Yanchep Lagoon - Foreshore Management Plan
Appendix D - Implementation Schedule
DRAFT
12/12/2025

Legend
Sub Precinct 1 SP1 - Mary Lindsay Homestead
Sub Precinct 2 SP2 - The Settlement
Sub Precinct 3 SP3- The Promenade
Sub Precinct 4 SP4 - Dune Park
Sub Precinct 5 SP5 - Fisherman's Hollow

Item	Stage Pre – Construction	Sub -Precinct SP1 SP2 SP3 SP4 SP5	Action	Timing	Description of Works	Evidence of Completion	Target/ Action Date - Reporting	Further Action Required?
1			A pre-lodgement meeting is held with the City's FMP Review Panel, comprising officers from Coastal relevant service units.	Prior to submission of FMP	Meet with the City's Internal FMP Review Panel comprising officers from Assets Maintenance (Maintenance and Coastal Engineers), Trees and Conservation, Community Safety and Emergency Management (Fire Mitigation), Strategic Asset Management, Land Development (engineering and landscaping), Community Planning (Heritage and Accessibility), Strategic Environmental Planning and Planning Services.	Include details of pre- lodgement discussions in Development Application submission as appropriate.		Site inspection if required
2			Public works packages (ie. Boardwalk)	Upon endorsement of FMP	Define the design scope for the various public works develivered by the City and seek approval from Council to release RFT for design services.	Award of works to design consultant(s)	January to March	Develop delivery programme
3			Signage and Wayfinding Strategy	Upon endorsement of FMP	Define the design scope for the various public works develivered by the City and seek approval from Council to release RFT to appoint specialist	Award of works to wayfinding consultant or include in design consultant's scope	January to March	Develop delivery programme
4			Lodgment of Fisherman's Hollow to the DPLH / Registration as ACH site	As soon as site details and further information is provided.	The purpose of the consultation is to gather sufficient site information to undertake a significance assessment and lodge Fisherman's Hollow with the DPLH.	See reporting	Reporting	CoW to submit the HISF to the DPLH to lodge Fisherman's Hollow as a Registered Site
5			Concept Design, Schematic Design & Detailed Design	Prior to submission of Development Application	75% Design resolution for: Landscape, Architecture, and Engineering design elements, as well as any additional detail highlighted in the FMP, to be submitted as part of the Development Application and in accordance with any approved documents – BMP, LWMS, etc. This stage includes no design documentation that will follow post DA approval of the design. Landscape, Architecture, and Engineering design elements, as well as any additional detail highlighted in the FMP, to be submitted as part of the Development Application and in accordance with any approved documents – BMP, LWMS, etc.	Receipt of full design packages from each dicipine consultant. Receipt of application.	PCG sign-off on the design required before proceeding to the next stage. The City sends referrals to internal Service Units.	Site inspection if required.
6				Prior to Design Documentation for Tender	Site inspection or meeting – discuss key points of Development Application Plans. Any battering required to obtain a soft edge interface between the foreshore reserve and adjacent development should be contained within the 'urban development', outside the Parks and Recreation.	Referral to WAPC/DPLH.	The City refers the application to WAPC/DPLH with 7 days of receiving application.	
7			Please note if there is no impact to Bush Forever then detailed Landscape and/or Revegetation Plans may be submitted to the City's Land Development Unit for Approval.		Generally a maximum batter gradient is 1:4 to minimise erosion. Suitable stabilisation techniques should be applied as appropriate. Development should minimise the clearing of Bush Forever and any existing native vegetation.		The City may request additional information or amendments. Any issues will be resolved with internal Service Units prior to a recommendation being made to WAPC.	
8			Concept Design, Schematic Design & Detailed Design	Post Development Application (DA) for final approval of the design by the Council before decumentation commences.	100% Design resolution and DA conditions requirements for: Landscape, Architecture, and Engineering design elements, as well as any additional detail highlighted in the FMP, to be submitted to the Client for approval prior to proceeding with Tender Documentation (RFT) with any approved documents – BMP, LWMS, etc. This stage includes no design documentation.	Receipt of full design packages from each dicipine consultant.	PCG sign-off on the design required before proceeding to the next stage.	
