

# CITY OF ARMADALE

## MINUTES

OF TECHNICAL SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON  
WEDNESDAY, 4 JUNE 2025 AT 7.03PM.

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### OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY

Read by Cr P A Hetherington

*The City respectfully acknowledges the past and present traditional custodians of this land on which we are meeting, the Wadjuk people of the Noongar nation. The City pays its respects to the Aboriginal Elders past, present and always, and to extend that respect to any Aboriginal people in the room.*

#### PRESENT:

Cr K Busby (Chair)  
Cr S S Virk (Deputy Chair)  
Mayor R Butterfield  
Cr M J Hancock  
Cr P A Hetherington  
Cr J Joy JP  
Cr S Stoneham (Deputy to Cr S J Mosey)

#### APOLOGIES:

Cr K Kamdar

#### OBSERVERS:

Cr J Keogh  
Cr L Sargeson  
Cr G Smith  
Cr S J Mosey (*via Teams*)

#### IN ATTENDANCE:

Mr P Balley PhD	A/Executive Director Technical Services
Mr J Lyon	Executive Director Corporate Services
Mr G Taylor	Head of Environmental & Sustainability
Ms A Luobikis	Head of Service Delivery
Mr N Burbridge	Sustainability Project Manager
Ms A Lazaroo	Executive Assistant Technical Services

#### PUBLIC:

Nil

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read as no members of the public were present.

## **DECLARATION OF MEMBERS' INTERESTS**

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Nil

## **QUESTION TIME**

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Nil

## **DEPUTATION**

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Nil

## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Technical Services Committee Meeting held on 5 May 2025 be confirmed.**

**Moved Cr M J Hancock**

**MOTION CARRIED**

**7/0**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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### **Outstanding Matters and Information Items**

Various Items

### **Monthly Departmental Reports**

Technical Services Works Programme

*No items were raised for clarification or report.*

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## TECHNICAL SERVICES COMMITTEE

4 JUNE 2025

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***1.1 - CONFERENCE ATTENDANCE - ROAD SAFETY CONFERENCE - 20 - 23 OCTOBER 2025***

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WARD : ALL

FILE No. : M/216/25

DATE : 3 April 2025

REF : NM

RESPONSIBLE : Executive Director  
MANAGER Technical Services

**In Brief:**

- The Road Safety Conference will be held in Perth from 20 – 23 October 2025.
- The program for the conference has not yet been released.
- This report seeks nominations for Councillor attendance for the Road Safety Conference 2025.

**Tabled Items**

Nil

**Decision Type**

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☒ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 4.1 Visionary Civic leadership and sound governance
- 4.1.3 Support the role of the elected body.
- 4.1.3.2 Facilitate appropriate training and development opportunities for Councillors.

**Legal Implications**

General assessment of relevant legislation (*e.g. Local Government Act 1995*) has not revealed any restrictions.

**Council Policy/Local Law Implications**

- Council Policy – Elected Member and CEO Professional Development
- Council Policy ADM3 – Conferences and Training
- Council Policy EM1 – Reimbursement of Councillor's Expenses

**Budget/Financial Implications**

Funds are available in the Elected Member Development Budget.

Registration Fees are \$1,470.00 for Early Bird registration prior to 21 July and \$1,615.00 after that date.

**Consultation**

Nil

**BACKGROUND**

The Conference is held annually across Australia with the aim of bringing together road safety stakeholders and decision makers from Australasia and international jurisdictions to facilitate collaboration and information sharing.

Nominations for Councilor attendance is requested at this Council Meeting in order to facilitate timely registrations.

**DETAILS OF PROPOSAL**

The Road Safety Conference 2025 program has not yet been released. Registrations open 14 April 2025 with Early Bird Discount on Conference Fees ending 21 July 2025.

<https://australasianroadsafetyconference.com.au/>

**COMMENT**

This conference aims to facilitate collaboration and information sharing between road safety stakeholders and decision-makers from Australasia and beyond.

**CONCLUSION**

The indicative content of the Road Safety Conference is assessed as being beneficial to the City, and in general relating to the long-term strategies of local government and future road safety within the City.

It should be noted that the Conference dates coincide with the 22 October, Ordinary Council Meeting (Special Council Meeting).

**ATTACHMENTS**

There are no attachments for this report.

T1/6/25

**RECOMMEND****That Council:**

Nominate **Councillor S Stoneham and Councillor L Sargeson** as a delegate/s to the 2025 Road Safety Conference.

**Moved Cr S Stoneham****Seconded Cr M J Hancock****MOTION CARRIED****7/0**

*Council resolved at its Ordinary Meeting on 9 June 2025 that Recommendation T1/6/25 be amended to read as above.*

***2.1 - BUILDINGS AND FLEET CARBON FOOTPRINT AND CORPORATE  
GREENHOUSE ACTION PLAN UPDATE***

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WARD : ALL

FILE No. : M/295/25

DATE : 8 May 2025

REF : NB

RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- This report provides an update on the implementation of the City of Armadale's 2020/21 to 2029/30 Corporate Greenhouse Action Plan (the Plan), with a specific focus on the Chief Executive Officer (CEO) KPI related to the update of carbon footprints associated with Buildings and Fleet.
- Most of the recommendations in the Plan have been completed or are currently in progress, with several significant initiatives delivered since the last update including the finalisation of a Climate Change Declaration and a Climate Change Emergency Declaration.
- Projections based on current market conditions indicate that the City is on track to offset Scope 1 and 2 emissions by 2030. However, this relies on the continued realisation of several assumptions, which must be monitored closely, with appropriate responsive actions implemented as needed.
- Recommend that Council note the contents of this report, which provides an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan and the achievement of the CEO KPI in relation to the carbon footprint of Buildings and Fleet.

**Tabled Items**

Nil

### **Decision Type**

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Legislative</b>          | The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc. |
| <input checked="" type="checkbox"/> <b>Executive</b> | The decision relates to the direction setting and oversight role of Council.   |
| <input type="checkbox"/> <b>Quasi-judicial</b>       | The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.                 |

### **Officer Interest Declaration**

Nil

### **Strategic Implications**

The subject of this report has an impact on the following objectives of the Strategic Community Plan 2020-2030:

- 2.1 Conservation and restoration of the natural environment
  - 2.1.1 Sustainability initiatives are supported and implemented throughout the City.
  - 2.1.4 Minimise corporate and community carbon footprints within the City of Armadale.

### **Corporate Business Plan**

- 2.1.4.1 – *Develop for adoption by Council a Corporate Greenhouse Action Plan.*

### **Strategic Environmental Commitment (ENG21):**

- The City of Armadale will promote environmental sustainability in accordance with section 3.1(1A) of the *Local Government Act 1995 (WA)*. This includes the need to plan for, and to plan for mitigating, risks associated with climate change.
- Minimise the City's carbon footprint.

### **Legal Implications**

General assessment of relevant legislation (e.g. *Local Government Act 1995*) has not revealed any restrictions.

### **Council Policy/Local Law Implications**

The City's Strategic Environmental Commitment (ENG21), aligned to the Strategic Community Plan, includes an objective to "*Minimise the City's carbon footprint*".

### **Budget/Financial Implications**

There are no budget implications as a result of the recommendations of this report.

### **Consultation**

- Intra Directorate



## BACKGROUND

In September 2021, Council endorsed the *City of Armadale 2020/21 to 2029/30 Corporate Greenhouse Action Plan* (T55/9/21 refers) (the 'Plan'):

***Council endorse the 2020/21 to 2029/30 Corporate Greenhouse Action Plan as amended with a change to the emissions reduction target to be consistent with Option 5 (Zero emissions by 2030) as described in this report.***

The Plan outlines recommended abatement activities across the City's waste, building and fleet portfolios with the overarching goal of achieving net zero (Scope 1 and 2) emissions by 2030. A separate target of Net Zero Emissions is also proposed for the year 2050.

The Plan comprises 24 actions, including Action 23:

*Provide an analysis to Council as part of the biennial Environmental Services report on the financial impact of achieving the carbon abatement target.*

*This should cover:*

- *The results of updated modelling from the Solid Waste Calculator, which is influenced by the type and quantities of waste received and forecast for the Landfill Site*
- *Flare performance*
- *The spot price of Australian Carbon Credit Units, facilitating forecast income calculations*
- *Purchase price of offsets under the Climate Active scheme*

Furthermore, a Councillor item in February 2025 (T4/2/25 refers) led to the following recommendation:

1. *Request annual progress reporting on the City of Armadale Corporate Greenhouse Action Plan be provided to Councillors, commencing in Q1 of the 2026 calendar year.*
2. *Consider increasing the annual transfer into the carbon reserve for monitoring and management of a greater scope of emissions and to fund additional initiatives and on the ground projects to mitigate the footprint associated with the City's Waste, Buildings and Fleet.*

Previous forecasts estimated carbon footprints for Building and Fleet based on data captured in 2019/20. Consequently, a CEO KPI was established for 2024/25:

*Acquire data capture capability to enable Carbon Reporting for Buildings and Fleet for the City with the following milestones:*

- *RFQ Awarded to Consultant by March 2025*
- *Initial carbon reports for Building and Fleet by June 2025.*

This report aims provide an update on the status of the CEO KPI. As carbon accounting for Buildings and Fleet is a critical component of the Plan, it is also timely to update on the implementation of recommendation 23 and progress toward meeting the objective of the Councillor item, even though full reporting is not due until Q1 2026.

## DETAILS OF PROPOSAL

### Carbon Accounting

The carbon forecast underpinning the Plan, is illustrated below.

*Table 1: City of Armadale Carbon Footprint*

	20/21 tCO <sub>2</sub>	21/22 tCO <sub>2</sub>	22/23 tCO <sub>2</sub>	23/24 tCO <sub>2</sub>	24/25 tCO <sub>2</sub>	25/26 tCO <sub>2</sub>	26/27 tCO <sub>2</sub>	27/28 tCO <sub>2</sub>	28/29 tCO <sub>2</sub>	29/30 tCO <sub>2</sub>	Total tCO <sub>2</sub>
Waste*	51,335	53,068	54,726	55,294	55,846	56,382	56,902	57,406	54,645	52,023	<b>547,627</b>
Buildings	4,410	4,497	4,628	4,759	4,890	4,934	5,021	5,108	5,196	5,414	<b>48,856</b>
Fleet	203	208	214	221	227	235	240	246	251	259	<b>2,309</b>
<b>Total</b>	<b>55,948</b>	<b>57,774</b>	<b>59,568</b>	<b>60,275</b>	<b>60,963</b>	<b>61,551</b>	<b>62,164</b>	<b>62,761</b>	<b>60,092</b>	<b>57,696</b>	<b>598,961</b>

\* Excludes the impact of the flaring projects as any Australian Carbon Credit Units generated are sold.

