>Fauna</p> <p>We are in a very unique situation at the development location, having all 3 species of Endangered Black Cockatoos using the trees for breeding, roosting and as a vital food source. Seventy-one potential Black Cockatoo Habitat Trees were recorded within the Coppin Rd Structure Plan Area with a DBH of 800mm or greater, consisting of twenty two Jarrah</p>	<p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Noted. Proposal is not in a wildlife corridor</p>

<p>(Eucalyptus marginata) and forty-nine Marri (Corymbia calophylla). Thirty-two trees were recorded with hollows, of which fifteen contained hollows suitable for Black Cockatoo habitat. We also vulnerable species Quenda, who are already being killed and injured on a regular basis by the current road traffic. There is no fauna (animal) survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development. My property (on Gill St) is only a few hundred metres from the development and we have recorded the only nesting activity in artificial nestboxes of Critically Endangered Baudins Black Cockatoos in the world, demonstrating clearly that these rare birds are dependent on every nesting opportunity in this vicinity. Birdlife Australia have recorded several nearby Endangered Black Cockatoo Roosts including Mega Roost in the very close vicinity (within 1 and 2 km of the development zone). These birds receive special protection from the federal government and should be protected by the Shire 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. The Hills are home to a variety of unique flora and fauna which are under serious threat. Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. The council MUST reject this proposal due to the overall impact it will have on the environment. The development will cut an important Wildlife Corridors – the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area.</p> <p>Traffic – Traffic Impact Assessment (TIA) There are community concerns that this is a client driven traffic impact assessment report that has been undertaken as part of a desktop review without due consideration for specific on-site road safety aspects. The report has not properly detailed road safety outcomes for the SP proposed internal road network and external interface with the existing surrounding network. Specific areas of concern include: The Safe Intersection Sight Distance (SISD) assessments for the intersections within the SP have not appropriately been addressed in the TIA. It is critical that driver sight distances at intersections in particular for the higher speed roads such as Thomas</p>	<p>Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p>
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<p>Road, Gill Street and Copping Road be determined and compared with Main Roads WA standards and AUSTROADS guidelines.</p> <p>Please note the Engineering Servicing Report has the design speed for Coppin Road at 60km/h. This is incorrect given that the default open speed limit applies in non built-up areas such as Coppin Road.</p> <p>On this basis, it is considered that the SISD of 120m is understated in the report.</p> <p>Recommendation 3a Undertake site surveys and review the SISD for all intersections within the SP to determine if adequate driver sight distance and reaction time is available. Review the potential risks with lot crossover locations and available sightlines to meet domestic crossover sight line requirements as part of Australian Standards AS 2890.1 Internal Road Hierarchy concerns - Gill Lane There is the potential for Gill Lane to be used as a major vehicle thoroughfare to access / egress Mundaring Town Centre due to the short travel time involved. The low order road is not designed for additional traffic movements. As part of the SP, downgrade Gill Lane to a shared pedestrian zone but still provide emergency access by way of removable bollards in the case of fire season emergencies.</p> <p>Recommended</p> <p>-Review the connection of the proposed internal road network and interface with Gill Lane to limit the potential for rat running. Coppin Road / Great Eastern Highway Intersection The Intersection of Coppin Road and Great Eastern Highway will result in additional vehicle trips and consequently right turn manoeuvres if the proposed development based on the SP trip generation was to proceed. The existing four-way intersection layout reflects road design standards from previous times. The existing layout which is under priority giveway control needs to be assessed for intersection improvements to reflect current design standards. Intersection treatment options to be considered based on road safety grounds and the need to assist right turn manoeuvres include a dual lane roundabout or traffic signals at this location.</p> <p>Recommendation 3c Review the intersection of Coppin Road and Great Eastern Highway and detail future improvements to improve the road safety situation and assist with right turning vehicles. Options to be considered either a dual lane roundabout or traffic signals. Gill Street and Thomas Road Both existing roads have property access crossovers in place. The driver sight distance at these crossovers in many circumstances are limited at best and do not meet the appropriate sight distance requirements under AS 2890.1. The traffic volumes on both these roads once land development occurs will most likely significantly increase which will exacerbate the situation.</p> <p>The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy.</p>	<p>Noted.</p> <p>Noted. Refer to report.</p> <p>Noted. 'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision</p>
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<p>Gill Lane is only 5m wide in sections and only allows. for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and residents</p> <p>It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite.</p> <p>Cars already speed along Gill Street. There has been recent accidents on Gill Street due to speed and . The loss of these safe, quiet roads will impact the residents and visitors to the area. Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and Gill St will negatively impact people with disability in the area.</p> <p>Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community.</p> <p>Severe Bushfire Risk Increase</p> <p>Block sizes of ½ acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to "protect and enhance its natural hills environment."</p> <p>The Guidelines Planning in Bushfire Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.' Planning assessments should consider existing planning policies and publications, such as:</p> <p>SPP 2: Environment and Natural Resources Policy (WAPC 2003);</p> <p>SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 – 2030.</p> <p>The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. If a development can only be made bushfire safe by destroying the environment then that development should be denied.</p> <p>People live in the Hills, and move here, for the lifestyle and environment, they do not want to live in a development which has been clear-felled.</p> <p>They do not want to experience the problems and risks of traffic similar or worse to suburbia.</p> <p>They need to know that they can evacuate in a bushfire as safely as possible.</p> <p>They expect their local government to ensure all development is sustainable.</p> <p>Residential Design Code Classification</p>	<p>overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Noted. SP committed by zoning. Refer to report.</p>
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[illegible]

LATE SUBMISSIONS

93	<p>I am totally opposed to Proposed Structure Plan SP81.</p> <p>I live on Grancey Avenue. We are residents who have lived here for 44 years. We chose to live here because of the lifestyle that the hills offer. We valued and continue to value the space, safety to walk and the ability for children to play on the streets. It is quiet and we appreciate the environment, the birds and other wildlife, in particular bandicoots, possums, kangaroos & echidnas.</p>	
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<p>I am opposed to SP81 because:</p> <ul style="list-style-type: none"> • block sizes of 1/2 acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to "protect and enhance its natural hills environment." • The Guidelines Planning in Bushfire. Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.' <p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 -2030 • The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. <ul style="list-style-type: none"> • If a development can only be made bushfire safe by destroying the environment then that development should be denied. <p>Black Cockatoos</p> <ul style="list-style-type: none"> • The endangered Camaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees are critical to the bird's survival. • The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p>Environment There are many ways that the development in the current form is NOT a</p>	<p>Noted. SP committed by zoning.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p> <p>The SP has been assessed relevant planning frameworks and is generally compliant.</p> <p>Concern noted. Refer to report.</p> <p>Concern noted. Refer to report.</p>
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<p>sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <ul style="list-style-type: none"> • Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna which are under serious threat. • There is no fauna.(animal) .survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development • Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors - the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. <p>Traffic</p> <p>Both Grancey Avenue and Gill Lane are currently 'No Through Roads' enjoyed by residents and other locals (including B&B's and visitors to the retreat centre) for walking dogs, to and from the shops or school, exercising, and also cycling, travelling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. • Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and 	<p>See response to comment 13. Peer review confirms there are some improvements required but no fatal flaws with the TIA.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to</p>
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<p>residents.</p> <ul style="list-style-type: none"> • It is also expected that traffic from Great Eastern Hwy would cut though Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection is already difficult to navigate due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other along with Shire's Coppin Road Tip on the other side. Increased traffic at this intersection would result in greatly increased risk for both drivers and pedestrians. <p>Traffic Access in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> • Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire. <p>Amenities</p> <ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the 1/2 acre blocks are cleared of all vegetation does not do this • Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Avenue and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. • Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills and move here for the lifestyle and environment. They do not want to live in a development which has been clear-felled. 	<p>include Gill Lane in the assessment. Refer to report</p> <p>Noted. SP committed by zoning.</p> <p>Concerns noted. Upgrades to current infrastructure where applicable has been addressed in the report.</p> <p>Noted. Proposal assessed against the strategy and is compliant.</p>
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	<ul style="list-style-type: none"> • They do not want to experience the problems and risks of traffic similar or worse to suburbia. • They need to know that they can evacuate in a bushfire as safely as possible. • They expect their local government to ensure all development is sustainable. • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia. <p>Housing</p> <p>SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market.</p> <p>SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>SP81 must NOT be approved.</p>	
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	<p>SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market.</p> <p>SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>SP81 must NOT be approved.</p>	
95	<p>I am totally opposed to Proposed Structure Plan SP81.</p> <p>I spent my childhood living in Grancey Avenue & have lived in the hills ever since.</p> <p>It is quiet & I appreciate the environment, the birds and other wildlife, in particular bandicoots, possums, kangaroos & echidnas & enjoy the lifestyle the hills offers.</p> <p>I am opposed to SP81 because:</p> <ul style="list-style-type: none"> • block sizes of 1/2 acre will allow clear felling to reduce bushfire risk and BAL (Bushfire Attack Loading), this is not in line with Shire policy to "protect and enhance its natural hills environment." • The Guidelines Planning in Bushfire Prone Areas state: 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.' <p>Planning assessments should consider existing planning policies and publications, such as:</p> <ul style="list-style-type: none"> • SPP 2: Environment and Natural Resources Policy (WAPC 2003); • SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010); and Shire of Mundaring Environmental Strategies and Plans applicable to SP81 Climate Adaptation Action Plan, Energy and Emissions Reduction Strategy, Local Biodiversity Strategy 2009 and Local Biodiversity Strategy 2023 -2030 • The Shire cannot and must not approve SP81, as it is completely at odds with many of the Shire's own strategies and policies. • If a development can only be made bushfire safe by destroying the environment then that 	<p>Concerns noted. SP committed by zoning. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>

	<p>development should be denied.</p> <p>Black Cockatoos</p> <ul style="list-style-type: none"> • The endangered Camaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for feeding and nesting. • These birds receive special protection from the federal government and should be protected by the Shire • 71 Black Cockatoo Habitat Trees have been identified on site. These trees take 200 years+ to develop hollows suitable for nesting. These nesting trees .are critical to the bird's survival. • The bushland is foraging habitat, and is essential to ensure a food supply for these special birds. ALL Marri trees with gumnuts are habitat trees for feeding. • ½ acre blocks would result in the total clearing of the land (to meet bushfire regulations), and this is not acceptable. Bigger blocks could allow the preservation of more habitat trees. <p>Environment There are many ways that the development in the current form is NOT a sustainable way to develop land in the Perth Hills area. The Perth Hills belongs to everyone and the natural environment is the draw card.</p> <ul style="list-style-type: none"> • Perth Hills is unique and part of Australia's only International Biodiversity Hotspot. • The Hills are home to a variety of unique flora and fauna which are under serious threat. • There is no fauna.(animal) .survey in the proposed planning documents. This is essential to provide an honest account of the fauna impacted by the development • Loss of habitat, loss of feeding grounds, loss of nesting sites, loss of some habitat trees as is proposed will impact on local fauna populations such as kangaroos, black cockatoos, echidnas, possums, bandicoots and mardo. • The council MUST reject this proposal due to the overall impact it will have on the environment. • Moderations to lot layout and size could achieve greater conservation of environment. • Any application to develop the land MUST include how the development would meet all the Shire's requirements regarding the environment and sustainable hills living. • The development will cut an important Wildlife Corridors - the shire, in its own policy, recognises the value of these corridors that allow the safe movement of animals throughout the area. 	<p>As stated above. Refer to report.</p> <p>Noted. The proposal does not fall within the Wildlife Corridor.</p>
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	<p>Traffic</p> <p>Both Grancey Avenue and Gill Lane are currently 'No Through Roads' enjoyed by residents and other locals (including B&B's and visitors to the retreat centre) for walking dogs, to and from the shops or school, exercising, and also cycling, travelling on scooters and disability mobility scooters. Children who live on these streets and their friends can play safely. The opening up and linking of these streets, and the consequent increased traffic, would greatly impact current residents, and result in significant risks to safety and amenity for residents and other locals who visit, walk and play on these streets.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The proposed use of Gill Lane is solely as an emergency access and/or pedestrian connection. Realistically, however, traffic from the proposed development will predominately use Gill Lane to access Mundaring shops as this is a straight through link avoiding the traffic and hazards of Great Eastern Hwy. • Gill Lane is only 5m wide in sections and only allows for one lane of traffic. Linking Gill Lane to the development will increase traffic to this street and impact on traffic flow to streets and residents. • It is also expected that traffic from Great Eastern Hwy would cut through Grancey Avenue and use Gill Lane to access Stoneville Road and areas to the north of Mundaring to avoid passing through Mundaring townsite. • Turning west onto the Highway from Grancey Avenue can already be difficult and risky, due to limited visibility of vehicles until they have crested the hill. More residents exiting onto Great Eastern Highway via Grancey Avenue where the speed is 80kph would make this intersection even more dangerous. • The intersection between Coppin Road and Great Eastern Highway is already busy. The intersection is already difficult to navigate due to the Club Sierra gym car park entry on one corner, and driveway entry to a shop and service station on the other along with Shire's Coppin Road Tip on the other side. Increased traffic at this intersection would result in greatly increased risk for both drivers and pedestrians. <p>Traffic Access in emergencies e.g. bushfire evacuation.</p> <ul style="list-style-type: none"> • Gill Lane is marked in the development as 'Emergency Access' however Emergency service vehicles will not be able to access the street in a bushfire emergency as residents will use the lane to flee the fire. <p>Amenities</p>	<p>Noted. Upgrades will result in the location being more accessible. Refer to report.</p> <p>'EAW' for Gill Lane is not the preferred option. Gill Lane will be progressively widened as landowners pursue subdivision overtime TIA to be modified to include Gill Lane in the assessment. Refer to report</p>
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	<ul style="list-style-type: none"> • One of the main reason residents move to the Perth Hills is the unique characteristics of the area: lifestyle and environment. Any development needs to be in keeping with the character of the area. A 51-house development where the 1/2 acre blocks are cleared of all vegetation does not do this • Residents and visitors to the area use the quiet roads and footpaths to walk into Mundaring Centre. The opening up and linking of Grancey Avenue and Gill Lane will make these small and quiet streets in the surrounding area dangerous for people to walk on. • Cars already speed along Gill Street. There has been a recent accident on Gill Street due to speed. The loss of these safe, quiet roads will impact the residents and visitors to the area. • Residents are concerned that increased traffic on Coppin Road, Grancey Avenue, Gill Lane and surrounding streets would negatively impact people with disability in the area. • Better sustainable planning in line with the Shire's Biodiversity Strategy could preserve the size of the Public Open Space and retain more trees and natural environment as well as retain the unique Hills character and sense of community. • People live in the Hills and move here for the lifestyle and environment. They do not want to live in a development which has been clear-felled. • They do not want to experience the problems and risks of traffic similar or worse to suburbia. • They need to know that they can evacuate in a bushfire as safely as possible. • They expect their local government to ensure all development is sustainable. • Clear-felling this land for housing as proposed in SP81 does not align with the Shire's planning and policy documents. People choose to move and live here to reconnect with a natural environment and take refuge from hectic suburbia. <p>Housing</p> <p>SP81 does not offer a solution to the housing crisis as it does not propose to offer affordable housing. The price point of these properties will be beyond most people breaking into the housing market.</p> <p>SP81 will not provide properties for people looking to downsize to a low maintenance lifestyle as they age.</p> <p>SP81 must NOT be approved.</p>	<p>Noted. SP committed by zoning.</p> <p>Noted. Proposal assessed against the strategy and it is compliant.</p>
96	I refer to your email dated 30 March 2023 regarding a Bushfire Management Plan (BMP) (Revision 2), prepared by Bushfire Prone Planning and dated 20 October 2022, for the above	Noted.

Structure Plan.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- It is noted that the proposal is for a structure plan, however also that this is to facilitate subdivision on the lot. On this basis, some commentary that relates to subdivisional considerations has been provided.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Contour Map

Issue	Assessment	Action
Vegetation Classification	There is limited photographic evidence to support the vegetation classification within Area 3 (Class B Woodland). In particular, there is no detail on the area to the south east (adjacent to future lots 18-22 on the conceptual subdivision layout), which is contiguous with Class A Forest within the site. Additional information should be provided to support the classifications relied upon. The vegetation classification should consider the vegetation at maturity as per AS3959:2018.	Modification to the BMP is required.

		If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.			
		There is insufficient photographic evidence to support the vegetation classification within Area 4 (Class C Scrubland). In particular, Photo ID 11 is not considered to support the proposed classification of Scrubland.	Modification to the BMP is required.		
		<p>Evidence to support the exclusion of Area 1 in its entirety as managed to low threat in accordance with AS3959 is required. In particular:</p> <ul style="list-style-type: none"> - Photo ID 2 appears to show classifiable vegetation along the lot boundary; - Photo ID 3 shows vegetation along the road that does not appear to be low threat as per AS3959; - No photographic evidence has been provided for vegetation located on / near Bagins End and therefore the exclusion cannot be validated; - No photographic evidence or evidence of ongoing management has been provided to support exclusion of vegetation outside the subject site in the following locations (future lot references as per conceptual subdivision layout have been used): Proposed Lots: 25-27, 44-47 & 48-51. <p>An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p> <p>If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.		
		<p>It is noted that the entire subject site has been excluded as low threat in accordance with AS 3959 in the post development situation.</p> <p>As noted in the BMP, the subject land is owned by a number of parties. Exclusion of the entire site would be subject to extensive management, required to be implemented and undertaken in perpetuity.</p> <p>Evidence is also required to validate management of the existing and future Public Open Space (POS) by the responsible authority.</p> <p>The Decision Maker should be satisfied that there is an appropriate mechanism available to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p>			
		If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.			
	Landscape Management Plan	<p>The BMP has identified that a significant amount of Class A Forest vegetation will need to be modified to achieve a low threat fuel state.</p> <p>A Landscape Management Plan should be prepared to remove ambiguity for the landowner and to provide a compliance mechanism for the Shire.</p> <p>Given that significant clearing and ongoing management will be required to achieve the low threat status post-development as per the BMP. It is not clear if this achieves an appropriate balance between environmental conservation and bushfire hazard management.</p>	Decision maker to be satisfied that balance can be achieved.		

2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria		
Element	Assessment	Comment
Location	<p>A1.1 & A2.1 – not demonstrated</p> <p>The BAL ratings cannot be validated for the reasons outlined in the above table.</p> <p>The BMP notes in the supporting text for A1.1 that the site is surrounded by "moderate bushfire hazard level". DFES does not support this statement given the areas of woodland and forest in the surrounding area.</p> <p>Furthermore, the establishment of an APZ within the boundaries of each future lot has not been demonstrated and further detail would be required at subdivision stage. Noting the above commentary in relation to exclusion of the entire subject lot, and multiple owners needing to be involved, it is not clear whether the lots with are of a sufficient size to establish an APZ.</p>	Modification to the BMP is required.
Vehicular Access	<p>A3.2 & A3.3 – not demonstrated</p> <p>As noted in the BMP, future subdivision and development would be likely to occur in stages.</p> <p>It is critical that access is provided for at all stages and the Decision Maker should be satisfied that an appropriate mechanism can be identified to ensure that access requirements are met at all stages.</p>	Modification to the BMP is required. Decision Maker to be satisfied that the Acceptable Solutions can be achieved.
	<p>A3.4a – not demonstrated</p> <p>A perimeter road should be provided for greenfield or infill development where 10 or more lots are being proposed.</p> <p>DFES notes that the proposed road network in the Structure Plan and BMP show an improvement for the area by connecting 6 legacy cul-de-sacs, however advocates for inclusion of a perimeter road which would assist in providing separation between future development and bushfire prone vegetation.</p> <p>While some exemptions from the need to provide a perimeter road are discussed within A3.4a, it is considered that R5 zoning would not necessarily be "rural living" and the site constraints limiting incorporation of a perimeter road have not been demonstrated.</p>	Modification to the BMP is required.
	<p>A3.5 – comment only</p> <p>Battle-axe legs should be avoided in bushfire prone areas. The BMP proposes a Battle-axe leg lot design for lot 18.</p> <p>It is noted that the existing road alignment and proposed road network would remediate existing no through road and improve access to Lot 18 creating a shorter driveway that what is currently in existence.</p>	Comment only.
<p><u>Recommendation - Compliance with Acceptable Solutions not demonstrated, modifications required</u></p> <p>The Structure Plan and BMP have not adequately identified issues arising from the bushfire attack level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages. The Structure Plan and BMP should be updated to reflect amendments as set out in the above tables.</p>		

	The decision maker should be satisfied the measures can be achieved. If the above bushfire management measures cannot be confirmed the outcomes within the BMP may be inaccurate.	
97	<p>In response to your correspondence received on 30 March 2023, Main Roads provides the following comments:</p> <ul style="list-style-type: none"> • Prior to finalising the structure plan, the following items within the Traffic Impact Assessment (TIA) prepared by i3 Consultants dated 2 December 2022 are to be resolved: <ul style="list-style-type: none"> ◦ Section 5 Figure 9 should be corrected to show the PM peak, as both Figure 8 and Figure 9 show the AM peak. ◦ Justification should be provided for 2% background growth rate (Great Eastern Highway) used in appendix B, page 42 for 10 year sensitivity modelling. ◦ The SIDRA model does not show conflicting movements for the opposing right turn from Coppin Rd and vehicles in the median. For a two-way sign control intersection, the model should show that the southbound and northbound right turns on Coppin Road must give way to the movements in the median. ◦ An intersection warrants assessment should be undertaken for vehicles turning right onto Gamgee Grove from Coppin Road, to assess if widening is required for channelization. • Any future subdivision or development application over the subject site shall be supported by:- <ol style="list-style-type: none"> 1. Transport Impact Assessment (TIA) prepared in accordance with Transport Impact Assessment Guidelines (August 2016) and electronic SIDRA Intersection files (.sip) in Version 9. 2. A Transport Noise Assessment prepared in accordance with State Planning Policy 5.4 – Road and Rail Noise, and the associated WAPC Guidelines. 3. Bushfire Management Report prepared in accordance with WAPC Guidelines for Planning Bushfire Prone Areas supporting the subject application. <p>Main Roads encourages local government in liaising with applicants to promote and capitalize on our pre-lodgement consultation service, prior to lodgement of planning proposals, especially where development plans involve land adjacent to or have the potential to impact on the State road network.</p> <p>Further information on the pre-lodgement consultation process can be found on Main Roads</p>	Noted.

	<p>website at mainroads.wa.gov.au > Technical & Commercial > Planning & Development.</p> <p>Should the Shire disagree with the above advice, Main Roads requests an opportunity to meet and discuss the proposal further, prior to a final determination being made.</p> <p>Main Roads requests a copy of the Shire's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.</p>	
98	<p>The Jane Brook Catchment Group is totally opposed to the plan for this proposed development. Jane Brook is a tributary of the Swan River and the proposed development is within the Jane Brook catchment, straddling the Bugle Tree Creek and Mahogany Creek subcatchments.</p> <p>Jane Brook Catchment Group (JBCG) is an incorporated volunteer group which aims to prevent pollution and further degradation of the waterways, improve ecological linkages, improve water quality, encourage the retention and replanting of riparian vegetation, control invasive weeds and conserve biodiversity. JBCG supports Friends Groups and private landholders who are engaged in bushcare work and revegetation, sponsors landcare grant applications and provides and participates in community education and networking opportunities in the eastern hills region, and is part of the Eastern Region Landcare (ERL) network. JBCG is involved in a number of revegetation and biodiversity protection projects and has been very successful in receiving grant funding and awards. There are currently more than 30 members, with 25 Friends Groups working in the catchment which are associated with, and supported by, JBCG. We work to improve natural resource management practices in the catchment in partnership with landholders; local, State and Federal government departments; and Perth Region NRM (Natural Resource Management). We also collaborate with other catchment groups in the Perth Hills.</p> <p>Wildlife Corridor: Wildlife corridors are crucial for the survival of a species, and to maintain a healthy population. The proposed clearing will sever the wildlife corridor, as a large part of the existing linkages will be removed. It is highly likely that the proposed revegetation will result in thin strips, which are ineffective as corridors, and too narrow to mitigate the edge effects of native bushland, particularly for weed management, and therefore of not much value as habitat or as wildlife corridors.</p> <p>The proposed development site is an area of higher ecological value than in stated in the report. It is part of a wildlife corridor that links the State Forest, the Heritage Trail (another important corridor linkage through Perth Hills), and local reserves. It is not as degraded as the report makes out. There are areas of good condition bushland, habitat trees, not just for Black Cockatoos, but for other fauna such as possums, bats, and mardo. Many habitat trees are hundreds of years old,</p>	<p>Noted. SP not mapped within wildlife corridor.</p>

<p>as this is how long it takes to develop hollows. In <i>Hollowed Out?</i> (Simon Cherriman, 2022) gives the ages of tree hollows in different vegetation types, and the type of fauna that would inhabit them. For marri, Red-tailed Black Cockatoos need hollows that are 230 years old or more, as do the Peregrine Falcon. Bookbook Owls need hollows at least 200 years old, and Red-capped Parrots need hollows 100 years old. In jarrah, Ringneck Parrots and Brush-tailed Phascogales need hollows at least 100 years old. The age of the hollows that have been identified in the report, 71 are potential Black-Cockatoo habitat trees (all marri with gumnuts are habitat trees for feeding), 32 of these trees have hollows (suitable for various species), and 15 are recorded with hollows suitable for Black Cockatoos. The vegetation is described as regrowth: trees with hollows of this age are not regrowth. It is well known that trees with hollows suitable for breeding, are hundred of years old. This area is part of a wildlife corridor. In the Shire of Mundaring's Biodiversity Strategy, it recognises the importance of wildlife corridors and the need to protect them.</p> <p>Fauna Survey. There is no fauna survey. Proposals such as this development destroy the remnant vegetation and habitat on site, resulting in loss of habitat, loss of feeding grounds, and loss of nesting sites for species that have fewer and fewer options. Extensive clearing of native vegetation, foraging grounds, and some habitat trees as proposed, will have a detrimental impact on local fauna populations. The closest survey is the 71 potential Black Cockatoo Habitat trees recorded on site, 32 have hollows, and of these 15 hollows are suitable for breeding. There are other species that use tree hollows other than Black Cockatoos. It is known that there is a population of kangaroos locally that use the area. Other local fauna which are recorded in the report to be on site are Baudins Black Cockatoo and echidnas; other fauna that would be present would include possums and bandicoots. With residential areas comes an increase in predatory animals such as cats and dogs. It is not possible to retain good fauna habitat in a residential area. There were no surveys done for such things as reptiles and amphibians, insects, native bees, spiders and scorpions. Insects are an important part of the ecosystem, and it has been found that there is an international decline in insect populations. Given the role insects play in the ecosystem, this is of major concern. Neither were fungi and slime moulds surveyed, yet they also play a crucial role in the ecosystem. Destroying bushland does not just remove the trees, shrubs, and groundcover, it has devastating impacts on a complex ecosystem in an area unique for its biodiversity.</p> <p>Biodiversity Hotspot: The proposed development is not suitable for the location within a bush setting of ecological value within a biodiversity hotspot. The South West Australia Ecoregion (SWAE) is Australia's only Global Biodiversity Hotspot, and is home to a variety of unique flora and fauna which are under serious threat. In fact, this region has the highest concentration of rare</p>	<p>As stated above. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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<p>and endangered species in Australia. Perth Hills is unique by being contained in the Global Biodiversity Hotspot and it has managed to retain much of its bushland cover and biodiversity.</p> <p>Dieback Assessment: There is no evidence of dieback on the reserve, and the development would not only introduce dieback but would spread it. This is itself is a major factor in assessing the condition of the vegetation on site. It is interesting that no dieback assessment was done. This shows the importance of retaining the bushland on this site, when many of the local reserves are riddled with dieback. Protecting the site from introduction of dieback during construction and in future years is probably impossible. What the bulldozers don't destroy, the "biological bulldozer" (dieback) probably will.</p> <p>Flora and Vegetation Assessment and Habitat Tree Assessment: <i>Executive Summary: "no species of threatened or Priority /flora were located during the survey"</i> There is a small population of Priority 3 Flora, as <i>Acacia ostenii</i> subsp. <i>ostenii</i>, on the road verge of Thomas Rd. This species is associated with granite outcrops. The presence of this P3 flora has not been noted in the report, and if the proposal goes ahead, it will be impacted by the road traffic and probable widening of Thomas Rd. <i>Flora survey: 2.2 the survey area lies in Drummond Botanical Subdistrict...Banksia low woodland, or leached sands with Melaleuca swamps...</i> This statement is incorrect. Drummond Botanical Subdistrict of Beard (1990) is the Swan Coastal Plain, ending at the Darling Scarp on the eastern boundary. The northern Jarrah Forest is in the Dale Botanical Subdistrict of Beard (in Plant Life of Western Australia, 1990:80,87). This basic mistake in wrongly identifying the Botanical Subdistrict, does not inspire confidence in the remainder of the botanical survey and report. For example: <i>Appendix A: vascular plant species</i> Poaceae <i>Tetrarrhena hirsuta</i> There is no such species growing in the South-West, and I suspect nowhere else either. Roads: The connection of existing roads will destroy the ecological value and integrity of the site. The provision of interconnecting roads with a width of 16m through an area with 71 Habitat Trees, mostly marri (<i>Corymbia callophylla</i>) is not feasible. It is well known in Perth Hills, that marri trees and residential development are not a good fit. The marri nuts are a hazard, trees can lose branches, and in wet weather whole trees can uproot and crash. Marri is also susceptible to white ants, and after a bush fire they can become dangerous, due to the tendency to burn out the central hollowed out part of the tree trunk. Fire can also follow the roots, and re-erupt at a later time. Marri that is left near any residential dwelling is removed sooner or later. Attempts to route roads around marri trees so as to preserve them, are futile. There is root disturbance, and</p>	<p>Noted. Dieback Management Plan at subsequent stages will be sought.</p> <p>Concern noted. Please refer to report.</p>
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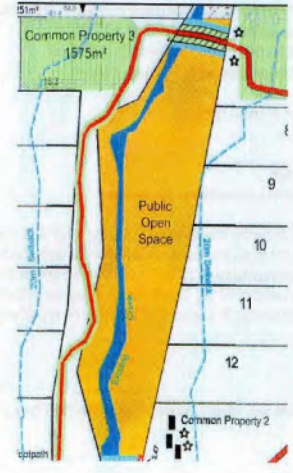
<p>removing some of the trees will make the remaining trees unstable due to the loss of the connecting root systems which stabilise the trees.</p> <p>Site Conditions and Constraints:</p> <p><i>2.1 b...rates the vegetation as Priority 2 (out of 3) conservation value and Limited Protection/already Committed by Zoning protection level. ..The sites developmental potential, whilst acknowledging its natural values, is reinforced by the fact that the residential density was increased from R2.5 to R5 as part of LKPS 4.</i></p> <p>This is an interesting statement, as it acknowledges the conservation value of the site with the only reason given for further subdivision is due to the change in residential density. In other areas of the report, the conservation value of the site is deliberately underrated.</p> <p>Letter Proposed Structure Planning, Statewest Planning 15 Feb. 2023:</p> <p><i>“trying to design roads such that the trees will, wherever possible, be in the verge...”</i></p> <p>Large marri trees or jarrah trees do not make good verge trees. Marri has a tendency to uproot and fall during wet winters, and there is also the issue of dieback. There was no dieback study done in the report on the structure plan, and looking at the bushland, I would estimate that it is probably free of dieback. Any development in this area is going to introduce and spread dieback and have a devastating impact on susceptible species.</p> <p>Structure Plan Report:</p> <p><i>Executive Summary: The site is a mixture of cleared land, domestic gardens and native regrowth vegetation. The POS reserve is predominantly cleared and grassed (actively managed by the Council) with some trees, mostly pines.</i></p> <p>This statement deliberately plays down the quality of bushland on the site. The POS is mostly cleared, and would need very little management. There are 71 Habitat Trees on site. It takes hundreds of years for these trees to mature and develop hollows. The condition of the bushland on this site is deliberately being denigrated for the purpose of the developers.</p> <p>Planning Background – 1.3.3.1 Perth and Peel @3.5 million:</p> <p>To achieve the objectives of this strategy, it would be more appropriate to develop residential subdivisions on land that is already cleared. The land use description is a derogatory description of the site, and does not give any indication of the environmental value and role as a wildlife corridor. In short, this is the wrong location for a development of this scale, given the amount of clearing and the destruction of the vegetation that would need to occur. Retaining habitat trees in isolation is not really possible in the long term, and is unsustainable as a method to keep the environmental integrity of the site.</p> <p>Groundwater and Surface Water:</p> <p><i>Stormwater flows off-site will not exceed pre-development flows</i></p>	<p>Concern noted. Please refer to report.</p> <p>Noted. Dieback Management Plan at subsequent stages will be sought.</p> <p>Concerns noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<p>With an increase in impervious surfaces, it is unlikely this can be achieved. Sedimentation from building sites, dumps sand and other material into drainage lines which are then washed downhill, and smother and choke the waterways. Changes to rainfall patterns with less frequent but more intense storms, results in an increase in erosion to waterways that cannot cope with the increased quantity and velocity of the water flow. With climate change this will become worse. An increase in impervious concrete and other hard surfaces, results in an increase in runoff after rain, and an increase in velocity of the flow. This all results in a degraded waterway downstream of the site. Bugle Tree Gully Park in Mundaring, adjacent to Thornbury Close, is a good example, where development upstream in Mundaring townsite, has resulted in severe erosion of Bugle Tree Creek (a tributary of Jane Brook)</p> <p>Local Natural Areas: The area is part of the Shire of Mundaring's Local Natural Areas (LNA) and these should be retained. The vision for the Local Biodiversity Strategy (Executive Summary, p.5) states: <i>"Local natural areas that are protected, connected and cared for through community stewardship and a strong culture of conservation....A deeper sense of custodianship will be required, as well as a willingness by all stakeholders to communicate, collaborate and continuously improve land management practice."</i></p> <p>The Local Biodiversity Strategy has been adopted by Council. Now is the time to implement better conservation of natural areas on private land, and limit subdivision to cleared and degraded sites. The Coppin Rd precinct contains 71 recognised Habitat trees. These alone are of significance.</p> <p>Shire strategies that are in contradiction with this proposal are the Biodiversity Strategy, the Watercourse Hierarchy Strategy, and the Public Open Space strategy, as the public open space will be fragmented.</p> <p>In conclusion, there is an unacceptable risk to flora and fauna and inadequate protection of biodiversity. Once bushland is cleared it has gone. In this instance the condition of the bushland and its importance as a wildlife corridor has been overlooked or understated in the report. There is no evidence of dieback, and there are errors in the botanical survey. Trying to incorporate habitat trees into a residential development is not sustainable into the long term. There is no fauna survey, or even an attempt to understand the significance of this site as a wildlife corridor. There are better options to use cleared land for residential developments in the future.</p> <p>It is for these reasons that, on behalf of the Jane Brook Catchment Group members, I am requesting that the proposed development be rejected.</p>	<p>Managing the velocity of stormwater is a key consideration. The Shire is requesting a drainage contribution from the structure plan area (proportionate to land area's), to allow the Shire to upgrade and improve the stormwater within existing Shire reserve reserves and intercept stormwater before it enters more significant waterways.</p> <p>The proposed site is committed by zoning and the Local Biodiversity Strategy reflects this. Please refer to report.</p>
99	Thank you for your letter dated 24 th March 2023. We offer the following comments regarding	Noted.