9			Application for section 18 consent	Prior to commencement of vegetation clearing and ground disturbance works	CoW to apply to the DPLH for consent to disturb the ACH site Fisherman's Hollow.	Letter of consent from the Minister	Evidence to be provided to WAC and Heritage Consultants prior to vegetation clearing and ground disturbance works	Engagement of Aboriginal heritage monitors for vegetation clearing and ground disturbance works
10			Design development, Tender Documentation (RFT)	Post Development Application & Concept Design signoff and approval. Prior to construction.	100% Refered for Tender Documentation (RFT) for: Landscape, Architecture, and Engineering design elements, as well as any additional specialist consultant design and documentation along with any required approval documents to prepare the package/s ready for tender by the City of Wannneroo. City to then run a tender process for the scope/s of work packages.	Receipt of full Tender documentation packages from each dicipine consultant.	PCG sign-off on the design documentation required before proceeding to the next stage.	
11			Council Approval – Civil Works	To be completed prior to Construction Commencement	Submission of detailed engineering drawings to City of Wanneroo for review and approval.	Approval letter and conditions		To be undertaken for each stage of construction works.
12			Erosion/Environmental Control		All development is to consider erosion/environmental control prior to, during and following construction. The nominated lead contractor shall provide an environmental control plan to cover the nominated site and effected areas for the duration of the project from inception to the end of establishment as part of their tender submission. The plan needs to be approved by the City prior to any works commencing.	Recommendation to WAPC/DPLH	The City makes a recommendation to the WAPC/DPLH within 42 days of receiving application.	
13			Monitoring	Prior to site works.	Establish photo monitoring points and quadrats for the purpose of revegetation and weed coverage monitoring. Establish photo monitoring points for the purpose of coastal monitoring to track shoreline/vegetation lines – to understand seasonal and longer term variations. Monitoring Program to be established and agreed with the City or as per the approved FMP.	Map showing locations in approved FMP.	As per approved monitoring plan/ schedule agreed with the City.	Nil.
14			Waste management	Prior to site works and ongoing.	Removal, transport and appropriate disposal of dumped rubbish, construction materials, asbestos and other contaminated waste at an approved facility in accordance with environmental and health regulations. Build-up of local provenance seed collection over several seasons from the development area. Seed collected in accordance with industry standards.	Litter/ general waste Before and after date stamped photographs and/ or invoices for disposal.	To be included in the annual report commencing from approval of FMP.	Potential CoW audit of works as required.
15			Seed Collection and vegetation management.	From pre- development through to construction of POS and as required.	Seed collection of species that are able to be propagated Selection and availability of advanced trees needs to be considered prior to development and harvesting of vegetation ie Grass Trees and Zamia Palms. Propagation of collected seed to occur during construction. Salvaging of brushing for re-use in revegetation and stabilisation areas. Ideally to be placed in revegetation areas that are relatively flat immediately following clearing to avoid stockpiling and to make use of viable seed bank. Regularly inspect fencing and signage and provide maintenance where required including any additional measures for the prevention of unauthorised access. Replace temporary fencing with adequate long-term fencing.	Refer to information in preconstruction and also include propagation invoice.	Refer to information in Environmental Management Plan (EMP) By Natural Area	Refer to information in Environmental Management Plan (EMP) By Natural Area
16			Temporary fencing	To be removed following construction works.	Replace signage around conservation areas with park name signage in accordance with LPP 4.3 Public Open Space. Appropriate safety signage and Beach Emergency Number (BEN) signage should be provided to beaches that are accessible to the public. *Note – areas of European or Indigenous heritage will need to be located and fenced, however signage may not be appropriate for Indigenous sites. Heritage management will need to be in accordance with approved FMP. Provide suitable temporary pedestrian access and/or vehicle/emergency access (in an area where permanent access is ultimately proposed) to allow safe access to the beach during construction works and to prevent unauthorised access to the Foreshore Reserve, if appropriate. Include universal access where possible.	Date stamped photographs and mapping showing location of access.	Evidence provided within 4 weeks of installation of fencing/ signage and also to be included in the annual report commencing from approval of FMP.	Potential CoW audit of works as required
17			Establish temporary pedestrian and vehicle/emergency pathways/access.	Pre-construction	Path and access ways should align with existing tracks to minimise additional clearing. Where temporary access to the beach has been provided adequate Safety signage and Beach Emergency Number (BEN) Signage should be provided. For signage specifications refer to Temporary fencing, gates and signage replaced with permanent fencing, gates and signage			

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18			Dieback/disease management	Pre-construction and ongoing.	Personnel induction prior to entering site outlining management requirements. Hygiene control measures such as cleaning stations, use of dieback free construction materials, access control, information signs, and use of tubestock from an Accredited dieback free nursery for use in landscaping or propagated for use in revegetation areas. Management of dieback within rehabilitation sites.	Provide documented evidence (handbook/construction management plan) depicting personnel induction. Date stamped photographs and mapping showing location of cleaning stations/wash down bays. Provide accredited nursery certification.	To be included in the annual report commencing from approval of FMP.	Potential CoW audit of works and ongoing consultation with the City as required.