Over the ten-year period, the Plan projects that the City will produce circa 600,000 tonnes of CO<sub>2</sub>-e of carbon emissions. This forecast incorporates Scope 1 (direct emissions from Waste) and Scope 2 emissions (indirect emissions from Buildings and Fleet), in accordance with the accounting methodology approved under the Plan.

Scope 1 emissions, also known as ‘direct emissions’, are released into the atmosphere as a result of activities at a facility level, from owned or controlled sources such as the Armadale Landfill and Recycling Facility (ALARF). Scope 2 emissions arise from the utilisation of purchased energy or fuel.

Council has elected not to account for Scope 3 emissions in the Plan. These are indirect emissions (other than scope 2), generated across the City’s broader operations. They occur as a consequence of organisational activities but originate from sources that are not owned or controlled by the City, as discussed further below.

Under the Plan, the carbon footprint of Municipal Solid Waste from residents is not accounted for once this is delivered to the Kwinana Energy Recovery Facility (KERF). The carbon footprint will sit with Avertas, owned by Acciona.

The methodology underpinning the original carbon forecast is as follows:

- Waste emissions: Calculated using the Federal Government Solid Waste Calculator, with inputs from the City’s weighbridge software
- Buildings: Emissions figures for 2019/20 were calculated using specialist software as a baseline, with population forecasts used to estimate emissions growth. Energy usage from bills was converted to carbon totals using Emissions Factors.
- Fleet: Calculated following the same approach as for buildings.

Scope 1 emissions, from the landfill account for approximately 91% of the City’s total emissions.

### Target Options

In 2021, the Council deliberated on several options to finalise a carbon target for the period from 2020/21 to 2029/30:

**Table 2: Options Considered by Council**

Target	Rationale for Target
1. Emissions at 2005 Levels by 2030	2005 commonly used as a baseline year
2. 28% Reduction on 2005 Levels by 2030	Aligned to Australian National target
3. 45% Reduction on 2005 Levels by 2030	Based on IPCC publication ' <i>Special Report - Global Warming of 1.5 Degrees C</i> ', it states that 'to limit global warming to 1.5 degrees. Global net human-caused emissions of carbon dioxide would need to decrease by approximately 45% from 2010 levels by 2030, reaching 'net zero' by 2050.
4. 75% Reduction on 2005 Levels by 2030	Based on recommended Climate Council target
5. Zero emissions by 2030	Elimination of the City's carbon footprint
6. Offset Buildings and Fleet only for 2020/21 to 2029/30	Many LGs with or without Landfill Sites only have targets in relation to Buildings and Fleet.

\* Federal Government National target for 2030 has subsequently changed to 43% below 2005 levels. Western Australia does not have a target for 2030.

Council endorsed Option 5: achieving Zero emissions by 2030. The plan clearly specifies that this target applies to Scope 1 and 2 emissions.

The required amount of abatement to meet this target was calculated to support a progressive and gradual reduction in carbon emissions over the period in the outlined Plan. To achieve the necessary reductions, the Plan initially estimated that 384,750tCO<sub>2</sub>-e of offsets would be required.

Additionally, the Plan forecasts the Landfill Flaring Project would generate 69,009tCO<sub>2</sub>-e over the life of the project. However, this cannot be counted as abatement toward reducing the City's carbon footprint, as it is assumed these assets will be sold, generating income at today's prices estimated as \$1,842,894 (analysed below).

### **Carbon Accounting Methodology**

Although the City is not required to report under the *National Greenhouse and Energy Reporting Act 2007* (NGER Act) which sets out carbon footprint requirements, relevant guidelines are followed in accounting for Scope 1 and 2 emissions. Reporting for Scope 3 emissions is not mandatory under the Act and is not completed under the Plan.

For information purposes, over the last three years, greater clarity has been provided regarding the accounting for Scope 3 emissions, and the type of activities that should be considered for those choosing to report voluntarily. The following information is presented for completeness.

According to the Greenhouse Gas Protocol, established in 1990 to provide a consistent framework for greenhouse gas reporting, '*Scope 3 can account for over 90% of a company's total Scope 1, 2 and 3 emissions*'.

Scope 3 emissions are categorised into fifteen different types, classified as either 'upstream' or 'downstream'. Some examples are provided below:

**Table 3: Scope 3 Emissions**

<b>Upstream Scope 3 Emissions</b>	
1. Purchased Goods and Services	Extraction, production and transportation of goods and services purchased
2. Capital Goods	Extraction, production, and transportation of capital goods purchased or acquired
5. Waste generated in operations	Disposal and treatment of waste generated in the reporting company's operations in the reporting year
7. Employee Commuting	Transportation of employees between their homes and their worksites during the reporting year
<b>Downstream Scope 3 Emissions</b>	
12. End of Life Treatment of Sold Products	Waste disposal and treatment of products sold by the reporting company at the end of their life.
15. Investments	Operation of investments (including equity and debt investments and project finance).

Some of the Scope 3 categories are not relevant to Local Government and are primarily targeted at commercial enterprises such as manufacturers.

Monitoring and managing Scope 3 emission may be considered in the future; however, at this time, the focus remains on Scopes 1 and 2 emissions, given the level of control and the limited resources available.

### **Methodology to Achieve Targets**

As highlighted above, the Plan initially indicated that approximately 91% of the City's carbon footprint over the duration of the Plan was attributed to ALARF, requiring the abatement of 384,750tCO<sub>2</sub>-e (covering Scope 1 and 2 emissions - Waste, Buildings and Fleet).

Consistent with the guidance of the Climate Active Scheme, the City seeks to reduce carbon emissions where practicable and only utilises carbon offsets when necessary.

Given the significant footprint associated with ALARF, much of the focus of the Plan has been on mitigation measures at the site. However, it should be noted that various other abatement initiatives have been implemented across the City's building portfolio and community emissions, these are discussed below. Currently, a flare is installed at ALARF, as part of the Landfill Flaring Project.

This flare converts methane into carbon dioxide and is the most effective abatement mechanism. However, at its most effective, the flare has only been able to reduce approximately 20-30% of ALARF annual carbon footprint. Additionally, other practices such as green waste segregation, which prevents decomposition into the landfill and the generation of methane are employed at ALARF. The green waste is processed and returned to the site to be re-used as mulch for the community.

In the absence of the ability to completely eliminate any residual emissions through abatement, and with waste still being landfilled, the City's focus in the Plan is on offsetting the remaining carbon footprint of ALARF.

Consequently, given that flaring can only achieve limited reduction, the key strategy in achieving the targets of the Plan is for the City to purchase offsets, alongside implementing on-ground projects to reduce emissions from buildings and fleet.

The Landfill Flaring Project is registered under the Climate Solutions Fund and has the capacity to generate Australian Carbon Credit Units (ACCUs). The value of these ACCUs may increase from the current estimate of \$28.50 (used in calculations below) as 2030 approaches. The Plan forecasts that this project will generate approximately 69,009tCO<sub>2</sub>-e over its entire lifespan.

The approach outlined in the Plan is to sell these ACCUs on the open market and use the proceeds to purchase lower-cost offsets, which are permitted under the Climate Active Scheme. These offsets are expected to be sourced from overseas projects. This approach allows the City to offset a greater portion of its carbon footprint than if the ACCUs were simply surrendered (retired for 'free' and used to reduce the City's carbon footprint).

Calculations underpinning the approach as outlined in the 2021 Plan, are highlighted as follows:

**Table 4: Carbon Offsetting – Income Generated and Costs**

Component	Qty Required	Price Per Unit \$	(Cost)/Revenue \$	Comments
Offsets Required	384,750	4 <sup>1</sup>	(1,539,000)	Required to progressively implement the target.
ACCU's Generated for Sale	69,009	15.70 <sup>1</sup>	834,000	Gross figure of \$1,084,000, less compliance costs (\$105,000) and other CGAP costs of (\$145,000)
<b>Residual Funds Required</b>			<b>705,000</b>	

<sup>1</sup> Assumed market rates prevailing for the price of ACCU's and alternative offsets.

The remaining funds required for offsets purchases (\$705,000) will be provided by municipal funds, transferred annually into a dedicated 'Carbon Reserve' at a rate of \$88,000 per annum from 2022/23 to 2029/30. This ensure sufficient funds are accumulated to purchase necessary offsets by the end of 2030.

The plan incorporates the following assumptions:

1. The operational lifespan of ALARF, and the timing of the transfer to the Kwinana Energy Recovery Facility (KERF).
2. The productivity of the Landfill Flaring Project and the projected amount of ACCUs generated (assumed 9,833tCO<sub>2</sub>-e per annum until a project completion in December 2026 resulting in a total amount generated of 69,009tCO<sub>2</sub>-e)
3. The 'sales price' of ACCUs and their value on the open market (\$15.70 per tonne)
4. The quantity of offsets required to eliminate the City's carbon footprint (assumed 384,750tCO<sub>2</sub>-e)
5. The market price of offsets required (assumed \$4/tCO<sub>2</sub>-e)

These will be revisited as part of this report.

It should be noted that, as it stands, the 'ACCU accreditation life' of landfill flaring projects, is 12 years. This means the City's will end in December 2026.

## ANALYSIS

### **Progress on Actions of the Plan**

The Plan includes 24 recommendations related to carbon mitigation climate adaptation. These recommendations are the result of a benchmarking exercise against a set of potential initiatives, developed by Ernst and Young for WALGA. They are further enhanced by staff suggestions, and additional opportunities unique to the City.

The majority of actions are already in progress or have been completed. A summary of their status is included in Attachment One.

Key initiatives delivered include:

- Council adoption of a Climate Change Declaration and Climate Change Emergency Declaration.
- Finalisation of a new three-year contract for electricity for contestable sites (those utilising in excess of 50Mw per annum), secured from renewable sources under the WALGA Sustainable Energy Project (Phase 2).
- Successful grant application under the Community Energy Upgrade Fund for a heat pump at AFAC (\$175,000).
- Extension of the Landfill Flaring Project from 7 to 12 years, providing additional capacity to generate ACCUs
- Armadale Aquatic Centre: Implementation of a 500kW battery system, in partnership with Synergy, as part of Project Symphony, to operate in tandem with the existing 500kW solar system
- **Supporting the** installation of a 1.34Mw Community Battery system at Harrisdale Playing Field, benefitting over 500 households (also as part of Project **Jupiter**)
- Installation of renewable energy infrastructure at additional City facilities (AFAC, ALARF, Bedforddale Volunteer Bushfire Brigade, Seville Grove Library, Armadale Visitors Centre)
- Adoption and commencement of the Fleet Transition Strategy, including the installation of four AC Electric Vehicle Chargers (two at AFAC and two at the Admin Centre) and a DC charger (Admin Centre).

The combined value of solar and battery systems installed at City facilities is approximately \$1.7m, funded entirely through external funding sources such as the Local Roads and Community Infrastructure Program or Project Symphony.