<p>this proposal.</p> <p><u>Water</u> Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. The proposed water reticulation extensions/ strategy outlined in the report will need to be further refined by the developer's consultant engineers at the subdivision stage in consultation with our Land Servicing Section.</p> <p><u>Wastewater</u> The subject area falls outside a current planned sewerage district. There is no current planning in place for any future sewerage connection to this site.</p> <p><u>General Comments</u> This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issues.</p> <p>For further information about building applications, the developer should follow this link: https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application</p> <p>If the application is retrospective, approval by our Building Services section is still required.</p> <p>The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works. Water Corporation may also require land being provided for works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p> <p>Please provide the above comments to the landowner, developer and/or their representative.</p>	
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10 0	<p>Could you please forward this email to the planning department which is considering the Proposed Plan SP81. I have already sent it to all councillors. Please advise if there is any problem with this request.</p> <p>For All Councillors,</p> <p>Further to my email of 2nd June I wish to make a further suggestion which I unfortunately didn't include in my submission.</p> <p>Regarding the removal of all the trees as planned in this proposed plan I would like to suggest the council could place a caveat for retention of some of the trees.</p> <p>There is a precedent for this action.</p> <p>I reside in the Over 55's development on Gill Street where approval of the development was given on the proviso that the 11 blocks which back on to Bugle Tree Creek should include a tree preservation zone set aside to protect the native vegetation.</p> <p>This has been highly successful and didn't prevent the building of houses as all blocks are now either built on or under construction, albeit with a higher BAL Rating.</p> <p>This action by the shire has provided a wonderful wildlife corridor which is used by a myriad of birds and wildlife including the endangered Black Cockatoos and a thriving population of Quenda.</p> <p>All this wildlife provides much pleasure to all the residents.</p> <p>A recommendation to the shire to make the blocks in SP81 larger maybe 1-2 acres with a similar caveat on some of the trees to provide protection for the wildlife which use that area for habitat and foraging would provide a possible solution to objections to the proposed plan. Also this would ultimately benefit the future residents not to mention the existing residents and community.</p> <p>I have attached a copy of the caveat attached to our estate. Also an aerial copy of the trees threatened by this development.</p> <p>I hope you will give this idea some thought.</p> <p>Thankyou in advance.</p>	<p>Noted. Officer report outlines the approach to retain vegetation wherever possible and to prioritise the protection of existing habitat trees.</p>
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	<p>20m Setback (Tree Preservation Zone)</p> <p>Land belonging to lots 2 – 12 includes a portion of Tree Preservation Zone to varying degrees. This area has been set aside to protect the native vegetation already on the site, including the highly prized <i>Nuytsia floribunda</i> or Western Australian Christmas Tree.</p> <p>In order to protect this setback, residents must minimise any interference with the existing vegetation. Native vegetation within the tree preservation area shall be retained unless exempt from the Shire's Tree Preservation Policy. Residents can contact the Shire to discuss what clearing is permitted.</p> <p>Any planting to be undertaken within the setback must be local native vegetation and selected from the approved plant list (Annexure B).</p> <p>Public Open Space (POS)</p> <p>Plants selected have taken into account the need for revegetation around the proposed pathway and bridges (foot and vehicular) as well as the extra revegetation for some open spaces that are evident. One revegetation and weed eradication program was successfully implemented about two years ago.</p> <p>A total of 660 tubes will be used (Annexure B). Orders for seedlings are normally placed in September 2011 ready for planting during the first rains in May/June 2012.</p>  <p>LANDSCAPING, REVEGETATION AND WEED MANAGEMENT PLAN 5</p>	
10 1	<p>Myself and my wife Caroline reside at and own the property at 1160 Coppin Road, Mundaring, Lot 26 Coppin Road referenced in the attached Local Structure Plan and subdivision proposal as prepared by Maximum Sky Developments.</p>	

<p>We have two young boys 7 and 10 who have grown up at Coppin Road.</p> <p>During the period of public consultation my wife Caroline spent an extended period in hospital and we were unable to formulate a response or submission during the official period to the attached proposal.</p> <p>The current plan shows a road for the proposed subdivision that will pass through our block at Lot 26 Coppin Road providing access to the proposed subdivision to the rear of our property.</p> <p>We are not in support of this subdivision proposal and will not allow access through our block or owned property access adjacent to Gamgee Grove to the subdivision. We have communicated as such to the developers and access to the development should not be included as an option for SP81 proposed subdivision.</p> <p>Our children and neighbours from 4 local families currently meet to ride their bikes and play in our driveway access to Coppin Road and the adjoining Gamgee Grove.</p> <p>Access to Great Eastern Highway to commute West to Perth is extremely difficult and dangerous via the current intersection at Coppin Road adjoining Great Eastern Highway. Numerous road crashes occur at this intersection and currently we will turn east into Mundaring and perform a U-Turn at the roundabout on Nicholl Street to safely head back west to Perth to avoid a right turn onto Great Eastern Highway off Coppin Road. Additional residential density on Coppin Road will see this situation deteriorate further.</p> <p>In the event of Bushfire an escape down Coppin Road to Great Eastern highway to head west to Perth could prove extremely dangerous. Under the attached Structure plan the road access to the proposed subdivision is via Coppin Road as the main arterial route to adjoin Baggins End and also Hobbit Glade via Thompson off Coppin, ensuring the majority of traffic to the proposed blocks will be accessed via Coppin Road. Coppin Road will be unable to cope with this traffic safely.</p> <p>Alternative access routes to the proposed subdivision reference Gill Lane and Grancey Avenue. Gill Lane is currently a No Through Road. It is outside the LSP but SP81 would provide a road connection at its western end.</p> <p>Grancey Avenue</p>	<p>Noted. It is understood through these processes that Landowner aspirations might differ. Accordingly, a in depth staging plan will deal with the concern raised.</p> <p>Noted. Not a relevant planning consideration.</p> <p>Concern noted. Coppin Road complies with the Bushfire Guidelines. Further upgrades to the road will be undertaken. Refer to report and comment 13 in relation to traffic concerns.</p> <p>Noted. Resolves an issue of legacy.</p>
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	<p>Grancey Avenue is currently a No Through Road. SP81 proposes that Grancey Avenue be opened up to allow traffic from the development and connecting roads to access Great Eastern Highway.</p> <p>Both Grancey Avenue and Gill Lane are currently enjoyed by residents and other locals for walking. Children who live on these streets and their friends can play safely. Neither provide good alternatives to Coppin Road so again Coppin road traffic will bare the brunt of the increased thoroughfare and will be unable to be safely navigated.</p> <p>Under the proposed 5000m2 per block plan all existing vegetation will be able to be cleared under the LSP guidelines. We have a large population of White and Red Tailed Black Cockatoos that frequent our property , orchard , large Red gum trees and neighbouring blocks. Under the proposed plan all the vegetation and flora to support this population of cockatoos will be legally removed and cease to provide this habitat. We are not in support of the density plan on the basis that this natural supporting habitat will be removed.</p> <p>We have a large population of Quenda Bandicoots on and around our property, conservation status priority 4 Rare. Removal of their habitat for peri-urban residential habitat will ensure further reduction in the local fauna specific to this area.</p> <p>We are opposed to SP81 development.</p> <p>We trust that this communication can be entered as a proxy to the official Public Comment process that we could not participate in.</p>	<p>Noted. SP committed by zoning.</p> <p>Noted.</p>
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Our Ref: D28293
Your Ref: PS.TPS 4.3.079

Karen de Gracie
Shire of Mundaring
planning@mundaring.wa.gov.au

Dear Ms de Gracie

RE: PROPOSED STRUCTURE PLAN 81 (SP81) – LOTS 22, 72, 25 & 26 COPPIN ROAD; 100 & 101 GRANCEY AVENUE & PORTIONS OF LOTS 4 & 91 GREAT EASTERN HIGHWAY, MUNDARING.

I refer to your email dated 30 March 2023 regarding a Bushfire Management Plan (BMP) (Revision 2), prepared by Bushfire Prone Planning and dated 20 October 2022, for the above Structure Plan.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- It is noted that the proposal is for a structure plan, however also that this is to facilitate subdivision on the lot. On this basis, some commentary that relates to subdivisional considerations has been provided.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Contour Map

Issue	Assessment	Action
Vegetation Classification	<p>There is limited photographic evidence to support the vegetation classification within Area 3 (Class B Woodland). In particular, there is no detail on the area to the south east (adjacent to future lots 18-22 on the conceptual subdivision layout), which is contiguous with Class A Forest within the site. Additional information should be provided to support the classifications relied upon.</p> <p>The vegetation classification should consider the vegetation at maturity as per AS3959:2018.</p>	Modification to the BMP is required.

	If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.	
	There is insufficient photographic evidence to support the vegetation classification within Area 4 (Class C Scrubland). In particular, Photo ID 11 is not considered to support the proposed classification of Scrubland.	Modification to the BMP is required.
	<p>Evidence to support the exclusion of Area 1 in its entirety as managed to low threat in accordance with AS3959 is required. In particular:</p> <ul style="list-style-type: none"> - Photo ID 2 appears to show classifiable vegetation along the lot boundary; - Photo ID 3 shows vegetation along the road that does not appear to be low threat as per AS3959; - No photographic evidence has been provided for vegetation located on / near Baggins End and therefore the exclusion cannot be validated; - No photographic evidence or evidence of ongoing management has been provided to support exclusion of vegetation outside the subject site in the following locations (future lot references as per conceptual subdivision layout have been used): Proposed Lots: 25-27, 44-47 & 48-51. <p>An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p> <p>If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.
	<p>It is noted that the entire subject site has been excluded as low threat in accordance with AS 3959 in the post development situation.</p> <p>As noted in the BMP, the subject land is owned by a number of parties. Exclusion of the entire site would be subject to extensive management, required to be implemented and undertaken in perpetuity.</p> <p>Evidence is also required to validate management of the existing and future Public Open Space (POS) by the responsible authority.</p> <p>The Decision Maker should be satisfied that there is an appropriate mechanism available to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p>	

	If unsubstantiated, the vegetation classification should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.	
Landscape Management Plan	<p>The BMP has identified that a significant amount of Class A Forest vegetation will need to be modified to achieve a low threat fuel state.</p> <p>A Landscape Management Plan should be prepared to remove ambiguity for the landowner and to provide a compliance mechanism for the Shire.</p> <p>Given that significant clearing and ongoing management will be required to achieve the low threat status post-development as per the BMP. It is not clear if this achieves an appropriate balance between environmental conservation and bushfire hazard management.</p>	Decision maker to be satisfied that balance can be achieved.

2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Comment
Location	<p>A1.1 & A2.1 – not demonstrated</p> <p>The BAL ratings cannot be validated for the reasons outlined in the above table.</p> <p>The BMP notes in the supporting text for A1.1 that the site is surrounded by “moderate bushfire hazard level”. DFES does not support this statement given the areas of woodland and forest in the surrounding area.</p> <p>Furthermore, the establishment of an APZ within the boundaries of each future lot has not been demonstrated and further detail would be required at subdivision stage. Noting the above commentary in relation to exclusion of the entire subject lot, and multiple owners needing to be involved, it is not clear whether the lots with are of a sufficient size to establish an APZ.</p>	Modification to the BMP is required.
Vehicular Access	<p>A3.2 & A3.3 – not demonstrated</p> <p>As noted in the BMP, future subdivision and development would be likely to occur in stages.</p> <p>It is critical that access is provided for at all stages and the Decision Maker should be satisfied that an appropriate mechanism can be identified to ensure that access requirements are met at all stages.</p>	Modification to the BMP is required. Decision Maker to be satisfied that the Acceptable Solutions can be achieved.

	<p>A3.4a – not demonstrated</p> <p>A perimeter road should be provided for greenfield or infill development where 10 or more lots are being proposed.</p> <p>DFES notes that the proposed road network in the Structure Plan and BMP show an improvement for the area by connecting 6 legacy cul-de-sacs, however advocates for inclusion of a perimeter road which would assist in providing separation between future development and bushfire prone vegetation.</p> <p>While some exemptions from the need to provide a perimeter road are discussed within A3.4a, it is considered that R5 zoning would not necessarily be “rural living” and the site constraints limiting incorporation of a perimeter road have not been demonstrated.</p>	<p>Modification to the BMP is required.</p>
	<p>A3.5 – comment only</p> <p>Battle-axe legs should be avoided in bushfire prone areas. The BMP proposes a Battle-axe leg lot design for lot 18.</p> <p>It is noted that the existing road alignment and proposed road network would remediate existing no through road and improve access to Lot 18 creating a shorter driveway that what is currently in existence.</p>	<p>Comment only.</p>

Recommendation - Compliance with Acceptable Solutions not demonstrated, modifications required

The Structure Plan and BMP have not adequately identified issues arising from the bushfire attack level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages. The Structure Plan and BMP should be updated to reflect amendments as set out in the above tables.

The decision maker should be satisfied the measures can be achieved. If the above bushfire management measures cannot be confirmed the outcomes within the BMP may be inaccurate.

If you require further information, please contact Senior Land Use Planner Officer - Tristan Whiting on telephone number 9395 9301.

Yours sincerely



Naomi Mynott
DIRECTOR LAND USE PLANNING

16 May 2023



Department of Biodiversity,
Conservation and Attractions



Your ref: SP81
Our ref: PRS 50341
Enquiries: Jacqui Clinton
Phone: 9442 0312
Email: jacqui.clinton@dbca.wa.gov.au

Planning Services
Shire of Mundaring
7000 Great Eastern Highway
MUNDARING WA 6073

Att: Sushmitha Jayaram

STRUCTURE PLAN NO. 81 - LOTS 22, 72, 25 & 26 COPPIN ROAD; 100 & 101 GRANCEY AVENUE & PORTIONS OF LOTS 4 & 91 GREAT EASTERN HIGHWAY, MUNDARING

I refer to your correspondence of 30 March 2023 requesting comments on the above structure plan. The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions has reviewed the proposal and provides the following advice.

Threatened Fauna

The subject area is likely to contain foraging, roosting and potential breeding habitat for the threatened Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) and Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*).

The cumulative impacts associated with the loss of habitat is reducing the amount of habitat and reducing the number of birds that can be supported in the region. In the respective black cockatoo recovery plans they note that reversal of threats (including loss of habitat) is required before significant increases in the cockatoo populations can occur. The Recovery Plan's identify the need to protect and manage as much habitat as possible to minimise the impacts of habitat loss. Therefore, all remaining resources are significantly important to black cockatoos.

If trees with suitable hollows are to be removed, it is recommended that trees be felled outside of the birds breeding period. If trees with suitable hollows are to be cleared within the breeding period, they must first be inspected by a suitably experienced fauna specialist to ensure that nesting is not occurring. If the inspection identifies nesting birds, a section 40 authorisation under the *Biodiversity Conservation Act 2016* will be required. Where nesting is occurring, trees are to be demarcated and avoided, until after the cockatoos have naturally completed nesting (i.e. chick has fledged and dispersed from the hollow).

Please be aware that proponent(s) may also have notification responsibilities under the *Environment Protection and Biodiversity Conservation Act 1999* in relation to Matters of National Environmental Significance and should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water for further information on these responsibilities.

Swan Region
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
Corner Australia II and Hackett Drive, Crawley WA 6009
dbca.wa.gov.au

Thank you for the opportunity to comment on this structure plan. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9442 0312 or by email at jacqui.clinton@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Mark Cugley'.

Mark Cugley
A/ REGIONAL MANAGER

5 May 2023



Enquiries: Michelle Doherty on (08) 9323 6390
Our Ref: 22/5222 (D23#427217)
Your Ref: SP81

16 May 2023

Chief Executive Officer
Shire of Mundaring
7000 Great Eastern Highway
MUNDARING WA 6073

Email: shire@mundaring.wa.gov.au

Dear Sir/Madam,

PROPOSED LOCAL STRUCTURE PLAN - LOTS 22, 72, 25 AND 26 COPPIN ROAD, LOTS 100 AND 101 GRANCEY AVENUE AND PORTIONS OF LOTS 4 AND 91 GREAT EASTERN HIGHWAY MUNDARING – REF. SP81

In response to your correspondence received on 30 March 2023, Main Roads provides the following comments:

- Prior to finalising the structure plan, the following items within the Traffic Impact Assessment (TIA) prepared by i3 Consultants dated 2 December 2022 are to be resolved:
 - Section 5 Figure 9 should be corrected to show the PM peak, as both Figure 8 and Figure 9 show the AM peak.
 - Justification should be provided for 2% background growth rate (Great Eastern Highway) used in appendix B, page 42 for 10 year sensitivity modelling.
 - The SIDRA model does not show conflicting movements for the opposing right turn from Coppin Rd and vehicles in the median. For a two-way sign control intersection, the model should show that the southbound and northbound right turns on Coppin Road must give way to the movements in the median.
 - An intersection warrants assessment should be undertaken for vehicles turning right onto Gamgee Grove from Coppin Road, to assess if widening is required for channelisation.
- Any future subdivision or development application over the subject site shall be supported by:
 1. Transport Impact Assessment (TIA) prepared in accordance with Transport Impact Assessment Guidelines (August 2016) and electronic SIDRA Intersection files (.sip) in Version 9.
 2. A Transport Noise Assessment prepared in accordance with State Planning Policy 5.4 – Road and Rail Noise, and the associated WAPC Guidelines.
 3. Bushfire Management Report prepared in accordance with WAPC Guidelines for Planning in Bushfire-Prone Areas supporting the subject application.

Main Roads encourages local government in liaising with applicants to promote and capitalise on our pre-lodgement consultation service, prior to lodgement of planning proposals,

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mainroads
WESTERN AUSTRALIA

D23#427217

especially where development plans involve land adjacent to or have the potential to impact on the State road network.

Further information on the pre-lodgement consultation process can be found on Main Roads website at mainroads.wa.gov.au > Technical & Commercial > Planning & Development.

Should the Shire disagree with the above advice, Main Roads requests an opportunity to meet and discuss the proposal further, prior to a final determination being made.

Main Roads requests a copy of the Shire's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

In the interim, if you require any further information, please contact Michelle Doherty on 9323 6390.

Yours sincerely

A handwritten signature in cursive script that reads 'mthornely'.

Maryanne Thornely
Road Access and Planning Manager

Project:	Transport Impact Assessment - Peer Review	Office:	Perth, Adelaide Tce
Project No:	CW1200795 / 300304903	Status:	Draft
Client:	Shire of Mundaring	Prepared by:	Edmond Hoang
Date:	9 June 2023	Approved by:	Andreas Wang
Subject:	Residential Structure Plan		

1. Introduction

Stantec have been engaged by the Shire of Mundaring to undertake a peer review assessment of a Traffic Impact Assessment (TIA) prepared by i3 Consultants (Revision 2.1 dated 2 December 2022) against the Western Australian Planning Commission (WAPC) Guidelines Volume 2 for Planning schemes, structure plans and activity centre plans.

The TIA was prepared for a proposed residential subdivision which covers Lots 22, 72, 25 & 26 Coppin Road; 100 & 101 Grancey Avenue & portions of Lots 4 & 91 Great Eastern Highway in Mundaring.

2. Peer Review Findings

Table 2.1 summarises the key review findings identified as part of the review undertaken against the WAPC Guidelines. Where the review has found that the relevant sections have been sufficiently addressed or no issues have been identified, the text has been coloured in **green**, while **orange** text has been used for sections where non-critical improvements can be made to the report, and **red** text has been used for sections that have been omitted or insufficiently addressed in the report. Non-coloured text refers to requirements that need to be adhered to but cannot be verified as either correct or incorrect in the details provided.

Table 2.1 – Peer Review Findings Reviewed against WAPC Guidelines

Item	Peer Review Comments
Summary	Included
Introduction/Background	Included
Structure plan proposal	
regional context	Included
proposed land uses	Included
table of land uses and quantities	Included
major attractors/generators	Included
specific issues	Included
Existing situation	
existing land uses within structure plan	Included
existing land uses within 800 metres of structure plan area	Included
existing road network within structure plan area	Included
existing pedestrian/cycle networks within structure plan area	Included
existing public transport services within structure plan area	Included
existing road network within 2 (or 5) km of structure plan area	Included
traffic flows on roads within structure plan area (PM and/or AM peak hours)	Included
traffic flows on roads within 2 (or 5) km of structure plan area (AM and/ or PM peak ours)	Included, Headings for Figure 8 and Figure 9 both mention AM peak hour traffic which should be amended.

Design with **community** in mind

DOCUMENT: \\AUPERCF02\IPT\PROJECTS\CW1200795_SHIRE OF MUNDARING_COPPIN_GRANCEY RDS INTERSECTION - TIA REVIEW\5_TECHNICAL\TRAFFIC\REPORTING\CW1200795-TR-TM001-A-

Item	Peer Review Comments
existing pedestrian/cycle networks within 800m of structure plan area	Included
existing public transport services within 800m of structure plan area	Included, however route 330 is no longer in operation based on the Transperth website. The TIA should also include the location of the nearest bus stop.
Proposed internal transport networks	
changes/additions to existing road network or proposed new road network	Included
road reservation widths	Included
road cross-sections & speed limits	Not included, report mentions that this will be provided at the subdivision stage. As new roads and intersections are proposed, this information is required as part of the structure plan TIA.
intersection controls	Not included, report mentions that this will be provided at the subdivision stage. As this is a structure plan TIA this information is required.
pedestrian/cycle networks and crossing facilities	Not included, report mentions that this will be provided at the subdivision stage. As this is a structure plan TIA this information is required.
public transport routes	N/A
Changes to external transport networks	
road network	Included
intersection controls	Included
pedestrian/cycle networks and crossing facilities	Included
public transport services	Included
Integration with surrounding area	
trip attractors/generators within 800 metres	Included
proposed changes to land uses within 800 metres	Included
travel desire lines from structure plan to these attractors/generators	Included
adequacy of external transport networks	Included
deficiencies in external transport networks	Included
remedial measures to address deficiencies	Included
Analysis of internal transport networks	
assessment year(s) and time period(s)	Included
structure plan generated traffic	Included, though only the daily traffic has been provided. The assessment was conducted with the AM and PM peak periods and should also include a figure showing AM and PM peak hour traffic throughout the structure plan area.
extraneous (through) traffic	Included
design traffic flows (that is, total traffic)	Included
road cross-sections	Not included, report mentions that this will be provided at the subdivision stage. As new roads and intersections are proposed, this information is required as part of the structure plan TIA.
intersection controls	Not included, report mentions that this will be provided at the subdivision stage. As new roads and intersections are proposed, this information is required as part of the structure plan TIA.
access strategy	Not included, report mentions that this will be provided at the subdivision stage.
pedestrian/cycle networks	Not included, report mentions that this will be provided at the subdivision stage. As this is a structure plan TIA this information is required.
safe routes to schools	N/A
pedestrian permeability & efficiency	Not included, report mentions that this will be provided at the subdivision stage.
access to public transport	Not included, report mentions that this will be provided at the subdivision stage.
Analysis of external transport networks	
extent of analysis	Included
base flows for assessment year(s)	Included

Item	Peer Review Comments
total traffic flows	<p>Included, with regards to Coppin Rd/GEH intersection, the combined delays for the right turn movement (from north to west) during the PM peak is 51 sec which, under SIDRA's performance criteria, is considered to be Level of Service F. While these delays are not considered to be excessive, additional commentary regarding these delays would be beneficial.</p> <p>Note that Stantec has not reviewed the SIDRA file and cannot confirm whether it has been set up in accordance with the Main Roads WA Operational Modelling Guidelines.</p> <p>The assessment mostly focuses on the degree of saturation of the intersection approaches which, while being a key performance criterion, does not provide the full picture in terms of operation. It would be considered beneficial to include commentary with regards to the delays/LOS and/or queuing at the intersections.</p>
road cross-sections	Included
intersection layouts & controls	Included
pedestrian/cycle networks	Included
Conclusions	Included

10.2 Request to Complete Diploma of Local Government (Elected Members) - Cr Jo Cicchini

File Code	P/F
Author	Jonathan Throssell, Chief Executive Officer
Senior Employee	Jonathan Throssell, Chief Executive Officer
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Council Policy 1.3 - Council Member Continuing Professional Development, Training and Professional Memberships ↓2. Council Policy 1.2 - Attendance by Council Members and CEO at Conferences and Events ↓

SUMMARY

Council is requested to consider an application from Cr Jo Cicchini to undertake the units of competency required to complete the WALGA Diploma of Local Government (Elected Members), at a total cost of \$10,170.

Council approval is required in accordance with Council Policy 1.3 "Council Member Continuing Professional Development, Training and Professional Memberships" (**Attachment 1**). In accordance with Council Policy, the CEO is able to authorise requests by council members when a request is submitted in writing within the first 18 months of the council members' term. As Cr Cicchini's request falls outside of that timeframe, the request is referred to Council for consideration.

Given Council's policy strongly encourages council members to take advantage of continuing professional development opportunities, it is recommended that Council approves this request.

BACKGROUND

Cr Cicchini was elected to Council in October 2021. In 2021/22 Cr Cicchini completed the Council Member Essentials Training courses (which is compulsory training for council members per section 5.126 of the *Local Government Act 1995*), at a cost of \$2460).

Further professional development completed by Cr Cicchini in 2022/23 is as follows:

Training	Cost
2022 WALGA Aboriginal Engagement and Reconciliation Forum	\$127.27
WALGA Local Government Convention	\$1090
WALGA Planning Practices Essential	\$580
WALGA Transport and Roads Forum	\$70
TOTAL	\$1867

Units of Competency required to be undertaken to complete the Local Government Diploma are as follows:

Units of Competency – WALGA Local Government Diploma
Meet elected member responsibilities
Perform elected member functions
Analyse financial reports and budgets
Build and maintain community relationships
Contribute to high level strategic decision making
Contribute to policy development
Deal with conflict
Develop and use emotional intelligence
Oversee asset management strategy
Assess development applications and implement planning scheme

Assessments are required to be undertaken following completion of each unit of competency.

STATUTORY / LEGAL IMPLICATIONS

Local Government Act 1995

5.126. Training for council members

- (1) *Each council member must complete training in accordance with regulations.*
- (2) *Regulations may —*
 - (a) *prescribe a course of training; and*
 - (b) *prescribe the period within which training must be completed; and*
 - (c) *prescribe circumstances in which a council member is exempt from the requirement in subsection (1); and*
 - (d) *provide that contravention of subsection (1) is an offence and prescribe a fine not exceeding \$5 000 for the offence.*

5.127. Report on training

- (1) *A local government must prepare a report for each financial year on the training completed by council members in the financial year.*
- (2) *The CEO must publish the report on the local government's official website within 1 month after the end of the financial year to which the report relates.*

5.128. Policy for continuing professional development

- (1) *A local government must prepare and adopt* a policy in relation to the continuing professional development of council members.*
** Absolute majority required.*
- (2) *A local government may amend* the policy.*
** Absolute majority required.*

- (3) *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.*
- (4) *The CEO must publish an up-to-date version of the policy on the local government's official website.*
- (5) *A local government —*
 - (a) *must review the policy after each ordinary election; and*
 - (b) *may review the policy at any other time.*

POLICY IMPLICATIONS

Council Policy 1.3 “Council Member Continuing Professional Development, Training and Professional Memberships” (**Attachment 1**) establishes standards for council members to undertake professional development, training and professional memberships.

If a council member wishes to attend a conference in addition to the established requirements of Council Policy 1.3 “Council Member Continuing Professional Development, Training and Professional Memberships”, then a request is to be placed before Council for consideration in accordance with Council Policy 1.2 “Attendance by Council Members and CEO at Conferences and Events” (**Attachment 2**) with the following criteria:

- The role of the attendee at the conference/event (participant, observer, presenter, facilitator) and the value of their contribution.
- Whether the conference/event relates to an objective identified within the current or future strategic direction of Council.
- The current relevance of the conference/event to the Shire.
- Equity of opportunity of the council member concerned including recognition of the number of opportunities previously provided to that council member.
- Whether there are more cost effective options to acquire the relevant knowledge and information.
- Whether it is appropriate that more than once council member attends.
- The total cost of travel, accommodation, registration, meals and other expenses and the potential impact of these on the Shire's budget allocation including the impact on future conference attendance by other council members.
- Whether the conference/event is sponsored by the Shire.
- Remaining term of office.

Conferences/events that will not be considered for approval include:

- Political party events and fundraisers.
- Entertainment events that do not have any relevance to the Shire or to the business of local government.
- An event that benefits a council member or the CEO in a personal capacity.

For council members to be able to seek payment or reimbursement of expenses incurred in the attendance at conferences in excess of the individual allowance, the formal approval of Council is required.

Council Policy 1.3 “Council Member Continuing Professional Development, Training and Professional Memberships”, references the compulsory training that council members must complete within 12 months of election.

This policy also states that once the full Council Members Essentials course has been completed, council members are “strongly encouraged” to take advantage of other continuing professional development opportunities relevant to their roles and in line with the strategic objectives of the Shire.

FINANCIAL IMPLICATIONS

Cr Cicchini indicated her intention to undertake the Diploma of Local Government during budget deliberations and therefore the cost for Cr Cicchini to undertake the Diploma has been included in the draft 2023/24 budget.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.1 – Robust decision-making by culturally aware, well-informed and supported Councillors

SUSTAINABILITY IMPLICATIONS

Governance

- Sustain and enhance organisational knowledge, capability and leadership;
- Facilitate internal and external partnerships; and
- Promote innovation, learning and development

RISK IMPLICATIONS

Risk: Financial – total cost of conferences exceeds annual budget allocation		
Likelihood	Consequence	Rating
Rare	Insignificant	Low
Action / Strategy		
Requests to complete the Diploma for Local Government are considered in accordance with the Policy with a budget allocation provided for in the relevant financial year.		

EXTERNAL CONSULTATION

Nil

COMMENT

If Council was to approve Cr Cicchini’s request, the \$10,170 required for Cr Cicchini to complete the Diploma of Local Government would be drawn from the 2023/24 annual budget for attendance at training/conferences and professional development by council members as Cr Cicchini had previously indicated her intention to undertake the Diploma during budget deliberations.

In order to approve the request Council would need to form the view that Cr Cicchini’s completion of the Diploma of Local Government would be of benefit to the Shire and satisfies the criteria as outlined in the policy.

To assist Council the following comments are offered:

- By undertaking this Diploma Cr Cicchini would further develop knowledge and skills which would assist her individually and Council collectively as the Diploma is tailored for council members and thus directly relevant to her role;
- The Council policy encourages council members to seek assistance of their peers and the CEO to identify opportunities for their particular development requirements and appropriate training, courses, conferences and formal qualifications to improve their skills and knowledge. It is noted that council members are required to undertake a number of compulsory training units once elected to Council. This requirement affected Cr Cicchini, as she was elected to Council at the October 2021 elections and was required to complete her mandatory training units within 12 months. It is open to Council to consider that because the majority of the training Cr Cicchini has attended to date is due to this compulsory requirement, she should be supported in undertaking the requested training;
- In September 2018 Council unanimously approved another council member to complete the Diploma of Local Government, despite the total cost being in excess of the annual budgeted individual allocation at the time of such approval (Council decision C10.09.18 refers);
- In August 2022 Council unanimously approved another council member to complete the Diploma of Local Government, despite the total cost being in excess of the annual budgeted individual allocation at the time of such approval (Council decision C21.08.22 refers);
- As noted in the financial implications section of this report, the budget allocation for Cr Cicchini to undertake the Diploma of Local Government was included during the 2023/24 budget deliberations.

Accordingly, it is open to Council to approve Cr Cicchini's request for the reasons described in this report.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C24.07.23	
Moved by	Cr Beale	Seconded by	Cr Jeans

That Council:

1. Approves Cr Cicchini's request to undertake the Diploma of Local Government (Elected Members) at a total cost of \$10,170; and
2. Notes Cr Cicchini is expected to complete the Diploma of Local Government prior to the expiry of her term of office in October 2025.

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

Legislative Policy



1.3 COUNCIL MEMBER CONTINUING PROFESSIONAL DEVELOPMENT, TRAINING AND PROFESSIONAL MEMBERSHIPS

Responsible Directorate	Corporate Services	
Responsible Service Area	Governance	
Adopted	December 2020	SC18.12.20
Reviewed	March 2023	C2.03.2023
Procedure Ref	N/A	

1. PURPOSE

Shire of Mundaring (the Shire) is committed to supporting council members to fulfil their role as leaders and enable them comply with relevant legislation that prescribes training requirements.

The knowledge, skills and experiences that council members bring to their role when elected, which are enhanced during an induction program, will generally need to be supplemented with ongoing knowledge and skills development relevant to their complex and significant role as leaders in the community.

This policy provides a structured approach to Continuing Professional Development (CPD), compulsory training and professional memberships whilst maintaining the flexibility to enable council members to tailor to their individual needs.

2. SCOPE

This policy applies to all council members of the Shire. This policy is to be reviewed after each ordinary local government election.

3. DEFINITIONS

compulsory training	the <i>Local Government Act 1995</i> (the Act) and <i>Local Government (Administration) Regulations 1996</i> requires all council members to undertake training courses within 12 months of being elected.
Elected Member Essentials	as defined by the <i>Local Government (Administration) Regulations 1996</i> , regulation 35(2).
council member	a person elected under the Act as a member of Council. The Shire's council members includes the Shire President, Deputy Shire President and Councillors (as defined by the Act).
external committee member	a person appointed to a Committee established under the Act who is not a council member.

Continuing Professional Development	attendance or participation in (in person or online) training relevant to the role of a council member. Including but not limited to: conferences, workshops, courses, webinars, seminars, networking forums, formal qualifications or similar professional development provided by a Registered Training Organisation or government agency.
Registered Training Organisation	provider registered by the Australian Skills Quality Authority or similar state regulator to deliver nationally recognised training and qualifications.
training allocation	Council adopted budget allocation for the purposes of attending compulsory training or CPD to support the role of a council member to attend CPD.

4. POLICY

Council members are encouraged to seek the assistance of their peers and the Chief Executive Officer (CEO) to identify opportunities for their particular development requirements and appropriate training, courses, conferences and formal qualifications to improve their skills and knowledge.

4.1. Compulsory Training

Section 5.126 of the *Local Government Act 1995* (the Act) includes provisions relating to the universal training of council members. All council members are required to complete Elected Member Essentials within 12 months of election to Council. Compulsory training remains valid for five years.

A council member is only required to undertake compulsory training after every second election unless exempt under regulation 36 of the *Local Government (Administration) Regulations 1996*. Exemptions include:

- Completion of compulsory training courses within the period of 5 years ending immediately before the day on which the council member is elected.
- Completion of Diploma of Local Government (Elected Member) within the period of 5 years ending immediately before the day on which the council member is elected.
- Completion of the course titled LGASS00002 Elected Member Skill Set before 1 July 2019 and within the period of 5 years ending immediately before the day on which the council member is elected.

Immediately following each election, newly elected council members, be they first-time or returning, are to request to be enrolled in compulsory training on their preferred date either online or in person, depending on their preference.

It is the responsibility of the council member to complete their compulsory training in accordance with legislation.

4.1.1. Cost of Compulsory Training

Costs to undertake compulsory training are determined by the Training Providers.

A training allocation for compulsory training will be determined as part of the budget setting process.

Noting that the allocation for compulsory training will generally be expended every two years, based on election cycles, a training allocation will be made available to any new or returning council member who is required to complete compulsory training. The training allocation for compulsory training is in addition to the training allocation for CPD.

All unspent funds in the training allocation for compulsory training will not be carried forward at the end of the financial year.

4.2. Continuing Professional Development (CPD)

Where CPD is attendance at a conference, this policy is to be considered in conjunction with the "Attendance by Council Members and CEO at Conference and Events Policy" where relevant.

4.2.1. Cost of CPD

Costs to undertake CPD are determined by training providers or event organisers.

The training allocation for CPD will be determined as part of the budget setting process.

The training allocation for CPD is to be equally distributed between council members.

Any requests from council members to attend CPD that exceeds their available allocation will be presented to Council for consideration.

All unspent funds in the training allocation for CPD will not be carried forward at the end of the financial year.

4.2.2. Conditionally Approved CPD – costing up to \$750

CPD costing up to \$750, including reimbursement of expenses, is conditionally approved.

Conditions for approval include:

- a. A request is submitted in writing including all estimated expenses (see item 4.6) to the CEO.
- b. The council member has completed or enrolled in all compulsory training.
- c. The request addresses the council member's professional development needs.
- d. The CPD aligns with the strategic direction of the Shire.
- e. The CPD is held online or within the Perth metropolitan area.

- f. The CPD is delivered by a reputable organisation or Registered Training Organisation.
- g. There are sufficient funds available in the council members training allocation.

If the request meets the above conditions, the CEO will arrange for the council member to be enrolled/ registered. Any requests that do not meet the above conditions will be presented to Council for consideration.

4.2.3. Conditionally Approved CPD – costing \$750 and above

Council members may request to attend conditionally approved CPD costing \$750 and above (refer to 4.2.5 for CPD costing up to \$750) including:

- Courses conducted by the Western Australian Local Government Association (WALGA). Excludes WALGA Elected Member Diploma. Refer to 4.2.4.
- Courses conducted by the Australian Institute of Company Directors.
- Courses conducted by the Institute of Public Administration Australia.
- Courses conducted by the Governance Institute of Australia.
- Courses conducted by the International Association for Public Participation (IAP2).

Conditions for approval include:

- a. A request is submitted in writing including all estimated expenditure (see item 4.6) to the CEO.
- b. The council member has completed or enrolled in all compulsory training.
- c. The request addresses the council member's professional development needs.
- d. The CPD aligns with the strategic direction of the Shire.
- e. The CPD is held online or within the Perth metropolitan area.
- f. There are sufficient funds available in the council members training allocation.

If the request meets the above conditions, the CEO will arrange for the council member to be enrolled/ registered. Any requests that do not meet the above conditions will be presented to Council for consideration.

4.2.4. Conditionally Approved CPD – WALGA Diploma of Local Government – Elected Member

Council members may request to complete the WALGA Diploma of Local Government – Elected Member.

Conditions for approval include:

- a. The intention to complete the WALGA Diploma of Local Government – Elected Member is raised during budget deliberations.

- b. A request is submitted in writing including all estimated expenditure (see item 4.6) to the CEO within the first 18 months of the council members term.
- c. The council member has completed or enrolled in all compulsory training.

If the request meets the above conditions, the CEO will arrange for the council member to be enrolled/ registered. Any requests that do not meet the above conditions will be presented to Council for consideration.

4.2.5. CPD – costing \$750 and above

Generally, CPD costing above \$750, including estimated expenditure (excluding conditionally approved CPD) are for intrastate, interstate or overseas CPD.

A request is to be submitted in writing to the CEO including all estimated expenditure (see item 4.6).

Criteria for assessment includes:

- a. The council member has completed or enrolled in all compulsory training.
- b. The request addresses the council member's professional development needs.
- c. The CPD aligns with the strategic direction of the Shire
- d. The CPD is delivered by a reputable organisation or Registered Training Organisation
- e. There are sufficient funds available in the council members training allocation.
- f. The CPD does not have an option to participate through an online learning format. If an online learning format is available, the council member is to attend via that means rather than travel to the course location.

Once the CEO undertakes an initial assessment, a report will be presented to Council for consideration.

4.3. External Committee Members CPD

External committee members may be invited to attend in-house training relevant to their role as a committee member.

4.4. General Considerations for Compulsory Training and CPD

No council member is permitted to undertake CPD during the caretaker period prior to the expiry of their term.

In circumstances where a council member is unable to attend Compulsory Training or CPD they have registered for and cancellation would result in a financial loss to the Shire, the CEO is authorised to determine a substitute council member and/or employee to attend the CPD in lieu of the registered council member.

Where other subsidies are provided to council members, they are only entitled to financial assistance through this policy to the extent that the other subsidies don't cover their expenses.

4.5. Professional Memberships

There are a range of professional bodies associated with local government matters. These provide a variety of learning and networking opportunities for council members.

Professional bodies have a range of membership fees which are a recognised cost to participate in training.

Requests for payment of professional membership may be initiated by the council member and must be forwarded to the CEO.

Criteria for approval include:

- a. Membership is to a recognised organisation and is relevant to role of the council member.
- b. The membership aligns with the strategic direction of the Shire.
- c. There are sufficient funds available in the training allocation.

If the request meets the above criteria, the CEO will arrange for the payment of the professional membership for the council member. Any requests that do not meet the above criteria will be presented to Council for consideration.

4.5.1. Cost of Professional Memberships

The cost of professional memberships are determined by the professional bodies.

Requests from council members for the cost of a professional membership to be paid by the Shire will be taken from the council members training allocation.

All unspent funds in the training allocation for professional memberships will not be carried forward at the end of the financial year.

4.6. Reimbursement of Expenses

Where payment or reimbursement of expenses is sought for costs incurred by the attendance at Compulsory Training or CPD exceeding \$500, the formal approval of Council is required. Any request must be submitted in writing at least fourteen days prior to the Council meeting at which the request will be considered.