19			Fauna Management	Pre-construction and ongoing.	Undertake reconnaissance to determine fauna present on ground prior to site works (fauna survey ground-truthing). Install fauna proof fencing around entire perimeter of the relevant development stage prior to site works. Fauna proof fencing should be a minimum height of 1.8 metres, pegged into the ground with taught wire to keep the bottom of the fence flush with the ground. Mustering or trapping and Relocation – fauna relocated offsite. Offsite impacts remain the responsibility of the developer. Need to consider cumulative impacts of habitat removal. Feral animal control. Culling – prior to on ground works and with advice and approval from DPaW Fauna must be managed in accordance with the approved Vegetation and Fauna Management Plans. Information relating to populations (including sustainability of populations within subject area and adjacent, culling/ relocation areas), methodology and location should be included. A report should be submitted to the DBCA, and to the City, detailing fauna found on site and where they are relocated to. It is preferred that fauna is relocated to known existing, or proposed, conservation reserves rather than an area to be cleared for future development. The City can be contacted in regards to utilising any of its existing conservation reserves for relocation of fauna. Where the fauna has been located to a City reserve the species of fauna and location will be registered on the City's fauna database to assist with future management.	Date stamped photographs and mapping showing location of fencing. Report on fauna trapped by suitably qualified and licenced expert and in accordance with DPaW advice.	To be included in the annual report commencing from approval of FMP.	Potential CoW audit of works and ongoing consultation with the City as required.
20			Fire mitigation works.	Pre-construction and ongoing.	Must be in accordance with relevant legislation including State Planning Policy 3.7, guidelines and approved Bushfire Management Plans. Please note, an FMP should inform a BMP, and fire mitigation strategies should not be contained within the foreshore reserve as per SPP 3.7 Guidelines for Planning in Bushfire Prone Areas Section 2.3 Bushfire Risk Management and Environmental Conservation.	Demonstrated compliance with SPP 3.7.	To be included in the annual report commencing from approval of FMP.	Potential CoW audit of works and ongoing consultation with the City as required.
21			Water Corporation Approval – Sewer Headworks	To be completed prior to Construction Commencement	Completion of Developer Funded Works process for provision of the proposed WWPS in the vicinity of Fishermans Hollow. https://www.watercorporation.com.au/developing-and-building/subdividing/headworks-delivery/key-documents	Completion of Scoping Report. Endorsement of DCWA by City of Wanneroo and Water Corporation. Completion of detailed design by Water Corporation and/or external consultant.	As per Water Corporation DCWA process and agreed program.	
22			Water Corporation Approval – Sewer Reticulation	To be completed prior to Construction Commencement	Submission of detailed sewer reticulation drawings to Water Corporation for review and approval.	Approval letter and conditions, along with payment of any applicable Authority costs.		To be undertaken for each stage of construction works.
23			Water Corporation Approval – Water	To be completed prior to Construction Commencement	Submission of detailed water reticulation drawings to Water Corporation for review and approval.	Approval letter and conditions, along with payment of any applicable Authority costs.		To be undertaken for each stage of construction works.
24			Western Power Approval – Electrical	To be completed prior to Construction Commencement	Submission of detailed electrical reticulation drawings to Western Power for review and approval.	Approval letter and conditions, along with payment of any applicable Authority costs.	Note – as of Nov 2025:	To be undertaken for each stage of construction works.