Moving forward, a critical focus is the continued expansion of infrastructure associated with the Landfill Flaring Project. An annual capital budget has been allocated for this purpose, specifically for expanding well-heads and pipework. Discussions have commenced with the City's contractor, regarding how this expansion will integrate with the cover and capping of the landfill as it progresses towards its final closure. This will maximise the City's potential for generating ACCUs.

### **Reforecast of Carbon Footprint**

With consultant support, the emissions associated with the ALARF have been reviewed and reforecast in accordance with guidance under the NGER Act. This reflects revised timelines for the commencement of deliveries to the Kwinana Energy Recovery Facility (KERF).



The updated forecasts are as follows. These include the most current figures for Buildings and Fleet, resulting from the procurement of specialist software, in line with the objectives of the CEO KPI highlighted earlier.

**Table 5: Revised 2020/21 to 2029/30 Carbon Forecast**

	20/21 tCO <sub>2</sub>	21/22 tCO <sub>2</sub>	22/23 tCO <sub>2</sub>	23/24 tCO <sub>2</sub>	24/25 tCO <sub>2</sub>	25/26 tCO <sub>2</sub>	26/27 tCO <sub>2</sub>	27/28 tCO <sub>2</sub>	28/29 tCO <sub>2</sub>	29/30 tCO <sub>2</sub>	Current Total tCO <sub>2</sub>	Previous Total tCO <sub>2</sub>
Waste	58,260	58,836	61,084	62,701	63,186	61,837	61,268	58,293	55,470	52,789	<b>593,724</b>	<b>547,627</b>
Buildings	8,480	5,583	4,161	4,338	4,446	4,553	4,664	4,788	4,917	5,048	<b>50,978</b>	<b>48,856</b>
Fleet*	1,326	1,530	1,898	2,066	1,946	1,846	1,746	1,646	1,546	1,446	<b>16,996</b>	<b>2,309</b>
<b>Total</b>	<b>68,067</b>	<b>65,949</b>	<b>67,143</b>	<b>69,104</b>	<b>69,578</b>	<b>68,236</b>	<b>67,678</b>	<b>64,728</b>	<b>61,933</b>	<b>59,283</b>	<b>661,698</b>	<b>598,961</b>

\* Notional decrease of 100 tonnes per year to reflect the implementation of the Fleet Transition Strategy (Light vehicles)

### Waste

Note: Waste emissions were last updated for the Council report in August 2024. They will be revised in conjunction with the upcoming update to the Strategic Waste Management Plan (currently in progress), to ensure all assumptions align with the latest site plans.

Since the finalisation of the Plan, carbon emissions associated with waste has increased from 547,627 to 593,724 tCO<sub>2</sub>-e, due to:

- Delays in the commissioning of the KERF Plant, with increased levels of Municipal Solid Waste (MSW) deposited at ALARF.
- Updates in the Federal Government Solid Waste Calculator, which now assigns higher carbon factors to waste tonnes.
- Implementation of previous audit recommendations regarding proportional waste allocations between MSW and Construction and Demolition waste.

### Buildings

Electricity supply to contestable buildings (those exceeding the 50MwH per annum threshold) is procured through the WALGA Sustainable Energy Project. As all energy is sourced from renewable providers, it does not contribute to the City's carbon footprint.

Accordingly, the Building footprint has been adjusted by deducting 18,500tCO<sub>2</sub>-e to account for contestable sites supplied from renewable energy. The forecast also assumes similar energy supplies will remain in place for the remainder of the Plan.

These figures are now more accurate, thanks to the implementation of specialist software for recording carbon footprints. While the updated estimates show an increase compared to previous figures, this is largely offset by the procurement of renewable power energy contracts.

### Fleet

More accurate figures are now included into the forecasts, resulting in a total fleet footprint of 16,996tCO<sub>2</sub>-e. This represents a significant increase on previous estimates. These are forecast to reduce over the next five years, as a result of the implementation of the Fleet Transition Strategy for light vehicles.

### Summary

The above analysis highlights that, over the course of the Plan, the City's total carbon footprint is projected to be 661,698tCO<sub>2</sub>-e (previously 598,961tCO<sub>2</sub>-e). This increase is mainly due to the extended use of the Landfill site and more accurate estimates in relation to the City's fleet portfolio.

The following table and graph highlight a tapered approach towards abating and offsetting against Scope 1 and 2 emissions, using the revised forecasts (note – the starting point – emissions data from 2019/20 – has been restated to reflect more accurate figures for buildings and fleet).

**Table 6: Reduction in Carbon Footprint Over Time**

Year	Actual/Forecasted Emissions (Revised)	Emissions Reduction Target (Revised)	Annual shortfall/Offsets Required
2019/20		67,548* (Revised)	
2020/21	68,066	60,793	7,273
2021/22	65,949	54,038	11,910
2022/23	67,143	47,284	19,860
2023/24	69,105	40,529	28,576
2024/25	69,578	33,774	35,804
2025/26	68,236	27,019	41,217
2026/27	67,678	20,264	47,414
2027/28	64,727	13,510	51,217
2028/29	61,933	6,755	55,178
2029/30	59,283	0	59,283

**Total Offsets**                      **661,698**                      **Offsets Required**                      **357,732**

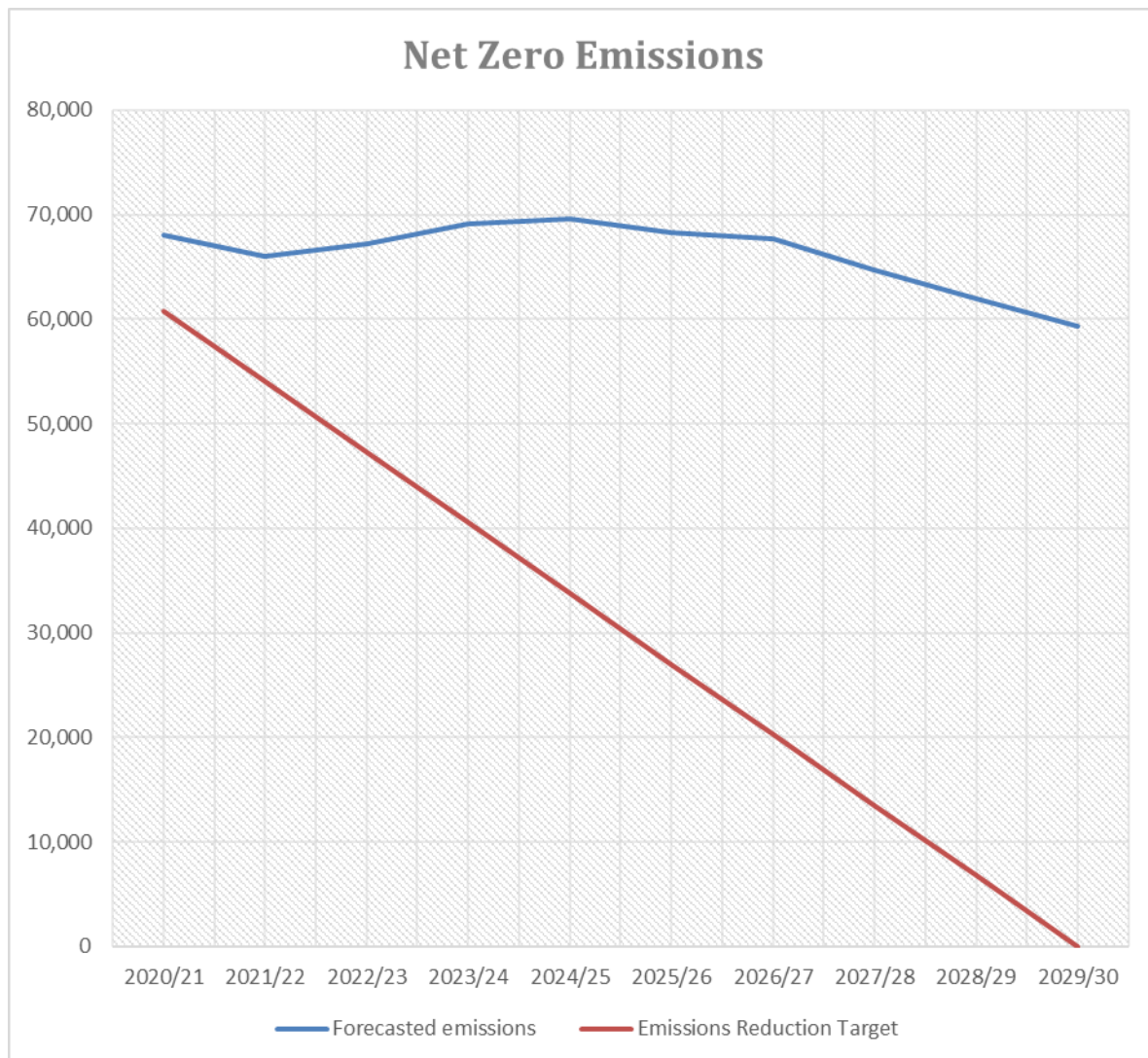
\* Consists of Waste – 57,918tCO<sub>2</sub>-e, Buildings – 8,430tCO<sub>2</sub>-e, Fleet – 1,200tCO<sub>2</sub>-e

The starting emissions figure of 67,548 tCO<sub>2</sub>-e is updated and reflects changes in the Federal government Solid Waste (emissions) Calculator. In addition, the results of the introduction of software to capture building and fleet carbon footprints are incorporated (this includes historical data for 2019/20). The above table highlights a progressive approach towards the achievement of the target, rather than meeting zero Scope 1 and 2 emissions just for 2029/30.

The following graph visually highlights this approach. The gap between the blue and red lines represents the amounts of offsets required in any one year.



*Figure 2: Revised Graph Highlighting Net Zero Emission Trajectory*



The number of offsets required is now calculated as 357,732tCO<sub>2</sub>-e. This is different to the original projected figure of 384,750tCO<sub>2</sub>-e.

**Review of Assumptions – Income and Costs**

The CGAP included the following assumptions, critical to forecasting of carbon abatement requirements and associated costs.

**Table 7: Review of Assumptions**

Component	Assumption	Update on Assumption	Officer comment
Landfill Flaring Project Abatement	Annual abatement of 9,833tCO <sub>2</sub> -e, with a total of 69,009tCO <sub>2</sub> -e generated	City currently has a balance of 43,196 units in its account. Future claims for the period June 2024 to December 2026 (2.5 year period) are anticipated. Assuming 7,500tCO <sub>2</sub> -e will be generated per annum until December 2026, the total anticipated balance will be 43,196 + (2.5 years x 7,500) = 61,946tCO <sub>2</sub> -e generated	Lower income/budget levels are attributable to a decrease in flare performance. Actual CO <sub>2</sub> emissions (15,692 tCO <sub>2</sub> -e over the past two years) were lower than the initial forecast (19,666 tCO <sub>2</sub> -e).
Sales Price for ACCUs	\$15.70	Spot price c\$34.30 as at 8 April 2025 - <a href="https://coremarkets.co/resources/market-prices">https://coremarkets.co/resources/market-prices</a>  Consultant report suggests an achievable range of \$30-40. \$35 used as a base for forecasting, amended to \$29.75 to account for 15% broker fees.	Additional income from increased price per tonne.
Quantity of Offsets Required	384,750tCO <sub>2</sub> -e	4357,732tCO <sub>2</sub> -e.	Reduction in number of Offsets required – reduced cost.
Cost of Offsets	\$4 per tCO <sub>2</sub> -e	\$6.50 per unit (renewable energy), used as per previous baselining report (see attached consultant's report).	Increase in price of Offsets – higher cost. Offsets will be procured from overseas.