The extent to which an attendee will be reimbursed will be in accordance with the "Elected Members Allowances and Expenses Policy" and this policy. Where appropriate, the Shire will pay reasonable costs associated with an attendee's accommodation.

Necessary approvals required by this policy are to be obtained prior to making any financial or other commitments. No reimbursement of expenses will be approved retrospectively.

4.6.1. Private Motor Vehicle

The use of a private motor vehicle is reimbursed in accordance with the "Elected Members Allowances and Expenses Policy".

4.6.2. Intrastate, Interstate and Overseas Air Travel

Economy class air travel arrangements shall apply to CPD requiring air travel. The most direct route to and from the airport situated closest to the venue shall be booked.

Where practicable, advantage should be taken of available discount fares.

Attendees have the option to upgrade their travel arrangements to business class by supplementing the economy airfare at their own cost.

4.6.3. Accommodation

Unless other arrangements are specifically approved by Council the following applies:

- Accommodation costs shall be paid for the duration of the training/ CPD. This includes arrival the day before the start of the training/ CPD and departure the day following the close of training/ CPD where necessary (for example, timing makes it unreasonable to arrive at or return home in normal working hours or have a '10 hour break' between the end of the event and resuming normal hours of work).
- Accommodation will, where practicable, be booked at the associated venue or in close proximity to the venue and be a standard twin or double.
- Accommodation costs paid or reimbursed shall be the actual costs incurred. Wherever possible accommodation costs shall be pre-paid by the Shire.

In the event that an attendee wishes to extend their stay for personal reasons not associated with approved Council business, then any extended stay is to be at the full cost of the attendee.

4.6.4. Personal Accident and Corporate Travel Insurance

Personal accident and corporate travel insurance is provided in accordance with the "Elected Members Allowances and Expenses Policy".

Attendees may wish to obtain their own insurance cover, at their own cost, to ensure the benefits and endorsements are adequate for their individual needs.

If an attendee extends their stay (item 4.6.3) or an accompanying person attends (item 4.6.8) the Shire will not cover the cost of the additional insurance.

4.6.5. Transportation

The cost of parking costs, taxi, ride share or fares for public transport to and from the airport, training/ CPD venue or other approved places shall be reimbursed.

The cost of car hire will only be reimbursed when the request has been included in the notification of attendance and approval given at the time attendance the conference/ event is authorised.

4.6.6. Meals and Incidental Expenses

Meal expenses are to be interpreted as reasonable expenses incurred for the purchase of breakfast, lunch, and dinner where these are not provided at the event or in travel.

Incidental expenses are to be interpreted as reasonable expenses incurred by the Council Member for telephone calls, public transport and sundry food and beverages.

The CEO is authorised to set standards and calculate costs for reimbursement of approved incidental expenses. Alternatively, Council may determine the amount for meals and incidental expenses at the time of approving the attendance.

4.6.7. Child Care Expenses

Reimbursement for child care expenses that result from attendance at a conference/ event will be reimbursed in accordance with the "Elected Members Allowances and Expenses Policy".

4.6.8. Accompanying Person

Council appreciates that attendees may require someone to accompany them to training/ CPD. This is supported on the following basis:

- Details of the accompanying person is included when the request is submitted.
- Where it is more efficient for the Shire to make arrangements for registration, travel and accommodation for accompanying persons, it is appropriate that Council meets these expenses in the first instance. The attendee must arrange reimbursement of these costs prior to attendance at the training/ CPD.
- Expenses incurred by the accompanying person at the conference/ event will be borne by the council member, not the Shire.

4.6.9. Accompanying Carer

Where an attendee is attending training/ CPD and has a disability as defined in the *Disability Services Act 1993*, the Shire will meet the cost of an accompanying carer where that carer is a person who provides ongoing care or assistance.

The costs provided by the Shire for an accompanying carer will include travel, meals, registration, accommodation and participation in any programs.

4.6.10. Claiming Reimbursement of Expenses

Within 30 working days of the conclusion of the training/ CPD, receipts must be presented to support the expenditure that is to be reimbursed.

Only expenses incurred in the attendee's capacity to fulfil their role representing the Shire will be reimbursed.

4.6.11. Loyalty Rewards or Bonus Points

Consistent with the principle of not using public expenditure for private advantage, where possible, travel and accommodation bookings that accrue loyalty rewards or bonus points, should not be personally claimed or used for private purposes and where possible be used only for further official purposes.

4.7. Administration Process

Registration for all compulsory training, professional memberships and approved CPD including travel and accommodation are to be organised by the Executive Assistant to the CEO.

Where possible, all airfares and other travel arrangements including registration, accommodation and associated fees and charges shall be pre-paid by the Shire.

Where items are unable to be pre-paid, council members may seek reimbursement for expenses in accordance with this policy.

4.8. Reporting

In accordance with section 5.127 of the Act, the Shire will publish a report on the Shire's website within one month of the financial year detailing the training/ CPD completed by council members.

The report will be in the format of a register which will include:

- Council member name
- Name of training or CPD completed
- Name of Registered Training Organisation

In order to complete the register, council members shall, following completion of compulsory training or CPD, provide evidence of attendance/ completion to the Chief Executive Officer via the Shire's generic email address.

4.9. Sharing of Knowledge

Within one month from the conclusion of an approved interstate and overseas conferences, the attendee shall provide a written report or presentation for the information of council members. Where appropriate, this requirement shall also apply for intrastate conferences. The report or presentation is only applicable to conferences and is to contain relevant

observations and the identification of significant outcomes gained from the conference that would be of benefit to the Shire's operations.

5. RELATED LEGISLATION

Local Government Act 1995, section 5.126 Training for council members

Local Government Act 1995, section 5.127 Report on training

Local Government Act 1995, section 5.128 Policy for continuing professional development

Local Government Administration Regulations 1996, regulation 35 Training for council members (Act s. 5.126(1))

Local Government Administration Regulations 1996, regulation 36 Exemption from Act s. 5.126(1) requirement

6. RELATED DOCUMENTS

Attendance by Council Members and CEO at Conferences and Events Policy

Legislative Policy



1.2 ATTENDANCE BY COUNCIL MEMBERS AND CEO AT CONFERENCES AND EVENTS

Responsible Directorate	Corporate Services	
Responsible Service Area	Governance	
Adopted	January 2005	RC10.01.05
Reviewed	March 2010	C7.03.10
	May 2018	C15.05.18
	March 2023	C2.03.23
Procedure Ref	N/A	

1. PURPOSE

The *Local Government Act 1995* (the Act), section 5.90A provides that Shire of Mundaring (the Shire) is to adopt a policy on attendance at events for council members and the Chief Executive Officer (CEO).

Attending certain events to represent Shire of Mundaring is an important function for council members and the CEO. In order to carry out their functions impartially, council members and the CEO are required to demonstrate that attendance at events and the acceptance of tickets is transparent and that they are not improperly influenced by third parties.

This policy provides a framework for the acceptance of invitations to events and the reimbursement of expenses incurred during attendance whilst considering the benefit to the community.

2. SCOPE

This policy applies to the acceptance of tickets and attendance at events by council members and the CEO of the Shire (attending in their capacity as a council member or CEO) and includes:

- Acceptance of invitations to attend events and the criteria for approval
- The provision of tickets to events
- Payments in respect of event attendance

This policy does not apply to Shire employees, other than the CEO.

Where this policy relates to attendance at conferences, it should be read in conjunction with the "Council Member Continuing Professional Development, Training and Professional Memberships Policy".

3. DEFINITIONS

attendees	a council member or the CEO attending a conference/ event as applicable.
conference	a conference relevant to local government business.

council member	a person elected under the Act as a member of Council. The Shire's council members include the Shire President, Deputy Shire President and Councillors (as defined by the Act).
event	has the meaning given to it under section 5.90A of the Act and includes a concert, conference, function, sporting event and an occasion prescribed for the purposes of this definition by the <i>Local Government (Administration) Regulations 1996</i> . This is not an exhaustive list.
gift	has the meaning given to it under section 5.57 of the Act; 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; or a travel contribution.
ticket	includes an admission ticket to an event or an invitation to attend an event, or complimentary registration to an event offered by a third party.

4. POLICY

Council acknowledges that it has a responsibility to ensure that appropriate development opportunities are available to council members to assist in the fulfilment of the duties and responsibilities associated with their office. Attendance at appropriate conferences is one way to achieve this.

Attendance at an event as a representative of the Shire, where the attendee has not paid for the ticket, is a gift and must be disclosed if valued over \$300 (either one gift or cumulative over 12 months from the same third party).

4.1. Pre-Approved Conferences/ Events

Attendance at a pre-approved event will exclude the recipient from the requirement to disclose an interest if the ticket is above \$300 (either one gift or cumulative over 12 months from the same donor) and the donor has a matter before Council.

Receipt of the gift will still be required under the gift register provisions.

The below table indicates pre-approved events (marked with an 'X'):

Conference/ Event Organiser	Shire President	Deputy Shire President	Council Members	CEO
Western Australian Local Government Association (WALGA)	X	X	X	X
Australian Local Government Association (ALGA)	X	X	X	
Local Government Professionals WA	X	X	X	X

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Conference/ Event Organiser	Shire President	Deputy Shire President	Council Members	CEO
Local Government Professionals Australia				X
WA Government Agency (e.g. Public Sector Commission)	X	X	X	X
Perth Metropolitan Local Governments	X	X	X	X
WA Regional Local Governments and other Local Governments	X	X	X	X
State or Federal Member of Parliament (excluding political party event or fundraisers)	X	X	X	X
Shire of Mundaring hosted events	X	X	X	X
Not for Profits and Community organisations / groups within the district of the Shire of Mundaring	X	X	X	X

In addition to accepting invitations to attend pre-approved events, the CEO is approved to attend events in accordance with their contractual entitlements.

4.1.1. Distribution of Tickets

Where an invitation to attend a pre-approved event, including tickets, is extended to the Shire and is addressed to the Shire President, and the President is unable or does not wish to attend the event, the Shire President may with the consent of the event organiser, distribute the ticket to the Deputy Shire President or another council member or employee.

Where an invitation to attend a pre-approved event, including tickets, is extended to a specific council member, and the individual council member is unable or does not wish to attend the event, the Shire President may with the consent of the event organiser, distribute the ticket to another council member or employee.

Where an invitation to attend a pre-approved event, including tickets, is extended to the CEO, and the CEO is unable, or does not wish to attend the event, the CEO is to advise the event organiser of their inability to attend and may, if the event organiser agrees, distribute the invitation to a nominated employee.

4.2. Other Events

An invitation to an event accepted by a council member or CEO without payment (to attend in their capacity as a council member or CEO), where a member of the public is required to pay, unless noted as a pre-approved event in this policy, will generally be classified as a gift to which gift declaration provisions apply.

Where an event is a free event to the public then no action is required by the recipient in relation to this policy.

If the event is ticketed and the council member or CEO pays the full ticketed price and does not seek or obtain reimbursement then no action is required by the recipient in relation to this policy.

Where either the CEO proposes to Council or Council itself nominates a council member to attend a specific conference then that council member is not required to complete the Conference and Event Attendance Form, as the report to Council will have already been prepared and the assessment criteria examined. The expenditure is to be considered as part of a report to Council and allocated to the relevant service area or council member budget.

4.3. Approval Process

All event invitations or offers of tickets for a council member to attend must be forwarded in writing and addressed to the CEO for approval.

Where an event invitation or offers of tickets are for the CEO to attend must be forwarded in writing and addressed to the Shire President for approval.

4.4. Criteria for Approval

All proposals to accept invitations for enrolment and attendance at conferences/ events that incur costs (for the reimbursement of expenses) shall be subject to an initial assessment by the CEO based on the following criteria:

- The role of the attendee at the conference/ event (participant, observer, presenter, facilitator) and the value of their contribution.
- Whether the conference/ event relates to an objective identified within the current or future strategic direction of Council.
- The current relevance of the conference/ event to the Shire.
- Equity of opportunity of the council member concerned including recognition of the number of opportunities previously provided to that council member.
- Whether there are more cost effective options to acquire the relevant knowledge and information.
- Whether it is appropriate that more than one council member attends.
- The total cost of travel, accommodation, registration, meals and other expenses and the potential impact of these on the Shire's budget allocation including the impact on future conference attendance by other council members.
- Whether the conference/ event is sponsored by the Shire.
- Remaining term of office.

Conferences/ events that will not be considered for approval include:

- Political party events and fundraisers.
- Entertainment events that do not have any relevance to the Shire or to the business of local government.
- An event that benefits a council member or the CEO in a personal capacity.

No council member is permitted to accept invitations to attend conferences/ events which will incur a cost to the Shire during caretaker period, unless otherwise determined by a resolution of Council.

4.5. Authority for Approval

Once the CEO undertakes an initial assessment in relation to the criteria for approval, a report will be presented to Council for approval.

4.6. Reimbursement of Expenses

Where payment or reimbursement of expenses is sought for costs incurred by acceptance of an invitation for the attendance at a conference/ event in excess of the available budget allocation, formal Council approval is required. Any request must be submitted on the Conference and Event Attendance Form (Appendix 1) at least fourteen days prior to the Council meeting at which the request will be considered.

The extent to which an attendee will be reimbursed will be in accordance with the "Elected Members Allowances and Expenses Policy" and this policy. Where appropriate, the Shire will pay reasonable costs associated with an attendee's accommodation.

Necessary approvals required by this policy are to be obtained prior to making any financial or other commitments. No reimbursement of expenses will be approved retrospectively.

4.6.1. Private Motor Vehicle

The use of a private motor vehicle is reimbursed in accordance with the "Elected Members Allowances and Expenses Policy".

4.6.2. Intrastate, Interstate and Overseas Air Travel

Economy class air travel arrangements shall apply to CPD requiring air travel. The most direct route to and from the airport situated closest to the venue shall be booked.

Where practicable, advantage should be taken of available discount fares.

Attendees have the option to upgrade their travel arrangements to business class by supplementing the economy airfare at their own cost.

4.6.3. Accommodation

Unless other arrangements are specifically approved by Council the following applies:

- Accommodation costs shall be paid for the duration of the training/ CPD. This includes arrival the day before the start of the training/ CPD and departure the day following the close of training/ CPD where necessary (for example, timing makes it unreasonable to arrive at or return home in normal working hours or have a '10 hour break' between the end of the event and resuming normal hours of work).

- Accommodation will, where practicable, be booked at the associated venue or in close proximity to the venue and be a standard twin or double.
- Accommodation costs paid or reimbursed shall be the actual costs incurred. Wherever possible accommodation costs shall be pre-paid by the Shire.

In the event that an attendee wishes to extend their stay for personal reasons not associated with approved Council business, then any extended stay is to be at the full cost of the attendee.

4.6.4. Personal Accident and Corporate Travel Insurance

Personal accident and corporate travel insurance is provided in accordance with the "Elected Members Allowances and Expenses Policy".

Attendees may wish to obtain their own insurance cover, at their own cost, to ensure the benefits and endorsements are adequate for their individual needs.

If an attendee extends their stay (item 4.6.3) or an accompanying person attends (item 4.6.8) the Shire will not cover the cost of the additional insurance.

4.6.5. Transportation

The cost of parking costs, taxi, ride share or fares for public transport to and from the airport, training/ CPD venue or other approved places shall be reimbursed.

The cost of car hire will only be reimbursed when the request has been included in the notification of attendance and approval given at the time attendance the conference/ event is authorised.

4.6.6. Meals and Incidental Expenses

Meal expenses are to be interpreted as reasonable expenses incurred for the purchase of breakfast, lunch, and dinner where these are not provided at the event or in travel.

Incidental expenses are to be interpreted as reasonable expenses incurred by the Council Member for telephone calls, public transport and sundry food and beverages.

The CEO is authorised to set standards and calculate costs for reimbursement of approved incidental expenses. Alternatively, Council may determine the amount for meals and incidental expenses at the time of approving the attendance.

4.6.7. Child Care Expenses

Reimbursement for child care expenses that result from attendance at a conference/ event will be reimbursed in accordance with the "Elected Members Allowances and Expenses Policy".

4.6.8. Accompanying Person

Council appreciates that attendees may require someone to accompany them to training/ CPD. This is supported on the following basis:

- Details of the accompanying person is included when the request is submitted.
- Where it is more efficient for the Shire to make arrangements for registration, travel and accommodation for accompanying persons, it is appropriate that Council meets these expenses in the first instance. The attendee must arrange reimbursement of these costs prior to attendance at the training/ CPD.
- Expenses incurred by the accompanying person at the conference/ event will be borne by the Council Member, not the Shire.

4.6.9. Accompanying Carer

Where an attendee is attending training/ CPD and has a disability as defined in the *Disability Services Act 1993*, the Shire will meet the cost of an accompanying carer where that carer is a person who provides ongoing care or assistance.

The costs provided by the Shire for an accompanying carer will include travel, meals, registration, accommodation and participation in any programs.

4.6.10. Claiming Reimbursement of Expenses

Within 30 working days of the conclusion of the training/ CPD, receipts must be presented to support the expenditure that is to be reimbursed.

Only expenses incurred in the attendee's capacity to fulfil their role representing the Shire will be reimbursed.

4.6.11. Loyalty Rewards or Bonus Points

Consistent with the principle of not using public expenditure for private advantage, where possible, travel and accommodation bookings that accrue loyalty rewards or bonus points, should not be personally claimed or used for private purposes and where possible be used only for further official purposes.

4.7. Administration Process

Registration for all conferences/ events approved in accordance with this policy, including travel and accommodation, are to be organised by the Executive Assistant to the CEO.

Where possible, all airfares and other travel arrangements including registration, accommodation and associated fees and charges shall be pre-paid by the Shire.

Where items are unable to be pre-paid, council members may seek reimbursement for expenses in accordance with this policy.

4.8. Reporting

Gifts received by council members and the CEO will be listed in the Shire's Gift Register in accordance with section 5.87A and section 5.87B of the *Local Government Act 1995*.

5. APPENDICES

Appendix 1 Conference and Event Attendance Form

6. RELATED LEGISLATION

Local Government Act 1995, section 5.90A Policy for attendance at events

Local Government Act 1995, section 5.98 Fees etc. for council members

7. RELATED DOCUMENTS

Council Member Continuing Professional Development, Training and Professional Memberships Policy

Local Government Operational Guidelines – Attendance at Events Policy

Local Government Operational Guidelines – Disclosure of gifts and disclosure of interests relating to gifts

10.3 Statement of Financial Activity for period ended 31 May 2023

File Code	FI.RPT2
Author	Stan Kocian, Manager Finance and Governance
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	1. Statement of Financial Activity for period ended 31 May 2023 ↓

SUMMARY

The monthly Statement of Financial Activity discloses the Shire's financial activities for the period ending 31 May 2023.

The actual closing budget position as at 31 May 2023 was a surplus of \$14,316,370 compared to a budgeted year to date surplus to the end of May of \$3,751,586. The budgeted year end surplus is \$716,003 as per the original budget adopted by Council (SC6.07.22). The mid-year budget review updated the forecast closing year end budget surplus to \$3,887,230 (C12.03.23).

BACKGROUND

The monthly financial report is presented in accordance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

A statement of financial activity and any accompanying documents are to be presented to the Council at an ordinary meeting of the Council within two months after the end of the month to which the statement relates. The Statement of Financial Activity Report summarises the Shire's financial activities.

STATUTORY / LEGAL IMPLICATIONS

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity.

Regulation 34(2) requires the statement of financial activity to report on the sources and applications of funds, as set out in the annual budget.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Financial implications are in accordance with the approved reporting material variances (C18.08.22) of:

- (+) or (-) \$50,000 or 10%, whichever is the greater for Revenue
- (+) or (-) \$100,000 or 10%, whichever is the greater for Expenses

within the monthly Statement of Financial Activity during the 2022/23 financial year.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.6 – Sound financial and asset management

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Financial performance is not monitored against approved budget.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The monthly financial report tracks the Shire's actual financial performance against its budgeted financial performance to ensure that the Council is able to monitor to Shire's financial performance throughout the financial year.		

EXTERNAL CONSULTATION

Nil

COMMENT

The reports that accompany this item are as follows:

- A graphical representation of the year to date comparison to budget for operating revenue, operating expenses and capital expenses.
- Statement of Financial Activity (based on the Rate Setting Statement adopted in the annual budget) for the period ending 31 May 2023.
- An explanation of the material variances in the Statement of Financial Activity.
- The closing budget position for the period ending 31 May 2023 and comparison to the year to date budget and same period last year.
- An explanation of the key terms and definitions used in the Statement of Financial Activity.
- The closing budget position for the period ending 31 May 2023 and comparison to the year to date budget and same period last year.
- A statement of year to date operating expenses by each area of budget responsibility and a graphical comparison of year to date operating expense to the year to date budget.
- Summary of Cash Investments with financial institutions as at 31 May 2023.

In relation to the material variances, "timing" differences are due to the monthly spread of the budget not matching the actual spread of revenue or expenditure. Timing differences will not result in a forecast adjustment. Where the material variance is flagged as

“permanent” this indicates that a forecast adjustment to the annual budget is required or has been made.

The Shire’s closing surplus as at 31 May 2023 was \$14,316,370 compared to a year to date budgeted surplus of \$3,751,586. This variation is primarily due to:

1. The Shire’s forecast opening budget surplus in the adopted budget was \$4,024,176 compared to an actual opening surplus position of \$7,692,098. This is primarily due to the net capital expenditure amount forecast for 2021/22 in the 2022/23 budget being \$3.6 million less than the actual result for 2021/22. This relates to incomplete capital works/purchases for 2021/22 that have now been carried forward to 2022/23. As these items had not been included in the 2022/23 budget they were subject to a forecast adjustment in the mid-year budget review.
2. The Shire’s year to date actual operating expenses being \$4,081,423 less than the year to date budget (see explanation of variances).
3. The Shire’s year to date actual operating revenue being \$361,658 greater than the year to date budget (see explanation of variances).
4. The Shire’s net expenditure on investing activities (Capital works and funding of) being \$1,078,371 less than the year to date budget (see explanation of variances).
5. The Shire’s net expenditure on financing activities (Transfers to/from reserves and repayment of loans) being \$437,109 less than the year to date budget (see explanation of variances).

The Shire’s total municipal cash (cash available for operations) as at 31 May 2023 was \$15,761,575 in municipal funds compared \$14,734,346 at the same time last year.

Outstanding rates and waste charges as at 31 May 2023 was \$4,072,845 (9.6% of collectable rates and charges) compared to a figure of \$2,565,644 (6.3%) at the same time last year.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C25.07.23	
Moved by	Cr Daw	Seconded by	Cr Hurst

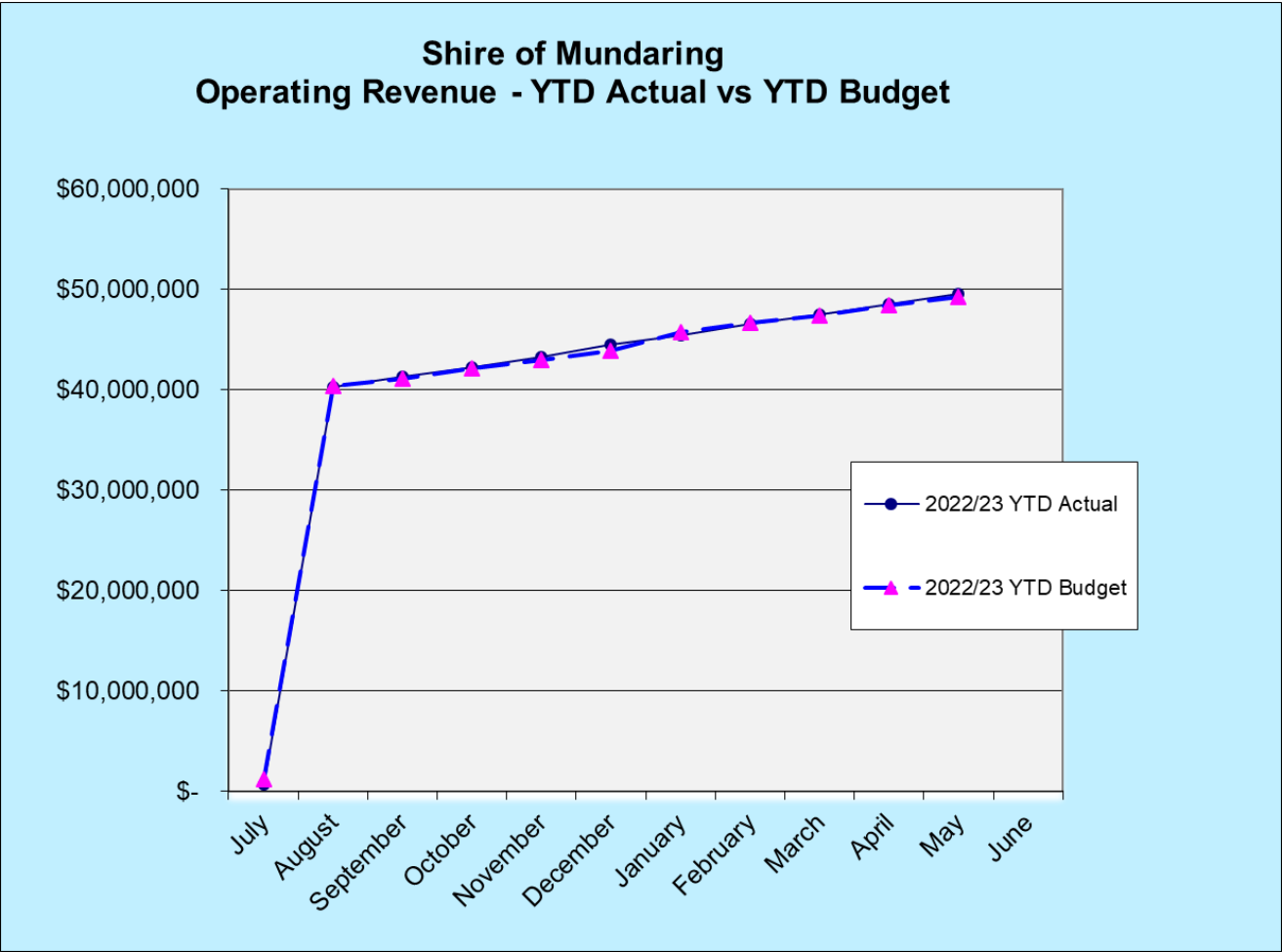
That Council notes:

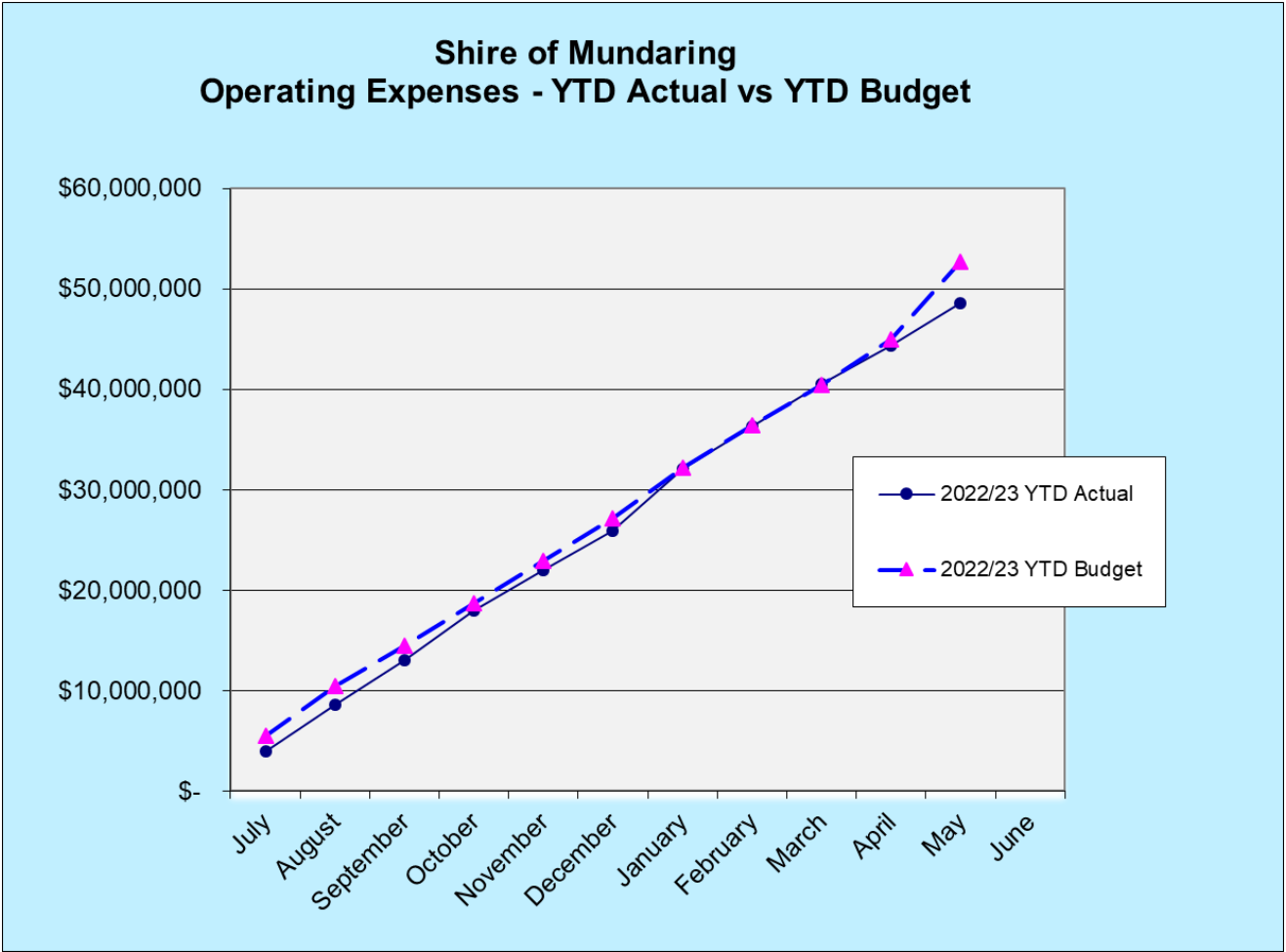
1. the closing position of the Shire for the period ending 31 May 2023 is a surplus of \$14,316,370 compared to the year to date budgeted surplus of \$3,751,586; and
2. the explanation of material variances in the Statement of Financial Activity contained in **Attachment 1**.

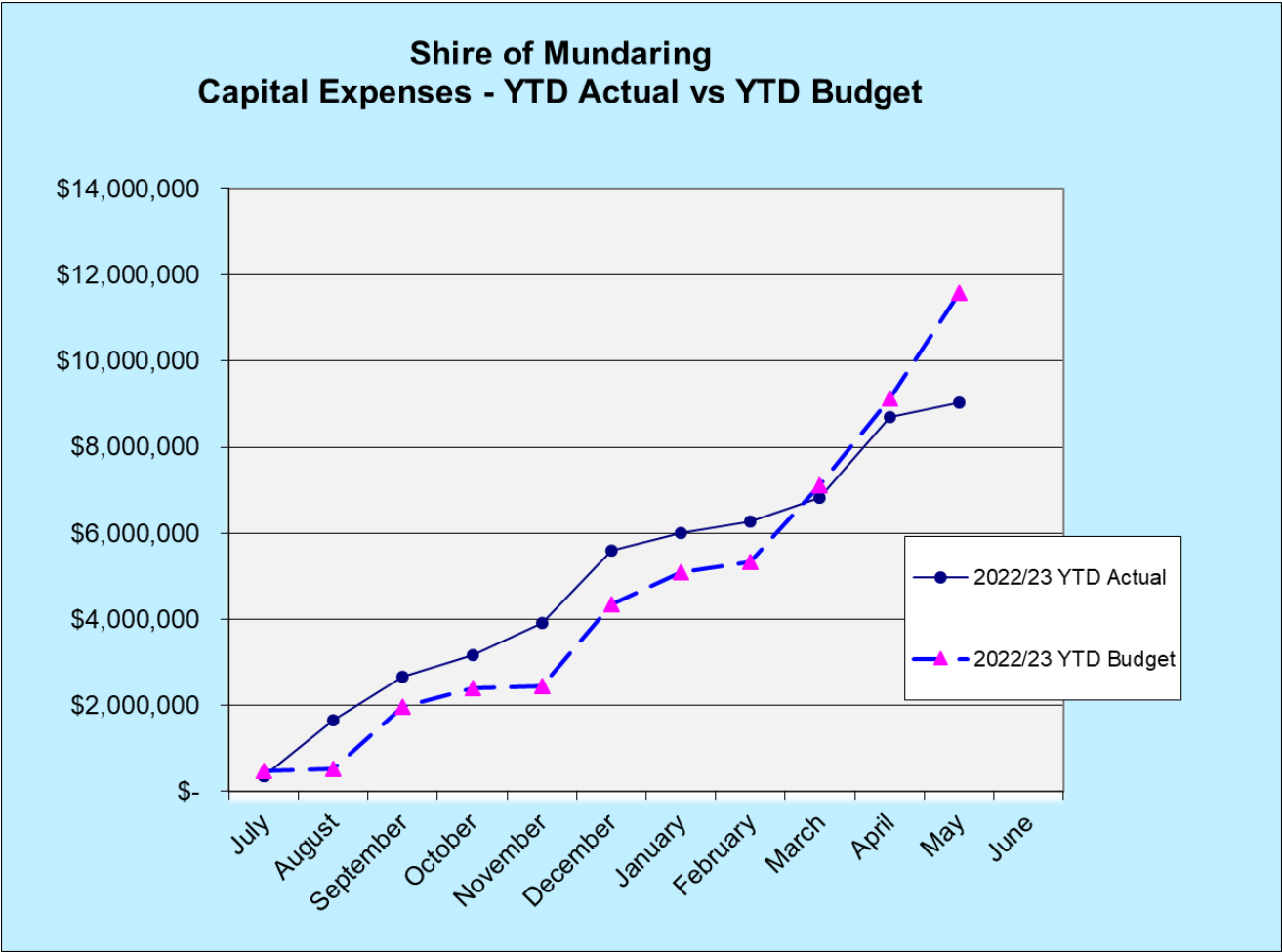
CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil







Shire of Mundaring
Statement of Financial Activity
for period ending 31 May 2023

	2022/23 YTD Budget	2022/23 YTD Actuals	2022/23 BUDGET	2022/23 REVISED FORECAST	YTD Variance	YTD Variance
	\$	\$	\$	\$	\$	%
OPERATING ACTIVITIES						
Net current assets at start of financial year - surplus/(deficit)	4,024,176	7,692,098	4,024,176	7,692,098	3,667,922	91.1%
Revenue from operating activities						
Rates	31,239,091	31,301,823	31,251,611	31,251,611	62,732	0.2%
Operating grants, subsidies and contributions	3,784,333	4,539,806	4,059,267	4,597,551	755,473	20.0%
Fees and charges	11,381,924	11,719,299	11,901,137	11,783,637	337,375	3.0%
Interest earnings	948,739	725,153	1,035,000	1,035,000	(223,586)	-23.6%
Other revenue	1,245,626	1,341,538	1,373,039	1,392,739	95,912	7.7%
Profit on asset disposals	630,700	(35,548)	660,900	660,900	(666,248)	-105.6%
Total	49,230,413	49,592,071	50,280,954	50,721,438	361,658	0.7%
Expenditure from operating activities						
Employee costs	(20,199,291)	(19,729,978)	(21,942,259)	(21,711,527)	469,313	-2.3%
Materials and contracts	(22,555,418)	(18,865,702)	(23,983,794)	(23,858,772)	3,689,716	-16.4%
Utility charges	(1,301,645)	(1,247,434)	(1,427,097)	(1,414,097)	54,211	-4.2%
Depreciation on non-current assets	(6,881,182)	(7,066,366)	(7,676,042)	(7,813,239)	(185,184)	2.7%
Interest expenses	(336,578)	(308,516)	(383,818)	(383,818)	28,062	-8.3%
Insurance expenses	(601,061)	(590,178)	(601,071)	(590,187)	10,883	-1.8%
Other expenditure	(781,949)	(767,526)	(881,872)	(828,198)	14,423	-1.8%
Loss on asset disposals	-	-	(49,500)	(49,500)	-	0.0%
Total	(52,657,124)	(48,575,701)	(56,945,453)	(56,649,338)	4,081,423	7.8%
Non-cash amounts excluded from operating activities						
Depreciation on Assets	6,881,182	7,066,366	7,676,042	7,813,239	185,184	-2.7%
(Profit)/Loss on Disposal of Assets	(630,700)	35,548	(611,400)	(611,400)	666,248	100.0%
Deferred Rates Adjustment	-	86,871	-	61,714	86,871	100.0%
Movement Non-Current Assets	-	-	-	-	-	100.0%
Movement Non-Current Liabilities	-	-	-	-	-	100.0%
Amount attributable to operating activities	2,823,771	8,205,154	400,143	1,335,653	5,381,383	190.6%
INVESTING ACTIVITIES						
Non-operating grants, subsidies and contributions	8,655,008	8,340,682	9,945,277	10,365,224	(314,326)	-3.6%
Payments for property, plant and equipment	(3,369,112)	(3,211,973)	(4,320,275)	(6,215,840)	157,139	-4.7%
Payments for construction of infrastructure	(8,222,935)	(5,823,700)	(11,750,349)	(13,673,230)	2,399,235	-29.2%
Proceeds from disposal of assets	1,421,400	257,723	1,526,400	2,041,398	(1,163,677)	100.0%
Amount attributable to investing activities	(1,515,639)	(437,268)	(4,598,947)	(7,482,448)	1,078,371	-71.1%
FINANCING ACTIVITIES						
Repayment of borrowings	(674,201)	(610,372)	(735,494)	(735,494)	63,829	-9.5%
Principal elements of finance lease payments	-	-	(145,497)	(145,497)	-	0.0%
Transfers to cash backed reserves	(1,499,576)	(746,002)	(3,678,968)	(3,945,968)	753,575	-50.3%
Transfers from cash backed reserves	593,055	212,760	5,450,590	7,168,887	(380,295)	-64.1%
Amount attributable to financing activities	(1,580,722)	(1,143,613)	890,631	2,341,928	437,109	27.7%
Net current assets at end of financial period - surplus/(deficit)	3,751,586	14,316,370	716,003	3,887,230	10,564,784	281.6%

Explanation of Material Variances				
The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.				
The material variance for revenue adopted by Council for the 2022/23 year is \$50,000 or 10% whichever is the greater.				
The material variance for expenses adopted by Council for the 2022/23 year is \$100,000 or 10% whichever is the greater.				
Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Revenue from operating activities				
Rates	62,732	0.20%		Within variance threshold. Interim rates levied greater than budget.
Operating grants, subsidies and contributions	755,473	20%	Permanent	DFES Fire Mitigation Grant \$500,000 not included in Budget - adjusted in Mid-Year Budget Review. General Purpose and Local Road Grants greater than Budget.
Fees and charges	337,375	3%	Timing	Children services income \$246,652 greater than YTD Budget. Dog registration fees \$109,511 greater than YTD Budget; total budget inadvertently allocated to June.
Interest earnings	(223,586)	-24%	Timing	Timing of interest earned on term deposits and impact of reversal of interest accrued as at 30 June 2022.
Other revenue	95,912	8%	Permanent	Rent income \$115,998 greater than YTD Budget due to COVID Rent Relief (i.e. deferment) from prior years becoming due and payable. This wasn't factored in the budget. Rental income is transferred to the Capital Income Reserve.
Profit on asset disposals	(666,248)	-106%	Timing	Sale of Scott Street Property has not occurred as yet. Timing of replacement of plant and vehicles and disposal of plant being replaced.
Expenditure from operating activities				
Employee costs	469,313	-2%	Permanent	Impact of reversal of salaries and wages accrued as at 30 June 2022 (\$478,198). Staff vacancies YTD have also had an impact - forecast reduced in Mid-Year Budget Review.
Materials and contracts	3,689,716	-16%	Timing	Timing of contractor invoices, most notably; Street Lighting expenditure \$1,408,863 less than YTD Budget (forecast has been reduced from the original budget of \$2.9 million). Green Waste Recycling \$338,899 less than YTD budget. Mundaring Town Precinct Project \$306,600 less than YTD Budget.
Utility charges	54,211	-4%		Within variance threshold.
Depreciation on non-current assets	(185,184)	3%	Permanent	Adjustment made for depreciation on property, plant and equipment in the Mid-Year Budget Review.
Interest expenses	28,062	-8%	Timing	Relates to the timing of loans repayments; current month payment not due until 1st of following month.
Insurance expenses	10,883	-2%		Within variance threshold.
Other expenditure	14,423	-2%		Within variance threshold.
Loss on asset disposals	0	0%		Within variance threshold.