25			NBN Approval – Communications	To be completed prior to Construction Commencement	Submission of detailed NBN Pit and Pipe drawings to NBN Co for review and approval.	Approval letter and conditions, along with payment of any applicable Authority costs.	Note – as of Nov 2025: NBN Master Agreement has already been signed by City of Wanneroo. Stage 1 Design already approved by NBN 21/10/2025.	To be undertaken for each stage of construction works.
26			ATCO Approval – Gas	To be completed prior to Construction Commencement	Provision of ATCO Gas design drawings by ATCO Gas.	Approval letter and conditions, along with payment of any applicable Authority costs.		To be undertaken for each stage of construction works.
27			Aboriginal engagement	From the concept design phase items such as the Cultural mapping and any appropriate naming should be undertaken. Through to Shovel Test Pitting and observation prior and during construction works.	The City of Wanneroo are advised that: 1. Further archaeological and ethnographic investigation should be undertaken at Fisherman's Hollow to determine the extent of the site, and to avoid inadvertent impact on any cultural values and subsurface cultural materials that may be associated with the site. Although a preliminary site description has been provided by a Noongar community member, that individual was unable to attend the survey, and therefore, additional work is required to confirm and document the site's values. 2. Heritage approvals may be required from the Department of Planning, Lands and Heritage under Section 18 of the Aboriginal Heritage Act 1972, to undertake the ground works intersecting Fisherman's Hollow. Report of a Heritage Survey for the Yanchep Lagoon Precinct Yanchep, Western Australia October 2025 6 3. Ground-disturbing works within the Fisherman's Hollow Site should proceed with caution, as the identification of a single isolated surface artefact suggests the potential for subsurface cultural material. Targeted archaeological investigation is recommended prior to disturbance to assess and mitigate potential impacts. The Whadjuk Noongar Traditional Owners and Knowledge Holders provided the following heritage management recommendations: 4. Shovel Test Pitting (STP) should be conducted at Fisherman's Hollow and other locations within the Project Area identified as having potential for Aboriginal occupation, to assess the presence and extent of subsurface archaeological material (see Section Five, Map 7). 5. Two (2) Aboriginal Cultural Monitors should be engaged for ground-disturbance works within the Project Area as part of the Master Plan redevelopment, including for digging, excavation, trenching, piling and vegetation clearing, and other environmental and geotechnical surveys and investigations that require ground-disturbance. 6. Where feasible, sand and soil for revegetation and other site works should be sourced within the City of Wanneroo region to minimise disturbance and maintain landscape integrity. Sand removed during ground-disturbing works should be stockpiled and reused on-site where practicable, as it will have been assessed by Cultural Monitors to ensure no risk to Aboriginal Cultural Heritage. 7. The Yanchep Lagoon Precinct redevelopment should incorporate Aboriginal naming, interpretation, education, storytelling, and art within its design. Further consultation with the appropriate Noongar Knowledge Holders is required to guide the Aboriginal naming process across the precinct. 8. UDLA and the City of Wanneroo should undertake cultural mapping of the Yanchep Lagoon Precinct to further understand Aboriginal use and history, and to inform future interpretation. 9. All Quandong trees (Santalum acuminatum) within the Yanchep Lagoon Precinct should be protected due to their cultural significance to Noongar people. 10. For any revegetation works, Quandong (Santalum acuminatum) and other locally endemic species seedlings should be propagated from the existing coastal population to maintain cultural and ecological continuity. Regarding any shovel test pitting, Archae-aus recommends the following procedures: 11. Shovel test excavation should be undertaken within the identified zones of potential discussed in the Research Design developed for the Yanchep Lagoon Precinct (discussed in Section Five, Map 7). 12. Open area archaeological excavation should be undertaken of any areas of high archaeological significance and stratigraphic integrity identified during the shovel test pitting, if these areas are unable to be avoided by the proposed works. 13. Scientific dating of any organic materials such as charcoal, shell and bone should be undertaken. 14. Approvals under Section 16 of the Aboriginal Heritage Act 1972 may be required to complete any shovel test pitting or open-air archaeological excavations within the boundary of the Fisherman's Hollow site.			