Attachment 2 ‘Carbon Market Update’ is a consultant report analysing current carbon/offsets pricing trend, reflecting current market conditions. These factors are incorporated into the above assumptions.

The last Offsets (Compliance) Report for the Landfill Flaring Project indicates 15,692tCO<sub>2</sub>-e of abatement generated over two years. Hence a revised assumption projects approximately 7,500 tonnes per annum of abatement generation until project completion in December 2026 (2.5 years remaining).

Based on the above analysis, a revised projection of income and costs associated with selling ACCUs, and ‘re-purchasing’ offsets is highlighted below:

**Table 8: Table 3: Carbon Offsetting – Income Generated and Costs**

Component	Qty tCO <sub>2</sub> -e	Price Per Unit \$	(Cost)/Revenue \$	Comments
Offsets Required	357,732	6.50 <sup>1</sup>	(2,325,258)	Required to progressively implement the target.
ACCUs Generated for Sale	61,946	29.75	1,842,894	May increase in advance of 2030.
<b>Residual Funds Required</b>			<b>(482,364)</b>	

1. Renewable Energy – Verra, Gold Standard – overseas sourced.

As a result, the residual funding requirement remains within the original reserve projection of \$705,000, assuming the City purchases offsets at the lowest available price (i.e. a worst-case scenario).

The Plan recommended a ‘Carbon Reserve’ to cover the \$705,000 cost. This reserve will receive an annual allocation from municipal funds of \$88,000 (from 2022/23 to 2029/30) to meet the residual fund needs.

This funding arrangement remains adequate, however, it is highly susceptible to market fluctuations, changes in waste management practice at the landfill site, and evolving waste carbon accounting methodologies. Additionally, it is dependent on the City's ability to purchase lower cost overseas offsets.

As stated in the Plan, all assumptions regarding pricing are subject to prevailing market forces and must be subject to regular review going forward.

### **Potential for Expert Assistance**

In response to the previous update to Council on the implementation of the Plan, \$130,000 was allocated for the provision of external expertise on the following matters:

1. Assessing the feasibility and potential financial impacts of accounting for Scope 3 emissions (including major projects for example) and understanding how this might impact targets and costs.
2. Investigating the extent to which LGs across Australia account for Scope 3 emissions and waste emissions, and whether these are incorporated into their targets.
3. Exploring the potential to account for carbon sequestration undertaken by the City (such as planting activities etc).
4. Providing clear guidance on the pathways to achieve 'Carbon Neutrality' and/or 'Net Zero' in accordance with Science Based Targets Corporate Net Zero Standard, including rules around public reporting.
5. Identifying opportunities to implement an internal carbon pricing mechanism in relation to projects and initiatives.
6. Projecting future prices of ACCUs with guidance on when the City might need to sell them, considering factors such as vintage of ACCUs, and any other relevant considerations.
7. Developing an Offsets Strategy that considers for example:
  - The City's financial constraints
  - The existing and projected stock of ACCUs from the Landfill Flaring Project.
  - A prioritisation framework for offset purchases, based on factors such as geographical origin, type (e.g. renewable energy vs carbon sequestration).
  - 'Pipeline' projects that may become available in the near future; and
  - Identifies a potential 'cocktail' of offsets, and net financial cost of the proposed approach.
8. Identifying the resources required (internal and external) to deliver on the initiatives proposed.

Officers have issued a Request for Quotation to a comprehensive list of suppliers to complete the above analysis. However, all but one declined to respond, and the respondent was deemed non-compliant.

Feedback has suggested that the scope of works is very comprehensive and/or too broad. Consequently, Officers will be re-drafting the scope for a re-issue to market.

The above components will be refined and prioritised to maximise the potential for a high-quality supplier to be engaged. Consequently, the focus will be on items 1, 6, 7 and 8.

### **Sale of Australian Carbon Credit Units**

The Climate Active scheme in Australia provides guidance for entities seeking to become carbon neutral and/or reduce their carbon footprint. This includes regulations regarding which carbon credits/offsets may be used.

The ‘vintage’ of an offset indicates the year in which they are created. The City’s current portfolio of Australian Carbon Credit Units is highlighted below:

***Table 9: City of Armadale ACCU Portfolio***

<b>ACCU Quantity – tCO<sub>2</sub>-e</b>	<b>Vintage</b>
7,094	2018/19
20,410	2023/24
15,692	2024/25

Climate Active have engaged consultants to review and update the technical standards, including the consideration of potential changes to the eligible vintage year for offsets. This could involve aligning the allowable vintage closely with the reporting year, potentially maintaining a maximum age of seven years.

It is anticipated that revised guidance on vintage could be implemented within the next 18-24 months. Consequently, there is a risk that unless the City sells 7,094tCO<sub>2</sub>-e of ACCU’s during this period, these credits may become worthless. At the rates of approximately \$29.75 per ton, this represents a potential value of around \$210,000.

During the approval of the City’s CGAP, Council previously recognised that the oldest vintage ACCUs should be sold first on the voluntary market (Recommendation 6):

*“Council authorise the sale to the Voluntary Market of surplus carbon credits (7,094tCO<sub>2</sub>-e) and those generated in the period 20 June 2020 to 13 December 2021.”*

The sale of these credits has not previously occurred due to a recognised need to receive further expert advice on the timing of a sale, as highlighted in the August 2024 report to the Technical Services Committee. This has worked to the City’s advantage due to a significant increase in the value of ACCU’s over time. However, the potential change in the Climate Active rules means that the sale of these is now a necessity.

As highlighted above, additional studies (‘Potential for Expert Assistance’) are planned to determine optimal timing for the sale of the remaining ACCUs, including those generated after 2021.

Therefore, Officers within the Sustainability team will collaborate with City’s Governance Team to coordinate and manage the sale of 7,094 of the City’s ACCUs in the upcoming financial year.

All income from the sale of ACCUs will be credited into the Carbon Reserve, in accordance with Recommendation 24 of the CGAP, which involves creating a dedicated fund to ring-fence carbon credit income, facilitate the purchase of carbon offsets, and support the implementation of the Corporate Greenhouse Action Plan 2020/21 to 2029/30.

## OPTIONS

### Option 1

Council notes the contents of this report, providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan and the achievement of the CEO KPI in relation to the carbon footprint of Buildings and Fleet.

### Option 2

Council notes the contents of this report, providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan and the achievement of the CEO KPI in relation to the carbon footprint of Buildings and Fleet, and requests amendments.

## CONCLUSION

The City of Armadale Corporate Greenhouse Action Plan 2020/21 to 2029/30 was approved in September 2021. It includes 24 recommendations focused on carbon abatement and climate adaptation. It is founded on a strategy to achieve Net Zero Scope 1 and 2 emissions by 2030.

This report provides an update on the implementation of the recommendations of the Plan and updates the City's carbon forecast to the end of 2029/30. It also addresses a CEO KPI related to the carbon footprint of the City's Buildings and Fleet, as well as Council's request for an update on the implementation of the Plan.

The majority of the actions in the Plan are complete or in progress.

*Table 9: Summary of Progress – Recommendations Corporate Greenhouse Action Plan*

No. of Recommendations	Completed	In Progress	To Be Commenced
24	9	9	6

The City's strategy of selling ACCUs, generated by the Landfill Flaring Project, to fund the 're-purchase' of a large volume of lower cost offsets remains a viable approach for achieving the City's target. However, this strategy is highly subject to fluctuating market conditions and the approach to waste management at the landfill site.

Accordingly, Option 1 is recommended.

### Committee Discussion

*Committee discussed amongst other matters, scope 1, 2 and 3 items, the quality of the offsets, whether offsets could be Australian offsets and what the implications are for the NetZero 2030 strategy. Committee were advised that the Carbon Rebaselining project will review and assess offset options, which will assist Council in a further review of the NetZero 2030 strategy.*

## ATTACHMENTS

1.  Progress on Actions of the Corporate Greenhouse Action Plan - June 2025 Report
2.  Everclimate - Carbon Market Update

**RECOMMEND**

**T2/6/25**

**That Council note the contents of this report, providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan and the achievement of the CEO KPI in relation to the carbon footprint of Buildings and Fleet.**

**Moved Cr S S Virk  
MOTION CARRIED**

**7/0**

### **3.1 - HERITAGE SIGNAGE (REFERRAL ITEM)**

At the Council meeting held on 28 April 2025, Cr J Keogh referred the following matter to Technical Services Committee.

*That the matter of Heritage Signage be referred to the Technical Services Committee.*

#### **Comment from Cr J Keogh**

Could the city please provide an update as to when the heritage signs across the city will be refurbished, particularly the ones around the Kelmscott town centre.

#### **Officer Comment**

The signage referred to is not owned by the City of Armadale and is therefore not recorded in the City's Asset Register. Ownership is held by Main Roads Western Australia (MRWA), with the signage having originated from a joint initiative between MRWA and Tourism WA in the 1980s.

The assets have been visually inspected onsite and are considered to be in poor condition. Officers will seek MRWA permission to remove the signage due to their condition and investigate whether the asset owner will replace the assets. Should the asset owner refuse to replace the assets, Officers will seek their permission to replace the assets.

#### **ATTACHMENTS**

There are no attachments for this report.

#### **Officer Recommendation**

That Council request Officers seek MRWA permission to replace signage.

#### **COMMITTEE RECOMMENDATION**

T3/6/25

#### **That Council:**

- 1. Direct the CEO to request that Main Roads Western Australia, the asset owner, remove the old assets and replace them with new ones.**
- 2. If the asset owner refuses to update the assets, the City requests their permission to remove and replace the assets.**

Moved Cr K Busby  
MOTION CARRIED

7/0



**\*\*3.2 - ANNUAL REVIEW OF DELEGATIONS - TECHNICAL SERVICES  
DIRECTORATE**

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WARD : ALL  
FILE No. : M/285/25  
DATE : 2 May 2025  
REF : DB  
RESPONSIBLE : Manager City  
MANAGER Governance

**In Brief:**

- Section 5.46(2) of the *Local Government Act 1995* requires delegations made under the Act to be reviewed at least once annually
- Recommend that Council review and adopt the delegations presented.