Operating activities excluded from rate setting				
Depreciation on Assets	185,184	-3%	Permanent	There has been an adjustment made for depreciation on property, plant and equipment in the Mid-Year Budget Review.
(Profit)/Loss on Disposal of Assets	666,248	100%	Timing	Timing of replacement of plant and vehicles and disposal of plant being replaced. Disposal of Scott Street land has not occurred.
Deferred Rates Adjustment	86,871	100%	Permanent	Movement in deferred pensioner rates is not budgeted for.
Investing Activities				
Non-operating grants, subsidies and contributions	(314,326)	-4%	Timing	Relates to timing of receipt of capital grants, in particular DFES vehicles and LRCI grants. These grants are still expected to be received in 2022/23.
Payments for property, plant and equipment	157,139	-5%	Timing	Variances across a number of assets.
Payments for construction of infrastructure	2,399,235	-29%	Timing	Timing of infrastructure capital works scheduled for 2022/23. Variance is also impacted by unbudgeted capital works being carried over from 2021/22. As these items were not included in the 2022/23 budget, they were subject to forecast adjustments in the Mid-Year Budget Review, which were offset by the higher than forecast brought forward surplus.
Proceeds from disposal of assets	(1,163,677)	100%	Timing	Sale of Scott Street property has not occurred as yet. Timing of replacement of plant and vehicles and disposal of plant being replaced.
Financing Activities				
Repayment of borrowings	63,829	-9%	Timing	Relates to the timing of loans repayments, current month payment not due until 1st of following month.
Principal elements of finance lease payments	0	0%		No variance. Subject to a year end adjustment journal.
Transfers to cash backed reserves	753,575	-50%	Timing	Majority of transfers to reserves to be processed as year end transactions. Scott Street has not been sold so no proceeds have been transferred to reserve. Only interest earned on reserves has been transferred thus far.
Transfers from cash backed reserves	(380,295)	-64%	Timing	No transfers from reserves required thus far, apart from the Long service Leave Reserve.

KEY TERMS AND DEFINITIONS - NATURE OR TYPE

REVENUES

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the *Local Government Act 1995*. Regulation 54 of the *Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services.

Excludes rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

FEES AND CHARGES

Revenue (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, and rebates. Reimbursements and recoveries should be separated by note to ensure the correct calculation of ratios.

EXPENSES

EMPLOYEE COSTS

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets includes loss on disposal of long term investments.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation and amortisation expense raised on all classes of assets.

INTEREST EXPENSES

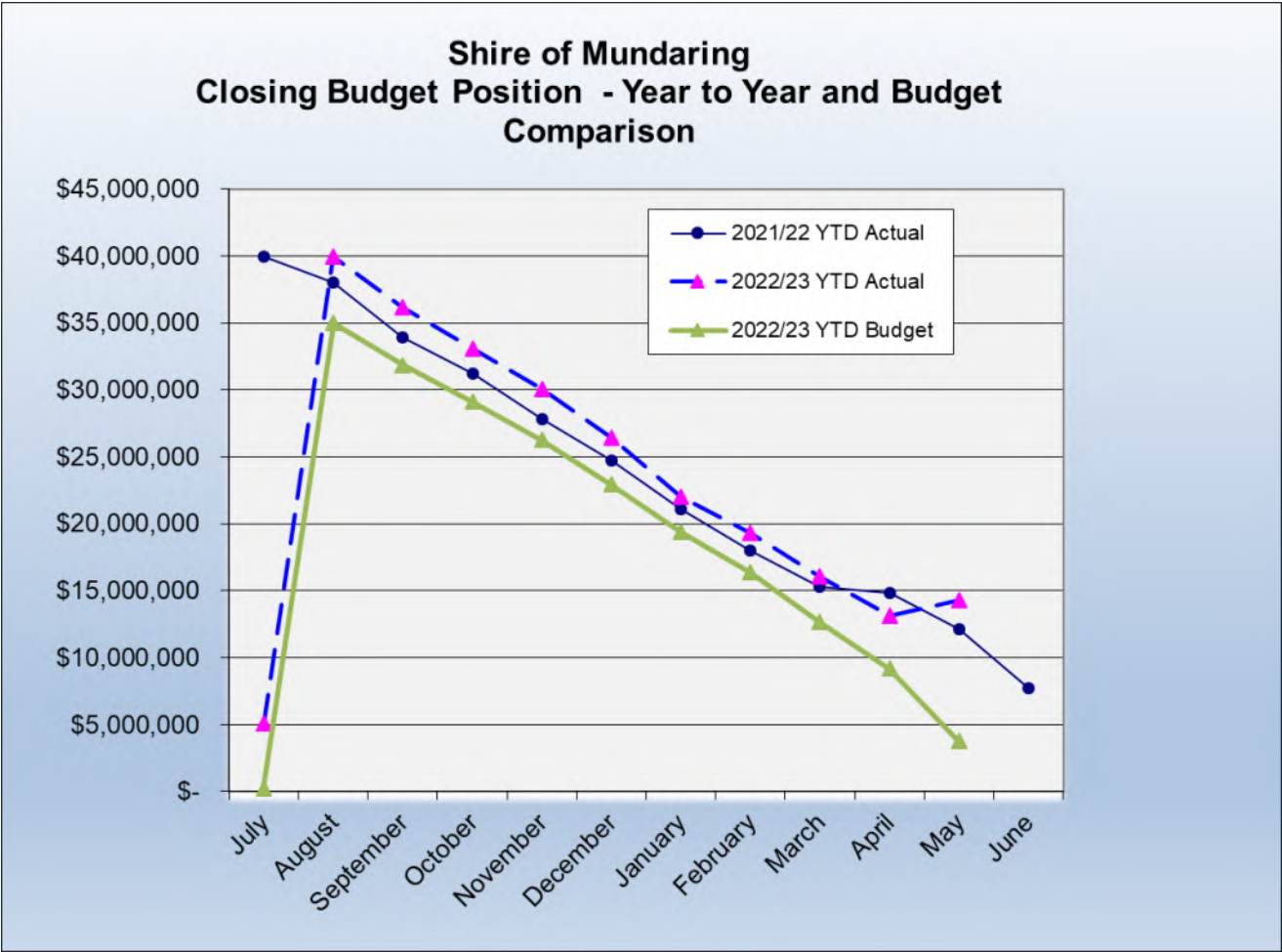
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

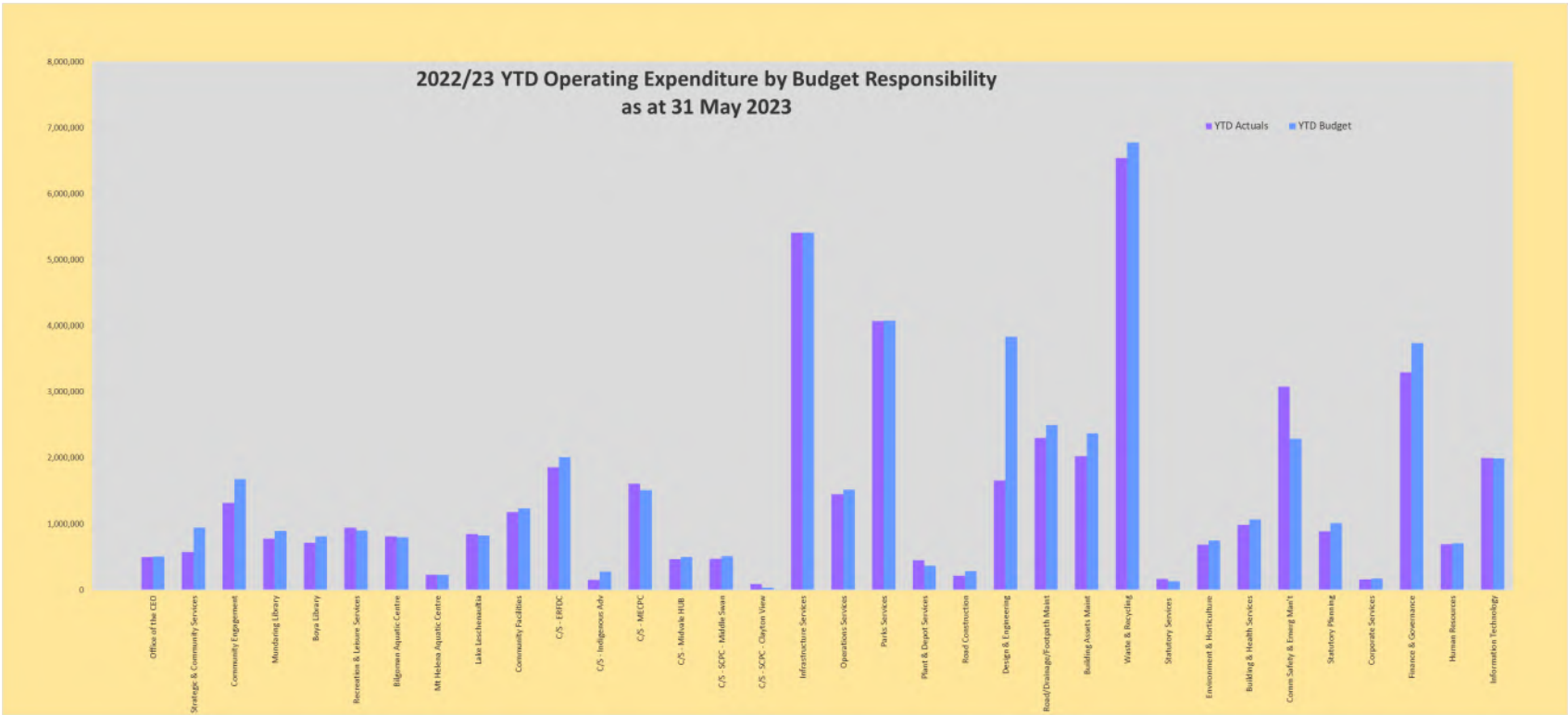
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

NET CURRENT ASSETS - BUDGET SURPLUS/(DEFICIT)

	Actual 31 May 2022	Actual 31 May 2023
CURRENT ASSETS		
Rates & Sanitation Debtors	2,565,644	4,072,845
Debtors	898,593	693,339
TOTAL RECEIVABLES - CURRENT	3,464,237	4,766,184
STOCK ON HAND	97,262	111,260
CASH ASSETS		
Municipal	14,734,346	15,761,575
Restricted Cash	31,861,446	33,417,061
Total Bank Accounts	46,595,792	49,178,636
TOTAL CURRENT ASSETS	50,157,291	54,056,081
CURRENT LIABILITIES		
Creditors	(5,287,168)	(5,516,286)
Borrowings - Current Portion	(700,169)	(735,493)
Lease Liability - Current Portion	(66,701)	(156,853)
Provisions	(3,597,489)	(3,535,564)
	(9,651,527)	(9,944,196)
NET CURRENT ASSETS	40,505,764	44,111,885
Less Reserve Funds	(29,163,641)	(30,687,860)
Add Current Loan Liability	700,169	735,493
Add Current Lease Liability	66,701	156,853
CLOSING BUDGET SURPLUS/(DEFICIT)	12,108,994	14,316,370



YTD Operating Expenditure by Budget Responsibility for period ending 31 May 2023		
	2022/23	2022/23
	YTD Actuals	YTD Budget
Office of the CEO	497,611	504,691
Strategic & Community Services Directorate	572,664	940,725
Community Engagement	1,316,360	1,674,523
Mundaring Library	778,214	890,860
Boya Library	709,768	809,855
Recreation & Leisure Services	941,246	903,658
Bilgoman Aquatic Centre	809,259	794,956
Mt Helena Aquatic Centre	229,606	225,249
Lake Leschenaultia	847,223	820,902
Community Facilities	1,175,496	1,232,818
Children's Services - Eastern Region Family Day Care Scheme	1,858,346	2,012,924
Children's Services - Indigenous Advancement Strategy	150,801	276,397
Children's Services - Midvale Early Childhood & Parenting Centre	1,610,204	1,512,853
Children's Services - Midvale HUB Parenting Services	465,143	497,033
Children's Services - Swan Child and Parent Centre - Middle Swan	468,324	514,167
Children's Services - Swan Children and Family Centre - Clayton View	85,556	34,100
Infrastructure Services Directorate	5,410,514	5,412,639
Operations Services	1,452,255	1,520,881
Parks Services	4,071,249	4,083,242
Plant & Depot Services	445,968	363,676
Road Construction	215,518	281,413
Design & Engineering	1,658,522	3,837,116
Road/Drainage/Footpath Maintenance	2,304,610	2,498,890
Building Assets Maintenance	2,021,603	2,372,685
Waste & Recycling	6,543,391	6,778,996
Statutory Services Directorate	162,772	129,481
Environment & Horticulture	684,117	750,905
Statutory Building & Health Services	980,573	1,067,069
Community Safety & Emergency Management	3,083,113	2,288,553
Statutory Planning	884,624	1,012,187
Corporate Services Directorate	157,743	170,438
Finance & Governance (inc Elected Members Expenses)	3,297,072	3,741,141
Human Resources	692,051	708,855
Information Systems/Technology	1,994,187	1,993,246
Total	48,575,701	52,657,124
Totals from Statement of Financial Activity	(48,575,701)	(52,657,124)



SHIRE OF MUNDARING							
INVESTMENT SUMMARY as at 31 May 2023							
		Amount Invested	Interest Rate	Period of Investment		Investment Date	Maturity Date
MUNICIPAL FUNDS							
Unrestricted Use Funds							
1	Bendigo Investment Account (on Call)	9,464,710	3.60%	N/A		N/A	
153	Bendigo	2,081,606	4.20%	61	days	12-May-23	12-Jul-23
158	Suncorp Bank	4,063,452	4.20%	90	days	10-Mar-23	08-Jun-23
Total		15,609,768					
RESTRICTED ASSET FUNDS							
Restricted Use Funds							
4	Bendigo Investment Account (on Call)	2,729,201	3.60%	N/A		N/A	N/A
Total		2,729,201					
TOTAL MUNI INVESTMENTS		18,338,968					
RESERVE FUNDS							
2	Bendigo Investment Account (on Call)	6,582,547	3.60%	N/A		N/A	N/A
60A	Bendigo	3,619,421	3.10%	181	days	20-Dec-22	20-Jun-23
127	NAB	4,000,928	4.40%	151	days	6-Apr-23	04-Sep-23
128	Westpac	4,945,393	4.35%	365	days	22-Mar-23	21-Mar-24
145	NAB	2,539,572	4.50%	180	days	26-Apr-23	23-Oct-23
147	Westpac	5,000,000	3.35%	365	days	15-Sep-22	15-Sep-23
159	NAB	4,000,000	4.28%	300	days	25-Oct-22	21-Aug-23
TOTAL RESERVE INVESTMENTS		30,687,860					
TOTAL MUNI / RESERVE INVESTMENTS		49,026,829					
TRUST FUNDS							
PQS Funds							
3	Bendigo Investment Account (on Call)	2,561,424	3.60%	N/A		N/A	N/A
TOTAL TRUST INVESTMENTS		2,561,424					

10.4 List of Payments for May 2023

File Code	Fi.RPT 1
Author	Stan Kocian, Manager Finance and Governance
Senior Employee	Garry Bird, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	1. Payments Between Meetings - May 2023 ↓

SUMMARY

A list of accounts paid from the Municipal Fund and Trust Fund under the Chief Executive Officer's delegated authority for the month of May 2023 is presented to Council for noting.

BACKGROUND

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the Shire's Municipal and Trust Funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid is to be presented to Council and be recorded in the minutes of the meeting at which the list was presented.

STATUTORY / LEGAL IMPLICATIONS

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –*
 - (a) *the payee's name;*
 - (b) *the amount of the payment;*
 - (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction*
- (2) *A list prepared under sub regulation (1) or (2) is to be –*
 - (a) *presented to council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting*

POLICY IMPLICATIONS

AS-04 Purchasing Policy

FINANCIAL IMPLICATIONS

All payments have been made in accordance with the approved budget and reflects the effective and timely payment of the Shire's contractors and other creditors.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 4 - Governance

Objective 4.4 – High standard of governance and accountability

Strategy 4.4.8 – Compliance with the Local Government Act 1995 and all relevant legislation and regulations

SUSTAINABILITY IMPLICATIONS

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

RISK IMPLICATIONS

Risk: Payments are not monitored against approved budget and delegation.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The monthly list of payments provides an open and transparent record of payments made under the CEO's approved delegation.		

EXTERNAL CONSULTATION

Nil

COMMENT

Payments for the supply of goods and services utilised by the Shire's Family and Children Services programs are fully funded by government grants/subsidies and user fees.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION	C26.07.23
Moved by Cr Beale Seconded by Cr Hurst	

That Council notes the list of payments made during May 2023 (**Attachment 1**).

CARRIED 11/0

For: Cr Martin, Cr Cook, Cr Ellery, Cr McNeil, Cr Collins, Cr Jeans, Cr Daw, Cr Hurst, Cr Zlatnik, Cr Beale and Cr Corica

Against: Nil

PAYMENTS BETWEEN MEETINGS

The schedule of accounts paid for the month of May 2023 totals **\$ 4,823,605.95**

and includes:

- Municipal Cheques 200600 - 200606 and
- Electronic Funds Transfers.

Schedule of Accounts:

	Amounts	Total
	\$	\$
MUNICIPAL ACCOUNT		
MUNICIPAL CHEQUE PAYMENTS	2,569.21	
EFT PAYMENTS	3,580,034.28	
EFT PAYROLL PAYMENTS	1,091,112.98	
NATIONAL AUSTRALIA BANK (NAB PURCHASE CARD)	19,633.77	
FLEETCARE FUEL PAYMENTS	3,101.03	
BENDIGO MERCHANT BANK FEES	4,658.70	
BENDIGO DIRECT DEBIT FEES (incl. FTS)	499.85	
HP FINANCIAL SERVICES - EQUIPMENT LEASE	22,531.94	
COMMONWEALTH BANK – BPOINT FEES	2,402.91	
KONICA MINOLTA – PRINTER LEASE	4,040.42	
WA TREASURY CORPORATION	91,888.81	
RMS – LAKES MONTHLY LICENCE FEE	188.10	
RMS – MONTHLY SMS FEES	43.35	
QIKKIDS – FEES	70.49	
DEBITSUCCESS	439.21	
WINDCAVE – MERCHANT FEES	58.30	
ICMSFE	332.60	
TOTAL MUNICIPAL ACCOUNT		4,823,605.95
TRUST ACCOUNT		0.00
TOTAL ALL SCHEDULES		4,823,605.95

MONTHLY LIST OF ACCOUNTS PAID
MAY 2023

<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
Cheque Details					
01/05/2023	00200600	Shire of Mundaring	PETTY CASH REIMBURSEMENT		\$ 150.30
28/04/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - MECPC	\$ 150.30	
08/05/2023	00200601	Shire of Mundaring	PETTY CASH REIMBURSEMENT		\$ 1,042.91
05/05/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - AFM LIBRARY	\$ 332.76	
05/05/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - ADMIN	\$ 710.15	
15/05/2023	00200602	Shire of Mundaring	PETTY CASH REIMBURSEMENT		\$ 473.35
13/05/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - DEPOT	\$ 473.35	
22/05/2023	00200603	Shire of Mundaring	PETTY CASH REIMBURSEMENT		\$ 258.20
19/05/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - BROWN PARK	\$ 258.20	
22/05/2023	00200604	Alinta Energy	GAS		\$ 250.90
19/05/2023	1563279509		GAS - BRUCE DOUGLAS PAVILION 13/02/2023 - 13/05/2023	\$ 220.05	
19/05/2023	5346461905		GAS - BROWN PARK COMMUNITY CENTRE 10/02/2023 - 13/05/2023	\$ 30.85	
29/05/2023	00200605	Department of Transport Licensing &	VEHICLE NUMBER PLATE		\$ 200.00
27/05/2023	SP SERIES		VEHICLE NUMBER PLATE - 442MDG	\$ 200.00	
29/05/2023	00200606	Shire of Mundaring	PETTY CASH REIMBURSEMENT		\$ 193.55
26/05/2023	PETTY CASH		PETTY CASH REIMBURSEMENT - ERFDC	\$ 193.55	
Total Confirmation Cheques				\$ 2,569.21	\$ 2,569.21
Electronic Funds Transfer					
01/05/2023	3408.34-01	Water Corporation	WATER RATES & FEES		\$ 10,633.58
29/04/2023	9004680833		WATER RATES & FEES	\$ 274.06	
29/04/2023	9004679808		WATER RATES & FEES	\$ 759.36	
29/04/2023	9004679832		WATER RATES & FEES	\$ 710.54	
29/04/2023	9004680614		WATER RATES & FEES	\$ 6,023.35	
29/04/2023	9004687154		WATER RATES & FEES	\$ 84.07	
29/04/2023	9015634496		WATER RATES & FEES	\$ 103.06	
29/04/2023	9019991669		WATER RATES & FEES	\$ 1,795.34	
29/04/2023	9004678303		WATER RATES & FEES	\$ 591.22	
29/04/2023	9004680788		WATER RATES & FEES	\$ 153.14	
29/04/2023	9004679971		WATER RATES & FEES	\$ 139.44	
01/05/2023	3409.101-01	Midland Mowers	PPE EQUIPMENT		\$ 1,142.40
24/04/2023	40592 #5		SUPPLY GLOVES, CHAPS & HELMET KITS - FIRE CONTROL	\$ 1,142.40	
01/05/2023	3409.10615-01	JLR Pumps	MAINTENANCE		\$ 1,457.50
24/04/2023	763		REMOVE OLD BORE PUMP & REPLACE NEW - ADMIN	\$ 1,457.50	
01/05/2023	3409.10912-01	Capital Recycling	MAINTENANCE		\$ 779.62
14/04/2023	CSD15815-J11856		REMOVAL OF KOPPER LOGS MATHIESON TRANSFER STATION	\$ 779.62	
01/05/2023	3409.11017-01	Sapio Pty Ltd	SECURITY EXPENSES		\$ 1,258.80
28/04/2023	SP226606		ATTEND SITE & REPLACE BATTERY - BRUCE DOUGLAS PAVILION	\$ 458.24	
28/04/2023	SP230280		ATTEND SITE TO REPAIR DARLINGTON VBFB ALARM SYSTEM	\$ 800.56	
01/05/2023	3409.11112-01	Supercivil Pty Ltd	EARTHWORKS		\$ 3,483.76
28/04/2023	INV-1231		KERBING WORKS - RYECROFT RD DARLINGTON	\$ 3,483.76	
01/05/2023	3409.11205-01	Mr J S Martin	COUNCILLOR ALLOWANCE		\$ 7,412.92
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 2,408.42	
01/05/2023	ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 4,712.83	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.11210-01	Mr D A Jeans	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.11568-01	Bow Steel Pty Ltd	STEEL FABRICATION		\$ 3,080.00
27/04/2023	983		FABRICATE & INSTALL FIRE WATER TANK CORNER OF BAILUP/BURMA RD	\$ 3,080.00	
01/05/2023	3409.11587-01	Mrs N D Zlatnik	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.11784-01	Mrs A E Collins	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.12-01	Department of Human Services - Child	CHILD SUPPORT PAYMENT		\$ 408.84
23/04/2023	PY02-22-CHILD SU		CHILD SUPPORT PAYMENT	\$ 408.84	

MONTHLY LIST OF ACCOUNTS PAID
MAY 2023

<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
01/05/2023	3409.12078-01	Recruitwest Pty Ltd	TEMP STAFF		\$ 6,966.42
28/04/2023	C INV 586550		TEMP STAFF - CDS DRIVER CONTAINERS COLLECTION	\$ 915.75	
28/04/2023	C INV 586551		TEMP STAFF - PURCHASING OFFICER	\$ 504.00	
28/04/2023	C INV 586546		TEMP STAFF - PURCHASING OFFICER	\$ 907.19	
28/04/2023	C INV 586487		TEMP STAFF - PURCHASING OFFICER & DEPOT STAFF	\$ 2,578.43	
28/04/2023	C INV 586370		TEMP STAFF - DEPOT	\$ 2,061.05	
01/05/2023	3409.12261-01	ONEMUSIC AUSTRALIA (Australasian	LICENCE FEE		\$ 1,684.50
24/04/2023	340156		APRA MUSIC LICENCE FEE 01/04/2023 TO 30/06/2023	\$ 1,684.50	
01/05/2023	3409.12304-01	Quilts By Robyn	VISITOR CENTRE STOCK		\$ 97.00
07/04/2023	372		MUNDARING VISITOR CENTRE STOCK	\$ 97.00	
01/05/2023	3409.12336-01	Mitchell Byrne's Contracting	EARTHWORKS		\$ 1,908.50
28/04/2023	1160-2023		ROCK BREAKING & DIE BACK CLEAN RYECROFT RD GLEN FORREST	\$ 1,908.50	
01/05/2023	3409.124-01	Sigma Chemicals	CHLORINE/POOL CHEMICALS		\$ 1,204.77
29/04/2023	556228		POOL CHEMICALS	\$ 1,204.77	
01/05/2023	3409.12422-01	MDM Plumbing and Gas	PLUMBING SERVICES		\$ 240.85
29/04/2023	2351		REPAIR LEAKING SHOWER & TOILET - BILGOMAN AQUATIC CENTRE	\$ 240.85	
01/05/2023	3409.12470-01	Mr G Wood	FENCING		\$ 15,438.50
28/04/2023	IV00000001216		REPAIR FENCING - COPPIN RD TRANSFER STATION	\$ 308.00	
28/04/2023	IV00000001195		SUPPLY & INSTALL FENCING - PIONEER PARK MT HELENA	\$ 13,211.00	
28/04/2023	IV00000001221		SUPPLY & INSTALL FLEXIBLE BOLLARD - BOYSA OVAL CARPARK	\$ 1,919.50	
01/05/2023	3409.12579-01	Mr V Crowe	LANDSCAPE & MAINTENANCE SERVICES		\$ 2,349.00
29/04/2023	2147		LANDSCAPE SERVICES	\$ 384.00	
29/04/2023	2145		LANDSCAPE SERVICES	\$ 384.00	
29/04/2023	2142		LANDSCAPE SERVICES	\$ 288.00	
29/04/2023	2144		LANDSCAPE & MAINTENANCE SERVICES & PRESSURE CLEANING	\$ 381.00	
29/04/2023	2143		LANDSCAPE SERVICES	\$ 288.00	
29/04/2023	2146		MAINTENANCE SERVICES	\$ 120.00	
29/04/2023	2148		LANDSCAPE & MAINTENANCE SERVICES	\$ 504.00	
01/05/2023	3409.12899-01	NAPA (A Division of GPC Asia Pacific	PARTS		\$ 253.00
24/04/2023	1320285978		SUPPLY OIL & AIR FILTERS FOR P2479, P4814, P2471 & P4802	\$ 222.20	
24/04/2023	1320285796		SUPPLY MICRO-V BELT FOR P279	\$ 30.80	
01/05/2023	3409.12944-01	Avon Tree Management (Kajanni Pty Ltd	FIRE MITIGATION WORKS		\$ 55,512.77
28/04/2023	535		FORESTRY MULCHING - WOOLMOO RD GREENMOUNT	\$ 2,173.77	
28/04/2023	533		FIRE MITIGATION WORKS - ALP ST RESERVE MOUNT HELENA	\$ 26,279.00	
28/04/2023	530		FIRE MITIGATION WORKS - ALP ST RESERVE MOUNT HELENA	\$ 27,060.00	
01/05/2023	3409.12951-01	Traffic Force	TRAFFIC MANAGEMENT SERVICES		\$ 6,928.38
28/04/2023	00033020		TRAFFIC MANAGEMENT SERVICES - RYECROFT RD DARLINGTON	\$ 6,928.38	
01/05/2023	3409.13-01	Shire of Mundaring	PAYROLL DEDUCTION		\$ 15,149.12
23/04/2023	PY02-22-Private		PAYROLL DEDUCTION	\$ 330.00	
23/04/2023	PY02-22-Buy Addi		PAYROLL DEDUCTION	\$ 757.29	
23/04/2023	PY01-22-Private		PAYROLL DEDUCTION	\$ 990.00	
23/04/2023	PY01-22-Child Ca		PAYROLL DEDUCTION	\$ 2,255.09	
23/04/2023	PY01-22-Buy Addi		PAYROLL DEDUCTION	\$ 729.32	
23/04/2023	PY01-22-Novated		PAYROLL DEDUCTION	\$ 5,018.09	
23/04/2023	PY01-22-Novated		PAYROLL DEDUCTION	\$ 4,682.27	
23/04/2023	PY01-22-Novated		PAYROLL DEDUCTION	\$ 177.76	
23/04/2023	PY01-22-Novated		PAYROLL DEDUCTION	\$ 209.30	
01/05/2023	3409.13101-01	Mr M D Corica	COUNCILLOR ALLOWANCE		\$ 2,187.71
28/04/2023	TRAVEL		TRAVEL REIMBURSEMENT 56KM ON 14/02/2023 & 14/03/2023	\$ 52.62	
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.13268-01	Department of Human Services - The	PAYROLL DEDUCTION		\$ 156.22
23/04/2023	PY01-22-Centrel		PAYROLL DEDUCTION	\$ 156.22	
01/05/2023	3409.13335-01	Midland Hyundai and Kia (Idom Midland	VEHICLE SERVICE		\$ 689.00
14/04/2023	62226693		60,000KM VEHICLE SERVICE ON 819MDG	\$ 689.00	
01/05/2023	3409.13345-01	ABM Landscaping (Mikevie Pty Ltd T/As	LANDSCAPING		\$ 16,087.16
28/04/2023	INV-3854		LANDSCAPE MAINTENANCE - MUNDARING INFANT HEALTH CENTRE	\$ 110.00	
28/04/2023	INV-3823		LANDSCAPE MAINTENANCE - HELENA VALLEY RD ENTRY STATEMENT	\$ 15,130.16	
29/04/2023	INV-3861		MOWING SERVICES - BILGOMAN AQUATIC CENTRE	\$ 847.00	

**MONTHLY LIST OF ACCOUNTS PAID
MAY 2023**

<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
01/05/2023	3409.13426-01	Clean Cloth Cotton Traders	CONSUMABLES		\$ 410.30
21/04/2023	00073140		SUPPLY 10 BAGS OF RAGS	\$ 410.30	
01/05/2023	3409.13490-01	Humanness (MKI Group Pty Ltd T/As:)	DESIGN FEES/COSTS		\$ 1,375.00
28/04/2023	INV-H0423004		WEBSITE CONSULTANCY SERVICES - APRIL 2023	\$ 1,375.00	
01/05/2023	3409.1350-01	Crackajack Party Hire	EQUIPMENT HIRE		\$ 3,908.30
28/04/2023	6195		HIRE MARQUEE & CHAIRS - COMBINED SCHOOLS ANZAC SERVICES 2023	\$ 748.00	
28/04/2023	6193		HIRE TABLE & CHAIRS - MUNDARING ANZAC DAY SERVICES 2023	\$ 1,384.90	
28/04/2023	6194		EQUIPMENT HIRE - BLACK BOY HILL ANZAC SERVICES 2023	\$ 1,775.40	
01/05/2023	3409.13600-01	Stevlec Electrical Pty Ltd	ELECTRICAL SERVICES		\$ 3,295.93
24/04/2023	13578		ELECTRICAL SERVICES - LAKE LESCHENAULTIA BBQ UNITS	\$ 3,295.93	
01/05/2023	3409.13698-01	Cafe Mojo Mundaring (A Space to Grow	CATERING		\$ 1,227.00
28/04/2023	1663		CATERING - SPECIAL COUNCIL MEETING ON 02/05/2023	\$ 385.00	
28/04/2023	1659		CATERING - IPRF COUNCILLOR WORKSHOP ON 18/04/2023	\$ 432.00	
28/04/2023	1660		CATERING - SPECIAL ELECTORS MEETING ON 19/04/2023	\$ 410.00	
01/05/2023	3409.138-01	Sonic HealthPlus Pty Ltd	MEDICAL EXAMINATION		\$ 950.40
24/04/2023	2894900		PRE-EMPLOYMENT MEDICAL EXAMINATION	\$ 316.80	
24/04/2023	2894902		PRE-EMPLOYMENT MEDICAL EXAMINATION	\$ 316.80	
24/04/2023	2894901		PRE-EMPLOYMENT MEDICAL EXAMINATION	\$ 316.80	
01/05/2023	3409.13802-01	Construction Forestry Mining Energy	PAYROLL DEDUCTION		\$ 40.00
23/04/2023	PY02-22-CFMEU		PAYROLL DEDUCTION	\$ 40.00	
01/05/2023	3409.14013-01	Eastern Hills Chainsaws & Mowers Pty	EQUIPMENT REPAIRS		\$ 399.65
05/04/2023	50206		INSPECTION OF BURNT OUT KIOSK GENERATOR - LAKE LESCHENAULTIA	\$ 35.00	
24/04/2023	50207 #5		SUPPLY STIHL PETROL BLOWER	\$ 364.65	
01/05/2023	3409.14051-01	Sweeping Services Australia Pty Ltd	STREET SWEEPING SERVICES		\$ 7,953.79
28/04/2023	INV-0318		SUPPLY OF STREET SWEEPING SERVICES	\$ 7,953.79	
01/05/2023	3409.14074-01	Midland Supa IGA (The Trustee for Pty	CATERING		\$ 35.50
06/04/2023	04/5921		FOOD & CONSUMABLES FOR CHILDREN - CPC MIDDLE SWAN	\$ 35.50	
01/05/2023	3409.14188-01	Complete Office Supplies Pty Ltd	STATIONERY		\$ 61.67
24/04/2023	11938019		STATIONERY ITEMS	\$ 61.67	
01/05/2023	3409.14220-01	Ms K Beale	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.14221-01	Mrs P McNeil	COUNCILLOR ALLOWANCE		\$ 3,313.26
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	DSP ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 1,178.17	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.14222-01	Mr L W Ellery	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.14236-01	Mrs J E Cicchini	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.14394-01	Creative Catering Trust (The Trustee	CATERING		\$ 1,013.60
28/04/2023	INV-2030		CATERING - ORDINARY COUNCIL MEETING 14/03/2023	\$ 1,013.60	
01/05/2023	3409.14431-01	Blacklist Coffee Roasters Trading T	PROVISIONS FOR REFLECTIONS CAFE		\$ 280.75
28/04/2023	OMI10881a		PROVISIONS FOR REFLECTIONS CAFE	\$ 280.75	
01/05/2023	3409.14435-01	Lou's Kitchen (Knights, Louisa Jayne	PROVISIONS FOR REFLECTIONS CAFE		\$ 276.00
28/04/2023	INV-0234		PROVISIONS FOR REFLECTIONS CAFE	\$ 276.00	
01/05/2023	3409.14496-01	Tyrepower Mundaring (The Trustee for	TYRES & REPAIRS		\$ 444.00
24/04/2023	116157		REPAIR TYRE ON SHIRE VEHICLE	\$ 52.00	
24/04/2023	116097		SUPPLY & FIT 1 X NEW TYRE ON 045MDG	\$ 392.00	
01/05/2023	3409.145-01	Schweppes Australia Pty Ltd (Asahi	PROVISIONS FOR REFLECTIONS CAFE		\$ 398.16
24/04/2023	9011964384		PROVISIONS FOR REFLECTIONS CAFE	\$ 398.16	
01/05/2023	3409.14583-01	Fleet Network Pty Ltd	NOVATED LEASE CHARGES		\$ 762.85
29/04/2023	120060		NOVATED LEASE CHARGES 26/04/2023	\$ 762.85	
01/05/2023	3409.14588-01	Mrs C L Hurst	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	3409.14751-01	SBS Services WA (C&M WA Pty Ltd T/A	EQUIPMENT SERVICING		\$ 250.90
24/04/2023	INV-22129		TEST LV ELEVATED WORKPLACE PLATFORM 016MDG	\$ 250.90	