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28			Pre tender cost plan	Pre-tender	The project Quantity Surveyor wil undertake a cost plan based on the tender documentation packges to assist in tender evaluation	Pre-tender cost plan	One week prior to the close of tender date	
29			PCG, Superintendent and Tender evaluation team identified & assembled	Pre-construction	During the tender process the project control and projecent management team (Including the nominated Superintendent) should be nominated and finalised for the project evaluation process and commencement of the construction phase.	Nominated members, roles and teams identified and engaged ready to assess the tenders and negotiate with the preferred tenderer before comencing construction.	By close of the tender date	
30			Tender Evaluation & Approval	Pre-construction	Upon receipt of the teder sumbmissions the council runs a process and the prefered contractor/s is selected to undertake the agreed scope/s of works. The preffered contractor then negotiates and confirms with the City and Project Control Group (PCG) the final scope of works, construction program/timeline and and cost.			
31			Construction Issue Documentation	Pre-construction	A Set of 'For Construction' Issue documentation are prepared based on the confirmed scope of works for construction of: Landscape, Architecture, and Engineering design elements, as well as any additional specialist consultant design and documentation along with any required approval documents to prepare the package/s ready for the nominated contractor/s to start constrction work on site.	Receipt of full For Construction documentation packages from each dicipine consultant.		
32			Tender Award (Civil and Streetscape Works)	To suit construction commencement, allowing for timing of market pricing, council review and recommendation process	Preparation of tender package for release to market. Allowance for market pricing, noting typical duration of 4-6 weeks. Assessment of submitted tenders and recommendation to award.	Final Council award of tender and provision of Letter of Award to Contractor.	Confirmation via council minutes or written advice from delegated authority. Note – as of Nov 2025 Stage 1 Tender period and review has been completed, awaiting award by City of Wanneroo.	To be undertaken for each stage of construction works.
33			Tender Award (Other public Works) - This could be staged	As above	As above	As above	Subject to Programme and budget available for public works other than civil and streetscape upgrades	As above
34			Contract Documents	Prior to granting of Possession of Site	Preparation of Contract Documents and endorsement by Principal and Contractor.	Receipt of endorsed Contract Document.	Contract Document	To be undertaken for each stage of construction works.
35			Pre-Construction Activities	Prior to commencement of construction.	Various activities as outlined in the Contract Documents, including but not limited to: - Insurance certificates. - Management plans (traffic, noise, dust construction etc) - Dilapidation reports. - Survey and Control - Security / Retention	Written conformation / documents provided by Contractor.		To be undertaken for each stage of construction works.
36			Rehabilitation & Conservation (Boardwalk-related) Rehabilitation & Conservation (other)	Pre-construction Pre-construction				
	Construction							
37			Aboriginal Heritage Monitoring	During site works	Two Whadjuk Cultural Heritage monitors should be engaged for the following: · Vegetation clearing · Digging · Excavation · Trenching · Piling · Other environmental and geotechnical surveys and investigations which require ground disturbance. A qualified archaeologist should also be engaged during the above works to aid in the following: · Photographing works · Recording/documenting, salvage collection of any ACH identified	Reporting Archaeologist to provide CoW a Letter of Advice upon completion of monitoring works	Letter of Advice to be provided to CoW within 5 working days of completion of ground disturbance and vegetation clearing works.	Dependent upon the results of the heritage monitoring.
38			Section 18 compliance reporting	Annually for the duration of works	CoW to submit a report to the DPLH annually detailing all works undertaken at Fisherman's Hollow	Report to be provided to Whadjuk Aboriginal Corporation and heritage consultants	Annually for the duration of the works	Follow up report upon completion of works
40			Fortnightly / Weekly site inspections by consultant engaged for public works (ie. Landscape Architects for streetscape upgrades)	For duration of construction + Defects Liability Period	Conduct regular site inspection to ensure construction takes places in accordance with the documentation (quality assurance) and in line with programme.	Photographic evidence, written update to CoW. Practical Completion. Litter/ general waste Before and after date stamped photographs and/ or invoices for disposal.	Ongoing during this phase + 12 months post-completion To be included in the annual report commencing from approval of FMP.	Include in the scope for relevant consultants Potential CoW audit of works as required.