**Tabled Items**

N/A

**Decision Type**

- ☒ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

The City's adopted Strategic Community Plan 2020-2030 contains the following relevant outcome:

*4.1.3 Develop organisational frameworks to achieve consistency, transparency and clarity of decision making processes.*

**Legal Implications**

Delegations of authority are made using enabling legislation to allow Officers to exercise functions and powers that would otherwise require to be exercised by Council. Section 5.46(2) of the *Local Government Act 1995* (Act) requires delegations made under the Act to be reviewed at least once by the delegator in every financial year.

**Council Policy/Local Law Implications**

Nil.



**Budget/Financial Implications**

Nil.

**Consultation**

1. Technical Services Directorate.

**BACKGROUND**

At Council's ordinary meeting of 12 June 2023 (T2/6/23 refers), Council adopted new delegations of authority to the Chief Executive Officer for functions and powers of the Act.

This represented the outcome of a wide-ranging assessment of the City's existing delegations, which included benchmarking against other local governments in the Perth metropolitan area, as well as against templates provided by the Western Australian Local Government Association (WALGA). Legislative requirements were reviewed, and where necessary, advice obtained from external legal service providers on particular powers and the delegable status of those powers.

Council reviewed these delegations on 10 June 2024 to ensure compliance with the Act (T4/6/24 refers), with no changes requested to what was originally adopted.

**DETAILS OF PROPOSAL**

Delegations for Technical Services Directorate pertaining to functions of the Act exercised by Technical Services Directorate are presented for review in accordance with section 5.46(2) of the Act. No changes have been requested to any of these instruments. The delegations are –

<b>1.1.9</b>	<b>Closing certain thoroughfares to vehicles</b>	<b>No change requested</b>
<b>1.1.10</b>	<b>Reserves under control of the local government</b>	<b>No change requested</b>
<b>1.1.11</b>	<b>Obstruction of footpaths and thoroughfares</b>	<b>No change requested</b>
<b>1.1.12</b>	<b>Public thoroughfare - dangerous excavations</b>	<b>No change requested</b>
<b>1.1.13</b>	<b>Requirement to construct, repair or remove crossing</b>	<b>No change requested</b>
<b>1.1.14</b>	<b>Private works on, over or under public places</b>	<b>No change requested</b>
<b>1.1.35</b>	<b>Particular things local governments can do on land that is not local government property</b>	<b>No change requested</b>

The delegations are attached to this report.

## **OPTIONS**

Council can review and affirm the delegations as they are, or make changes to the functions or powers delegated.

## **CONCLUSION**

The delegations adopted by Council are working appropriately for the City to acquit its responsibilities. On this basis it is recommended that there is no change required to the delegations presented in the attachment to this report.

## **ATTACHMENTS**

1. Delegations for Review - Technical Services Directorate

## **RECOMMEND**

T4/6/25

### **That Council:**

1. For the purposes of compliance with section 5.46(2) of the *Local Government Act 1995*, reviews the delegations of authority contained in the attachment to this report; and
2. Authorise the Chief Executive Officer to correct any identified minor grammatical, formatting or punctuation errors to the delegations, provided the correction does not represent a change to the function or power delegated.

## **ABSOLUTE MAJORITY RESOLUTION REQUIRED**

Moved Cr R Butterfield  
MOTION CARRIED

7/0

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT 7.38 pm**

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
4 JUNE 2025		
ATT NO.	SUBJECT	PAGE
<b>2.1 BUILDINGS AND FLEET CARBON FOOTPRINT AND CORPORATE GREENHOUSE ACTION PLAN UPDATE</b>		
2.1.1	Progress on Actions of the Corporate Greenhouse Action Plan - June 2025 Report	29
2.1.2	Everclime - Carbon Market Update	31
<b>3.2 ANNUAL REVIEW OF DELEGATIONS - TECHNICAL SERVICES DIRECTORATE</b>		
3.2.1	Delegations for Review - Technical Services Directorate	40

**Attachment 1: Progress on Actions of the Plan Summary**

Recommendation	Responsibility/Timescale/ Budget Implications	
1. Provide a report to Council, proposing an approach to the development of a Climate Change Declaration and Climate Emergency Declaration	Manager Environmental Services 2022/23 - \$Nil	Completed.
2. Report to Council, proposing an approach to the production of a Climate Change Adaptation Management Plan and/or Strategy	Manager Environmental Services 2022/23 - \$Nil	Completed.
3. Irrespective of the results of the WALGA review, Council endorse the approach of not accounting for carbon emissions associated with household waste diverted to the Waste to Energy Facility	N/A	N/A
4. Implement the continued expansion of infrastructure associated with the Flaring Project, enabling continued carbon abatement at the site	Manager Waste Services Ongoing - Already Funded in Waste Services Budget	In progress.
5. The Climate Solutions Fund contract with the Federal Government is to be completed early, through the provision of the total amount of contracted carbon credits	Manager Environmental Services/ Executive Director Technical Services 2021/22 - \$Nil	Completed.
6. Council authorise the sale to the Voluntary Market of surplus carbon credits (7,094tCO <sub>2</sub> -e), and those generated in the period 20 June 2020 to 13 December 2021	Manager Environmental Services 2021/22 - \$ - See Table 6	In progress.
7. Council authorise an application to the Federal government, seeking an extension to the life of the Flaring Project by a further five years	Manager Environmental Services 2021/22 - \$Nil	Completed.
8. Council endorse the principle of selling carbon credits for the extension period on the Voluntary Market	N/A \$ - See Table 8	N/A
9. Develop a Policy for Green Buildings	Property Services Manager 2021/22 - \$Nil	In progress.
10. Complete a solar feasibility study for the City's top 20 electricity using facilities	Property Services Manager/ Manager Environmental Services 2022/23 - \$50,000	Not yet completed.
11. Complete energy audits for two City facilities per annum, focusing on the top 20 electricity consuming sites	Property Services Manager/ Manager Environmental Services 2022/23 - \$10,000 per annum	Not yet completed.
12. Progressively implement a real-time energy and water monitoring system, initially targeting high demand (top 20) facilities	Property Services Manager/ Manager Parks/ Manager Environmental Services 2021/22 - Already Funded in Environmental Services Budget	In progress.
13. Switch Your Thinking remain abreast of regulatory developments, and through Council reporting, recommend implementation projects in the City of Armadale	Switch Your Thinking Ongoing - \$Nil	In progress.
14. Produce a report to Council, providing a cost benefit analysis of the City entering into a contract with the WALGA preferred supplier	Manager Environmental Services 2021/22 - \$Nil	Completed.
15. Develop options for improving the sustainability of the City's fleet such as transitioning to electric or non-hydrocarbon vehicles	Manager Assets 2022/23 - \$Nil	In progress.
16. When there is certainty over implementation costs and ongoing tariffs, provide a business case report to Council on a bulk changeover to LED street lights	Manager Environmental Services Timescale Dependent on Western Power	In progress.
17. Finalise, and present to Council, a Streetlighting Policy around the deployment of energy efficient lighting in the City	Manager Engineering Design	Not yet completed.

Recommendation	Responsibility/Timescale/ Budget Implications	
	2021/22 - \$Nil	
18. Prepare a business case for the potential changeover of decorative lights to more energy efficient models	Manager Engineering Design	Not yet completed
	2021/22 - \$15,000	
19. Develop a policy around the use of the Revolving Energy Fund	Manager Environmental Services	Not yet completed
	2023/24 - \$Nil	
20. In partnership with the Switch your Thinking team, investigate the feasibility of implementing a Sustainable Purchasing Policy, and develop appropriate City supporting documentation	Switch Your Thinking	In progress.
	2022/23 - \$Nil	
21. Complete an investigation into possible incentives for employees to adopt sustainable practices. The study should cover options for behaviours that could be incentivised, in conjunction with the potential rewards offered.	Switch Your Thinking	Not yet completed
	2022/23 - \$Nil	
22. Council adopt the following approach to carbon abatement:  - A target of net zero emissions by 2029/30 - Fund the recommendations of this Plan from Flaring Project income - Allocate an additional \$89,000 per annum towards offsets in the period 2022/23 to 2029/30 - A target of net zero emissions by 2050	N/A  Additional \$89,000 per annum	N/A
23. Provide an analysis to Council as part of the biennial Environmental Services report on the financial impact of achieving the carbon abatement target. This should cover:  - The results of updated modelling from the Solid Waste Calculator, which is influenced by the type and quantities of waste received and forecast for the Landfill Site - Flare performance - The spot price of Australian Carbon Credit Units, facilitating forecast income calculations - Purchase price of offsets under the Climate Active scheme	N/A	Completed.
24. Council approve the creation of a Carbon Reserve, for the purpose of ring-fencing carbon credit income, purchasing carbon offsets and funding the recommendations of the Corporate Greenhouse Action Plan 2020/21 to 2029/30	Executive Manager Corporate Services  2021/22	Completed.

# CARBON MARKET UPDATE

**Prepared For:** City of Armadale  
**Date:** 28<sup>th</sup> April 2025

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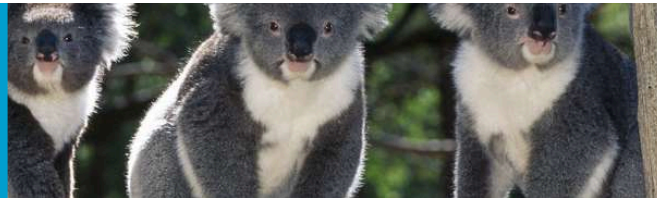
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## Carbon Market Introduction



### Australian Carbon Market Overview

#### ACCU Retirement Dynamics

ACCU retirements rose steadily from 1.97 Mt in 2023 to 2.85 Mt in 2024. In Q1 2025, cancellations increased to 6.56 Mt driven by the retirement of 2.12 Mt of landfill gas credits, 3.53 Mt of human-induced regeneration (HIR) & 0.39 Mt of savanna fire management. Across the same periods, compliance was a major driver of retirements: in Q1 2025, 6.38 Mt (97 %) of the 6.56 Mt cancelled were Safeguard surrenders, while voluntary buyers accounted for just 0.16 Mt (2.5%), and government and other compliance programs made up the remaining few thousand tonnes. Even in 2023–24, voluntary retirements (≈1.1 Mt) and government led cancellations (≈0.1 Mt) were smaller compared with the 8.5 Mt retired for compliance, highlighting the importance of compliance purchases driving the current ACCU market.

#### Integrity Profile of SGM–Sourced ACCUs

Clean Energy Regulator data currently does not reveal project level retirement provenance, our analysis highlights that the majority of ACCUs surrendered derive from methodologies with integrity risks, particularly human-induced regeneration (HIR), landfill gas and avoided deforestation projects. High integrity methods such as environmental plantings account for only a tiny fraction of credits used for compliance, estimated at 4% of the total market for Australian retirements. Despite the Climate Change Authority's 2023 review calling for enhanced transparency on credit origin to bolster scheme integrity, there remains no mandated project level disclosure, leaving quality premiums harder to enforce. This price opacity perpetuates a market where the market currently favours lowest cost compliance units over verifiable abatement.