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01/05/2023	3409.14925-01	Miniquip Hire (The Trustee for Fent	EQUIPMENT HIRE		\$ 1,892.44
28/04/2023	41329		HIRE WATER CARTER FOR THE PERIOD 01/03/2023 - 31/03/2023	\$ 1,892.44	\$ 1,892.44
01/05/2023	3409.14937-01	Perth Landscaping Experts (Perth	LANDSCAPING		\$ 17,400.00
28/04/2023	1427A		LANDSCAPING WORKS - TRIANDRA PARK UPGRADE - CLAIM#1	\$ 17,400.00	\$ 17,400.00
01/05/2023	3409.14982-01	EVE Australia Pty Ltd	SITE INSPECTIONS		\$ 1,155.00
28/04/2023	INV-11476		CARRY OUT SITE INSPECTIONS FOR FUNDING APPLICATION	\$ 1,155.00	\$ 1,155.00
01/05/2023	3409.15009-01	Hoseforce Pty Ltd	PARTS		\$ 572.95
24/04/2023	548377		SUPPLY HDY FITTINGS FOR P302	\$ 572.95	\$ 572.95
01/05/2023	3409.1521-01	Dial A Nappy & Busiclean	GOODS		\$ 962.30
14/04/2023	INV-16046		CLEANING CHEMICALS FOR MECPC	\$ 962.30	\$ 962.30
01/05/2023	3409.191-01	Eastern Region Security	SECURITY EXPENSES		\$ 110.00
28/04/2023	00021272		SECURITY EXPENSES - ADMIN BUILDING	\$ 110.00	\$ 110.00
01/05/2023	3409.21-01	Eastern Metropolitan Regional Council	TRANSFER STATION FEES		\$ 86,601.31
28/04/2023	EMRC50387		TRANSFER STATION FEES	\$ 48,468.08	\$ 86,601.31
28/04/2023	EMRC50196		MANAGEMENT OF CDS OPERATIONS - COPPIN ROAD TRANSFER STATION	\$ 38,133.23	\$ 86,601.31
01/05/2023	3409.215-01	Deputy Commissioner of Taxation	TAXATION		\$ 166,356.00
23/04/2023	PY02-22-Deputy C		PAYROLL DEDUCTION	\$ 33,981.00	\$ 166,356.00
23/04/2023	PY01-22-Deputy C		PAYROLL DEDUCTION	\$ 132,375.00	\$ 166,356.00
01/05/2023	3409.2625-01	Stewart & Heaton Clothing Co	UNIFORMS		\$ 50.93
28/04/2023	SIN-3700275		UNIFORMS - GLEN FORREST VBF	\$ 50.93	\$ 50.93
01/05/2023	3409.307-01	McLeods Barristers and Solicitors	LEGAL MATTER		\$ 1,763.30
28/04/2023	129058		LEGAL MATTER 50355 - BUSH FIRES ACT PROSECUTION	\$ 779.35	\$ 1,763.30
28/04/2023	129060		LEGAL MATTER 50708 - BUSH FIRES ACT PROSECUTION	\$ 983.95	\$ 1,763.30
01/05/2023	3409.375-01	TOLL IPEC PRIORITY (IPEC Pty Ltd T/	COURIER SERVICES		\$ 263.53
22/04/2023	0564-S364420		COURIER SERVICES	\$ 112.79	\$ 263.53
28/04/2023	0561-S364420		COURIER SERVICES	\$ 106.65	\$ 263.53
28/04/2023	0562-S364420		COURIER SERVICES	\$ 44.09	\$ 263.53
01/05/2023	3409.4-01	Health Insurance Fund of WA	PAYROLL DEDUCTION		\$ 955.45
23/04/2023	PY01-22-HIF		PAYROLL DEDUCTION	\$ 955.45	\$ 955.45
01/05/2023	3409.4433-01	Marketforce Pty Ltd	ADVERTISING		\$ 879.20
28/04/2023	46935		ADVERTISING	\$ 292.42	\$ 879.20
28/04/2023	46936		ADVERTISING	\$ 586.78	\$ 879.20
01/05/2023	3409.4526-01	Mr J S Daw	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	\$ 2,135.09
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	\$ 2,135.09
01/05/2023	3409.4811-01	West Sure Group Pty Ltd	SECURITY EXPENSES		\$ 258.46
28/04/2023	00027006		SECURITY EXPENSES	\$ 129.23	\$ 258.46
28/04/2023	00027008		SECURITY EXPENSES	\$ 129.23	\$ 258.46
01/05/2023	3409.4888-01	Kennards Hire	MACHINERY HIRE		\$ 136.80
24/04/2023	24866809		HIRE HYDRAULIC LAWN ROTARY HOE	\$ 136.80	\$ 136.80
01/05/2023	3409.5169-01	Worldwide Online Printing (Crystal	PHOTOCOPIER PRINTING		\$ 495.00
28/04/2023	1105958		SUPPLY 60 X EMERGENCY CONTACTS A5 BOOKLETS	\$ 495.00	\$ 495.00
01/05/2023	3409.5390-01	WA Naturally Publications	VISITOR CENTRE STOCK		\$ 189.59
13/04/2023	P 1-01-031947		ASSORTED BOOKS & MAPS FOR VISITOR CENTRE STOCK	\$ 189.59	\$ 189.59
01/05/2023	3409.5719-01	Shire of Mundaring - Lotto Club	PAYROLL DEDUCTION		\$ 271.60
23/04/2023	PY02-22-STAFF LO		PAYROLL DEDUCTION	\$ 13.58	\$ 271.60
23/04/2023	PY01-22-STAFF LO		PAYROLL DEDUCTION	\$ 258.02	\$ 271.60
01/05/2023	3409.5945-01	West Coast Spring Water Pty Ltd	CAFE BAR CONSUMABLES		\$ 25.83
29/04/2023	2656281		WATER BOTTLES FOR KSP LIBRARY	\$ 25.83	\$ 25.83
01/05/2023	3409.6-01	Shire of Mundaring - Social Club	PAYROLL DEDUCTION		\$ 260.00
23/04/2023	PY02-22-MUNDARIN		PAYROLL DEDUCTION	\$ 3.00	\$ 260.00
23/04/2023	PY01-22-MUNDARIN		PAYROLL DEDUCTION	\$ 257.00	\$ 260.00
01/05/2023	3409.68-01	The Watershed Water Systems	RETICULATION PARTS		\$ 1,962.68
24/04/2023	10234213		RETICULATION PARTS	\$ 272.74	\$ 1,962.68
24/04/2023	10234214		RETICULATION PARTS	\$ 1,689.94	\$ 1,962.68
01/05/2023	3409.7-01	Australian Services Union	PAYROLL DEDUCTION		\$ 270.90
23/04/2023	PY02-22-AUSTRALI		PAYROLL DEDUCTION	\$ 129.50	\$ 270.90
23/04/2023	PY01-22-AUSTRALI		PAYROLL DEDUCTION	\$ 141.40	\$ 270.90

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01/05/2023	3409.7541-01	Connect Call Centre Services	CALL CENTRE COSTS		\$ 4,805.52
28/04/2023	00113428		CALL CENTRE COSTS - DECEMBER 2022	\$ 3,030.17	
28/04/2023	00114118		CALL CENTRE COSTS - MARCH 2023	\$ 1,775.35	
01/05/2023	3409.7590-01	PFD Food Services Pty Ltd	KIOSK SUPPLIES		\$ 1,158.65
29/04/2023	LG450822		KIOSK SUPPLIES	\$ 1,158.65	
01/05/2023	3409.7738-01	WA Safety Products (Montyanne Trust	PPE EQUIPMENT		\$ 222.82
20/04/2023	B4555		SUPPLY GLOVES & RESPIRATOR	\$ 222.82	
01/05/2023	3409.80-01	Bunnings Group Limited	HARDWARE		\$ 1,145.27
24/04/2023	2440/01270071		HARDWARE ITEMS	\$ 759.76	
24/04/2023	2440/01120555		HARDWARE ITEMS	\$ 92.00	
28/04/2023	2440/01086771		HARDWARE ITEMS	\$ 219.41	
28/04/2023	2440/01086773		HARDWARE ITEMS	\$ 74.10	
01/05/2023	3409.8-01	LGRCEU	PAYROLL DEDUCTION		\$ 44.00
23/04/2023	PY02-22-LGRCEU		PAYROLL DEDUCTION	\$ 44.00	
01/05/2023	3409.8545-01	Sankey Plumbing Service	PLUMBING		\$ 1,826.00
29/04/2023	5651		PLUMBING SERVICES - MUNDARING CWA PUBLIC TOILETS	\$ 176.00	
29/04/2023	5652		PLUMBING SERVICES - CHIDLOW PUBLIC TOILETS	\$ 220.00	
29/04/2023	5653		PLUMBING SERVICES - SAWYERS VALLEY OVAL PUBLIC TOILETS	\$ 583.00	
29/04/2023	5654		PLUMBING SERVICES - SCULPTURE PARK PUBLIC TOILETS	\$ 132.00	
29/04/2023	5655		PLUMBING SERVICES - DARLINGTON SCOUT HALL	\$ 143.00	
29/04/2023	5656		PLUMBING SERVICES - BROZ PARK PUBLIC TOILETS	\$ 143.00	
29/04/2023	5657		PLUMBING SERVICES - GLEN FORREST HALL	\$ 132.00	
29/04/2023	5658		PLUMBING SERVICES - MORGAN JOHN MORGAN PUBLIC TOILETS	\$ 132.00	
29/04/2023	5659		PLUMBING SERVICES - MT HELENA PUBLIC TOILETS	\$ 165.00	
01/05/2023	3409.8924-01	Ms P A Cook	COUNCILLOR ALLOWANCE		\$ 2,135.09
01/05/2023	ICT ALLOWANCE		ENTITLEMENTS FOR MAY 2023	\$ 291.67	
01/05/2023	MEETING FEE		ENTITLEMENTS FOR MAY 2023	\$ 1,843.42	
01/05/2023	3409.8976-01	Kool Line Electrical & Refrigeration	ELECTRICAL SERVICES		\$ 1,149.50
28/04/2023	00127720		ELECTRICAL SERVICES - ADMIN & GLEN FORREST OVAL PUMP	\$ 1,149.50	
01/05/2023	3409.9065-01	Proteus Enterprises Pty Ltd	TRAINING		\$ 7,422.80
24/04/2023	00037431		REGISTRATION - UNDERSTANDING & MANAGING BEHAVIOUR SEMINAR	\$ 657.80	
28/04/2023	00037475		REGISTRATION - POSITIVE CULTURE FACE TO FACE WORKSHOP	\$ 6,765.00	
01/05/2023	3409.9151-01	Hydrojet (The Trustee for RST Trust	GRAFFITI REMOVAL PRODUCTS		\$ 544.50
29/04/2023	8635		SUPPLY & DELIVER GRAFFITI REMOVAL PRODUCTS	\$ 544.50	
01/05/2023	3409.9596-01	Brice Pest Management	PEST CONTROL		\$ 132.00
28/04/2023	IV05469		ANT TREATMENT - CHIDLOW PLAY GROUND	\$ 132.00	
01/05/2023	3409.9892-01	Department of Water and Environment	LICENCE FEE		\$ 347.60
28/04/2023	L8394/2023-2024		MATHIESON RD TRANSFER STATION ANNUAL LICENCE FEE	\$ 347.60	
01/05/2023	3410.14550-01	Darlington Community Garden (WA) In	GRANT		\$ 2,000.00
29/04/2023	GRANT		MATCHING GRANT	\$ 2,000.00	
01/05/2023	3410.15023-01	Mrs J Bell	REIMBURSEMENT		\$ 97.92
21/04/2023	REIMBURSEMENT		TRAVEL REIMBURSEMENT - VOLUNTEER LIBRARY SERVICES	\$ 97.92	
01/05/2023	3410.15030-01	Mr L Caley	GRANT		\$ 200.00
28/04/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
01/05/2023	3410.15031-01	Ms G Coates	REFUND		\$ 50.00
28/04/2023	REFUND		REFUND - ASSISTANCE DOG ANIMAL# 40631	\$ 50.00	

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01/05/2023	3410.174-01	Synergy	ELECTRICITY		\$ 13,087.55
14/04/2023	5162819914		ELECTRICITY	\$ 4,168.86	
22/04/2023	5285263111		ELECTRICITY	\$ 105.45	
27/04/2023	1808368323		ELECTRICITY	\$ 3,434.59	
28/04/2023	5172433125		ELECTRICITY	\$ 211.71	
28/04/2023	5125442514		ELECTRICITY	\$ 180.95	
28/04/2023	5087811715		ELECTRICITY	\$ 349.58	
29/04/2023	2686554727		ELECTRICITY	\$ 1,492.61	
29/04/2023	4806915126		ELECTRICITY	\$ 382.92	
28/04/2023	5233911527		ELECTRICITY	\$ 277.63	
28/04/2023	5068955212		ELECTRICITY	\$ 203.08	
28/04/2023	1059211527		ELECTRICITY	\$ 576.59	
28/04/2023	5147790712		ELECTRICITY	\$ 507.34	
28/04/2023	5176146213		ELECTRICITY	\$ 637.45	
29/04/2023	6775766728		ELECTRICITY	\$ 558.79	
01/05/2023	3410.361-01	Mount Helena Volunteer Bushfire Brig	REIMBURSEMENT		\$ 1,088.20
29/04/2023	0053		REIMBURSEMENT - ESL EXPENSES 01/10/2022 TO 31/12/2022	\$ 472.85	
29/04/2023	0054		REIMBURSEMENT - REPAIR STORE ROOM WINDOW & SCREEN	\$ 615.35	
01/05/2023	3410.589-01	Shire of Mundaring	FDC PARENT LEVY		\$ 9,086.00
27/04/2023	260423		FDC PARENT LEVY	\$ 9,086.00	
03/05/2023	3411.3462-01	Care Giver Subsidies	CARE GIVER SUBSIDIES		\$ 23,145.48
03/05/2023	030523		CARE GIVER SUBSIDIES	\$ 23,145.48	
08/05/2023	3412.34-01	Water Corporation	WATER RATES & FEES		\$ 5,527.81
06/05/2023	9010381397		WATER RATES & FEES	\$ 16.27	
06/05/2023	9004637480		WATER RATES & FEES	\$ 225.09	
06/05/2023	9004631732		WATER RATES & FEES	\$ 1,811.62	
06/05/2023	9004631724		WATER RATES & FEES	\$ 56.95	
06/05/2023	9004679250		WATER RATES & FEES	\$ 46.08	
06/05/2023	9012388904		WATER RATES & FEES	\$ 1,239.76	
06/05/2023	9004693298		WATER RATES & FEES	\$ 5.42	
06/05/2023	9004683970		WATER RATES & FEES	\$ 155.71	
06/05/2023	9004679509		WATER RATES & FEES	\$ 793.23	
06/05/2023	9004679824		WATER RATES & FEES	\$ 160.01	
06/05/2023	9004679541		WATER RATES & FEES	\$ 263.63	
06/05/2023	9004679998		WATER RATES & FEES	\$ 754.04	
08/05/2023	3413.14182-01	Mrs S E Yates	REFUND		\$ 150.00
05/05/2023	REFUND		REFUND - DOG STERILISATION REBATE ANIMAL# 40704	\$ 150.00	
08/05/2023	3413.15033-01	C Pink-O'Sullivan	REFUND		\$ 120.00
08/05/2023	REFUND		REFUND - DUPLICATE PAYMENT	\$ 120.00	
08/05/2023	3413.15034-01	Mrs A Elliott	REFUND		\$ 30.00
05/05/2023	REFUND		REFUND - DOG STERILISATION REBATE ANIMAL# 40462	\$ 30.00	
08/05/2023	3413.15035-01	Mrs R Zollinger	REFUND		\$ 77.50
05/05/2023	REFUND		REFUND - DOG STERILISATION REBATE ANIMAL# 40237	\$ 77.50	
08/05/2023	3413.15036-01	Ms C M South	GRANT		\$ 1,000.00
06/05/2023	GRANT		INSPIRE ARTS GRANT	\$ 1,000.00	
08/05/2023	3413.15037-01	Ms J Dorado	REFUND		\$ 224.00
08/05/2023	REFUND		REFUND - CANCELLED CHILDCARE SERVICES	\$ 224.00	
08/05/2023	3413.174-01	Synergy	ELECTRICITY		\$ 3,598.86
28/04/2023	5045204415		ELECTRICITY	\$ 361.23	
28/04/2023	8749180328		ELECTRICITY	\$ 20.29	
28/04/2023	5142730716		ELECTRICITY	\$ 124.20	
28/04/2023	0239507529		ELECTRICITY	\$ 141.69	
28/04/2023	5183606212		ELECTRICITY	\$ 703.90	
28/04/2023	2172465520		ELECTRICITY	\$ 126.97	
28/04/2023	5639936321		ELECTRICITY	\$ 400.92	
28/04/2023	8876289221		ELECTRICITY	\$ 309.53	
03/05/2023	2686554727		ELECTRICITY	\$ 1,410.13	

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08/05/2023	3413.306-01	Darlington Volunteer Bushfire Brigade	HAZARD REDUCTION BURN		\$ 2,800.00
06/05/2023	0912		HAZARD REDUCTION BURN - GLEBE RD DARLINGTON	\$ 150.00	
06/05/2023	0915		HAZARD REDUCTION BURN - VICTOR RD DARLINGTON	\$ 2,000.00	
06/05/2023	0911		HAZARD REDUCTION BURN - MURCHISON RD SWAN VIEW	\$ 650.00	
08/05/2023	3413.318-01	Sawyers Valley Volunteer Bushfire Brig	HAZARD REDUCTION BURN		\$ 488.00
06/05/2023	0767		HAZARD REDUCTION BURN - MALABAR RD SAWYERS VALLEY	\$ 488.00	
08/05/2023	3413.343-01	Chidlow Volunteer Bushfire Brigade	REIMBURSEMENT		\$ 2,457.52
05/05/2023	2204		REIMBURSEMENT BRIGADE EXPENSES 01/10/2022 - 31/12/2022	\$ 2,255.45	
05/05/2023	2203		REIMBURSEMENT BRIGADE EXPENSES 01/07/2022 - 30/09/2022	\$ 202.07	
08/05/2023	3413.589-01	Shire of Mundaring	FDC PARENT LEVY		\$ 7,704.00
03/05/2023	030523		FDC PARENT LEVY	\$ 7,704.00	
08/05/2023	3413.6954-01	Fleetwood Pty Ltd	REFUND		\$ 1,131.68
05/05/2023	REFUND		REFUND - BUILDING APPLICATION HELENA VALLEY RD CHARGED TWICE	\$ 1,131.68	
08/05/2023	3413.7625-01	Mundaring Tennis Club	GRANT		\$ 1,700.00
05/05/2023	GRANT		MATCHING GRANT	\$ 1,700.00	
08/05/2023	3414.10615-01	JLR Pumps	MAINTENANCE		\$ 1,155.00
01/05/2023	764		REMOVE OLD SUCTION (PVC) & REPLACE WITH STEEL - MT HELENA OVAL	\$ 1,155.00	
08/05/2023	3414.10912-01	Capital Recycling	RUBBLE RECYCLING		\$ 14,174.60
28/04/2023	CSD15520-J11881		RUBBLE RECYCLING - MATHIESON RD TRANSFER STATION	\$ 14,174.60	
08/05/2023	3414.11135-01	Frontline Fire & Rescue (Bluesteel	EQUIPMENT PURCHASES		\$ 5,320.79
01/05/2023	78080		EQUIPMENT PURCHASES - MT HELENA VBFB	\$ 312.41	
01/05/2023	78078		EQUIPMENT PURCHASES - MT HELENA VBFB	\$ 1,629.32	
01/05/2023	78084		EQUIPMENT PURCHASES - WOOROLOO VBFB	\$ 8.25	
01/05/2023	78082		EQUIPMENT PURCHASES - PARKERVILLE VBFB	\$ 513.37	
01/05/2023	78081		EQUIPMENT PURCHASES - PARKERVILLE VBFB	\$ 513.37	
01/05/2023	78060		EQUIPMENT PURCHASES - PARKERVILLE VBFB	\$ 903.32	
01/05/2023	78079		EQUIPMENT PURCHASES - GLEN FORREST VBFB	\$ 209.00	
01/05/2023	78040		EQUIPMENT PURCHASES - GLEN FORREST VBFB	\$ 1,231.75	
08/05/2023	3414.11161-01	AXIIS Contracting Pty Ltd	EARTHWORKS		\$ 58,416.76
04/05/2023	7454		SUPPLY & CONSTRUCT FOOTPATH - WELD RD SWAN VIEW	\$ 58,416.76	
08/05/2023	3414.12078-01	Recruitwest Pty Ltd	TEMP STAFF		\$ 10,511.52
03/05/2023	C INV 586545		TEMP STAFF - DEPOT	\$ 2,058.61	
03/05/2023	C INV 586552		TEMP STAFF - DEPOT	\$ 2,061.05	
03/05/2023	C INV 586437		TEMP STAFF - DEPOT	\$ 2,637.36	
03/05/2023	C INV 586494		TEMP STAFF - DEPOT	\$ 1,545.18	
04/05/2023	C INV 586609		TEMP STAFF - PURCHASING OFFICER	\$ 890.38	
04/05/2023	C INV 586614		TEMP STAFF - PURCHASING OFFICER	\$ 403.19	
05/05/2023	C INV 586613		TEMP STAFF - CDS DRIVER CONTAINERS COLLECTION	\$ 915.75	
08/05/2023	3414.12179-01	Caring Communities Inc. T/A WA Child	TRAINING		\$ 297.00
04/05/2023	WOO-9617		CHILD PROTECTION & ABUSE PREVENTION TRAINING MECPC	\$ 297.00	
08/05/2023	3414.12278-01	Cleverpatch Pty Ltd	CRAFT MATERIALS		\$ 1,155.58
06/05/2023	484368		CRAFT MATERIALS	\$ 1,155.58	
08/05/2023	3414.12336-01	Mitchell Byrne's Contracting	FIRE MITIGATION WORKS		\$ 5,456.00
03/05/2023	1162-2023		FIRE MITIGATION WORKS - RYECROFT RD GLEN FORREST	\$ 5,456.00	
08/05/2023	3414.12425-01	Midland Trophies	SIGNAGE		\$ 270.00
04/05/2023	21533		BRASS PLAQUE ACKNOWLEDGE DI RYDER FOR BENCH - SCFC	\$ 135.00	
04/05/2023	21532		BRASS PLAQUE ACKNOWLEDGE DI RYDER FOR BENCH - CPC	\$ 135.00	
08/05/2023	3414.12470-01	Mr G Wood	FENCING		\$ 880.00
03/05/2023	IV00000001235		REPAIR FENCING - COPPIN RD TRANSFER STATION	\$ 462.00	
03/05/2023	IV00000001236		REPAIR FENCING - MATHIESON RD TRANSFER STATION	\$ 418.00	
08/05/2023	3414.12579-01	Mr V Crowe	LANDSCAPE & MAINTENANCE SERVICES		\$ 912.00
06/05/2023	2152		LANDSCAPE SERVICES	\$ 288.00	
06/05/2023	2151		LANDSCAPE SERVICES	\$ 288.00	
06/05/2023	2153		LANDSCAPE & MAINTENANCE SERVICES	\$ 336.00	
08/05/2023	3414.12637-01	Travelwest Publications WA Pty Ltd	ADVERTISING		\$ 1,210.00
01/05/2023	INV-4059		ADVERTISING	\$ 605.00	
01/05/2023	INV-4036		ADVERTISING	\$ 605.00	
08/05/2023	3414.12640-01	Officeworks Ltd	STATIONERY		\$ 357.71
24/04/2023	607010377		STATIONERY ITEMS	\$ 357.71	

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08/05/2023	3414.127-01	Volich Waste Contractors Pty Ltd	REFUSE CONTRACT	\$	\$ 122,807.05
06/05/2023	00006398		REFUSE CONTRACT	\$ 220.00	
06/05/2023	00006399		REFUSE CONTRACT	\$ 97,364.96	
06/05/2023	00006400		REFUSE CONTRACT	\$ 2,273.04	
06/05/2023	00006401		REFUSE CONTRACT	\$ 5,284.62	
06/05/2023	00006402		REFUSE CONTRACT	\$ 8,953.12	
06/05/2023	00006403		REFUSE CONTRACT	\$ 935.00	
06/05/2023	00006404		REFUSE CONTRACT	\$ 184.80	
06/05/2023	00006405		REFUSE CONTRACT	\$ 332.73	
06/05/2023	00006406		REFUSE CONTRACT	\$ 751.41	
06/05/2023	00006407		REFUSE CONTRACT	\$ 566.72	
06/05/2023	00006408		REFUSE CONTRACT	\$ 5,900.71	
06/05/2023	00006409		REFUSE CONTRACT	\$ 39.94	
08/05/2023	3414.12765-01	Garden City Plastics (Garden City	FURNITURE	\$	\$ 3,883.71
04/05/2023	WINV058847		SUPPLY & DELIVER BENCH FRAMES & BENCH TOPS	\$ 3,883.71	
08/05/2023	3414.12790-01	S&R Glass	SECURITY EXPENSES	\$	\$ 220.00
03/05/2023	1348		RESIZE & REFIT SECURITY DOOR - MT HELENA PLAYGROUP	\$ 220.00	
08/05/2023	3414.12899-01	NAPA (A Division of GPC Asia Pacific	PARTS	\$	\$ 371.80
24/04/2023	1320287327		SUPPLY LED LAMP SET FOR P2453	\$ 118.80	
24/04/2023	1320286859		SUPPLY OIL & AIR FILTERS FOR P733, P723, P2479 & P4814	\$ 253.00	
08/05/2023	3414.12944-01	Avon Tree Management (Kajanni Pty L	FIRE MITIGATION WORKS	\$	\$ 55,390.50
03/05/2023	523		FORESTRY MULCHING - ALP ST RESERVE MOUNT HELENA	\$ 34,496.00	
03/05/2023	534		FIRE MITIGATION WORKS - ALP ST RESERVE MOUNT HELENA	\$ 20,894.50	
08/05/2023	3414.12951-01	Traffic Force	TRAFFIC MANAGEMENT PLAN	\$	\$ 439.40
06/05/2023	00032796		PREPARE TRAFFIC MANAGEMENT PLAN - MARNIE ROAD	\$ 439.40	
08/05/2023	3414.12984-01	AJL Plumbing and Gas Pty Ltd (ATF T	PLUMBING SERVICES	\$	\$ 374.00
04/05/2023	AJL11844		PLUMBING SERVICES - MECPC	\$ 165.00	
04/05/2023	AJL11907		PLUMBING SERVICES - MECPC	\$ 209.00	
08/05/2023	3414.13275-01	PLE Computers Pty Ltd	IT HARDWARE	\$	\$ 66.84
24/04/2023	SI-2482957		SUPPLY USB-C TO DUAL HDMI ADAPTOR	\$ 66.84	
08/05/2023	3414.13345-01	ABM Landscaping (Mikevie Pty Ltd T/	LANDSCAPING	\$	\$ 18,905.20
03/05/2023	INV-3822		LANDSCAPE MAINTENANCE - ADMIN & MUNDARING TOWN CENTRE	\$ 12,084.66	
03/05/2023	INV-3852		LANDSCAPE MAINTENANCE - MUNDARING COMMUNITY CENTRES	\$ 2,261.49	
03/05/2023	INV-3851		LANDSCAPE MAINTENANCE - GREAT EASTERN HIGHWAY	\$ 2,573.55	
05/05/2023	INV-3989		LANDSCAPE MAINTENANCE - MORRISON RD STREET SCAPE	\$ 1,985.50	
08/05/2023	3414.13381-01	Stantec Australia Pty Ltd	PROFESSIONAL SERVICES	\$	\$ 4,950.00
24/04/2023	1914924		REVIEW TIS & EVACUATION MODELLING REPORT - SP34	\$ 4,950.00	
08/05/2023	3414.13490-01	Humanness (MKI Group Pty Ltd T/As:)	DESIGN FEES/COSTS	\$	\$ 990.00
03/05/2023	INV-H0423006		HALF DAY WRITING FOR THE WEB TRAINING COURSE	\$ 990.00	
08/05/2023	3414.135-01	BOC Ltd	CYLINDER RENTAL	\$	\$ 6.51
03/05/2023	4033738266		OXYGEN MEDICAL C SIZE - DARLINGTON VBFB	\$ 6.51	
08/05/2023	3414.138-01	Sonic HealthPlus Pty Ltd	MEDICAL EXAMINATION	\$	\$ 240.90
24/04/2023	2904080		PRE-EMPLOYMENT MEDICAL EXAMINATION	\$ 240.90	
08/05/2023	3414.13866-01	Booktopia Pty Ltd	BOOKS	\$	\$ 2,240.99
24/04/2023	19290616		BOOK STOCK - KSP LIBRARY	\$ 424.41	
24/04/2023	19291224		BOOK STOCK - KSP LIBRARY	\$ 519.69	
24/04/2023	19291714		BOOK STOCK - AFM LIBRARY	\$ 436.94	
24/04/2023	19220803		BOOK STOCK - AFM LIBRARY	\$ 326.20	
24/04/2023	19292222		BOOK STOCK - AFM LIBRARY	\$ 533.75	
08/05/2023	3414.13876-01	Alison Bannister Career Coaching	TRAINING	\$	\$ 495.00
04/05/2023	INV-0246		JOB SEARCH WORKSHOP FOR PEOPLE WITH DISABILITIES	\$ 495.00	
08/05/2023	3414.14013-01	Eastern Hills Chainsaws & Mowers Pty	EQUIPMENT REPAIRS	\$	\$ 924.70
14/04/2023	50251		SERVICE HONDA LAWNMOWER - LAKE LESCHENAULTIA	\$ 265.50	
24/04/2023	50250 #5		SUPPLY GLOVES, CHAPS & PROFESSIONAL HELMET KIT	\$ 484.20	
03/05/2023	49988 #4		SUPPLY OF VARIOUS SMALL PARTS FOR WORKSHOP	\$ 175.00	

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08/05/2023	3414.14016-01	Western Educting Service (Western M	HIRE OF PLANT		\$ 11,116.88
04/05/2023	1158		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,452.00	
04/05/2023	1159		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,633.50	
04/05/2023	1160		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,633.50	
04/05/2023	1161		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,633.50	
04/05/2023	1162		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,678.88	
04/05/2023	1163		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,452.00	
04/05/2023	1157		DRAIN EDUCTING/JETTING AT VARIOUS LOCATIONS	\$ 1,633.50	
08/05/2023	3414.14043-01	The Trustee for the Forever Project	PROFESSIONAL SERVICES		\$ 3,300.00
06/05/2023	INV-0932		DELIVER PROPERTY PLANNING COURSE EVENT ON 29/04/2023	\$ 3,300.00	
08/05/2023	3414.14051-01	Sweeping Services Australia Pty Ltd	STREET SWEEPING SERVICES		\$ 7,989.30
06/05/2023	INV-0324		SUPPLY OF STREET SWEEPING SERVICES	\$ 7,989.30	
08/05/2023	3414.14073-01	Tony's House of Tender Meats (GK &	FOOD		\$ 468.00
04/05/2023	35924		MEAT SUPPLIES FOR CHILDREN - MECPC	\$ 468.00	
08/05/2023	3414.14243-01	Western Tree Recyclers (Craneswest	STREET TREE MAINTENANCE		\$ 28,099.26
04/05/2023	00004000		GREEN WASTE PROCESSING SERVICES	\$ 28,099.26	
08/05/2023	3414.14430-01	Ms A M Carlin	DESIGN FEES/COSTS		\$ 1,450.00
01/05/2023	#679		SOCIAL MEDIA MANAGEMENT - APRIL 2023 PERTH HILLS MUNDARING	\$ 695.00	
06/05/2023	#675		SOCIAL MEDIA MANAGEMENT - APRIL 2023 LAKE LESCHENAULTIA	\$ 755.00	
08/05/2023	3414.14726-01	Mal's Pest - Weed Services (The Tru	PEST CONTROL		\$ 962.50
06/05/2023	11655		APPLY HERBICIDE TREATMENT TO TURF AREAS - ADMIN	\$ 962.50	
08/05/2023	3414.14851-01	Mrs K L Battistessa	TOURISM MARKETING SERVICES		\$ 4,275.00
04/05/2023	#003		TOURISM MARKETING SERVICES 06/02/2023 - 31/03/2023	\$ 2,850.00	
04/05/2023	#004		TOURISM MARKETING SERVICES 03/04/2023 - 28/04/2023	\$ 1,425.00	
08/05/2023	3414.14882-01	BB Recruitment & Consulting Service	TEMP STAFF		\$ 7,411.82
04/05/2023	I0000793A		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,001.73	
04/05/2023	I0000851		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,784.38	
04/05/2023	I0000793		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,625.71	
08/05/2023	3414.1955-01	Cleanaway	RECYCLING FEES		\$ 85,383.00
04/05/2023	21729382		RECYCLING FEES	\$ 85,383.00	
08/05/2023	3414.21-01	Eastern Metropolitan Regional Council	TRANSFER STATION FEES		\$ 45,294.21
03/05/2023	EMRC50297		TRANSFER STATION FEES	\$ 45,294.21	
08/05/2023	3414.2163-01	Asphalttech Pty Ltd	ASPHALT		\$ 162.80
04/05/2023	17701		SUPPLY ASPHALT	\$ 162.80	
08/05/2023	3414.223-01	Jason Signmakers	SIGNS		\$ 1,050.92
06/05/2023	289268		SUPPLY 15 X DIEBACK SIGNS FOR SHIRE RESERVES	\$ 1,050.92	
08/05/2023	3414.2263-01	Collins Craft & School Supplies	ART SUPPLIES		\$ 73.80
04/05/2023	INV-15146		ART SUPPLIES	\$ 73.80	
08/05/2023	3414.234-01	Coles Supermarkets Australia Pty Ltd	KIOSK SUPPLIES		\$ 2,201.62
04/05/2023	166229756		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 731.14	
04/05/2023	165872092		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 763.38	
04/05/2023	166084295		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 66.81	
04/05/2023	163307049		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 640.29	
08/05/2023	3414.2625-01	Stewart & Heaton Clothing Co	UNIFORMS		\$ 1,161.47
03/05/2023	SIN-3628490		UNIFORMS - DARLING RANGE VBFB	\$ 183.68	
03/05/2023	SIN-3633047		UNIFORMS - DARLING RANGE VBFB	\$ 122.63	
03/05/2023	SIN-3686578		UNIFORMS - MT HELENA VBFB	\$ 122.63	
03/05/2023	SIN-3633022		UNIFORMS - WOOROLOO VBFB	\$ 551.03	
03/05/2023	SIN-3696383		UNIFORMS - PARKERVILLE VBFB	\$ 181.50	
08/05/2023	3414.307-01	McLeods Barristers and Solicitors	LEGAL MATTER		\$ 1,680.80
03/05/2023	128632		LEGAL MATTER 44773 - PLANNING PROSECUTION	\$ 1,261.15	
04/05/2023	128633		LEGAL MATTER 50558 - REVIEW ALLEGED DOG ATTACKS	\$ 419.65	
08/05/2023	3414.314-01	Landgate	TITLE SEARCHES		\$ 468.60
05/05/2023	383223		GROSS RENTAL VALUATIONS CHARGEABLE	\$ 468.60	
08/05/2023	3414.336-01	Fasta Courier Service	COURIER SERVICES		\$ 841.77
04/05/2023	281205		COURIER SERVICES	\$ 841.77	
08/05/2023	3414.375-01	Team Global Express Pty Ltd	COURIER SERVICES		\$ 193.05
08/05/2023	0565-S364420		COURIER SERVICES	\$ 193.05	