41			Waste management	During site works and ongoing.	Removal, transport and appropriate disposal of dumped rubbish, construction materials, asbestos and other contaminated waste at an approved facility in accordance with environmental and health regulations.	Asbestos Provision of validation report in accordance with environmental and health regulations for the removal of asbestos. Contaminated Waste Provision of contaminated waste docket in accordance with environmental and health regulations for the removal of contaminated waste.		
42			Temporary fencing, gates and signage replaced with permanent fencing, gates and signage.	At start of construction works and ongoing.	Resurvey foreshore development boundary and reinstate permanent fencing with controlled access points in accordance with approved FMP.	Date stamped photographs showing installed permanent, gates fencing and signage.	Included in first report following installation of permanent fencing, gates and signage.	Potential CoW audit of works as required.
43			Unauthorised Access	Construction and ongoing.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
44			Control the spread of weeds within the area of native vegetation to be retained and revegetation areas in conservation POS.	Construction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
45			Seed Collection and vegetation management.	From pre- development through to construction of POS and as required.	Include weeding of constructed verges surrounding Foreshore Reserve or conservation areas. Build-up of local provenance seed collection over several seasons from the development area. Seed collected in accordance with industry standards. Seed collection of species that are able to be propagated Selection and availability of advanced trees needs to be considered prior to development and harvesting of vegetation ie Grass Trees and Zamia Palms. Propagation of collected seed to occur during construction. Salvaging of brushing for re-use in revegetation and stabilisation areas. Ideally to be placed in revegetation areas that are relatively flat immediately following clearing to avoid stockpiling and to make use of viable seed bank.	Refer to information in preconstruction and also include propagation invoice.	Refer to information in preconstruction.	Refer to information in preconstruction.
46			Dieback/disease management	Pre-construction and ongoing.	Hygiene control measures such as cleaning stations, use of dieback free construction materials, access control, information signs, and use of tubestock from an Accredited dieback free nursery for use in landscaping or propagated for use in revegetation areas. Management of dieback within rehabilitation sites.	Date stamped photographs and mapping showing location of cleaning stations/wash down bays. Provide accredited nursery certification.	To be included in the annual report commencing from approval of FMP.	Potential CoW audit of works and ongoing consultation with the City as required.
47			Fauna Management	Construction and ongoing.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
48			Fire mitigation works	Construction and ongoing.	Must be in accordance with relevant legislation including State Planning Policy 3.7, guidelines, approved Bushfire Management Plans, and conditions of planning approval. Actions may include but are not limited to clearing and pruning for fire and maintenance access tracks, installation of formalised tracks as per specifications (see Emergency Vehicle and Maintenance Access section below). Formal community education and awareness of fire mitigation works in accordance with SPP 3.7. In accordance with the Guidelines for Planning in Bushfire Prone Areas, no fire mitigation measures for adjacent developments (such as low fire threat revegetation) are to be located within the foreshore reserve, including the coastal node.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
49			Emergency Vehicle and Maintenance Access Tracks	Construction and ongoing.	Fire Access Tracks to be installed in accordance with approved Bushfire Management Plan. In the instance a BMP does not require a track to be installed, the minimum requirement is a 3 metre wide formalised access track.	Date stamped photographs showing installed tracks.	Included in first report following installation of tracks.	Potential CoW audit of works as required.
50			Drainage	Construction	Coastal development should manage water resources in accordance with the principles of water sensitive urban design and integrated water cycle management. This includes treating all urban water flows as potential resources, and giving consideration to all water users, including the community, industry and the environment. Drainage should maintain or restore pre-existing or desirable environmental flows and hydrological cycles, and detention/infiltration areas and overland flow paths onto the beach for major flow events subject to minimal landform modification within the dune system (as per SPP 2.6). Where discharging or containing stormwater suitable scour and erosion protection and mitigation measures need to be considered. Management of urban water resources should consider L.P.P 4.4 Urban Water Management. There is a general presumption against the use of coastal foreshore reserves for the management of wastewater or to accommodate any portion of infrastructure or site works used for wastewater management.	Date stamped photographs showing installed assets. 'D-Spec' in accordance with City requirements.	Whole point inspections in accordance with IPWEA Guidelines	Potential CoW audit of works as required.