### Australian Carbon Market Outlook

#### Market Drivers & Election Outlook

The outcome of Australia's federal election will shape near-term ACCU and SMC pricing with a Coalition government expected to pause further Safeguard tightening, dampening demand pressure. A re-elected Labor government, committed to 4.9 % annual baseline cuts through 2030, should bolster compliance demand and underpin price stabilisation and potential rebounding. Into late April 2025, Generic ACCUs have traded in a narrow A\$33–\$35/tCO<sub>2</sub>e range, reflecting the market waiting for the upcoming federal election results. Meanwhile, the Safeguard Mechanism has already generated 8.3 Mt of SMCs, 1.4 Mt of which were surrendered for compliance purposes in Q1 2025, cementing SMCs as a new and important credit class within the Clean Energy Regulator's market.

#### Price Outlook & Supply–Demand Balance

Despite robust issuance, 17.2 Mt of ACCUs and 8.3 Mt of SMCs in 2023–24, a resilient price floor around A\$30–35/t is supported by baseline obligations and rising voluntary retirements. However, with combined annual issuance set to exceed 25 Mt between 2025 and 2028 and retirements at less than 10Mt per annum, there's limited upside, pointing to a practical ceiling near A\$40/t. At the same time, a clear "flight to quality" is emerging: top-tier methods (environmental plantings, carbon removals) now command A\$3–10/t premiums, creating a bifurcated market. If tighter baselines and enhanced transparency measures accompany the next Labor term, that premium gap could narrow and overall pricing could shift higher.

## Carbon Standards Overview

Registry/Standard	Function Summary	Governance Structure	Market Role/Common Projects	Key Considerations
<b>ANRUE (Australia)</b>	Issues Australian Carbon Credit Units (ACCUs) for projects that demonstrably avoid or remove GHG emissions. Underpinned by legislated methodologies and audited under national frameworks.	Government-run through the Clean Energy Regulator, with strong compliance and enforcement authority.	Focused on domestic mitigation: land regeneration (HIR) landfill gas utilisation, and industrial energy efficiency.	<ul style="list-style-type: none"> <li>Strong regulatory oversight and robust compliance</li> <li>No international demand and eligibility for global voluntary buyers</li> </ul>
<b>Verra (VCS)</b>	Operates the Verified Carbon Standard (VCS), the most widely used voluntary offset registry. Supports a wide variety of project types under structured methodologies.	Independent non-profit governed by a board with industry representation; relies on third-party verifiers.	Key platform for REDD+, renewable energy and industrial reductions. Engages heavily in global south project development.	<ul style="list-style-type: none"> <li>Comprehensive methodology library and large-scale adoption</li> <li>Ongoing debate around integrity of forestry and land-based credits (e.g. REDD+)</li> </ul>
<b>Gold Standard (GS)</b>	Established to ensure that projects deliver verified climate and sustainable development outcomes. Prioritises transparency, co-benefits, and contribution to the UN SDGs.	NGO-led, founded by WWF and other stakeholders. Includes advisory board of development, academic, and climate experts.	Supports smaller-scale projects including clean cookstoves, renewable energy & water filtration. Often bundled with impact claims.	<ul style="list-style-type: none"> <li>Strong social and environmental safeguards with SDG alignment</li> <li>Smaller scale and less liquidity compared to major platforms</li> </ul>
<b>American Carbon Registry (ACR)</b>	Provides scientifically robust, peer-reviewed methodologies for a range of land-use, industrial, and technology-based emissions reductions. Recognised under both voluntary and compliance markets.	Operated by Winrock International, a US-based NGO with a technical advisory committee.	Focused in North America but expanding. Key sectors include reforestation, N <sub>2</sub> O abatement, and enhanced oil recovery with CO <sub>2</sub> . Supports removals and avoidance.	<ul style="list-style-type: none"> <li>Rigorous methodologies and linkages with California compliance market</li> <li>Less visibility or recognition outside the Americas</li> </ul>
<b>Woodland Carbon Code (UK)</b>	Certifies UK-based afforestation and woodland expansion projects. Provides credible domestic offsetting for UK organisations with long-term permanence obligations.	Managed by Forestry Commission with support from UK government agencies and independent verifiers.	Promotes nature-based carbon removals within the UK. Often used by corporates for domestic net zero targets. Validated and verified to ISO standards.	<ul style="list-style-type: none"> <li>Strong domestic trust and regulatory alignment</li> <li>Credits are not fungible in international voluntary markets</li> </ul>
<b>Puro.Earth</b>	First registry dedicated solely to engineered and durable carbon removals. Issues CO <sub>2</sub> Removal Certificates (CORCs) for verified sequestration.	Privately held, acquired by Nasdaq. Third-party audited and reviewed by independent scientific panels.	Markets include biochar, DAC, carbonated building materials, and geologically stored carbon. Partners with Microsoft, Shopify, and other corporate buyers.	<ul style="list-style-type: none"> <li>High-integrity, removal-only registry with scientific rigor</li> <li>High price point reflects durability and tech complexity</li> </ul>

## Carbon Project Type Overview

Project Type	Function Summary	Registry	BeZero Rating Range	Price Guidance (AUD)*	Key Considerations
<b>Renewable Energy</b>	Avoids fossil fuel emissions by generating solar power (solar, wind hydro) through grid-connected projects	Verra, Gold Standard	B – C	\$6.50+	<ul style="list-style-type: none"> <li>Lack additionality in middle-income countries due to existing renewable targets or financing availability</li> <li>Limited co-benefits unless paired with local economic development</li> <li>Subject to scrutiny from rating agencies on permanence and market dependency</li> </ul>
<b>Improved Cookstoves</b>	Distributes high-efficiency stoves to replace traditional open-fire or low-efficiency cooking methods. Reduces firewood demand, lowers indoor air pollution, and decreases emissions from incomplete combustion. Often implemented in rural or underserved communities.	Verra, Gold Standard	BBB – D	\$7.50+	<ul style="list-style-type: none"> <li>Strong health and gender co-benefits due to reduced household air pollution and time spent collecting fuel.</li> <li>Measuring actual fuelwood savings and usage patterns can be challenging, leading to variability in crediting accuracy.</li> <li>Additionality may be questioned if stoves would have been adopted without carbon finance or if similar programs already exist.</li> <li>Long-term impact depends on sustained usage and maintenance of the improved stoves, which can vary widely by context.</li> </ul>
<b>Reducing Emissions from Deforestation and Forest Degradation (REDD+)</b>	Prevents emissions by protecting existing forests from deforestation and degradation. Projects are typically located in tropical regions and aim to preserve carbon stocks while delivering biodiversity and community benefits.	Verra	BBB – D	\$7.50 +	<ul style="list-style-type: none"> <li>High potential for biodiversity protection and ecosystem service preservation in ecologically rich areas.</li> <li>Often faces scrutiny around over-crediting, particularly where deforestation risk is poorly defined or misestimated.</li> <li>Long-term impact hinges on effective governance, enforcement, and integration with national forest policies.</li> <li>Equity and land tenure issues can arise if local and Indigenous communities are not genuinely involved or benefit equitably.</li> </ul>
<b>Peatland Restoration</b>	Restores degraded or drained peatlands by rewetting soils to halt oxidation and preserve large carbon stocks. Projects target high-emission landscapes such as tropical peat swamps or temperate bogs, preventing the release of long-stored CO <sub>2</sub> .	Verra	AA – BBB	\$10+	<ul style="list-style-type: none"> <li>Among the most carbon-dense ecosystems, with high mitigation potential per hectare.</li> <li>Restoration requires complex hydrological planning and long-term monitoring to maintain waterlogged conditions.</li> <li>Geographic limitations can restrict scalability, often requiring deep local expertise.</li> <li>Delivers strong co-benefits, including biodiversity protection, water quality improvement, and reduced fire risk.</li> </ul>
<b>Reforestation</b>	Plants new trees on previously cleared or degraded land to sequester carbon over time and restore ecosystem function. Projects vary from native revegetation to mixed-species or commercial plantations, depending on ecological and economic objectives.	Verra	AA – BBB	\$20+	<ul style="list-style-type: none"> <li>Offers a long-term carbon sink with potential biodiversity and soil restoration benefits.</li> <li>Vulnerable to reversal from bushfires, pests, disease, or land-use change; permanence requires long-term management.</li> <li>Sequestration occurs gradually over decades, requiring patience and consistent monitoring.</li> <li>Success depends on clear land tenure, community engagement, and sustainable funding mechanisms.</li> </ul>

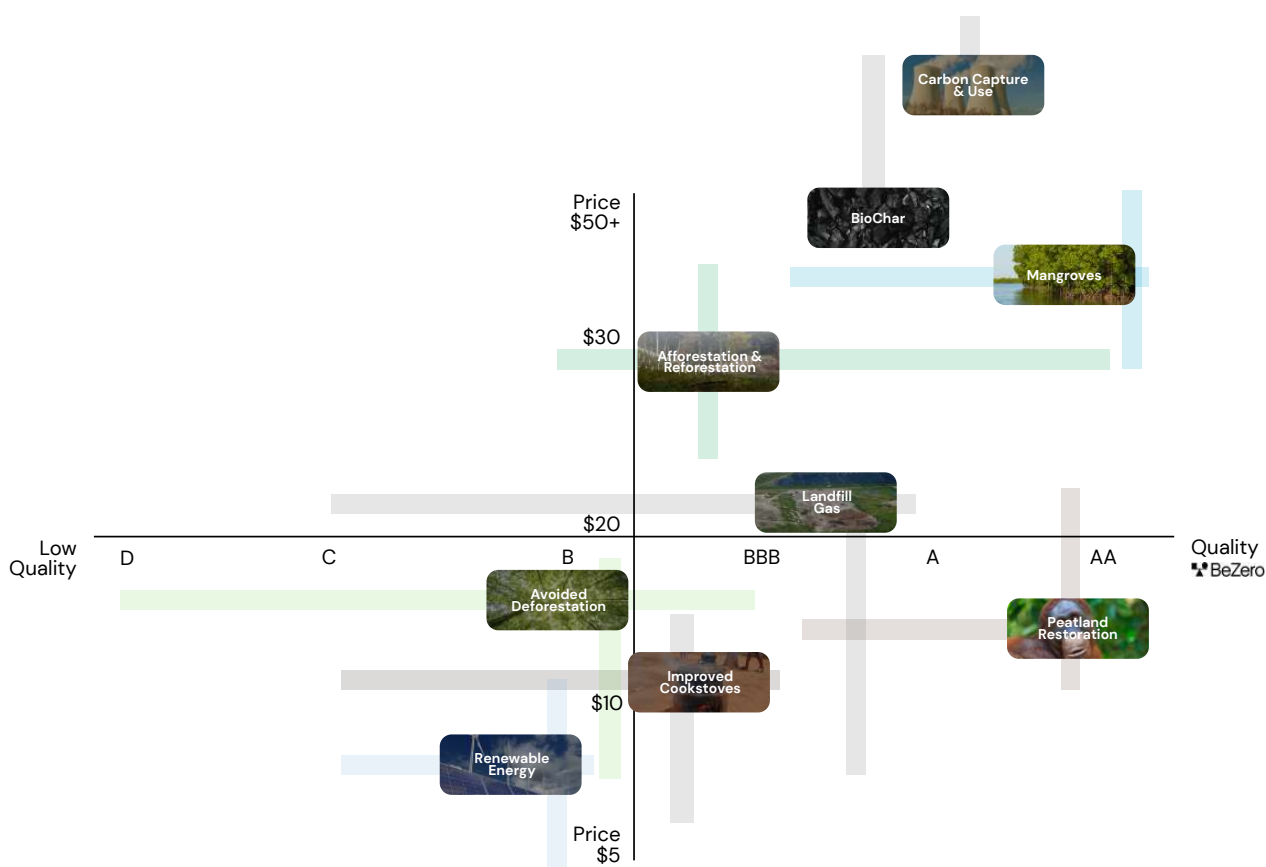
\*indicative price as at 28/4/2025 – All prices subject to change and market fluctuations.