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08/05/2023	3414.381-01	Mundaring Electrical Contracting Serv	ELECTRICAL SERVICES		\$ 2,864.40
03/05/2023	7546		ELECTRICAL SERVICES - MUNDARING LIBRARY	\$ 341.00	
03/05/2023	7545		ELECTRICAL SERVICES - ADMIN BUILDING	\$ 187.00	
03/05/2023	7542		ELECTRICAL SERVICES - CHIDLOW VBFB	\$ 1,657.70	
04/05/2023	7548		ELECTRICAL SERVICES - MECPC	\$ 137.50	
04/05/2023	7550		ELECTRICAL SERVICES - BROWN PARK COMMITTEE ROOM	\$ 183.70	
04/05/2023	7549		ELECTRICAL SERVICES - ADMIN BUILDING	\$ 159.50	
04/05/2023	7547		ELECTRICAL SERVICES - ADMIN BUILDING	\$ 198.00	
08/05/2023	3414.3817-01	Romar Business Services Ltd	FEES		\$ 7,700.00
03/05/2023	00000167		ANNUAL AUDIT OF VOLUNTEER BUSHFIRE BRIGADES	\$ 7,700.00	
08/05/2023	3414.385-01	Mundaring News & Lotto	SUBSCRIPTIONS		\$ 392.18
06/05/2023	6513		MAGAZINE SUBSCRIPTIONS	\$ 392.18	
08/05/2023	3414.431-01	Signs & Lines	MAINTENANCE		\$ 782.87
01/05/2023	28067		REMOVAL OF DIVE GIRL - BILGOMAN AQUATIC CENTRE	\$ 782.87	
08/05/2023	3414.47-01	Midalia Steel Pty Ltd	STEEL FABRICATION		\$ 381.63
01/05/2023	64112754		SUPPLY STEEL COMPONENTS - CHIDLOW VILLAGE GREEN	\$ 381.63	
08/05/2023	3414.4811-01	West Sure Group Pty Ltd	SECURITY EXPENSES		\$ 224.08
04/05/2023	00027204		SECURITY EXPENSES	\$ 32.31	
05/05/2023	00027202		SECURITY EXPENSES	\$ 191.77	
08/05/2023	3414.5558-01	Global Workwear Investments Pty Ltd	WORK CLOTHES		\$ 815.63
06/05/2023	MD40125.D2		WORK CLOTHES	\$ 347.12	
06/05/2023	MD40455.D2		WORK CLOTHES	\$ 134.87	
06/05/2023	MD40291.D3		WORK CLOTHES	\$ 175.37	
06/05/2023	MD105918		WORK CLOTHES	\$ 158.27	
08/05/2023	3414.6050-01	Fuel Distributors of Western Australia	FUEL & OILS		\$ 22,800.05
04/05/2023	54101948		DIESEL FUEL	\$ 22,800.05	
08/05/2023	3414.6419-01	Hills Fresh (WA) Pty Ltd	MILK		\$ 222.92
06/05/2023	ADMIN APRIL 2023		MILK SUPPLY FOR SHIRE OF MUNDARING	\$ 222.92	
08/05/2023	3414.6634-01	Department of Justice	TRAINING		\$ 711.00
14/04/2023	1888311		CONTACT OFFICER ROLE TRAINING	\$ 711.00	
08/05/2023	3414.6732-01	Relationships Australia Western	EMPLOYEE ASSISTANCE PROGRAM		\$ 528.00
28/04/2023	00414101		EMPLOYEE ASSISTANCE PROGRAM	\$ 176.00	
29/04/2023	00414236		EMPLOYEE ASSISTANCE PROGRAM	\$ 176.00	
01/05/2023	00414415		EMPLOYEE ASSISTANCE PROGRAM	\$ 176.00	
08/05/2023	3414.7230-01	Boss Bobcat & Truck Service	REMOVAL OF PLAYGROUND		\$ 3,300.00
28/04/2023	12323		REMOVAL OF PLAYGROUND - LAKE LESCHENAULTIA	\$ 3,300.00	
08/05/2023	3414.7249-01	Vital Interpreting Personnel	INTERPRETER SERVICES		\$ 298.63
06/05/2023	00823577		INTERPRETER SERVICES LIBRARY EVENT ON 24/04/2023	\$ 298.63	
08/05/2023	3414.7426-01	Scoob's Dingo Service	FOOTPATH SWEEPING/MAINTENANCE		\$ 7,180.14
03/05/2023	2721		SITE PREP - CHIDLOW VILLAGE GREEN FOR TREE PLANTING	\$ 470.25	
03/05/2023	2718		FOOTPATH SWEEPING/MAINTENANCE	\$ 846.45	
03/05/2023	2719		EASEMENT MAINTENANCE - ROSEDALE RD CHIDLOW	\$ 1,904.10	
03/05/2023	2720		FOOTPATH SWEEPING/MAINTENANCE	\$ 761.64	
03/05/2023	2722		FOOTPATH SWEEPING/MAINTENANCE	\$ 3,197.70	
08/05/2023	3414.7590-01	PFD Food Services Pty Ltd	PROVISIONS FOR REFLECTIONS CAFE		\$ 1,313.54
28/04/2023	LG767251		PROVISIONS FOR REFLECTIONS CAFE	\$ 34.60	
28/04/2023	LG767253		PROVISIONS FOR REFLECTIONS CAFE	\$ 394.89	
29/04/2023	LG829573		PROVISIONS FOR REFLECTIONS CAFE	\$ 112.05	
29/04/2023	LG829574		PROVISIONS FOR REFLECTIONS CAFE	\$ 772.00	
08/05/2023	3414.7641-01	Easifleet	NOVATED LEASE		\$ 19,857.08
03/05/2023	173826		NOVATED LEASE - MAY 2023	\$ 19,857.08	
08/05/2023	3414.7806-01	Weston Road Systems	REMOVE CENTRELINE MARKINGS		\$ 1,100.00
06/05/2023	Mund 148		REMOVE CENTRELINE MARKINGS - THOMAS ST CHIDLOW	\$ 1,100.00	
08/05/2023	3414.7807-01	Water Installations	QUARTERLY SERVICING		\$ 110.00
24/04/2023	1732		QUARTERLY SERVICING TREATMENT SYSTEM MUNDARING ARENA	\$ 110.00	
08/05/2023	3414.80-01	Bunnings Group Limited	HARDWARE		\$ 484.99
24/04/2023	2440/01123135		HARDWARE ITEMS	\$ 249.17	
06/05/2023	2440/01085992		HARDWARE ITEMS	\$ 64.73	
06/05/2023	2440/00135841		HARDWARE ITEMS	\$ 171.09	

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08/05/2023	3414.8149-01	East End Electrical	ELECTRICAL SERVICES		\$ 1,000.00
05/05/2023	EEE100-1144		ELECTRICAL SERVICES - MUNDARING OVAL	\$ 1,000.00	
08/05/2023	3414.8584-01	Great Sand Supplies Trust	SUPPLY GRAVEL		\$ 4,952.25
13/04/2023	00009421		SUPPLY 25MM FERRICRETE	\$ 3,267.67	
21/04/2023	00009420		SUPPLY SCREENED FACE GRAVEL	\$ 1,684.58	
08/05/2023	3414.8906-01	Wild-Card.org	VISITOR CENTRE STOCK		\$ 15.64
04/05/2023	00007174		VISITOR CENTRE STOCK	\$ 15.64	
08/05/2023	3414.8976-01	Kool Line Electrical & Refrigeration	ELECTRICAL SERVICES		\$ 423.50
03/05/2023	00127740		ELECTRICAL SERVICES - MT HELENA PAVILION	\$ 423.50	
08/05/2023	3414.9596-01	Brice Pest Management	PEST CONTROL		\$ 242.00
04/05/2023	IV05410		PEST CONTROL - MIDVALE CHILD CARE CENTRE	\$ 242.00	
08/05/2023	3414.9612-01	Data#3 Limited	SUBSCRIPTION		\$ 5,094.47
14/04/2023	SIN000108294		FOXIT PDF EDITOR LICENSES ANNUAL SUBSCRIPTION	\$ 5,094.47	
08/05/2023	3414.9627-01	MPK Tree Management Pty Ltd	STREET TREE MAINTENANCE		\$ 4,171.20
03/05/2023	6120		STREET TREE MAINTENANCE - VARIOUS LOCATIONS	\$ 2,780.80	
03/05/2023	6153		STREET TREE MAINTENANCE - COULSTON RD BOYA	\$ 1,390.40	
08/05/2023	3415.14312-01	Mrs J M Graham	REFUND		\$ 1,000.00
08/05/2023	REFUND		RATES REFUND	\$ 1,000.00	
08/05/2023	3415.15038-01	Mrs P K Reay	REFUND		\$ 579.52
08/05/2023	Refund		RATES REFUND	\$ 579.52	
08/05/2023	3415.15039-01	Mrs S M Barron	REFUND		\$ 890.01
08/05/2023	Refund		RATES REFUND	\$ 890.01	
11/05/2023	3416.582-01	Mundaring State Emergency Service	REIMBURSEMENT		\$ 4,938.45
11/05/2023	2061		REIMBURSEMENT - BRIGADE EXPENSES 01/01/2023 - 31/03/2023	\$ 4,938.45	
11/05/2023	3417.13994-01	Mr A G Parnell	REFUND		\$ 1,276.56
11/05/2023	REFUND		RATES REFUND	\$ 1,276.56	
10/05/2023	3418.3462-01	Care Giver Subsidies	CARE GIVER SUBSIDIES		\$ 24,775.49
11/05/2023	100523		CARE GIVER SUBSIDIES	\$ 24,775.49	
15/05/2023	3419.34-01	Water Corporation	WATER RATES & FEES		\$ 21,214.70
13/05/2023	9004684543		WATER RATES & FEES	\$ 11,564.11	
13/05/2023	9004646782		WATER RATES & FEES	\$ 4,272.70	
13/05/2023	9004645034		WATER RATES & FEES	\$ 1,860.43	
13/05/2023	9004646790		WATER RATES & FEES	\$ 249.50	
13/05/2023	9004639478		WATER RATES & FEES	\$ 3,267.96	
15/05/2023	3420.10348-01	Hills Rangers Football Club Inc	GRANT		\$ 1,982.20
12/05/2023	GRANT		MATCHING GRANT	\$ 1,982.20	
15/05/2023	3420.13209-01	Mr N A Fletcher	REIMBURSEMENT		\$ 109.90
12/05/2023	REIMBURSEMENT		REIMBURSEMENT - PHONE CASE & SCREEN PROTECTOR	\$ 109.90	
15/05/2023	3420.13495-01	Ms S Harlow	REIMBURSEMENT		\$ 353.00
09/05/2023	REIMBURSEMENT		REIMBURSEMENT OF EXPENSES FOR CHILDREN SERVICES	\$ 353.00	
15/05/2023	3420.14910-01	Telstra Limited	TELEPHONE		\$ 10,058.90
12/05/2023	2085566000		TELEPHONE CHARGES - APRIL 2023	\$ 10,058.90	
15/05/2023	3420.15012-01	Ms A L Wooden	REIMBURSEMENT		\$ 21.20
09/05/2023	REIMBURSEMENT		REIMBURSEMENT - PARKING EXPENSES FOR GRIEVANCE WORKSHOP	\$ 21.20	
15/05/2023	3420.15046-01	Miss K Prior	GRANT		\$ 200.00
09/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
15/05/2023	3420.174-01	Synergy	ELECTRICITY		\$ 17,081.59
28/04/2023	5603941927		ELECTRICITY	\$ 1,204.75	
28/04/2023	3671966720		ELECTRICITY	\$ 5,041.28	
28/04/2023	1808368323		ELECTRICITY	\$ 3,826.25	
28/04/2023	5145475816		ELECTRICITY	\$ 2,691.95	
04/05/2023	5059324411		ELECTRICITY	\$ 658.13	
09/05/2023	8809985121		ELECTRICITY	\$ 1,227.16	
09/05/2023	4743483524		ELECTRICITY	\$ 105.59	
04/05/2023	8764232325		ELECTRICITY	\$ 370.80	
04/05/2023	2298437127		ELECTRICITY	\$ 127.23	
09/05/2023	8446589925		ELECTRICITY	\$ 730.46	
09/05/2023	3011349923		ELECTRICITY	\$ 125.06	
09/05/2023	7484541121		ELECTRICITY	\$ 139.06	
09/05/2023	9816910820		ELECTRICITY	\$ 833.87	

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15/05/2023	3420.196-01	Glen Forrest Volunteer Bushfire Brigade	HAZARD REDUCTION BURN		\$ 684.00
13/05/2023	0250		HAZARD REDUCTION BURN - STRETTLE RD GLEN FORREST	\$ 684.00	
15/05/2023	3420.306-01	Darlington Volunteer Bushfire Brigade	HAZARD REDUCTION BURN		\$ 200.00
13/05/2023	0920		HAZARD REDUCTION BURN - MOUNT ST DARLINGTON	\$ 200.00	
15/05/2023	3420.3416-01	Mount Helena Playgroup & Community	GRANT		\$ 1,994.30
09/05/2023	GRANT		COMMUNITY EVENT GRANT	\$ 1,994.30	
15/05/2023	3420.363-01	Parkerville Volunteer Bushfire Brig	HAZARD REDUCTION BURN		\$ 4,349.98
12/05/2023	01/2023		REIMBURSEMENT OF ESL EXPENSES 01/04/2022 - 31/03/2023	\$ 3,849.98	
13/05/2023	0032		HAZARD REDUCTION BURN - HEDGES RD HOVEA	\$ 500.00	
15/05/2023	3420.589-01	Shire of Mundaring	FDC PARENT LEVY		\$ 8,252.50
11/05/2023	100523		FDC PARENT LEVY	\$ 8,252.50	
15/05/2023	3421.10881-01	AlSCO Pty Ltd	FIRST AID REPLENISHMENT		\$ 812.01
01/05/2023	CPER2314733		FIRST AID REPLENISHMENT - OPERATIONS CENTRE	\$ 113.00	
01/05/2023	CPER2314738		FIRST AID REPLENISHMENT - MUNDARING ARENA	\$ 113.00	
01/05/2023	CPER2314734		FIRST AID REPLENISHMENT - ADMIN BUILDING	\$ 399.41	
01/05/2023	CPER2314735		FIRST AID REPLENISHMENT - AFM LIBRARY	\$ 32.92	
01/05/2023	CPER2314736		FIRST AID REPLENISHMENT - BOYA COMMUNITY CENTRE	\$ 31.85	
01/05/2023	CPER2314737		FIRST AID REPLENISHMENT - LAKE LESCHENAUTIA	\$ 121.83	
15/05/2023	3421.11017-01	Sapio Pty Ltd	SECURITY EXPENSES		\$ 1,157.85
08/05/2023	SP233224		ATTEND SITE & FIX ALARM SYSTEM CABLE FAULT - DEPOT	\$ 1,157.85	
15/05/2023	3421.11578-01	Corsign WA Pty Ltd	SIGNAGE		\$ 49.50
11/05/2023	00074190		SUPPLY & DELIVER STREET NAME SIGN	\$ 49.50	
15/05/2023	3421.11911-01	Australian Institute of Company	SUBSCRIPTION		\$ 620.00
11/05/2023	11360358		STANDARD GRADUATE MEMBERSHIP RENEWAL	\$ 620.00	
15/05/2023	3421.12-01	Department of Human Services - Child	CHILD SUPPORT PAYMENT		\$ 408.84
07/05/2023	PY02-23-CHILD SU		CHILD SUPPORT PAYMENT	\$ 408.84	
15/05/2023	3421.12078-01	Recruitwest Pty Ltd	TEMP STAFF		\$ 5,697.01
09/05/2023	C INV 586557		TEMP STAFF - DEPOT	\$ 534.78	
11/05/2023	C INV 586608		TEMP STAFF - DEPOT	\$ 1,513.44	
11/05/2023	C INV 586615		TEMP STAFF - DEPOT	\$ 2,061.05	
11/05/2023	C INV 586677		TEMP STAFF - CDS DRIVER CONTAINERS COLLECTION	\$ 915.75	
11/05/2023	C INV 586673		TEMP STAFF - PURCHASING OFFICER	\$ 671.99	
15/05/2023	3421.12470-01	Mr G Wood	FENCING		\$ 616.00
11/05/2023	IV00000001245		REPAIR FENCING - COPPIN RD TRANSFER STATION	\$ 308.00	
11/05/2023	IV00000001252		REPAIR FENCING - COPPIN RD TRANSFER STATION	\$ 308.00	
15/05/2023	3421.12579-01	Mr V Crowe	LANDSCAPE SERVICES		\$ 864.00
13/05/2023	2155		LANDSCAPE SERVICES	\$ 288.00	
13/05/2023	2156		LANDSCAPE SERVICES	\$ 288.00	
13/05/2023	2157		LANDSCAPE SERVICES	\$ 288.00	
15/05/2023	3421.12640-01	Officeworks Ltd	STATIONERY		\$ 671.04
24/04/2023	607086209		STATIONERY ITEMS	\$ 373.75	
08/05/2023	607141252		STATIONERY ITEMS	\$ 297.29	
15/05/2023	3421.12899-01	NAPA (A Division of GPC Asia Pacific	PARTS		\$ 706.15
24/04/2023	1320288193		SUPPLY OIL FILTER FOR P2503	\$ 23.93	
24/04/2023	1320288177		SUPPLY FLAT GLASS MIRROR HEAD FOR P302	\$ 40.15	
24/04/2023	1320288867		SUPPLY OF WORKSHOP CONSUMABLES	\$ 335.16	
24/04/2023	1320288817		SUPPLY WHEEL BEARING KIT FOR P720	\$ 253.00	
24/04/2023	1320288240		SUPPLY OIL FILTERS FOR P2503	\$ 53.91	
15/05/2023	3421.12938-01	Aussie Broadband Pty Ltd	NBN FTTN, NBN FIBRE, SIP TRUNK & VOIP CHARGES		\$ 4,831.06
24/04/2023	25003822		NBN FTTN, NBN FIBRE, SIP TRUNK & VOIP CHARGES	\$ 4,831.06	
15/05/2023	3421.13-01	Shire of Mundaring	PAYROLL DEDUCTION		\$ 14,139.68
07/05/2023	PY01-23-Private		PAYROLL DEDUCTION	\$ 990.00	
07/05/2023	PY01-23-Child Ca		PAYROLL DEDUCTION	\$ 1,246.66	
07/05/2023	PY01-23-Buy Addi		PAYROLL DEDUCTION	\$ 729.32	
07/05/2023	PY01-23-Novated		PAYROLL DEDUCTION	\$ 5,028.16	
07/05/2023	PY01-23-Novated		PAYROLL DEDUCTION	\$ 4,671.19	
07/05/2023	PY01-23-Novated		PAYROLL DEDUCTION	\$ 177.76	
07/05/2023	PY01-23-Novated		PAYROLL DEDUCTION	\$ 209.30	
07/05/2023	PY02-23-Private		PAYROLL DEDUCTION	\$ 330.00	
07/05/2023	PY02-23-Buy Addi		PAYROLL DEDUCTION	\$ 757.29	

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15/05/2023	3421.13268-01	Department of Human Services - The	PAYROLL DEDUCTION		\$ 79.93
07/05/2023	PY01-23-Centrelli		PAYROLL DEDUCTION	\$ 79.93	
15/05/2023	3421.13345-01	ABM Landscaping (Mikevie Pty Ltd T/	LANDSCAPING		\$ 632.50
09/05/2023	INV-3986		MOWING SERVICES - BILGOMAN AQUATIC CENTRE	\$ 423.50	
11/05/2023	INV-3860		LANDSCAPE MAINTENANCE - STONEVILLE FIRE HALL	\$ 209.00	
15/05/2023	3421.13351-01	SAI Global Australia Pty Ltd	SUBSCRIPTIONS		\$ 2,841.64
13/05/2023	SAIG11S-1263232		BCA & AUSTRALIAN STANDARDS SUBSCRIPTION RENEWAL	\$ 2,841.64	
15/05/2023	3421.135-01	BOC Ltd	CYLINDER RENTAL		\$ 269.10
06/05/2023	4033766105		OXYGEN INDUSTRIAL/DISSOLVED ACETYLENE REFILL DEPOT	\$ 120.21	
06/05/2023	4033841287		CYLINDER RENTAL CHARGES	\$ 148.89	
15/05/2023	3421.13698-01	Cafe Mojo Mundaring (A Space to Grow	CATERING		\$ 290.00
11/05/2023	1664		CATERING - COUNCIL WORKSHOP ON 08/05/2023	\$ 290.00	
15/05/2023	3421.13781-01	Graffiti Gone WA (Christopher Mark	MAINTENANCE		\$ 2,876.50
09/05/2023	00000856		SUPPLY & DELIVER GRAFFITI CLEANING PRODUCTS	\$ 1,122.00	
09/05/2023	00000857		REMOVE MARKS FROM EARTHWORKS HALF COURT - GLEN FORREST	\$ 1,754.50	
15/05/2023	3421.13802-01	Construction Forestry Mining Energy	PAYROLL DEDUCTION		\$ 40.00
07/05/2023	PY02-23-CFMEU		PAYROLL DEDUCTION	\$ 40.00	
15/05/2023	3421.13808-01	The Organising School (The Trustee	TRAINING		\$ 350.00
11/05/2023	984		DECLUTTER YOUR HOUSE & MIND WORKSHOP - BOYA COMMUNITY CENTRE	\$ 350.00	
15/05/2023	3421.13978-01	Stoneville Liquor Store (Love You P	CATERING		\$ 2,420.50
12/05/2023	#50049877		BEER & WINE FOR ANNUAL VOLUNTEER FIRE FIGHTER EVENT	\$ 2,420.50	
15/05/2023	3421.14013-01	Eastern Hills Chainsaws & Mowers Pty	PARTS		\$ 574.20
08/05/2023	50290 #4		SUPPLY 2 X AP300S BATTERIES	\$ 574.20	
15/05/2023	3421.14032-01	Metal Artwork Creations (Truly	DESIGN FEES/COSTS		\$ 14.85
09/05/2023	94067		SUPPLY & DELIVER NAME BADGE - CR PAIGE MCNEIL	\$ 14.85	
15/05/2023	3421.14188-01	Complete Office Supplies Pty Ltd	STATIONERY		\$ 218.92
24/04/2023	11963337		STATIONERY ITEMS	\$ 57.24	
01/05/2023	11978785		STATIONERY ITEMS	\$ 161.68	
15/05/2023	3421.14365-01	Civil Sciences and Engineering Pty	PROFESSIONAL SERVICES		\$ 16,582.50
24/04/2023	INV-00097		VISUAL INSPECT, CORE TESTING & PAVEMENT ANALYSIS	\$ 16,582.50	
15/05/2023	3421.14394-01	Creative Catering Trust (The Trustee	CATERING		\$ 1,013.60
11/05/2023	INV-2042		CATERING - COUNCIL FORUM MEETING ON 26/04/2023	\$ 1,013.60	
15/05/2023	3421.14496-01	Tyrepower Mundaring (The Trustee for	TYRES & REPAIRS		\$ 114.00
08/05/2023	116255		SUPPLY & FIT 2 X NEW TYRES ON P301	\$ 114.00	
15/05/2023	3421.14527-01	I3 Consultants WA (David Wilkins T/	CONSULTANCY SERVICES		\$ 3,245.00
04/05/2023	41602 - 1		ROAD SAFETY AUDIT INTERSECTION SCOTT ST/HELENA VALLEY RD	\$ 3,245.00	
15/05/2023	3421.14672-01	NextTech Learning Pty Ltd	TRAINING		\$ 1,317.50
15/05/2023	INV-2671		ITIL 4 FOUNDATION CERTIFICATE - IT SERVICE MANAGEMENT	\$ 1,317.50	
15/05/2023	3421.14870-01	Eastern Hills Bakery (Q.N Lowings &	CATERING		\$ 310.00
11/05/2023	14		CATERING - LUNCH FOR PPC	\$ 310.00	
15/05/2023	3421.14882-01	BB Recruitment & Consulting Service	TEMP STAFF		\$ 2,941.13
11/05/2023	I0000901		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,941.13	
15/05/2023	3421.14938-01	Saxton Speakers Bureau Pty Ltd	EQUIPMENT HIRE		\$ 1,814.45
12/05/2023	INV-2679		SPEAKER HIRE FOR NATIONAL VOLUNTEER WEEK EVENT - FINAL 50%	\$ 1,814.45	
15/05/2023	3421.15-01	Australia Post	POSTAGE		\$ 2,378.59
08/05/2023	1012392884		DAILY OUTGOING MAIL	\$ 2,261.02	
08/05/2023	1012392473		POSTAGE CHARGES LIBRARY	\$ 117.57	
15/05/2023	3421.15026-01	Niche Diving Services (James Richard	PROFESSIONAL SERVICES		\$ 2,293.50
11/05/2023	NDSI3115		UNDERWATER INSPECTION JOINTS & TILES - BILGOMAN AQUATIC CENTRE	\$ 2,293.50	
15/05/2023	3421.1644-01	Woolworths Group Limited	FOOD & CONSUMABLES		\$ 139.70
05/05/2023	TI-019C7-13F562		FOOD & CONSUMABLES FOR CHILDREN - MIDVALE HUB	\$ 139.70	
15/05/2023	3421.1689-01	Compsys Pty Ltd T/A Harmony Software	SUBSCRIPTION		\$ 1,230.00
09/05/2023	13445		ANNUAL SOFTWARE SUBSCRIPTION - ERFDC	\$ 1,230.00	
15/05/2023	3421.191-01	Eastern Region Security	SECURITY EXPENSES		\$ 665.50
09/05/2023	00021385		SECURITY EXPENSES - DEPOT	\$ 555.50	
12/05/2023	00021386		SECURITY EXPENSES - VISITOR CENTRE	\$ 110.00	

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15/05/2023	3421.21-01	Eastern Metropolitan Regional Council	TRANSFER STATION FEES		\$ 189,175.55
09/05/2023	EMRC50548		TRANSFER STATION FEES	\$ 47,852.38	
09/05/2023	EMRC50593		TRANSFER STATION FEES	\$ 1,240.25	
11/05/2023	EMRC50646		TRANSFER STATION FEES	\$ 28,161.62	
12/05/2023	EMRC50712		MANAGEMENT OF CDS OPERATIONS - COPPIN ROAD TRANSFER STATION	\$ 37,776.42	
12/05/2023	EMRC50705		TRANSFER STATION FEES	\$ 16,973.40	
11/05/2023	EMRC50714		MATHIESON RD WASTE TRANSFER STATION - SITE MANAGEMENT	\$ 25,012.65	
11/05/2023	EMRC50713		COPPIN RD WASTE TRANSFER STATION - SITE MANAGEMENT	\$ 32,158.83	
15/05/2023	3421.215-01	Deputy Commissioner of Taxation	TAXATION		\$ 182,457.00
07/05/2023	PY01-23-Deputy C		PAYROLL DEDUCTION	\$ 152,529.00	
07/05/2023	PY02-23-Deputy C		PAYROLL DEDUCTION	\$ 29,928.00	
15/05/2023	3421.234-01	Coles Supermarkets Australia Pty Ltd	KIOSK SUPPLIES		\$ 1,134.21
05/05/2023	166656300		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 266.65	
09/05/2023	167181468		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 153.10	
09/05/2023	167052563		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 102.65	
09/05/2023	166797659		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 611.81	
15/05/2023	3421.2625-01	Stewart & Heaton Clothing Co	UNIFORMS		\$ 234.22
01/05/2023	SIN-3709354		UNIFORMS - GLEN FORREST VBFB	\$ 234.22	
15/05/2023	3421.2641-01	St John Ambulance Western Australia	PPE SUPPLIES		\$ 2,351.25
24/04/2023	STKINV00043091		SUPPLY 5 X DEFIBRILLATOR CABINETS - ASSORTED BUILDINGS	\$ 2,351.25	
15/05/2023	3421.314-01	Landgate	TITLE SEARCHES		\$ 952.23
01/05/2023	383468		GROSS RENTAL VALUATIONS CHARGEABLE	\$ 952.23	
15/05/2023	3421.375-01	Team Global Express Pty Ltd	COURIER SERVICES		\$ 43.30
12/05/2023	0566-S364420		COURIER SERVICES	\$ 43.30	
15/05/2023	3421.381-01	Mundaring Electrical Contracting Serv	ELECTRICAL SERVICES		\$ 638.00
13/05/2023	7543		ELECTRICAL SERVICES - MUNDARING LIBRARY	\$ 159.50	
13/05/2023	7551		ELECTRICAL SERVICES - CHIDLOW VBFB	\$ 319.00	
13/05/2023	7553		ELECTRICAL SERVICES - ADMIN BUILDING	\$ 159.50	
15/05/2023	3421.393-01	Western Australian Local Government	TRAINING		\$ 759.00
21/04/2023	SI-004689		REGISTRATION - EMERGENCY MANAGEMENT FOUNDATIONS	\$ 759.00	
15/05/2023	3421.4-01	Health Insurance Fund of WA	PAYROLL DEDUCTION		\$ 955.45
07/05/2023	PY01-23-HIF		PAYROLL DEDUCTION	\$ 955.45	
15/05/2023	3421.4281-01	Direct Communications	EQUIPMENT PURCHASES		\$ 660.22
08/05/2023	116202		INSTALL RADIO IN P302	\$ 660.22	
15/05/2023	3421.452-01	Mahogany Building & Design	MAINTENANCE		\$ 1,111.00
13/05/2023	INV0458		MAINTENANCE - BOYA OVAL CHANGEROOMS	\$ 77.00	
13/05/2023	INV0459		MAINTENANCE - SAWYERS VALLEY OVAL CHANGEROOMS	\$ 132.00	
11/05/2023	INV0460		MAINTENANCE - GLEN FORREST STATION MASTER HOUSE & HUB OF HILLS	\$ 132.00	
13/05/2023	INV0457		MAINTENANCE - VARIOUS SHIRE BUILDINGS	\$ 770.00	
15/05/2023	3421.459-01	Instant Weighing (Instant Weight Pty	MAINTENANCE		\$ 825.00
21/04/2023	4443		TRAVEL TO SITE & CALIBRATE COMPULOAD WEIGHING SYSTEM	\$ 825.00	
15/05/2023	3421.4888-01	Kennards Hire	HIRE		\$ 205.00
01/05/2023	24916934		HIRE DEMOLITION SAW	\$ 205.00	
15/05/2023	3421.5390-01	WA Naturally Publications	VISITOR CENTRE STOCK		\$ 447.24
24/04/2023	P 1-01-031970		ASSORTED MAPS FOR VISITOR CENTRE STOCK	\$ 384.41	
12/05/2023	P 1-01-031999		ASSORTED CALENDARS FOR VISITOR CENTRE STOCK	\$ 62.83	
15/05/2023	3421.5558-01	Global Workwear Investments Pty Ltd	WORK CLOTHES		\$ 391.34
11/05/2023	BM52178.D1		WORK CLOTHES - KSP LIBRARY STAFF	\$ 360.14	
11/05/2023	BM51968.D1		SHIRE MUNDARING LIBRARIES EMBROIDERY INITIAL SETUP	\$ 31.20	
15/05/2023	3421.5719-01	Shire of Mundaring - Lotto Club	PAYROLL DEDUCTION		\$ 271.60
07/05/2023	PY01-23-STAFF LO		PAYROLL DEDUCTION	\$ 258.02	
07/05/2023	PY02-23-STAFF LO		PAYROLL DEDUCTION	\$ 13.58	
15/05/2023	3421.5945-01	West Coast Spring Water Pty Ltd	CAFE BAR CONSUMABLES		\$ 34.44
06/05/2023	2671273		WATER BOTTLES FOR KSP LIBRARY	\$ 17.22	
11/05/2023	2668367		WATER BOTTLES FOR DEPOT WATER COOLERS	\$ 17.22	
15/05/2023	3421.599-01	Mundaring Adult Creative & Learning	GRANT		\$ 9,424.00
05/05/2023	040523		ANNUAL FUNDING 4TH QUARTER CLAIM 2022/2023	\$ 9,424.00	
15/05/2023	3421.6-01	Shire of Mundaring - Social Club	PAYROLL DEDUCTION		\$ 260.00
07/05/2023	PY01-23-MUNDARIN		PAYROLL DEDUCTION	\$ 257.00	
07/05/2023	PY02-23-MUNDARIN		PAYROLL DEDUCTION	\$ 3.00	

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15/05/2023	3421.6050-01	Fuel Distributors of Western Australia	FUEL & OILS		\$ 30,736.33
13/04/2023	52102411		DIESEL FUEL	\$ 25,362.54	
01/05/2023	00466994		SUPPLY DYNATRANS, RUBIATIR & QUARTZ	\$ 4,892.83	
01/05/2023	00466993		SUPPLY FLUIDMATIC	\$ 480.96	
15/05/2023	3421.6421-01	Vermeer Equipment of WA & NT	PARTS		\$ 1,320.00
11/05/2023	123480		SUPPLY HYDRAULIC DRIVE MOTOR FOR P274	\$ 1,320.00	
15/05/2023	3421.7-01	Australian Services Union	PAYROLL DEDUCTION		\$ 270.90
07/05/2023	PY01-23-AUSTRALI		PAYROLL DEDUCTION	\$ 141.40	
07/05/2023	PY02-23-AUSTRALI		PAYROLL DEDUCTION	\$ 129.50	
15/05/2023	3421.7324-01	Mr B Sgherza	TRAINING		\$ 3,800.00
09/05/2023	503		DELIVER DISABILITY AWARENESS TRAINING SESSIONS	\$ 3,800.00	
15/05/2023	3421.7426-01	Scoob's Dingo Service	FOOTPATH SWEEPING/MAINTENANCE		\$ 3,821.10
11/05/2023	2723		FOOTPATH SWEEPING/MAINTENANCE	\$ 2,445.30	
11/05/2023	2724		EASEMENT MAINTENANCE - BROOK RD DARLINGTON	\$ 1,375.80	
15/05/2023	3421.7590-01	PFD Food Services Pty Ltd	PROVISIONS FOR REFLECTIONS CAFE		\$ 373.15
12/05/2023	LG965279		PROVISIONS FOR REFLECTIONS CAFE	\$ 373.15	
15/05/2023	3421.80-01	Bunnings Group Limited	HARDWARE		\$ 1,216.60
24/04/2023	2440/01127993		HARDWARE ITEMS	\$ 906.94	
08/05/2023	2440/01128959		HARDWARE ITEMS	\$ 233.44	
08/05/2023	2440/00147730		HARDWARE ITEMS	\$ 76.22	
15/05/2023	3421.8-01	LGRCEU	PAYROLL DEDUCTION		\$ 44.00
07/05/2023	PY02-23-LGRCEU		PAYROLL DEDUCTION	\$ 44.00	
15/05/2023	3421.8337-01	Public Transport Authority of Western	CONTRIBUTION		\$ 6,446.00
15/05/2023	2022-25		CONTRIBUTION TOWARDS RE-UPGRADE HARDSTAND BUS STOP	\$ 6,446.00	
15/05/2023	3421.8374-01	Natural Area Holdings P/L T/A Natural	WEED CONTROL		\$ 1,609.70
01/05/2023	00019889		WEED CONTROL - HAROLD STREET GLEN FORREST	\$ 1,609.70	
15/05/2023	3421.8545-01	Sankey Plumbing Service	PLUMBING		\$ 1,419.00
13/05/2023	5684		PLUMBING SERVICES - DEPOT WORKSHOP	\$ 605.00	
13/05/2023	5685		PLUMBING SERVICES - PARKERVILLE OVAL	\$ 143.00	
13/05/2023	5686		PLUMBING SERVICES - CHIDLOW PUBLIC TOILETS	\$ 176.00	
13/05/2023	5687		PLUMBING SERVICES - ADMIN BUILDING	\$ 132.00	
13/05/2023	5688		PLUMBING SERVICES - MUNDARING VISITOR CENTRE	\$ 187.00	
13/05/2023	5689		PLUMBING SERVICES - CHIDLOW PUBLIC TOILETS	\$ 176.00	
15/05/2023	3421.8584-01	Great Sand Supplies Trust	GRAVEL		\$ 3,722.97
28/04/2023	00009463		SUPPLY 25MM FERRICRETE	\$ 3,722.97	
15/05/2023	3421.8976-01	Kool Line Electrical & Refrigeration	ELECTRICAL SERVICES		\$ 54,325.70
13/05/2023	00127722		ELECTRICAL SERVICES - GLEN FORREST OVAL	\$ 54,325.70	
15/05/2023	3421.9596-01	Brice Pest Management	PEST CONTROL		\$ 154.00
13/05/2023	IV05488		RELOCATE BEES FROM FALLEN LOG NEAR MUNDARING ARENA	\$ 154.00	
15/05/2023	3421.9612-01	Data#3 Limited	SUBSCRIPTION		\$ 181.20
20/04/2023	SIN000110099		FOXIT PDF EDITOR PRO WINDOWS LICENSE 1 ADDITIONAL	\$ 181.20	
15/05/2023	3421.9627-01	MPK Tree Management Pty Ltd	STREET TREE MAINTENANCE		\$ 6,415.20
08/05/2023	6206		STREET TREE MAINTENANCE - VARIOUS LOCATIONS	\$ 2,780.80	
08/05/2023	6276		STREET TREE MAINTENANCE - NOONAMEENA PL DARLINGTON	\$ 1,522.40	
12/05/2023	6088		STREET TREE MAINTENANCE - INNAMINCKA RD GREENMOUNT	\$ 660.00	
12/05/2023	6151		STREET TREE MAINTENANCE - VARIOUS LOCATIONS	\$ 1,452.00	
15/05/2023	3421.9683-01	B & S Printing Company (Marble Bay	PRINTING MATERIAL		\$ 654.50
03/05/2023	183108		SUPPLY 50 X LIGHT VEHICLE MONTHLY INSPECTION BOOKS	\$ 654.50	
15/05/2023	3421.969-01	Slater Gartrell Sports	SPORTS EQUIPMENT		\$ 136.40
12/05/2023	SG55607/01		SUPPLY 4 X SIZE 5 GILBERT NETBALLS	\$ 136.40	
17/05/2023	3422.6355-01	Murdoch University	FEES		\$ 22,000.00
17/05/2023	CI-0000975		PHD RESEARCH SCHOLARSHIP - FINAL PAYMENT	\$ 22,000.00	
17/05/2023	3423.3462-01	Care Giver Subsidies	CARE GIVER SUBSIDIES		\$ 23,977.53
17/05/2023	170523		CARE GIVER SUBSIDIES	\$ 23,977.53	
18/05/2023	3424.15053-01	Ms D K Bailey	REFUND		\$ 695.71
18/05/2023	REFUND		RATES REFUND	\$ 695.71	
18/05/2023	3425.1030-01	Mrs L S Morey	REFUND		\$ 330.00
18/05/2023	1448350		HALL BOND REFUND	\$ 330.00	
18/05/2023	3425.13467-01	Mrs J A Sheil	REFUND		\$ 65.00
18/05/2023	1453894		KEY BOND REFUND	\$ 65.00	