51			Assets	Construction and ongoing.	Suitable assets to install in the foreshore reserve will depend on the beach/coastal node hierarchy which are identified in the Coastal Management Plan or in the Local Structure Plan.	Date stamped photographs showing installed assets.	Included in first report following installation of assets.	Potential CoW audit of works as required.

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52			Preliminaries		The lead controactor will set up all of their physical site control measures and procedures including access procedures, environmental control, fencing, set up of temporary buildings and service connections, complete all of the approvals, submissions and certifications required prior to construction.	Superintendent site inspection and ongoing inspections during the project.		
53			Site preparation		The contractor will clear any vegetation, remove any existing structures , pavements, footings, signage, services, etc	Superintendent pre works inspection and then ongoign inspections during the works. This may involve specialist consultant or contractor works e.g. seed collection, see pre construction works section.		
54			Setout		The contractor will survey and setout the scope of works	Superintendent inspection, this may involve specialist consultant inspections.		
55			Earthworks		Bulk earthworks and landforming will be built	Superintendent and engineering inspections, testing and verification.		
56			Services & drainage		Services and drainage will be installed	Superintendent and engineering inspections, testing and verification.		
57			Built form works		Installation of built works will commence from the footings or ground works up to the completed structures or profiles. Evaluation, certification and signoff at key junctures wil occurred through out this process depending on the type of works being undertaken.	Ongoing Superintendent inspections including inspections for specalist consultants and built works inspectors and certifiers. During this period the design drawings will adjust to compensate for issues such as; discovered site conditions, product/material availability, cost benefit analysis, construction techniques, etc. these adjustments will be refered back to the design consultants for resolution in collaboration with the Client and contractor. The Superintedent will conduct this		
58			Softscape Installation		Import soils, install irrigation, plant trees and vegetation, and complete turf and mulching.	Superintendent, engineers and Landscape Architect inspections		
59			Construction evaluation & defects reporting		The built works will be eveluated and any defects identified and rectified by the contractor	The Superintendent will undertake a process with all of the design consultants to verify and ensure the agreed scope of works any any adjustments are completed as agreed durig the design and construction of the project.		
60			Practical completion		Upon completion of any defects the project wil be deemed complete excluding any establishment or maintence period for the works. This is when any training on the use of any systems installed as part of the design is undertaken.	Upon retification of any defects or issues identified in the previous stage the Superintendent can deem the project is practically complete.		
61			Commisioning, Establishment & Maintenance Period		Connected services, Installed equipment, surface finishes and landsaping all have requirements to ensure they are up and running and operating or growing as is expected and they are meeting the requirements of the design, a period is usually nominated for this this to occur within post practical completion.	Review and certification; Time periods and frequency vary depending on the subject. Refer to the specific construction contracts for time frames and conditions.		
62			Completion		The project is established and handed over to the Client.	Offical handover of all opperational mauals, keys, access codes, etc for the property and the contractor will hand back control of the site to the Client.		
63			Contract Administration and Construction Management	In line with construction program.	General Contract Administration and Construction Management requirements including site meetings, technical inspections, claims and the like in line with Contract and Authority requirements.	Regular provision of documents such as meeting minutes, site inspection reports and progress claims.	Fortnightly meetings, inspections as required by Authorities and monthly claims.	To be undertaken for each stage of construction works.
64			Construction Quality Reporting	Prior to Practical Completion and as nominated in the Contract Program..	Construction Quality Reports and Records in line with Contract Specifications and relevant Authority requirements, including: - City of Wanneroo Engineering - Water Corporation - Western Power - NBN Co - ATCO Gas	Submission of documents by Contractor. Endorsement by Superintendent or delegated authority. Submission of QA documentation to relevant Authority.		To be undertaken for each stage of construction works.
65			Authority Handover – City of Wanneroo	Handover to occur prior to Practical Completion.	Final Inspection (FTI) with City of Wanneroo	Receipt of successful PC Report	City of Wanneroo confirmation of asset acceptance, prior to Contract Practical Completion.	To be undertaken for each stage of construction works.