Project Type	Function Summary	Registry	BeZero Rating Range	Price Guidance (AUD)*	Key Considerations
<b>Mangrove Restoration</b>	Restores degraded coastal ecosystems by replanting or facilitating the natural regeneration of mangroves. These projects sequester carbon, stabilise shorelines, and support marine biodiversity and local climate resilience.	Verra	AA – BBB	\$45+	<ul style="list-style-type: none"> <li>Delivers strong co-benefits including storm surge protection, fisheries support, and habitat restoration.</li> <li>High carbon sequestration rates both above and below ground in waterlogged soils.</li> <li>Vulnerable to extreme weather, sea level rise, and changing salinity, which can impact project durability.</li> <li>Requires careful site selection, long-term monitoring, and community-led implementation to succeed.</li> </ul>
<b>Landfill Gas Capture</b>	Captures methane emitted from decomposing organic waste in landfills and either flares it or uses it for energy generation. Reduces potent greenhouse gas emissions and can provide a renewable energy source.	Verra, GS, ACR	AA – C	\$5.50+	<ul style="list-style-type: none"> <li>Converts high-GWP methane into CO<sub>2</sub>, significantly reducing climate impact per tonne.</li> <li>Offers potential for waste-to-energy generation, improving circularity in waste management.</li> <li>Less additional in regions where methane capture is legally required or financially viable without carbon finance.</li> <li>Long-term effectiveness depends on landfill design, gas collection efficiency, and operational oversight.</li> </ul>
<b>Direct Air Capture (DAC)</b>	DAC employs engineered technologies to extract CO <sub>2</sub> directly from ambient air. The captured CO <sub>2</sub> is then permanently stored in geological formations or used in long-lived materials. It is among the most permanent and verifiable forms of carbon removal but is highly capital and energy intensive.	Puro.Earth, Verra	N/A	\$200+	<ul style="list-style-type: none"> <li>Highest permanence and monitoring integrity</li> <li>Expensive per tonne and energy-intensive</li> <li>Currently low scalability and limited global deployment</li> </ul>
<b>Biochar</b>	Biochar is a stable form of carbon created by pyrolyzing agricultural or forestry biomass in low-oxygen conditions. When integrated into soils, it sequesters carbon for decades to centuries while improving soil quality, water retention, and agricultural yields. Its effectiveness depends on feedstock type and application methodology.	Puro.Earth	AA – BBB	\$45+	<ul style="list-style-type: none"> <li>Co-benefits for soil health and water management</li> <li>Medium- to long-term carbon storage potential</li> <li>Permanence varies based on material and use</li> <li>Requires proper integration into land-use systems</li> </ul>
<b>Carbon Capture &amp; Use (CCU)</b>	CCU captures CO <sub>2</sub> emissions from industrial processes and reuses them to create products such as building materials, fuels, or chemicals. While it avoids emissions by displacing fossil alternatives, its climate value depends heavily on the lifecycle emissions of the end product.	Verra, ACR	N/A	\$25+	<ul style="list-style-type: none"> <li>Potential for circular economy integration</li> <li>Supports industrial decarbonisation efforts</li> <li>Environmental benefit varies widely by product use</li> <li>May delay true emissions reductions if not carefully assessed</li> </ul>

\*indicative price as at 28/4/2025.

## Everclime's Carbon Project Quadrant

The bars represent the range of prices and quality levels available in the current carbon market for each project type.



Ratings are reflective of BeZero's rating of project types that are publicly available.  
Prices are indicatively based on those available to Everclime as at 28/04/2025



## Carbon Project Examples

### Titas Gas Leak Prevention

Location: Bangladesh

#### Overview:

The project involves the transmission and distribution of natural gas in the northeast part of Bangladesh, covering the districts of Sylhet, Moulvibazar, Habigonj, and Sunamgonj. The project focuses on reducing methane emissions from leaks in the gas distribution network. During the monitoring period from January 1, 2021, to December 31, 2021, a total of 11,291 leaks were reported and addressed within the project boundary, resulting in significant emission reductions.



Project Type: **Methane Reduction**  
Project Standard: **VERRA**  
Project Link: **VCS2478**  
Location: **Bangladesh**  
BeZero Rating: **A**

### Katingan Peatland Restoration

Location: Indonesia

The Katingan Mentaya Project (KMP) is a large-scale tropical peatland conservation and restoration initiative in Central Kalimantan, Indonesia. Covering 149,800 hectares, it is the world's largest forest-based avoided emissions project, sequestering an average of 7.5 million tons of CO<sub>2</sub>e annually. The project not only mitigates carbon emissions but also protects a highly biodiverse tropical peat swamp forest. This region is home to over 5% of the global population of Bornean orangutans, alongside other High Conservation Value species, making it critical for both climate and biodiversity conservation efforts.



Project Type: **REDD+**  
Project Standard: **VERRA**  
Project Link: **VCS1447**  
Location: **Indonesia**  
BeZero Rating: **AA**

### Kuamut Rainforest Conservation Project

Location: Sabah, Malaysia

Overview: The Kuamut Rainforest Conservation Project, located in Sabah, Malaysia, aims to protect and restore 83,381 hectares of tropical forest previously threatened by logging activities. The project transitions logged forests into a legally protected Class 1 Forest Reserve, significantly reducing greenhouse gas emissions, conserving biodiversity, and creating a vital ecological corridor for endangered species such as Bornean orangutans, elephants, and helmeted hornbills.



Project Type: **REDD+**  
Project Standard: **VERRA**  
Project Link: **VCS2609**  
Location: **Malaysia**  
BeZero Rating: **AA**

#### Yuin Station

**Location: Australia**

Located in the Shire of Murchinson the Yuin Station Human Induced Regeneration (HIR) project establishes permanent native forests through assisted regeneration. This is done from in-situ seed sources on land that was cleared of vegetation and where regrowth was suppressed for at least 10 years prior to the project commencement.



Project Type: **Human Induced Regeneration**  
Project Number: **ERF159556**  
Project Standard: **ANRUE**  
Location: **Australia**  
BeZero Rating: **NA**

#### Northern Savannah Burning

**Location: Australia**

The Northern Savanna Carbon Project aligns with broader conservation and sustainability initiatives by contributing to carbon reduction, habitat protection, and biodiversity conservation. Through traditional fire management practices, the project helps prevent uncontrolled wildfires, reducing emissions and preserving ecosystems that support diverse wildlife, including threatened species.

The project emphasises Indigenous-led land management, reinforcing the importance of community-driven conservation and sustainable stewardship of natural environments.



Project Type: **Savanna Burning**  
Project Number: **ERF104944**  
Project Standard: **ANRUE**  
Location: **Australia**  
BeZero Rating: **NA**

#### Indian Renewable

**Location: India**

The project activity is a step towards supporting the implementation and installation of grid connected renewable solar energy power plants in India. The main goal of project activity is to implement renewable energy projects in the country and the significant importance of revenues from sale of Verified Carbon Units (VCUs) to achieve this goal forms the basis of the implementation of this project activity. The project activity is a voluntary action and each SPV will be the Project Proponent for their project activity.



Project Type: **Solar: Renewable Energy**  
Project Standard: **VERRA**  
Project Number: **VCS1931**  
Location: **Uttar Pradesh**  
BeZero Rating: **B**

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<b>Delegation</b>	<b>1.1.9 Closing certain thoroughfares to vehicles</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers or duties to the CEO s. 5.43 - Limitations on delegations to the CEO
<b>Express power or duty delegated</b>	<b>Local Government Act 1995</b> s. 3.50 - Closing certain thoroughfares to vehicles s. 3.50A - Partial closure of thoroughfares for repairs or maintenance s. 3.51 - Affected owners to be notified of certain proposals
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding four weeks [Act, s. 3.50(1)].</li> <li>2. Authority to determine to close a thoroughfare for a period exceeding four weeks, and before doing so, to: <ol style="list-style-type: none"> <li>a. Give public notice, written notice to the Commissioner of Main Roads, and written notice to prescribed persons and persons that own prescribed land; and</li> <li>b. Consider submissions relevant to the road closure(s) proposed [Act, s. 3.50(1), (2) and (4)].</li> </ol> </li> <li>3. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [Act, s. 3.50A].</li> <li>4. Before doing anything to which s.3.51 applies, take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [Act, s. 3.51].</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. If, under s.3.50(1) a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s. 3.50(8)].</li> <li>2. Maintain access to adjoining land [s. 3.52(3)].</li> </ol>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 CEO may delegate some powers and duties to other employees.
<b>Statutory framework</b>	<b>Local Government Act 1995</b> s. 3.50 - Closing certain thoroughfares to vehicles s. 3.50A - Partial closure of thoroughfares for repairs or maintenance s. 3.51 - Affected owners to be notified of certain proposals s. 5.42 - Delegation of some powers and duties to CEO
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

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Amendments			
Date	Type	Amendment	References
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.10 Reserves under control of the local government</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers or duties to the CEO s. 5.43 - Limitations on delegations to the CEO
<b>Express power or duty delegated</b>	<b>Local Government Act 1995</b> s. 3.54(1) - Reserves under control of local government
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to agree the method for control and management of an unvested facility which is partially within two or more local government districts [Act, s. 3.53(3)].</li> <li>2. Authority to do anything for the purpose of controlling and managing land under the control and management of the City, that the City could do under s.5 of the <i>Parks and Reserves Act 1895</i> [Act, s. 3.54(1)].</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	Nil.
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate some powers and duties to other employees.
<b>Statutory framework</b>	<i>Local Government Act 1995</i> <i>Parks and Reserves Act 1895</i> <i>Land Administration Act 1997</i>
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