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18/05/2023	3425.14526-01	Mr G Brick	REFUND		\$ 330.00
18/05/2023	1446150		HALL BOND REFUND	\$ 330.00	
18/05/2023	3425.14638-01	Mrs C A Levett	REFUND		\$ 65.00
18/05/2023	1448166		KEY BOND REFUND	\$ 65.00	
18/05/2023	3425.15050-01	S Cameron	REFUND		\$ 110.00
18/05/2023	1458302		HALL BOND REFUND	\$ 110.00	
18/05/2023	3425.15051-01	Spectrum Space	REFUND		\$ 110.00
18/05/2023	1313787		HALL BOND REFUND	\$ 110.00	
18/05/2023	3425.15052-01	J L Tassell	REFUND		\$ 110.00
18/05/2023	1428964		HALL BOND REFUND	\$ 110.00	
22/05/2023	3427.34-01	Water Corporation	WATER RATES & FEES		\$ 2,083.04
19/05/2023	9024936883		DISCONNECT WATER SERVICE FEE - 2945 JACOBY ST MUNDARING	\$ 1,204.62	
19/05/2023	9004631716		WATER RATES & FEES	\$ 92.21	
19/05/2023	9009882418		WATER RATES & FEES	\$ 94.92	
19/05/2023	9004566598		WATER RATES & FEES	\$ 691.29	
22/05/2023	3428.13973-01	Sacred Heart Sporting Group Inc	REFUND		\$ 146.40
19/05/2023	REFUND		REFUND - INCORRECT AMOUNT INVOICED	\$ 146.40	
22/05/2023	3428.15054-01	Miss D Master	GRANT		\$ 200.00
19/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
22/05/2023	3428.15055-01	Miss K M Johnson	REFUND		\$ 30.00
19/05/2023	REFUND		REFUND - DOG STERILISATION REBATE ANIMAL# 40993	\$ 30.00	
22/05/2023	3428.15056-01	Mrs S V Cotchin	REFUND		\$ 30.00
19/05/2023	REFUND		REFUND - DOG STERILISATION REBATE ANIMAL# 39615	\$ 30.00	
22/05/2023	3428.15057-01	Miss P Blyth	GRANT		\$ 200.00
19/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
22/05/2023	3428.15058-01	Mr J Bigelow	GRANT		\$ 200.00
19/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
22/05/2023	3428.15059-01	Ms N A Van Ross	REIMBURSEMENT		\$ 1,803.60
22/05/2023	REIMBURSEMENT		REIMBURSEMENT - BACHELOR BUILDING SURVEYING STUDY ASSISTANCE	\$ 1,803.60	
22/05/2023	3428.174-01	Synergy	ELECTRICITY		\$ 71,942.52
18/05/2023	0998549922		ELECTRICITY	\$ 1,114.77	
18/05/2023	5134764810		ELECTRICITY	\$ 333.31	
18/05/2023	5176146311		ELECTRICITY	\$ 674.49	
18/05/2023	5100198416		ELECTRICITY	\$ 530.21	
18/05/2023	3563304329		ELECTRICITY	\$ 365.77	
19/05/2023	3310777127		ELECTRICITY	\$ 123.13	
19/05/2023	3625641925		ELECTRICITY	\$ 398.86	
09/05/2023	3021647529		STREET LIGHTING CHARGES	\$ 66,511.60	
18/05/2023	5035029810		ELECTRICITY	\$ 1,210.65	
18/05/2023	5035029115		ELECTRICITY	\$ 147.51	
18/05/2023	1563279527		ELECTRICITY	\$ 532.22	
22/05/2023	3428.589-01	Shire of Mundaring	FDC PARENT LEVY		\$ 7,839.00
17/05/2023	170523		FDC PARENT LEVY	\$ 7,839.00	
22/05/2023	3428.6549-01	Mr K H Kitchin	REIMBURSEMENT		\$ 184.90
19/05/2023	REIMBURSEMENT		REIMBURSEMENT - FUEL EXPENSES ON 05/04/2023 & 05/03/2023	\$ 184.90	
22/05/2023	3428.9691-01	First Friends Playgroup Inc	GRANT		\$ 300.00
19/05/2023	GRANT		VOLUNTEER RECOGNITION EVENT GRANT	\$ 300.00	
22/05/2023	3429.10654-01	Datacom Systems (AU) Pty Ltd	SUBSCRIPTION		\$ 1,448.33
01/05/2023	INV1356003		1 ADDITIONAL USER ADOBE CREATIVE CLOUD FOR TEAMS	\$ 1,448.33	
22/05/2023	3429.10674-01	Ausrecord Pty Ltd	STATIONERY		\$ 107.69
28/04/2023	00095933		SUPPLY HALF SIZE LETTER STICKERS & NUMBER LABELS	\$ 107.69	
22/05/2023	3429.10772-01	Stonemark Holdings T/As Ace Promotion	STAFF UNIFORMS		\$ 4,271.30
19/05/2023	INV-1066		STAFF UNIFORMS - CHILDRENS SERVICES	\$ 2,264.90	
19/05/2023	INV-1067		STAFF UNIFORMS - CHILDRENS SERVICES	\$ 2,006.40	
22/05/2023	3429.11017-01	Sapio Pty Ltd	SECURITY EXPENSES		\$ 408.74
04/05/2023	SP233904		ATTEND SITE & REPAIR DAMAGED ALARM - BRUCE DOUGLAS PAVILION	\$ 408.74	
22/05/2023	3429.12336-01	Mitchell Byrne's Contracting	FIRE MITIGATION WORKS		\$ 18,249.00
18/05/2023	1163-20233		FIRE MITIGATION WORKS - RYECROFT RD GLEN FORREST	\$ 14,789.50	
18/05/2023	1157-2023		FIRE MITIGATION WORKS - RYECROFT RD GLEN FORREST	\$ 3,459.50	

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22/05/2023	3429.12394-01	Mad Dog Promotions	PROMOTIONAL ITEMS		\$ 1,589.50
18/05/2023	INV-4729		SUPPLY & DELIVER PROMOTIONAL PENS & NOTE PADS	\$ 1,589.50	
22/05/2023	3429.12470-01	Mr G Wood	FENCING		\$ 3,685.00
12/05/2023	IV00000001257		REPLACE DAMAGED FENCING ALONG NEW FOOTPATH - LAKE LESCHENAULTIA	\$ 3,223.00	
11/05/2023	IV00000001254		REPAIR FENCING - ROSEDALE RD - LAKE LESCHENAULTIA	\$ 462.00	
22/05/2023	3429.12579-01	Mr V Crowe	LANDSCAPE & CLEANING SERVICES		\$ 1,836.00
18/05/2023	2159		LANDSCAPE SERVICES & TIP FEES	\$ 420.00	
18/05/2023	2158		LANDSCAPE SERVICES	\$ 336.00	
18/05/2023	2160		LANDSCAPE SERVICES	\$ 384.00	
19/05/2023	2154		CLEANING SERVICES & TIP FEES	\$ 696.00	
22/05/2023	3429.12866-01	From Scratch Small Event Catering	CATERING		\$ 240.00
19/05/2023	2079		CATERING - NATIONAL VOLUNTEER WEEK EVENT 19/05/2023	\$ 240.00	
22/05/2023	3429.12938-01	Aussie Broadband Pty Ltd	NBN FTTN, NBN FIBRE, SIP TRUNK & VOIP CHARGES		\$ 4,273.10
04/05/2023	25274129		NBN FTTN, NBN FIBRE, SIP TRUNK & VOIP CHARGES	\$ 4,273.10	
22/05/2023	3429.12950-01	David Wills & Associates (DWA)	CONSULTING SERVICES		\$ 12,100.00
16/05/2023	00031923		CONSULTING SERVICES - NEW JANE BROOK BRIDGE CROSSING	\$ 12,100.00	
22/05/2023	3429.12984-01	AJL Plumbing and Gas Pty Ltd (ATF T	PLUMBING SERVICES		\$ 385.00
11/05/2023	AJL11973		PLUMBING SERVICES - BRUCE DOUGLAS PAVILION	\$ 385.00	
22/05/2023	3429.13261-01	Eclipse Soils Pty Ltd	SOIL		\$ 990.00
19/05/2023	SHIR02045046		SUPPLY & DELIVER TOP DRESSING SOILS - SHIRE OVALS	\$ 990.00	
22/05/2023	3429.13335-01	Midland Hyundai and Kia (Idom Midland	VEHICLE SERVICE		\$ 1,417.00
04/05/2023	62230107		105,000KM SERVICE ON 806MDG	\$ 1,417.00	
22/05/2023	3429.13540-01	ELM (WA) Pty Ltd	MOWING SERVICES		\$ 11,553.11
19/05/2023	INV-4569		MOWING SERVICES - APRIL 2023	\$ 11,553.11	
22/05/2023	3429.13866-01	Booktopia Pty Ltd	BOOKS		\$ 3,817.72
01/05/2023	19354712		BOOK STOCK - AFM LIBRARY	\$ 713.86	
01/05/2023	19352598		BOOK STOCK - KSP LIBRARY	\$ 797.27	
01/05/2023	19359425		BOOK STOCK - AFM LIBRARY	\$ 685.95	
01/05/2023	19358941		BOOK STOCK - KSP LIBRARY	\$ 372.21	
01/05/2023	19322715		BOOK STOCK - KSP LIBRARY	\$ 456.59	
01/05/2023	19335010		BOOK STOCK - AFM LIBRARY	\$ 298.10	
01/05/2023	19365270		BOOK STOCK - AFM LIBRARY	\$ 493.74	
22/05/2023	3429.14013-01	Eastern Hills Chainsaws & Mowers Pty	PPE EQUIPMENT		\$ 53.10
01/05/2023	50295 #5		SUPPLY PPE FOR CHANSAW TRAINING	\$ 53.10	
22/05/2023	3429.14032-01	Metal Artwork Creations (Truly	DESIGN FEES/COSTS		\$ 18.37
12/05/2023	94198		SUPPLY & DELIVER DOOR NAME PLAQUE - MANAGER PEOPLE & CULTURE	\$ 18.37	
22/05/2023	3429.14073-01	Tony's House of Tender Meats (GK &	FOOD		\$ 510.86
18/05/2023	36681		MEAT SUPPLIES FOR CHILDREN - MECPC	\$ 510.86	
22/05/2023	3429.14109-01	Red Dot Stores (The C C C B	CONSUMABLES		\$ 275.94
18/05/2023	8751761		CONSUMABLES - MECPC	\$ 205.94	
18/05/2023	8821661		CONSUMABLES - MECPC	\$ 49.00	
18/05/2023	8844417		CONSUMABLES - MECPC	\$ 21.00	
22/05/2023	3429.14431-01	Blacklist Coffee Roasters Trading T	PROVISIONS FOR REFLECTIONS CAFE		\$ 168.00
19/05/2023	OMO11228		PROVISIONS FOR REFLECTIONS CAFE	\$ 168.00	
22/05/2023	3429.14435-01	Lou's Kitchen (Knights, Louisa Jayne	PROVISIONS FOR REFLECTIONS CAFE		\$ 86.00
19/05/2023	INV-0246		PROVISIONS FOR REFLECTIONS CAFE	\$ 86.00	
22/05/2023	3429.14496-01	Tyrepower Mundaring (The Trustee for	TYRES & REPAIRS		\$ 772.00
08/05/2023	116364		SUPPLY & FIT 2 X NEW TYRE ON 862MDG	\$ 270.00	
08/05/2023	116392		SUPPLY & FIT 2 X NEW TYRE ON P2482	\$ 502.00	
22/05/2023	3429.14644-01	Uniting Global Pty Ltd	CLEANING		\$ 72,003.80
09/05/2023	INV-0576		CLEANING - APRIL 2023	\$ 72,003.80	
22/05/2023	3429.14652-01	HWL Ebsworth Lawyers	LEGAL ADVICE		\$ 604.30
08/05/2023	1575100		LEGAL ADVICE - 804 ELMSFIELD RD	\$ 604.30	
22/05/2023	3429.14882-01	BB Recruitment & Consulting Service	TEMP STAFF		\$ 8,270.64
18/05/2023	10000955A		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,913.36	
18/05/2023	10000659		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,516.25	
18/05/2023	10000955		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,841.03	
22/05/2023	3429.14941-01	Hammond Woodhouse Advisory (Woodham	CONSULTING SERVICES		\$ 24,200.00
02/05/2023	1052		CONSULTING SERVICES - LOCAL LAW REVIEW RFQ 16.2223	\$ 24,200.00	
22/05/2023	3429.14946-01	Stephen Carrick Architects Pty Ltd	DESIGN FEES/COSTS		\$ 24,257.75
19/05/2023	00001814		DESIGN, DOCUMENT & ADMIN SERVICES - ACCESSIBILITY UPGRADE	\$ 24,257.75	

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22/05/2023	3429.1495-01	Woodwest	FURNITURE		\$ 1,980.00
18/05/2023	2305-11		MANUFACTURE & INSTALL 2 X DESKS - BOYA LIBRARY	\$ 1,980.00	
22/05/2023	3429.15043-01	Ms S E Booth	AUTHOR TALK & PRESENTATION		\$ 313.00
18/05/2023	2303		AUTHOR TALK & PRESENTATION - THE SILENCE OF WATER	\$ 313.00	
22/05/2023	3429.1644-01	Woolworths Group Limited	FOOD & CONSUMABLES		\$ 86.75
11/05/2023	TI-019C7-14658C		FOOD & CONSUMABLES FOR CHILDREN - MIDVALE HUB	\$ 86.75	
22/05/2023	3429.197-01	Konica Minolta Business Solutions A	PHOTOCOPIER PRINTING		\$ 5,918.56
18/05/2023	0401000062000223		PHOTOCOPIER PRINTING - FEBRUARY 2023	\$ 3,015.72	
19/05/2023	0401000062000323		PHOTOCOPIER PRINTING - MARCH 2023	\$ 2,902.84	
22/05/2023	3429.21-01	Eastern Metropolitan Regional Council	TRANSFER STATION FEES		\$ 44,370.71
18/05/2023	EMRC50845		TRANSFER STATION FEES	\$ 44,370.71	
22/05/2023	3429.2165-01	Country Womens Association of WA In	CATERING		\$ 408.00
19/05/2023	178		CATERING SERVICES - STONEVILLE FIRE SCHOOL	\$ 204.00	
19/05/2023	179		CATERING SERVICES - STONEVILLE FIRE SCHOOL	\$ 204.00	
22/05/2023	3429.234-01	Coles Supermarkets Australia Pty Ltd	KIOSK SUPPLIES		\$ 606.92
19/05/2023	167311604		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 606.92	
22/05/2023	3429.2625-01	Stewart & Heaton Clothing Co	UNIFORMS		\$ 66.00
08/05/2023	SIN-3711668		UNIFORMS - PARKERVILLE VBFB	\$ 66.00	
22/05/2023	3429.300-01	Civica Pty Ltd	FEES		\$ 104,467.74
19/05/2023	M/LG024932		AUTHORITY, BIS & ANNUAL LICENCE SUP 01/07/2023 - 30/06/2024	\$ 104,467.74	
22/05/2023	3429.35-01	Nutrien Ag Solutions Limited	CHEMICALS		\$ 2,112.66
24/04/2023	908674138		SUPPLY 1 X 20L NUFA WEEDMASTER DUO	\$ 211.27	
24/04/2023	908669858		SUPPLY 9 X 20L NUFA WEEDMASTER DUO	\$ 1,901.39	
22/05/2023	3429.375-01	Team Global Express Pty Ltd	COURIER SERVICES		\$ 279.97
08/05/2023	0567-S364420		COURIER SERVICES	\$ 279.97	
22/05/2023	3429.393-01	Western Australian Local Government	TRAINING		\$ 583.00
18/05/2023	SI-004666		REGISTRATION - CEO PERFORMANCE REVIEW COURSE - CR MCNEIL	\$ 583.00	
22/05/2023	3429.4054-01	Institute of Public Administration	TRAINING		\$ 70.00
19/05/2023	8605		DEVELOPING A SOUND BUSINESS CASE	\$ 70.00	
22/05/2023	3429.4433-01	Marketforce Pty Ltd	ADVERTISING		\$ 383.75
05/05/2023	47543		ADVERTISING	\$ 383.75	
22/05/2023	3429.6419-01	Hills Fresh (WA) Pty Ltd	CATERING		\$ 110.00
19/05/2023	00008909		CATERING - NATIONAL VOLUNTEER WEEK EVENT 19/05/2023	\$ 110.00	
22/05/2023	3429.6732-01	Relationships Australia Western	EMPLOYEE ASSISTANCE PROGRAM		\$ 176.00
16/05/2023	00415421		EMPLOYEE ASSISTANCE PROGRAM	\$ 176.00	
22/05/2023	3429.6879-01	Chidlow Chatter	ADVERTISING		\$ 80.00
16/05/2023	00005422		ADVERTISING	\$ 80.00	
22/05/2023	3429.709-01	Mundaring & Hills Historical Society	GRANT		\$ 16,575.00
18/05/2023	1108		QUARTERLY FUNDING APRIL TO JUNE 2023	\$ 16,575.00	
22/05/2023	3429.7230-01	Boss Bobcat & Truck Service	SAND		\$ 3,300.00
16/05/2023	12723		SUPPLY BRICKIES SAND	\$ 3,300.00	
22/05/2023	3429.726-01	Greenmount Primary School	EQUIPMENT HIRE		\$ 1,156.70
18/05/2023	15/05/2023		SOUND SYSTEM HIRE FOR ANZAC DAY SERVICE 2023	\$ 1,156.70	
22/05/2023	3429.7293-01	Ulverscroft Australia Pty Ltd	LIBRARY STOCK		\$ 231.00
12/05/2023	I148750AU		STOCK FOR LARGE PRINT COLLECTION AFM & KSP LIBRARY	\$ 231.00	
22/05/2023	3429.7489-01	Sparks Refrigeration & Aircondition	PLUMBING SERVICES		\$ 198.00
01/05/2023	INV-2785		CHECKED COOLROOM TEMP DUE TO FREEZING - REFLECTIONS CAFÉ	\$ 198.00	
22/05/2023	3429.7738-01	WA Safety Products (Montyanne Trust	SIGNAGE		\$ 111.79
08/05/2023	B4496		SUPPLY SIGNS FOR DEPOT	\$ 111.79	
22/05/2023	3429.7807-01	Water Installations	MAINTENANCE		\$ 110.00
08/05/2023	1818		QUARTERLY SERVICING TREATMENT SYSTEM - MT HELENA PAVILION	\$ 110.00	
22/05/2023	3429.80-01	Bunnings Group Limited	HARDWARE		\$ 435.33
08/05/2023	2440/01280180		HARDWARE ITEMS	\$ 287.28	
08/05/2023	2440/00859490		HARDWARE ITEMS	\$ 148.05	
22/05/2023	3429.8037-01	Electritech Industries	ELECTRICAL SERVICES		\$ 1,335.49
08/05/2023	15436		ELECTRICAL SERVICES - CHIDLOW REC GROUNDS PAVILION	\$ 1,230.99	
16/05/2023	15342		ELECTRICAL SERVICES - BROWN PARK YOUTH CENTRE	\$ 104.50	
22/05/2023	3429.8275-01	E Fire & Safety	MAINTENANCE		\$ 391.60
11/05/2023	585213		SERVICING OF FIRE EQUIPMENT - VARIOUS LOCATIONS	\$ 391.60	

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22/05/2023	3429.8584-01	Great Sand Supplies Trust	GRAVEL		\$ 4,868.44
28/04/2023	00009497		SUPPLY SAND - ALP ST FIRE MITIGATION	\$ 357.98	
28/04/2023	00009495		SUPPLY SCREENED GRAVEL - GLEN FORREST SUPERBLOCK	\$ 2,706.74	
04/05/2023	00009496		SUPPLY 25MM FERRICRETE	\$ 1,803.72	
22/05/2023	3429.8773-01	Paintec Pty Ltd	PAINT SUPPLIES		\$ 4,677.09
19/05/2023	00064631		SUPPLY OLYMPIC BLUE POOL PAINT & THINNERRS	\$ 4,677.09	
22/05/2023	3429.8810-01	Localise	PROFESSIONAL SERVICES		\$ 15,587.00
11/05/2023	1661		DESIGN & DELIVER CORPORATE BUSINESS PLAN WORKSHOP	\$ 15,587.00	
22/05/2023	3429.8976-01	Kool Line Electrical & Refrigeration	ELECTRICAL SERVICES		\$ 2,370.50
12/05/2023	00127755		ELECTRICAL SERVICES - MUNDARING ARENA	\$ 918.50	
19/05/2023	00127754		ELECTRICAL SERVICES - BOYA OVAL	\$ 401.50	
19/05/2023	00127751		ELECTRICAL SERVICES - BROZ PARK	\$ 319.00	
19/05/2023	00127753		ELECTRICAL SERVICES - MUNDARING OVAL	\$ 731.50	
22/05/2023	3429.90-01	Major Motors Pty Ltd	PARTS		\$ 404.05
16/05/2023	1362472		SUPPLY WDR CAMERA & DIGITAL CAM CABLE FOR P703	\$ 404.05	
22/05/2023	3429.958-01	Sports Turf Technology Pty Ltd	FEES		\$ 2,112.00
19/05/2023	INV-3734		PROVIDE SHIRE OVAL CONDITION REPORTS WITH RECOMMENDATIONS	\$ 2,112.00	
22/05/2023	3429.9596-01	Brice Pest Management	PEST CONTROL		\$ 638.00
11/05/2023	IV05513		PEST CONTROL - CLAYTON VIEW CHILD & PARENTING CENTRE	\$ 242.00	
16/05/2023	IV05520		PEST CONTROL - BROWN PARK COMMUNITY CENTRE	\$ 396.00	
22/05/2023	3429.9627-01	MPK Tree Management Pty Ltd	STREET TREE MAINTENANCE		\$ 1,399.20
18/05/2023	6268		STREET TREE MAINTENANCE - VARIOUS LOCATIONS	\$ 1,399.20	
22/05/2023	3429.9935-01	All Fence U Rent Pty Ltd	HIRE TEMPORARY FENCING		\$ 616.00
18/05/2023	00046512		HIRE TEMPORARY FENCING - DANNY WIMPERUS PARK	\$ 616.00	
22/05/2023	3429.9969-01	International Council for Local	TRAINING		\$ 2,200.00
18/05/2023	01012023-66		REGISTRATION - CITIES WITH NATURE ACADEMY	\$ 2,200.00	
24/05/2023	3430.3462-01	Care Giver Subsidies	CARE GIVER SUBSIDIES		\$ 23,955.32
25/05/2023	240523		CARE GIVER SUBSIDIES	\$ 23,955.32	
29/05/2023	3431.34-01	Water Corporation	WATER RATES & FEES		\$ 13,359.45
28/05/2023	9004674708		WATER RATES & FEES	\$ 181.70	
28/05/2023	9009291271		WATER RATES & FEES	\$ 235.94	
28/05/2023	9004697344		WATER RATES & FEES	\$ 8,084.62	
28/05/2023	9004650204		WATER RATES & FEES	\$ 46.10	
28/05/2023	9004697539		WATER RATES & FEES	\$ 89.50	
28/05/2023	9004694442		WATER RATES & FEES	\$ 56.95	
28/05/2023	9004697117		WATER RATES & FEES	\$ 1,293.62	
28/05/2023	9023574999		WATER RATES & FEES	\$ 35.26	
28/05/2023	9004697985		WATER RATES & FEES	\$ 3,335.76	
29/05/2023	3432.1049-01	Glen Forrest Community Kindergarten	GRANT		\$ 2,200.00
27/05/2023	GRANT		MATCHING GRANT	\$ 2,200.00	
29/05/2023	3432.15065-01	Mr B A McLennan	REIMBURSEMENT		\$ 199.00
26/05/2023	REIMBURSEMENT		REIMBURSEMENT - CAR DETAILING 829MDG EXPENSES	\$ 199.00	
29/05/2023	3432.15066-01	Miss C Hannen-Williams	GRANT		\$ 300.00
26/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 300.00	
29/05/2023	3432.15067-01	Mr L Dunne	GRANT		\$ 200.00
26/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
29/05/2023	3432.15068-01	Mount Helena Badminton Club	GRANT		\$ 300.00
26/05/2023	GRANT		VOLUNTEER RECOGNITION EVENT GRANT	\$ 300.00	
29/05/2023	3432.15069-01	Mr K Burton	REFUND		\$ 177.00
29/05/2023	REFUND		REFUND - PLANNING APPLICATION FEE - ELLIOT RD MT HELENA	\$ 177.00	
29/05/2023	3432.15070-01	Ms R Pickett	REFUND		\$ 100.00
26/05/2023	REFUND		REFUND - MIDVALE CHILDCARE CENTRE DEPOSIT	\$ 100.00	
29/05/2023	3432.15072-01	Miss M Pearce	GRANT		\$ 200.00
27/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	
29/05/2023	3432.15073-01	Mr A Beardsmore	GRANT		\$ 200.00
27/05/2023	GRANT		YOUTH GRANT PROGRAM	\$ 200.00	

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<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
29/05/2023	3432.174-01	Synergy	ELECTRICITY		\$ 3,643.62
19/05/2023	3509628321		ELECTRICITY	\$ 1,272.61	
26/05/2023	5214128214		ELECTRICITY	\$ 154.31	
26/05/2023	5735349122		ELECTRICITY	\$ 1,198.49	
26/05/2023	5185501927		ELECTRICITY	\$ 1,018.21	
29/05/2023	3432.326-01	Stoneville Volunteer Bushfire Brigade	REIMBURSEMENT		\$ 4,353.55
26/05/2023	27		REIMBURSEMENT OF ESL EXPENSES 01/04/2022 - 30/03/2023	\$ 4,353.55	
29/05/2023	3432.343-01	Chidlow Volunteer Bushfire Brigade	REIMBURSEMENT		\$ 1,995.91
26/05/2023	2202		REIMBURSEMENT - BRIGADE EXPENSES 01/04/2022 - 30/06/2022	\$ 1,411.76	
26/05/2023	2301		REIMBURSEMENT - BRIGADE EXPENSES 01/01/2023 - 31/03/2023	\$ 584.15	
29/05/2023	3432.5788-01	Mr J P Throssell	REIMBURSEMENT		\$ 122.44
26/05/2023	REIMBURSEMENT		REIMBURSEMENT - FUEL EXPENSES FOR 1GPJ900	\$ 122.44	
29/05/2023	3432.582-01	Mundaring State Emergency Service	REIMBURSEMENT		\$ 6,124.98
26/05/2023	2062		REIMBURSEMENT - BRIGADE EXPENSES 01/04/2023 - 16/05/2023	\$ 6,124.98	
29/05/2023	3432.589-01	Shire of Mundaring	FDC PARENT LEVY		\$ 8,179.48
25/05/2023	240523		FDC PARENT LEVY	\$ 8,179.48	
29/05/2023	3432.9124-01	Parkerville Equestrian Centre	GRANT		\$ 1,452.00
26/05/2023	GRANT		MATCHING GRANT	\$ 1,452.00	
29/05/2023	3432.9237-01	Ms B M Beale	REIMBURSEMENT		\$ 394.00
26/05/2023	REIMBURSEMENT		REIMBURSEMENT - TV MONITOR & FAN HEATER FOR VISITOR CENTRE	\$ 394.00	
29/05/2023	3433.10912-01	Capital Recycling	DEMOLITION WORKS		\$ 24,304.50
25/05/2023	DR15789		DEMOLITION OF 2945 JACOBY ST MUNDARING	\$ 24,304.50	
29/05/2023	3433.11017-01	Sapio Pty Ltd	ALARM MONITORING		\$ 4,154.73
27/05/2023	MAS516956		ALARM MONITORING	\$ 4,154.73	
29/05/2023	3433.11112-01	Supercivil Pty Ltd	EARTHWORKS		\$ 1,353.53
25/05/2023	INV-1284		KERB MAINTENANCE REPAIRS - VARIOUS LOCATIONS	\$ 1,353.53	
29/05/2023	3433.11137-01	Chefmaster Australia	PPE EQUIPMENT		\$ 175.95
08/05/2023	00061865		SUPPLY DISPOSABLE GLOVES - MUNDARING POUND	\$ 175.95	
29/05/2023	3433.11195-01	Talyden Pty Ltd T/A Pro Crack Seal	CRACK SEALING PROGRAM		\$ 43,169.50
27/05/2023	0002498		CRACK SEALING PROGRAM 2022/2023 VARIOUS LOCATIONS	\$ 13,590.50	
27/05/2023	0002499		CRACK SEALING PROGRAM 2022/2023 VARIOUS LOCATIONS	\$ 29,579.00	
29/05/2023	3433.11326-01	Learning Seat Pty Ltd	SUBSCRIPTION		\$ 1,825.99
04/05/2023	6477016753		SUBSCRIPTION FEE FOR 29/04/2023 TO 28/05/2023	\$ 1,825.99	
29/05/2023	3433.11328-01	North Welding & Maintenance Service	DEMOLITION WORKS		\$ 2,875.00
25/05/2023	306		DEMOLISH LARGE SHELTER IN PREPARATION FOR NEW - LAKE LESCHENAUTIA	\$ 2,875.00	
29/05/2023	3433.11398-01	JB HI-FI Group Pty Ltd	IT HARDWARE		\$ 1,447.25
24/04/2023	BD1105532		SUPPLY IPHONE 14 128GB, PHONE CASE & CHARGE ADAPTER	\$ 1,447.25	
29/05/2023	3433.11547-01	Critchell Electrical Service	ELECTRICAL SERVICES		\$ 800.00
27/05/2023	Y0174		ELECTRICAL SERVICES - BROWN PARK COMMUNITY CENTRE	\$ 800.00	
29/05/2023	3433.11576-01	Bushfire Prone Planning (BPP Group)	PROFESSIONAL SERVICES		\$ 3,432.00
19/05/2023	BPP-22563		LEVEL 3 REVIEW OF NORTH STONEVILLE STRUCTURE PLAN	\$ 3,432.00	
29/05/2023	3433.11578-01	Corsign WA Pty Ltd	SIGNAGE		\$ 4,106.30
08/05/2023	00072790		SUPPLY & DELIVER STREET NAME SIGNS	\$ 49.50	
08/05/2023	00074764		SUPPLY & DELIVER VARIOUS STREET NAME SIGNS	\$ 2,329.25	
18/05/2023	00074922		SUPPLY & DELIVER VARIOUS CUSTOM SIGNS	\$ 1,727.55	
29/05/2023	3433.11772-01	Quremed Pty Ltd	PPE EQUIPMENT		\$ 9,925.16
27/05/2023	QIN40049		SUPPLY & DELIVER DEFIB MACHINES & DEFIB PADS - VARIOUS LOCATIONS	\$ 9,925.16	
29/05/2023	3433.11953-01	The Stationery Co (C Willis & D J	STATIONERY		\$ 356.15
09/05/2023	169476		STATIONERY ITEMS	\$ 106.75	
22/05/2023	169477		STATIONERY ITEMS	\$ 249.40	
29/05/2023	3433.11967-01	Trade West Industrial Supplies Pty	CONSUMABLES		\$ 1,046.76
24/04/2023	95642		SUPPLY & DELIVER ASSORTED GLOVES	\$ 1,046.76	
29/05/2023	3433.12-01	Department of Human Services - Child	CHILD SUPPORT PAYMENT		\$ 408.84
21/05/2023	PY02-24-CHILD SU		PAYROLL DEDUCTION	\$ 408.84	
29/05/2023	3433.12179-01	Caring Communities Inc. T/A WA Child	TRAINING		\$ 465.00
27/05/2023	WOO-9560		GROOMING IN CHILD SEXUAL ABUSE WORKSHOP - MIDVALE HUB	\$ 465.00	
29/05/2023	3433.12300-01	Terratree Pty Ltd	PROFESSIONAL SERVICES		\$ 15,311.45
12/05/2023	#2300801		DIEBACK MAPPING & RESERVE MANAGEMENT GUIDELINES	\$ 15,311.45	

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29/05/2023	3433.12350-01	Devco Builders	MAINTENANCE		\$ 6,234.46
24/04/2023	00015829		REPLACE GUTTERS ON DARLINGTON SCOUT HALL	\$ 6,234.46	
29/05/2023	3433.12402-01	Grace Information & Records Managem	OFFSITE RECORDS STORAGE		\$ 2,029.58
16/05/2023	RP01375229		OFFSITE RECORDS STORAGE	\$ 2,029.58	
29/05/2023	3433.12415-01	Advance Scanning Services	SCANNING SERVICES		\$ 1,941.50
18/05/2023	20168309		SCANNING SERVICES - MARKHAM WAY SWAN VIEW	\$ 1,034.00	
18/05/2023	20168346		SCANNING SERVICES - KATHARINE ST BELLEVUE	\$ 907.50	
29/05/2023	3433.12579-01	Mr V Crowe	LANDSCAPE SERVICES		\$ 1,092.00
27/05/2023	2163		LANDSCAPE SERVICES	\$ 288.00	
27/05/2023	2162		LANDSCAPE SERVICES & TIP FEES	\$ 516.00	
27/05/2023	2164		LANDSCAPE SERVICES	\$ 288.00	
29/05/2023	3433.12640-01	Officeworks Ltd	STATIONERY		\$ 435.90
22/05/2023	607289814		STATIONERY ITEMS	\$ 435.90	
29/05/2023	3433.12677-01	Snap Midland (Debandkas Assets Pty	DESIGN FEES/COSTS		\$ 3,300.00
05/05/2023	F069-212868		DESIGN & PRINT DIEBACK BROCHURES	\$ 3,300.00	
29/05/2023	3433.12760-01	Dynamic Audio Visual Solutions Pty	IT HARDWARE		\$ 1,237.50
25/05/2023	8601		ADD PUBLIC SPEAKER CAMERA CONFIGURATION - COUNCIL CHAMBERS	\$ 1,237.50	
29/05/2023	3433.12790-01	S&R Glass	MAINTENANCE		\$ 275.00
23/05/2023	1366		REGLAZE LOWER PANEL FRENCH DOOR - BRUCE DOUGLAS PAVILION	\$ 275.00	
29/05/2023	3433.12794-01	Mount Helena Hardware	HARDWARE ITEMS		\$ 359.94
24/04/2023	101089376		SUPPLY OF ASSORTED HARDWARE ITEMS	\$ 215.34	
18/05/2023	101090016		SUPPLY OF ASSORTED HARDWARE ITEMS	\$ 144.60	
29/05/2023	3433.12951-01	Traffic Force	TRAFFIC MANAGEMENT SERVICES		\$ 52,735.00
28/04/2023	00033061		TRAFFIC MANAGEMENT SERVICES - DRAINAGE MAINTENANCE	\$ 2,812.10	
05/05/2023	00033133		TRAFFIC MANAGEMENT SERVICES - WORKS CREWS	\$ 5,418.73	
05/05/2023	00033178		TRAFFIC MANAGEMENT SERVICES - WORKS CREWS	\$ 2,282.28	
08/05/2023	00033179		TRAFFIC MANAGEMENT SERVICES - DRAINAGE MAINTENANCE	\$ 1,701.57	
08/05/2023	00033177		TRAFFIC MANAGEMENT SERVICES - DRAINAGE MAINTENANCE	\$ 5,298.15	
08/05/2023	00033132		TRAFFIC MANAGEMENT SERVICES - KERB & DRAINAGE MAINTENANCE	\$ 4,734.10	
11/05/2023	00033221		TRAFFIC MANAGEMENT SERVICES - TREE MAINTENANCE	\$ 7,254.41	
11/05/2023	00033060		TRAFFIC MANAGEMENT SERVICES - TREE MAINTENANCE	\$ 4,809.10	
16/05/2023	00033222		TRAFFIC MANAGEMENT SERVICES - DRAINAGE MAINTENANCE	\$ 6,194.77	
16/05/2023	00033223		TRAFFIC MANAGEMENT SERVICES - WORKS CREWS	\$ 2,985.04	
26/05/2023	00033176		TRAFFIC MANAGEMENT SERVICES - TREE MAINTENANCE	\$ 9,244.75	
29/05/2023	3433.12984-01	AJL Plumbing and Gas Pty Ltd (ATF T	PLUMBING SERVICES		\$ 7,848.50
21/04/2023	AJL11851		PLUMBING SERVICES - MUNDARING ARENA KIOSK	\$ 434.50	
24/04/2023	AJL11744		PLUMBING SERVICES - DARLINGTON OVAL CHANGEROOMS	\$ 176.00	
24/04/2023	AJL11812		PLUMBING SERVICES - MT HELENA PLAYGROUP	\$ 5,720.00	
24/04/2023	AJL11816		PLUMBING SERVICES - MT HELENA OVAL CHANGEROOMS	\$ 638.00	
24/04/2023	AJL11848		PLUMBING SERVICES - DARLINGTON HALL	\$ 495.00	
18/05/2023	AJL11889		PLUMBING SERVICES - BRUCE DOUGLAS PAVILION	\$ 385.00	
29/05/2023	3433.13-01	Shire of Mundaring	PAYROLL DEDUCTION		\$ 14,438.58
21/05/2023	PY01-24-Private		PAYROLL DEDUCTION	\$ 990.00	
21/05/2023	PY01-24-Child Ca		PAYROLL DEDUCTION	\$ 1,545.56	
21/05/2023	PY01-24-Buy Addi		PAYROLL DEDUCTION	\$ 729.32	
21/05/2023	PY01-24-Novated		PAYROLL DEDUCTION	\$ 5,028.16	
21/05/2023	PY01-24-Novated		PAYROLL DEDUCTION	\$ 4,671.19	
21/05/2023	PY01-24-Novated		PAYROLL DEDUCTION	\$ 177.76	
21/05/2023	PY01-24-Novated		PAYROLL DEDUCTION	\$ 209.30	
21/05/2023	PY02-24-Private		PAYROLL DEDUCTION	\$ 330.00	
21/05/2023	PY02-24-Buy Addi		PAYROLL DEDUCTION	\$ 757.29	
29/05/2023	3433.13053-01	Perth Elevators (Perth Building	MAINTENANCE		\$ 660.00
22/05/2023	0120		CALL OUT TO REPAIR LIFT FAULT - MUNDARING ARENA	\$ 660.00	
29/05/2023	3433.13345-01	ABM Landscaping (Mikevie Pty Ltd T/	LANDSCAPING		\$ 8,965.00
27/05/2023	INV-3862		LANDSCAPE MAINTENANCE - SCULPTURE PARK & MORGAN JOHN MORGAN	\$ 4,482.50	
27/05/2023	INV-3987		LANDSCAPE MAINTENANCE - SCULPTURE PARK & MORGAN JOHN MORGAN	\$ 4,482.50	
29/05/2023	3433.13368-01	Midland Nissan and Isuzu (Idom Midland	PARTS		\$ 2,080.00
25/05/2023	62227447		REPAIR AIR CONDITIONER IN P2479	\$ 2,080.00	
29/05/2023	3433.13609-01	WA Treeworks (D & TL Barker Nominee	TREE WATERING SERVICE		\$ 7,207.62
27/05/2023	24745		TREE WATERING SERVICE - VARIOUS LOCATIONS	\$ 7,207.62	

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29/05/2023	3433.13802-01	Construction Forestry Mining Energy	PAYROLL DEDUCTION		\$ 40.00
21/05/2023	PY02-24-CFMEU		PAYROLL DEDUCTION	\$ 40.00	
29/05/2023	3433.13866-01	Booktopia Pty Ltd	BOOKS		\$ 1,407.55
22/05/2023	19402315		BOOK STOCK - KSP LIBRARY	\$ 179.74	
22/05/2023	19403315		BOOK STOCK - AFM LIBRARY	\$ 258.09	
22/05/2023	19400989		BOOK STOCK - KSP LIBRARY	\$ 507.37	
22/05/2023	19407517		BOOK STOCK - AFM LIBRARY	\$ 462.35	
29/05/2023	3433.14013-01	Eastern Hills Chainsaws & Mowers Pty	PARTS		\$ 153.00
22/05/2023	50353 #5		SUPPLY OF VARIOUS SMALL PARTS FOR WORKSHOP	\$ 153.00	
29/05/2023	3433.14032-01	Metal Artwork Creations (Truly	DESIGN FEES/COSTS		\$ 14.84
25/05/2023	94444		SUPPLY & DELIVER NAME BADGE - CR PAIGE MCNEIL	\$ 14.84	
29/05/2023	3433.14051-01	Sweeping Services Australia Pty Ltd	STREET SWEEPING SERVICES		\$ 8,708.34
25/05/2023	INV-0330		SUPPLY OF STREET SWEEPING SERVICES	\$ 8,708.34	
29/05/2023	3433.14123-01	Turfmaster Facility Management	TURF		\$ 8,827.50
18/05/2023	INV-1006		SUPPLY & INSTALL KIKUYU CRICKET WICKET - BROWN PARK	\$ 8,827.50	
29/05/2023	3433.14170-01	The Re-Cyc-Ology Project	BOOKS		\$ 60.00
28/05/2023	170523		SUPPLY 2 COPIES OF THE BOOK HOLLOWED OUT	\$ 60.00	
29/05/2023	3433.14188-01	Complete Office Supplies Pty Ltd	STATIONERY		\$ 291.95
22/05/2023	12002229		STATIONERY ITEMS	\$ 291.95	
29/05/2023	3433.14366-01	Clark Rubber Midland (The Trustee for	CONSUMABLES		\$ 10.00
18/05/2023	859536		GLUE FOR REPAIRING FELT ON FEET OF CHAIRS - MUNDARING ARENA	\$ 10.00	
29/05/2023	3433.14394-01	Creative Catering Trust (The Trustee	CATERING		\$ 1,013.60
23/05/2023	INV-2032		CATERING - ORDINARY COUNCIL MEETING ON 09/05/2023	\$ 1,013.60	
29/05/2023	3433.14469-01	Pro-Lamps Pty Ltd	LIGHT FITTINGS		\$ 3,503.50
22/05/2023	00452077		SPARE HIGHBAY LIGHTS FOR SPORTS HALL - MUNDARING ARENA	\$ 2,695.00	
22/05/2023	00452292		SPARE HIGHBAY LIGHTS FOR COURTS - MUNDARING ARENA	\$ 808.50	
29/05/2023	3433.14505-01	1300Tempfence (Ready Industries Pty	FENCING		\$ 1,724.80
02/05/2023	571233		HIRE OF SOLAR SITE CAMERAS - COPPIN RD TRANSFER STATION	\$ 862.40	
18/05/2023	571905		HIRE OF SOLAR SITE CAMERAS - MATHIESON RD TRANSFER STATION	\$ 862.40	
29/05/2023	3433.14577-01	Swan Valley Carpets (The Trustee for	FLOORING WORKS		\$ 11,939.68
23/05/2023	INV-2739		SUPPLY & INSTALL VINYL PLANK FLOORING - MT HELENA PLAYGROUP	\$ 11,939.68	
29/05/2023	3433.14583-01	Fleet Network Pty Ltd	NOVATED LEASE		\$ 762.85
25/05/2023	120477		NOVATED LEASE CHARGES 10/05/2023	\$ 762.85	
29/05/2023	3433.14644-01	Uniting Global Pty Ltd	CLEANING		\$ 4,427.50
19/05/2023	INV-0614		ANNUAL PERIODICAL CLEANING 19/12/2022 - 03/01/2023 - MECPC	\$ 3,135.00	
19/05/2023	INV-0615		ANNUAL PERIODICAL CLEANING 21/01/2023 - 28/01/2023 - CPC MIDDLE SWAN	\$ 1,292.50	
29/05/2023	3433.14806-01	Swan Valley Cuddly Animal Farm	FARM EXPERIENCE		\$ 529.00
27/05/2023	00005475		SUPPLY 2 HOUR FARM EXPERIENCE - SC & PC MIDDLE SWAN	\$ 529.00	
29/05/2023	3433.14807-01	Quantum Library Supplies (Queensland	FURNITURE		\$ 1,710.65
29/05/2023	00110141		SUPPLY & DELIVER INTERNAL RETURN CHUTE - AFM LIBRARY	\$ 1,710.65	
29/05/2023	3433.14882-01	BB Recruitment & Consulting Service	TEMP STAFF		\$ 2,063.60
23/05/2023	10001027		TEMP STAFF - MECPC CHILDCARE AGENCY STAFF	\$ 2,063.60	
29/05/2023	3433.14906-01	Perth Lifting Equipment (Aria West	MAINTENANCE		\$ 585.26
18/05/2023	00003873BO		INSPECTION OF DEPOT LIFTING EQUIPMENT ON 26/04/2023	\$ 111.65	
18/05/2023	00003873		INSPECTION OF DEPOT LIFTING EQUIPMENT ON 26/04/2024	\$ 473.61	
29/05/2023	3433.1495-01	Woodwest	MAINTENANCE		\$ 594.00
27/05/2023	2305-14		MAKE ALTERATIONS TO BENCH TOP & INSTALL WASTE BIN - AFM LIBRARY	\$ 594.00	
29/05/2023	3433.15032-01	TRCB (Taylor Robinson Unit Trust T/	DESIGN FEES/COSTS		\$ 5,940.00
11/05/2023	23023/01		ARCHITECTURE SERVICES MUNDARING TOWN CENTRE REVITALISATION	\$ 5,940.00	
29/05/2023	3433.1674-01	Midland Cement Materials	CONCRETE PRODUCTS		\$ 1,991.00
02/05/2023	6179363		SUPPLY BLACK MAX PIPES - MARKHAM WAY SWAN VIEW	\$ 1,991.00	
29/05/2023	3433.1689-01	Compsys Pty Ltd T/A Harmony Software	SUBSCRIPTION		\$ 870.00
18/05/2023	3-32017		SOFTWARE SUBSCRIPTION - APRIL 2023	\$ 870.00	
29/05/2023	3433.1955-01	Cleanaway	RECYCLING FEES		\$ 72,765.79
25/05/2023	21734139		RECYCLING FEES	\$ 72,765.79	
29/05/2023	3433.197-01	Konica Minolta Business Solutions A	PHOTOCOPIER PRINTING		\$ 3,249.41
04/05/2023	0401000062000423		PHOTOCOPIER PRINTING - APRIL 2023	\$ 3,249.41	

MONTHLY LIST OF ACCOUNTS PAID
MAY 2023

<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
29/05/2023	3433.215-01	Deputy Commissioner of Taxation	TAXATION		\$ 156,779.00
21/05/2023	PY01-24-Deputy C		PAYROLL DEDUCTION	\$ 130,811.00	
21/05/2023	PY02-24-Deputy C		PAYROLL DEDUCTION	\$ 25,968.00	
29/05/2023	3433.218-01	Security & Key Distributors	SECURITY EXPENSES		\$ 262.09
08/04/2023	93357		SUPPLY & DELIVER 24 X BRASS PADLOCKS - PUBLIC TOILETS	\$ 262.09	
29/05/2023	3433.234-01	Coles Supermarkets Australia Pty Ltd	KIOSK SUPPLIES		\$ 736.28
19/05/2023	167307644		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 74.22	
19/05/2023	167778597		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 42.00	
23/05/2023	167789949		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 585.67	
23/05/2023	167773451		FOOD & CONSUMABLES FOR CHILDREN - MECPC	\$ 34.39	
29/05/2023	3433.2625-01	Stewart & Heaton Clothing Co	UNIFORMS		\$ 406.27
03/05/2023	SIN-3714100		UNIFORMS - MT HELENA VBFB	\$ 406.27	
29/05/2023	3433.280-01	Winc Australia Pty Limited	STATIONERY		\$ 1,578.57
08/04/2023	9042136479		STATIONERY ITEMS	\$ 177.84	
24/04/2023	9042193735		STATIONERY ITEMS	\$ 814.42	
02/05/2023	9042272213		STATIONERY ITEMS	\$ 63.06	
18/05/2023	9042298741		STATIONERY ITEMS	\$ 523.25	
29/05/2023	3433.2973-01	Trillion Trees (MOTTWA Inc T/A)	PLANTS		\$ 6,586.04
27/05/2023	INV-4725b		PLANTS - 2023 SEEDLINGS FOR LANDCARE PROJECT	\$ 6,586.04	
29/05/2023	3433.2977-01	Volunteering WA (Volunteer Centre of	MEMBERSHIP FEES		\$ 485.10
02/05/2023	00005120		RETURN OF UNSPENT FUNDS 2022 MARKETING/PROMO GRANT	\$ 485.10	
29/05/2023	3433.307-01	McLeods Barristers and Solicitors	LEGAL MATTER		\$ 1,318.90
23/05/2023	129059		LEGAL MATTER 50673 - PLANNING COMPLIANCE	\$ 719.40	
23/05/2023	129057		LEGAL MATTER 44773 - PLANNING PROSECUTION	\$ 599.50	
29/05/2023	3433.314-01	Landgate	TITLE SEARCHES		\$ 1,309.60
18/05/2023	383875		GROSS RENTAL VALUATIONS CHARGEABLE	\$ 1,265.06	
18/05/2023	1280453		INTERIM RATES VALUATIONS 2022/2023	\$ 44.54	
29/05/2023	3433.3270-01	Apace Aid Incorporated	PLANTS		\$ 9,009.52
27/05/2023	13479		SEEDLINGS FOR 2023 LANDCARE PROJECT	\$ 9,009.52	
29/05/2023	3433.33-01	Boral Construction Materials Group	ASPHALT		\$ 1,983.89
16/05/2023	WA17441347		ASPHALT	\$ 172.51	
16/05/2023	WA17441348		ASPHALT	\$ 172.51	
16/05/2023	WA17449780		ASPHALT	\$ 172.51	
16/05/2023	WA17449781		ASPHALT	\$ 172.51	
16/05/2023	WA17457396		ASPHALT	\$ 345.03	
24/04/2023	WA17415414		ASPHALT	\$ 172.51	
24/04/2023	WA17415415		ASPHALT	\$ 172.51	
16/05/2023	WA17432867		ASPHALT	\$ 172.51	
16/05/2023	WA17441346		ASPHALT	\$ 431.29	
29/05/2023	3433.347-01	Crommelins Machinery/Australia	PARTS		\$ 134.17
08/05/2023	CRM-SIN-027563		SUPPLY RECOIL STARTER FOR P2452	\$ 134.17	
29/05/2023	3433.375-01	Team Global Express Pty Ltd	COURIER SERVICES		\$ 573.47
08/05/2023	0568-S364420		COURIER SERVICES	\$ 158.00	
22/05/2023	0569-S364420		COURIER SERVICES	\$ 179.12	
27/05/2023	0566-S364420		COURIER SERVICES	\$ 43.30	
27/05/2023	0565-S364420		COURIER SERVICES	\$ 193.05	
29/05/2023	3433.388-01	Bunzl Ltd	CLEANING SUPPLIES		\$ 5,149.24
22/04/2023	X476154		CLEANING SUPPLIES - LAKE LESCHENAULTIA	\$ 1,639.49	
22/04/2023	X455591		PAPER PRODUCTS - DEPOT	\$ 1,174.18	
22/04/2023	X464199		PAPER PRODUCTS - DEPOT	\$ 507.57	
22/04/2023	X455437		CLEANING SUPPLIES - LAKE LESCHENAULTIA	\$ 1,828.00	
29/05/2023	3433.393-01	Western Australian Local Government	TRAINING		\$ 1,820.50
27/05/2023	SI-004284		REGISTRATION - UNDERSTANDING REPORTS & BUDGETS - CR HURST	\$ 544.50	
27/05/2023	SI-004137		REGISTRATION - PLANNING PRACTICES ON 03/03/2023 - CR CICCHINI	\$ 638.00	
27/05/2023	SI-004675		REGISTRATION - LOCAL GOVERNMENT CLIMATE RISK ASSESSMENT	\$ 638.00	
29/05/2023	3433.396-01	Modern Teaching Aids Pty Ltd	TOYS		\$ 323.77
27/05/2023	45299789		RESOURCES FOR ROOMS - MECPC	\$ 323.77	

MONTHLY LIST OF ACCOUNTS PAID
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<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
29/05/2023	3433.397-01	J. Blackwood & Son Pty Ltd	CONSUMABLES		\$ 2,137.55
24/04/2023	SI04421287		SUPPLY BAGS OF CEMENT & SAFETY GLASSES	\$ 354.30	
24/04/2023	SI04419092		SUPPLY BAGS OF CEMENT & SAFETY GLASSES	\$ 416.32	
24/04/2023	SI04397445		SAFETY EAR PLUGS FOR STORE STOCK	\$ 83.60	
18/05/2023	SI04453493		SUPPLY ASSORTED ITEMS FOR STORES	\$ 44.13	
18/05/2023	SI04454663		SUPPLY ASSORTED ITEMS FOR STORES	\$ 33.35	
18/05/2023	SI04440812		SUPPLY ASSORTED ITEMS FOR STORES	\$ 85.04	
18/05/2023	SI04446431		SUPPLY ASSORTED ITEMS FOR STORES	\$ 351.20	
18/05/2023	SI04453187		SUPPLY ASSORTED ITEMS FOR STORES	\$ 561.61	
18/05/2023	SI04523506		SUPPLY ASSORTED ITEMS FOR STORES	\$ 208.00	
29/05/2023	3433.4-01	Health Insurance Fund of WA	PAYROLL DEDUCTION		\$ 697.25
21/05/2023	PY01-24-HIF		PAYROLL DEDUCTION	\$ 697.25	
29/05/2023	3433.456-01	KTB Contractors (1982) Pty Ltd	DRAINAGE & FOOTPATH WORKS		\$ 25,425.84
24/04/2023	INV-4597		DRAINAGE & FOOTPATH WORKS - DANNY WIMPERIS RESERVE	\$ 25,425.84	
29/05/2023	3433.4749-01	Pure Air Filters	PARTS		\$ 115.50
24/04/2023	00014521		SUPPLY AIR FILTERS FOR P2488 & P2470	\$ 115.50	
29/05/2023	3433.480-01	Echo Newspaper	ADVERTISING		\$ 1,892.00
24/04/2023	00031166		ADVERTISING	\$ 1,067.00	
24/04/2023	00031308		ADVERTISING	\$ 825.00	
29/05/2023	3433.5147-01	IPWEA National	SUBSCRIPTION		\$ 2,182.40
25/05/2023	84102-NP0523		NAMS+ SUBSCRIPTION RENEWAL 01/07/2023 - 30/06/2024	\$ 2,182.40	
29/05/2023	3433.5169-01	Worldwide Online Printing (Crystal	PHOTOCOPIER PRINTING		\$ 1,745.00
22/05/2023	1108906		SUPPLY BOOK PLATE STICKERS - AFM & KSP LIBRARIES	\$ 1,745.00	
29/05/2023	3433.5558-01	Global Workwear Investments Pty Ltd	WORK CLOTHES		\$ 891.86
24/04/2023	MD115021		WORK CLOTHES	\$ 287.86	
18/05/2023	MD115014		WORK CLOTHES	\$ 143.90	
18/05/2023	MD115467		WORK CLOTHES	\$ 328.33	
18/05/2023	MD41656.D2		WORK CLOTHES	\$ 131.77	
29/05/2023	3433.5719-01	Shire of Mundaring - Lotto Club	PAYROLL DEDUCTION		\$ 271.60
21/05/2023	PY01-24-STAFF LO		PAYROLL DEDUCTION	\$ 258.02	
21/05/2023	PY02-24-STAFF LO		PAYROLL DEDUCTION	\$ 13.58	
29/05/2023	3433.5945-01	West Coast Spring Water Pty Ltd	CAFE BAR CONSUMABLES		\$ 8.61
25/05/2023	2690023		WATER BOTTLES FOR KSP LIBRARY	\$ 8.61	
29/05/2023	3433.6-01	Shire of Mundaring - Social Club	PAYROLL DEDUCTION		\$ 261.00
21/05/2023	PY01-24-MUNDARIN		PAYROLL DEDUCTION	\$ 258.00	
21/05/2023	PY02-24-MUNDARIN		PAYROLL DEDUCTION	\$ 3.00	
29/05/2023	3433.6050-01	Fuel Distributors of Western Austra	FUEL & OILS		\$ 21,903.81
23/05/2023	54101980		DIESEL FUEL	\$ 21,903.81	
29/05/2023	3433.6423-01	Australian Training Management	TRAINING		\$ 190.00
18/05/2023	25278		FIRST AID TRAINING INCLUDING CPR	\$ 190.00	
29/05/2023	3433.7009-01	Allerding & Associates (Allplan Pty	PROFESSIONAL SERVICES		\$ 2,658.70
23/05/2023	2023-197		REVIEW APPLICATION FOR REVIEW - ALISON ST MT HELENA	\$ 2,658.70	
29/05/2023	3433.7-01	Australian Services Union	PAYROLL DEDUCTION		\$ 270.90
21/05/2023	PY01-24-AUSTRALI		PAYROLL DEDUCTION	\$ 141.40	
21/05/2023	PY02-24-AUSTRALI		PAYROLL DEDUCTION	\$ 129.50	
29/05/2023	3433.7083-01	Mount Helena Deli & Takeaway	CATERING		\$ 224.00
16/05/2023	371055		CATERING - HAZARD REDUCTION BURN	\$ 224.00	
29/05/2023	3433.7352-01	Records and Information Management	TRAINING		\$ 1,674.00
18/05/2023	00374		REGISTRATION - RIMPA LIVE CONVENTION 2023	\$ 1,674.00	
29/05/2023	3433.7426-01	Scoob's Dingo Service	FOOTPATH SWEEPING/MAINTENANCE		\$ 7,618.05
25/05/2023	2725		FOOTPATH SWEEPING/MAINTENANCE	\$ 3,762.00	
25/05/2023	2730		FOOTPATH SWEEPING/MAINTENANCE	\$ 3,291.75	
27/05/2023	2729		CLEAN UP & SWEEP TENNIS COURTS - VARIOUS LOCATIONS	\$ 564.30	
29/05/2023	3433.7489-01	Sparks Refrigeration & Aircondition	MAINTENANCE		\$ 3,588.20
16/05/2023	INV-2807		REPAIR AIRCON UNIT & LEAKING ZIP UNIT - KSP LIBRARY	\$ 1,188.00	
22/05/2023	INV-2806		REPLACE FAULTY AC TIMER/RELAY - DEPOT ADMIN BUILDING	\$ 808.50	
22/05/2023	INV-2805		REPAIR CHILLER GAS ALARM FAULT - ADMIN BUILDING	\$ 717.20	
22/05/2023	INV-2802		INVESTIGATE WATER LEAK CRACKED DRAIN LINE - MUNDARING ARENA	\$ 346.50	
22/05/2023	INV-2803		SERVICE & CLEAN AIR-CON FILTERS - DEPOT WORKSHOP	\$ 528.00	

MONTHLY LIST OF ACCOUNTS PAID
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<u>Date</u>	<u>Reference</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>	<u>Total</u>
29/05/2023	3433.80-01	Bunnings Group Limited	HARDWARE		\$ 655.81
08/05/2023	2440/00161425		HARDWARE ITEMS	\$ 179.41	
22/05/2023	2440/01135668		HARDWARE ITEMS	\$ 296.84	
22/05/2023	2440/01282177		HARDWARE ITEMS	\$ 179.56	
29/05/2023	3433.8-01	LGRCEU	PAYROLL DEDUCTION		\$ 44.00
21/05/2023	PY02-24-LGRCEU		PAYROLL DEDUCTION	\$ 44.00	
29/05/2023	3433.803-01	Seton Australia Pty Ltd	SAFETY EQUIPMENT		\$ 1,145.10
22/05/2023	9353046311		SUPPLY & DELIVER 10 X PLASTIC EXPANDING BARRIERS	\$ 1,145.10	
29/05/2023	3433.8584-01	Great Sand Supplies Trust	GRAVEL		\$ 2,184.63
11/05/2023	00009532		SUPPLY 25MM FERRICRETE	\$ 185.46	
27/05/2023	00009494		SUPPLY FACE GRAVEL - ALP ST FIRE MITIGATION	\$ 1,999.17	
29/05/2023	3433.8619-01	Manheim Pty Ltd	RETURN TO SELLER FEE		\$ 110.00
19/05/2023	5509239440		RETURN TO SELLER FEE	\$ 55.00	
19/05/2023	5509239441		RETURN TO SELLER FEE	\$ 55.00	
29/05/2023	3433.8843-01	Poolegrave Signs & Engraving	SIGNS		\$ 176.00
22/05/2023	00024653		SIGNS FOR MUNDARING ARENA	\$ 176.00	
29/05/2023	3433.9569-01	Christie Parksafe	FURNITURE		\$ 1,807.30
21/04/2023	5311523		SUPPLY & DELIVER 2 BBQ LIDS - MUNDARING ARENA OUTDOOR BBQ'S	\$ 1,807.30	
29/05/2023	3433.9596-01	Brice Pest Management	PEST CONTROL		\$ 374.00
23/05/2023	IV05534		ANT TREATMENT - BOYA COMMUNITY CENTRE	\$ 374.00	
29/05/2023	3433.9612-01	Data#3 Limited	SUBSCRIPTION		\$ 181.20
04/05/2023	SIN000113230		FOXIT PDF EDITOR PRO WINDOWS LICENSE 1 ADDITIONAL	\$ 181.20	
29/05/2023	3433.9627-01	MPK Tree Management Pty Ltd	STREET TREE MAINTENANCE		\$ 8,606.40
12/05/2023	6329		STREET TREE MAINTENANCE - VARIOUS LOCATIONS	\$ 2,780.80	
12/05/2023	6310		STREET TREE MAINTENANCE - GLADSTONE AV SWAN VIEW	\$ 3,044.80	
25/05/2023	6267		STREET TREE MAINTENANCE - STONEVILLE FIRE STATION	\$ 2,780.80	
29/05/2023	3433.9769-01	Japanese Truck & Bus Spares	PARTS		\$ 934.60
22/05/2023	486274		SUPPLY ASSORTED FILTERS FOR P2485	\$ 934.60	
29/05/2023	3434.14464-01	H and H Developments (WA) No 2 Pty	REFUND		\$ 10,675.00
29/05/2023	1430260		WORKS BOND REFUND	\$ 10,675.00	
29/05/2023	3434.15074-01	Mr R G Jenkins	REFUND		\$ 110.00
29/05/2023	1434060		HALL BOND REFUND	\$ 110.00	
30/05/2023	3435.12516-01	PayClear Services Pty Ltd (Superchoice)	SUPERANNUATION APR AND MAY 2023		\$ 446,443.05
17/05/2023	Apr2023-1		SUPERANNUATION-APR2023	\$ 222,360.21	
29/05/2023	May2023-48		SUPERANNUATION-MAY2023	\$ 224,082.84	
Total Electronic Funds Transfers From Municipal Account				\$ 3,580,034.28	\$ 3,580,034.28
Payments By Electronic Funds Transfer (Payroll)					
10/05/2023	PP23/23 cycle 1	Pay Summary		\$ 469,564.16	
10/05/2023	PP23/23 cycle 2	Pay Summary		\$ 101,402.57	
24/05/2023	PP24/23 cycle 1	Pay Summary		\$ 425,964.15	
24/05/2023	PP24/23 cycle 2	Pay Summary		\$ 94,182.10	
Total Payroll Payments Direct From Municipal Account				\$ 1,091,112.98	
Payment By Direct Debit From Municipal Account					
		Bendigo - Merch Bank Fees		\$ 4,658.70	
		Bendigo - Direct Debit Fees (incl FTS)		\$ 499.85	
		Commonwealth Bank - Bpoint Fees		\$ 2,402.91	
		NAB - Purchase Cards		\$ 19,633.77	
		Fleetcare - Fuel Payments		\$ 3,101.03	
		ICMSFE		\$ 332.60	
		HP Financial Services - Equipment Lease		\$ 22,531.94	
		Konica Minolta - Printer Lease		\$ 4,040.42	
		WA Treasury Corporation		\$ 91,888.81	
		RMS - Lakes Monthly License Fee		\$ 188.10	
		RMS - Monthly SMS Fees		\$ 43.35	
		Qikkids - Fees		\$ 70.49	
		Debitsuccess		\$ 439.21	
		Windcave - Merchant Fees		\$ 58.30	
Total Electronic Fund Payments Direct From Municipal Account				\$ 149,889.48	

NAB Purchase Card Payments List for May 2023

<u>Date</u>	<u>Supplier</u>	<u>Description</u>	<u>Amount</u>	<u>Card User</u>
26-Apr-23	Spud Shed Ellenbrook	Outdoor picnic rugs for children - MECPC	\$ 120.00	Ms S Harlow
28-Apr-23	Mundaring Florists By Design	Flowers to acknowledge Acting Booking Officer support	\$ 50.00	Mrs P Heath
28-Apr-23	Family Day Care Australia	Advertising - Eastern Region Family Day Care	\$ 7.95	Mrs A Tomizzi
29-Apr-23	Campaign Monitor	Bulk eNewsletter library events	\$ 142.53	Ms B M Beale
30-Apr-23	Woolworths Midland Centrepont	Refreshments - Community events - KSP Library	\$ 42.20	Ms G Evans
30-Apr-23	Campaign Monitor	Bulk eNewsletter What's on in May - Visitor Centre	\$ 22.53	Ms B M Beale
01-May-23	Vistaprint Australia Pty Ltd	Business Cards - Coordinator Health	\$ 42.98	Ms A E Douglas
01-May-23	Landgate	Surrender easement - Martin Rd Mundaring	\$ 187.60	Ms M Beley
01-May-23	Puma Energy Mundaring	Consumables - Remove graffiti Mundaring Public Toilets	\$ 5.95	Mr J M Neale
01-May-23	Spotlight Pty Ltd	Resources for children's activities - MECPC	\$ 80.00	Ms S Harlow
01-May-23	Mt Helena Deli	Catering - Incident 617245	\$ 725.00	Mr C M Cuthbert
02-May-23	BWS Liquor Mundaring	Refreshments - Horticultural Hand retirement	\$ 24.00	Mrs J N Dutton
02-May-23	Woolworths Mundaring	Catering - Horticultural Hand retirement	\$ 35.80	Mrs J N Dutton
02-May-23	Spotlight 058	Mixing bowls - MECPC Childcare kitchen	\$ 19.00	Mrs S E Broad
02-May-23	Australia Post Mundaring	Gift card - Excellence Award - Admin Officer Operations	\$ 55.95	Ms M Beley
02-May-23	Stoneville Liquor	Refreshments - Horticultural Hand retirement	\$ 184.96	Mrs J N Dutton
03-May-23	Coles 0330	Catering - Horticultural Hand retirement	\$ 51.64	Mrs J N Dutton
03-May-23	Natural Water Solution	Neutralize air sanitisation gel - Mundaring Arena	\$ 29.87	Mr S D Winfield
03-May-23	Puma Energy Mundaring	Consumables - Horticultural Hand retirement	\$ 20.00	Mrs J N Dutton
03-May-23	eBay Inc	Insulating electrical teflon tape - Mundaring Arena	\$ 28.62	Mr S D Winfield
03-May-23	Bunnings 591000	Assorted tools	\$ 48.41	Mr S Symes
04-May-23	Meta Platforms Ireland Limited	Facebook Boost for advertising youth week event	\$ 15.47	Mrs K D White
04-May-23	Woolworths Mundaring	Gift card - Departing employee - Community Safety Ranger	\$ 100.00	Mrs D W Wells
04-May-23	Ink Station	Bluetooth wireless barcode scanner	\$ 78.95	Mrs J N Dutton
04-May-23	Australia Post Mundaring	Gift card - Departing employee - Assistant Manager Bilgoman	\$ 380.95	Mrs D W Wells
05-May-23	Woolworths Midvale	Food - MECPC Childcare	\$ 30.25	Mrs S E Broad
05-May-23	House Bed & Bath Midland	Items for Access & Inclusion Resource Kit	\$ 8.99	Mrs K D White
05-May-23	Kmart Australia Ltd	Items for Access & Inclusion Resource Kit	\$ 81.00	Mrs K D White
05-May-23	Sensory Oasis for Kids	Sensory items for quiet zone	\$ 143.31	Mrs K D White
05-May-23	Matchbox - Midland	Event equipment for the Hub of the Hills	\$ 197.70	Mrs K D White
06-May-23	Coles 0398	Consumables - Community events - AFM Library	\$ 96.29	Ms G Evans
06-May-23	Coles 0398	Refreshments - Community events - AFM Library	\$ 12.00	Ms G Evans
08-May-23	Meta Platforms Ireland Limited	Facebook Boost for volunteering event	\$ 10.40	Mrs K D White
08-May-23	Tenderlink	Public Tender Advertisement - RFQ 22.2223 WHS System	\$ 190.30	Ms A E Douglas
08-May-23	Officeworks 0608	Office supplies for Bilgoman Aquatic Centre	\$ 264.79	Ms S H Crawford
08-May-23	Department of Transport	Licence renewal - Wooroloo VBFB trailer	\$ 24.85	Mr A J Dyson
08-May-23	Lolly Warehouse	Confectionery - Parent and community event	\$ 145.55	Ms R B McAllister
09-May-23	BCF Australia Stores	Assorted items for Quiet Zone	\$ 349.98	Mrs P Heath
09-May-23	Global Institute of Training & Presenting	Registration - Public Speaking Presentation - Cr Hurst	\$ 695.00	Ms A M Italiano
09-May-23	JB Hi-Fi Group Pty Ltd	DVD Stock - KSP Library	\$ 360.26	Ms A L Rowe
09-May-23	JB Hi-Fi Group Pty Ltd	DVD Stock - AFM Library	\$ 150.79	Ms A L Rowe
09-May-23	Bunnings Group Ltd (Australia)	Assorted items for Quiet Zone	\$ 23.60	Mrs P Heath
09-May-23	Mt Helena Hardware	Pest control products - Swan View Youth Centre	\$ 32.00	Mr J M Neale
09-May-23	Mt Helena Hardware	Hardware items - Graffiti removal from bus shelters	\$ 17.69	Mr J M Neale
10-May-23	House Bed & Bath Midland	Volunteer gifts	\$ 199.90	Mrs P Heath
10-May-23	Woolworths Midvale	Food - MECPC Childcare	\$ 24.00	Mrs S E Broad
10-May-23	Aristit Pty Limited	Oven door seals for Mundaring Arena oven	\$ 64.35	Mr S D Winfield
11-May-23	Sensory Tools	Assorted items for Quiet Zone	\$ 733.70	Mrs P Heath
11-May-23	Woolworths Online	Catering - Youth engagement	\$ 237.75	Mrs D W Wells
11-May-23	West Coast Shine Midland	Interior detail of vehicle 04MDG	\$ 149.00	Mr C M Cuthbert
12-May-23	Seek Limited	Job advertisement - MECPC vacancies	\$ 269.50	Mrs D W Wells
12-May-23	Seek Limited	Job advertisement - Trainee childcare worker	\$ 335.50	Mrs D W Wells
13-May-23	Coles 0330	Kitchen & cleaning supplies - Mundaring Visitor Centre	\$ 26.80	Ms B M Beale
13-May-23	Kmart 1282	Resources for children - MECPC	\$ 211.00	Ms S Harlow
13-May-23	Kounta	Monthly subscription	\$ 220.00	Mr S D Winfield

NAB Purchase Card Payments List for May 2023

<u>Date</u>	<u>Supplier</u>	<u>Description</u>	<u>Amount</u>	<u>Card User</u>
15-May-23	Seek Limited	Advertising vacancy - Manager Design Services	\$ 324.50	Ms M Beley
15-May-23	Ikea Pty Ltd	Equipment for children - MECPC	\$ 215.00	Ms S Harlow
15-May-23	Smart Energy Council	Registration - WA Summit - Coordinator Environment and Sustainability	\$ 350.00	Mrs C M Batty
15-May-23	Woolworths Online	Civic drinks restock	\$ 208.60	Mr S Symes
15-May-23	Australian Local Government Association	Registration - National Congress - Cr McNeil	\$ 1,070.00	Ms A M Italiano
15-May-23	JB Hi-Fi Group Pty Ltd	Refund - Stock cancellation	REFUND -\$ 12.00	Ms A L Rowe
15-May-23	JB Hi-Fi Group Pty Ltd	Refund - Stock cancellation KSP Library	REFUND -\$ 4.00	Ms A L Rowe
16-May-23	Woolworths Mundaring	Catering - EAC meeting	\$ 10.50	Mrs C M Batty
16-May-23	Eastern Hills Bakery	Catering - EAC meeting	\$ 112.50	Mrs C M Batty
16-May-23	Mundaring Newsagency	Stationery for event	\$ 12.00	Ms M Beley
17-May-23	JB Hi-Fi Group Pty Ltd	Replacement fridge - AFM Library	\$ 799.00	Ms A L Rowe
17-May-23	The Hive Darlington	Catering - Volunteer thank you event - AFM & KSP Libraries	\$ 202.50	Ms A L Rowe
17-May-23	Kmart Australia Ltd	Supplies - Hub of the Hills	\$ 88.00	Mrs P Heath
17-May-23	Mt Helena Hardware	Hardware items - Morgan John Morgan Public Toilets	\$ 22.00	Mr J M Neale
17-May-23	Target Australia Pty Ltd	Resources for Lego Club - AFM Library	\$ 83.20	Miss S Mullally
18-May-23	Campaign Monitor	Bulk eNewsletter - Proposed Multi-Purpose Community Facility	\$ 143.10	Ms G Evans
19-May-23	Seek Limited	Job advertisement - Community Events Officer	\$ 346.50	Mrs P Heath
19-May-23	The Westie Café	Catering - CPC Middle Swan Parent event	\$ 124.00	Ms R B McAllister
20-May-23	Campaign Monitor	Bulk eNewsletter What's on in June - Libraries	\$ 142.85	Ms G Evans
20-May-23	Coles 0398	Refreshments for community events - KSP Library	\$ 46.60	Ms G Evans
20-May-23	Starlink Internet Services Pte Ltd	Starlink subscription Lake Leschenaultia	\$ 139.00	Mr R J Grieves
21-May-23	Gilberts Fresh Midland	Refreshments for community events - AFM Library	\$ 23.21	Ms G Evans
22-May-23	City of Perth Parking	Parking fees for meeting on 22/05/2023	\$ 6.06	Mrs J A Pearce
22-May-23	Seek Limited	Job advertisement - Service Desk Officer	\$ 335.50	Ms A E Douglas
23-May-23	Ngala Community Services	Registration - Professional development networking event	\$ 70.00	Ms R B McAllister
23-May-23	My Spirited Child	Registration - Western Australia ADHD Conference 2023	\$ 231.00	Mrs J A Pearce
23-May-23	Gilberts Fresh Midland	Catering - National Reconciliation Week	\$ 404.92	Mrs K D White
23-May-23	Big Bubble	Washing machine detergent - Animal control	\$ 54.85	Mr C M Cuthbert
23-May-23	Lock & Load Guns Ammo	Supplies for Ranger Services	\$ 40.50	Mr C M Cuthbert
23-May-23	Bunnings 591000	Stock transfer crates - AFM & KSP Libraries	\$ 143.00	Ms A L Rowe
24-May-23	The Good Guys Discount Warehouses (Australia) Pty	Fridge and Microwave replacement - Visitor Centre	\$ 703.00	Ms B M Beale
24-May-23	Apple Pty Ltd	iPad - Wooroloo VBFB	\$ 1,829.00	Mr C M Cuthbert
24-May-23	Wilson Parking Perth	Parking fee - SAT meeting 23/05/2023	\$ 20.25	Mr C M Cuthbert
24-May-23	Strut Specialists WA	Gas struts for P691	\$ 168.30	Mrs R L McLaughlin
24-May-23	Australia Post Mundaring	The Weekend Australian Newspaper subscription - KSP Library	\$ 572.00	Ms A L Rowe
25-May-23	Mundaring Tech	Data cable	\$ 34.00	Mrs J N Dutton
25-May-23	International Congress on Evidence Based Parenting Support	Registration - Online conference	\$ 318.00	Mrs J A Pearce
25-May-23	Woolworths Mundaring	Catering - National Reconciliation Week	\$ 68.30	Mrs K D White
25-May-23	Western Australia Police Force	Police clearance for volunteers - The Vibe	\$ 33.40	Mrs K D White
25-May-23	Department of Health	Poisons Permit Renewal - Bilgoman Aquatic Centre	\$ 129.00	Ms S H Crawford
26-May-23	Vimeo Inc.	Subscription renewal	\$ 1,254.00	Mr R J Grieves
26-May-23	Zanthorrea Pty Ltd	Reconciliation event plants for garden - Sorry day	\$ 41.85	Ms R B McAllister
26-May-23	Big Bubble	Items for CPC Reconciliation parent and child event	\$ 136.20	Ms R B McAllister
26-May-23	Coles 0330	Gift cards for National Reconciliation Week	\$ 150.00	Mrs K D White
26-May-23	QBD Books Midland	Books for children - MECPC	\$ 245.57	Ms S Harlow
26-May-23	Target 5069	Resources for rooms - MECPC	\$ 38.00	Ms S Harlow
26-May-23	Woolworths Online	Urn and foldable cart trolley - Environmental services	\$ 224.90	Mrs C M Batty
26-May-23	Woolworths Mundaring	Catering - MPCF Community workshop	\$ 83.90	Mrs D W Wells
27-May-23	Coles 0394	Milk for MPCF Workshop on 28/05/2023	\$ 9.60	Mrs D W Wells
28-May-23	NAB	Cardholder fee	\$ 35.00	
Total Purchase Card Payments			\$ 19,633.77	

11.0 COUNCIL MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12.0 URGENT BUSINESS (LATE REPORTS)

Nil

13.0 CONFIDENTIAL REPORTS

Nil

14.0 CLOSING PROCEDURES

14.1 Date, Time and Place of the Next Meeting

The next Ordinary Council meeting will be held on Tuesday, 8 August 2023 at 6.30pm in the Council Chamber.

14.2 Closure of the Meeting

The Presiding Person declared the meeting closed at 10.12pm.