<b>Amendments</b>			
<b>Date</b>	<b>Type</b>	<b>Amendment</b>	<b>References</b>
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.11 Obstruction of footpaths and thoroughfares</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. - 5.42 Delegation of some powers or duties to CEO s. - 5.43 Limitations on delegations to the CEO
<b>Express power or duty delegated</b>	<b>Local Government (Uniform Local Provisions) Regulations 1996</b> r. 5(2) - Interfering with, or taking from, local government land r. 6 - Obstruction of public thoroughfare by things placed and left r. 7A - Obstruction of public thoroughfare by fallen things r. 7 - Encroaching on public thoroughfare
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work), over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: <ol style="list-style-type: none"> <li>a. Prevent damage to the footpath; or</li> <li>b. Prevent inconvenience to the public or danger from falling materials [r. 5(2)].</li> </ol> </li> <li>2. Authority to provide permission, including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare, one or more specified things that may obstruct the public thoroughfare [r. 6(2) and (4)].</li> <li>3. Authority to renew permission to obstruct a thoroughfare, and to vary any condition imposed on the permission, effective at the time written notice is given to the person to whom permission is granted [r. 6(6)].</li> <li>4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land, or from anything on the land, which is obstructing a public thoroughfare [r. 7A].</li> <li>5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [r. 7].</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Actions under this Delegation must comply with procedural requirements detailed in the <i>Local Government (Uniform Local Provisions) Regulations 1996</i>.</li> <li>2. In addition to those matters prescribed by regulation 6(4) the City may impose conditions on a permission to obstruct a thoroughfare, which may require a proponent to: <ol style="list-style-type: none"> <li>a. Where appropriate, obtain written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction.</li> <li>b. Provide a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the construction at the completion of works.</li> <li>c. Provide evidence of sufficient Public Liability Insurance.</li> <li>d. Provide pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.</li> </ol> </li> </ol>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate some powers and duties to other employees.

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<b>Statutory framework</b>	<p><b>Local Government (Uniform Local Provisions) Regulations 1996</b> Penalties under the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> are administered in accordance with Part 9, Division 2 of the <i>Local Government Act 1995</i>.</p> <p><b>Activities and Trading in Thoroughfares and Public Places Local Law</b></p>
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

Amendments			
Date	Type	Amendment	References
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.12 Public thoroughfare - dangerous excavations</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers or duties to the CEO s. 5.43 - Limitations on delegations to the CEO
<b>Express power or duty delegated</b>	<b>Local Government (Uniform Local Provisions) Regulations 1996</b> Reg 11(1), (4), (6) and (8) - Dangerous excavation in or near public thoroughfare
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner/occupier in writing to fill it in or securely fence the excavation [r. 11(1)].</li> <li>2. Authority to determine to give permission or refuse to give permission, to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare [r. 11(4)].</li> <li>3. Authority to impose conditions on granting permission [r. 11(6)].</li> <li>4. Authority to renew a permission granted or vary at any time, any condition imposed on a permission granted [r. 11(8)].</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Actions under this Delegation must comply with procedural requirements detailed in the Local Government (Uniform Local Provisions) Regulations 1996.</li> <li>2. In addition to those matters prescribed by regulation 11(6) the City may impose conditions on a permission to obstruct a thoroughfare, which may require a proponent to:: <ol style="list-style-type: none"> <li>a. Where appropriate, obtain written permission from or enter into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works.</li> <li>b. Provide a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works.</li> <li>c. Provide evidence of sufficient Public Liability Insurance.</li> <li>d. Provide pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.</li> </ol> </li> </ol>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995:</b> s.5.44 - CEO may delegate some powers and duties to other employees.
<b>Statutory framework</b>	<ol style="list-style-type: none"> <li>1. <i>Local Government (Uniform Local Provisions) Regulations 1996</i> – prescribe applicable statutory procedures.</li> <li>2. Penalties under the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> are administered in accordance with Part 9, Division 2 of the <i>Local Government Act 1995</i>.</li> </ol>
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

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Amendments			
Date	Type	Amendment	References
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.13 Requirement to construct, repair or remove crossing</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 Delegation of some powers and duties to CEO
<b>Express power or duty delegated</b>	<b>Local Government (Uniform Local Provisions) Regulations 1996</b> Regulation 12(1) - Crossing from public thoroughfare to private land or private thoroughfare – Sch. 9.1 cl. 7(2). Reg 13(1) - Requirements to construct or repair crossing – Sch. 9.1 cl. 7(3).
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land [r. 12(1)].</li> <li>2. Authority to determine the specifications for construction of crossings to the satisfaction of the local government [r. 12(1)(a)].</li> <li>3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [r. 13(1)].</li> <li>4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [r. 13(2)].</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Actions under this delegation must comply with procedural requirements detailed in the <i>Local Government (Uniform Local Provisions) Regulations 1996</i>.</li> <li>2. Specification of a crossing is set out in Policy - Crossovers and unless otherwise provided, crossings approved are to be of a specification set out in that policy.</li> <li>3. Requirements of regulation 14 – the local government cannot –               <ol style="list-style-type: none"> <li>(a) under regulation 12 construct or approve the construction of; or</li> <li>(b) under regulation 13(1) require the construction of,</li> </ol>               a crossing to which this regulation applies unless the local government has consulted with Main Roads and Main Roads has approved in writing the construction of the crossing.             </li> </ol>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate some powers and duties to other employees.
<b>Statutory framework</b>	<ol style="list-style-type: none"> <li>1. <i>Local Government (Uniform Local Provisions) Regulations 1996</i> – prescribe applicable statutory procedures.</li> <li>2. Penalties under the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> are administered in accordance with Part 9, Division 2 of the <i>Local Government Act 1995</i>.</li> </ol>
<b>Policy</b>	Policy - Crossovers
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023



City of Armadale

<b>Adoption references</b>	T2/6/23
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<b>Amendments</b>			
<b>Date</b>	<b>Type</b>	<b>Amendment</b>	<b>References</b>
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.14 Private works on, over or under public places</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers or duties to CEO
<b>Express power or duty delegated</b>	<b>Local Government (Uniform Local Provisions) Regulations 1996</b> Regulation 17 - Private works on, over, or under public places – Sch. 9.1
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Authority to grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property [r. 17(3)]</li> <li>2. Authority to impose conditions on permission [r. 17(5)], including those prescribed [r. 17(6)]</li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Actions under this Delegation must comply with procedural requirements detailed in the <i>Local Government (Uniform Local Provisions) Regulations 1996</i></li> <li>2. The function is unable to be exercised in respect of the construction of things by or on behalf of the Crown [r. 17(2)]</li> <li>3. Approval is not to be granted unless the applicant has provided, in advance, sufficient information or undertaken sufficient measures to account for those matters prescribed by r. 17(6) and r. 17(8)</li> </ol>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate powers and duties to other employees
<b>Statutory framework</b>	<ol style="list-style-type: none"> <li>1. <i>Local Government (Uniform Provisions) Regulations 1996</i> – prescribe applicable statutory procedures.</li> <li>2. Penalties under the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> are administered in accordance with Part 9, Division 2 of the <i>Local Government Act 1995</i>.</li> </ol>
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

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Amendments			
Date	Type	Amendment	References
12 Jun 2023	New delegation	Nil	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24

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<b>Delegation</b>	<b>1.1.20 Disposing of property other than land or buildings</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers or duties to CEO
<b>Express power or duty delegated</b>	<b>Local Government Act 1995</b> s. 3.58(2) and (3) - Disposing of Property.  <b>Local Government (Functions and General) Regulations 1996</b> Reg 30(3) -Dispositions of property excluded from Act s. 3.58
<b>Function</b>	<p>'property' includes the whole or any part of the interest of a local government property but does not include money.</p> <p>1. Authority to dispose of property other than land or buildings to – (a) the highest bidder at public auction [Act, s. 3.58(2)(a)] (b) the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tender [Act, s. 3.58(2)(b)]</p> <p>2. Authority to dispose of property that is an exempt disposition prescribed by r. 30 of the <i>Local Government (Functions and General) Regulations 1996</i> within 6 months after – (a) it was put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government [F&amp;G Reg. 30(2a)(a)]; or (b) it was the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable [F&amp;G Reg. 30(2a)(b)]</p> <p>3. Authority to dispose of property other than land or buildings where – (a) the market value is determined as less than \$20,000 [F&amp;G Reg. 30(3)(a)] (b) the entire consideration received for the disposal is used to purchase other property and the total value of the other property is not more, or worth more, than \$75,000 [F&amp;G. Reg. 30(3)(b)]</p>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<p>1. Any asset disposal other than land or buildings is to be conducted in accordance with the requirements of Council Policy FIN 7 – Disposal of Assets.</p> <p>2. Any property other than land or buildings that is not an exempt disposition and is proposed to be disposed of shall not exceed a market value of \$150,000 (excluding GST).</p> <p>3. Delegated authority for the disposal of land or buildings is provided by '1.1.19 Disposing of property involving land and buildings'.</p>
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate some powers and duties to other employees

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<b>Statutory framework</b>	<p><b>Local Government Act 1995</b> s. 3.58 – Disposal of Property s. 5.42 - Delegation of some powers or duties to CEO</p> <p><b>Local Government (Functions and General) Regulations 1996</b> r. 30 – Dispositions of property excluded from Act s3.58</p>
<b>Policy</b>	FIN 7 - Disposal of Assets
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

Amendments			
Date	Type	Amendment	References
12 Jun 2023	New delegation	Nil	T2/6/23
22 Jul 2024	Amended delegation	Disposal thresholds clarified	T2/6/23

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<b>Delegation</b>	<b>1.1.35 Particular things local governments can do on land that is not local government property</b>
<b>Category</b>	Technical Services Directorate
<b>Head of power</b>	Part 1 - Local Government Act 1995
<b>Delegator</b>	Council
<b>Express power to delegate</b>	<b>Local Government Act 1995</b> s. 5.42 - Delegation of some powers and duties to CEO
<b>Express power or duty delegated</b>	<b>Local Government Act 1995</b> s. 3.27 - Particular things local governments can do on land that is not local government property
<b>Function</b>	Do any of the things prescribed in Schedule 3.2 of the <i>Local Government Act 1995</i> even though the land on which it is done is not local government property and the local government does not have consent to do it [Act, s. 3.27(1)]
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	Nil
<b>Express power to subdelegate</b>	<b>Local Government Act 1995</b> s. 5.44 - CEO may delegate powers and duties to other employees
<b>Subdelegate conditions</b>	N/A
<b>Statutory framework</b>	<b>Local Government Act 1995</b> s. 3.27 Schedule 3.2
<b>Policy</b>	Nil
<b>Record keeping</b>	Exercise of the authority is to be recorded in the City's records management system and Attain.
<b>Date adopted</b>	12 June 2023
<b>Adoption references</b>	T2/6/23

<b>Amendments</b>			
<b>Date</b>	<b>Type</b>	<b>Amendment</b>	<b>References</b>
12 Jun 2023	New delegation	N/A	T2/6/23
10 Jun 2024	Amended delegation	Annual Review	T4/6/24