66			Authority Handover and Connections – Water Corporation – Water and Sewer	Handover to occur prior to Practical Completion Connection in line with Authority processes.	Final Takeover Inspection (FTI) with Water Corporation Connection by Water Corporation to existing water reticulation network.	Receipt of successful FTI Report Confirmation of connection completion by Water Corporation.	FTI prior to Practical Completion. Connection by Authority typically occurs 4-6 weeks after Practical Completion.	To be undertaken for each stage of construction works.
67			Authority Handover and Connections – Western Power	Handover to occur prior to Practical Completion Connection in line with Authority processes.	Pre-Handover with Western Power Connection and energisation works by Western Power to existing electrical reticulation network.	Receipt of successful pre-handover report Confirmation of energisation by Western Power	Handover prior to Practical Completion. Energisation typically occurs 8-12 weeks after handover.	To be undertaken for each stage of construction works.
68			Authority Handover and Connections – ATCO Gas	Final Inspection to occur prior to Practical Completion Connection in line with Authority processes.	Asset handover to ATCO Gas. Connection works by ATCO to existing gas reticulation network.	Receipt of successful handover report Confirmation of connection by ATCO Gas	Handover prior to Practical Completion. Connection typically occurs 6-8 weeks after handover.	To be undertaken for each stage of construction works.
69			Authority Handover and Connections – NBN Co	Notice of Practical Completion issued to NBN Co prior to Contract Practical Completion Connection in line with Authority processes.	Notification of Practical Completion issued to NBN Co NBN Co attend site to inspect works and confirm asset acceptance. NBN Co commence install of cabling and confirm in-service date.	Receipt of successful PCN Confirmation of fibre install by NBN Co	PCN prior to Contract Practical Completion. Fibre install occurs prior to nominated first occupancy date of downstream development.	To be undertaken for each stage of construction works.
70			Certificate of Practical Completion	At completion of construction works.	Certification from Superintendent that works have reached Practical Completion in line with the Contract requirements.	Receipt of Certificate of Practical Completion.		To be undertaken for each stage of construction works.

Yanchep Lagoon - Foreshore Management Plan
Appendix D - Implementation Schedule
DRAFT
12/12/2025

Legend
Sub Precinct 1 SP1 - Mary Lindsay Homestead
Sub Precinct 2 SP2 - The Settlement
Sub Precinct 3 SP3- The Promenade
Sub Precinct 4 SP4 - Dune Park
Sub Precinct 5 SP5 - Fisherman's Hollow

Item	Stage	Sub -Precinct SP1 SP2 SP3 SP4 SP5	Action	Timing	Description of Works	Evidence of Completion	Target/ Action Date - Reporting	Further Action Required?
	Post – Construction							
71			Waste management	Post construction works and during maintenance period.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
72			Weed Management	Post construction works and during maintenance period.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
73			Revegetation works	Post construction works and during maintenance period.	Include weeding of constructed verges surrounding Conservation POS. Ongoing revegetation works including infill planting to ensure attainment of completion criteria. Seed collection and propagation works is to be included as part of ongoing revegetation requirements.	Refer to information in preconstruction and also include propagation invoice.	Refer to information in preconstruction.	Refer to information in preconstruction.
74			Unauthorised Access	Post construction works and during maintenance period.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
75			Fauna Management	Post construction works and during maintenance period.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
76			Fire mitigation works	Post construction works and during maintenance period.	Refer to information in construction.	Refer to information in preconstruction.	Refer to information in preconstruction.	Refer to information in preconstruction.
77			Maintenance and replacement of assets	Post construction works and during maintenance period.	Assets include fencing, signage, gates, emergency vehicle and maintenance access tracks, lookouts, benches, bins, drinking fountains, boardwalks, balustrades, handrails and information shelters. Assets to be maintained to ensure no risk to public safety and include condition rating.	Date stamped photographs (before and after maintenance works) showing maintenance works or replacement of assets and written description of works undertaken.	To be included in the annual report.	Refer to information in construction.
78			Drainage	Post construction works and during defects and liability period.	Monitoring and maintenance in accordance with Urban Water Management Plan.	Date stamped photos and maintenance records.	Structural elements to be in accordance with Civil Drawings.	Site inspections and on- going timeframes as per UWMP and rectification requirements.
79			Monitoring	Post construction works and during maintenance period.	Ongoing data provided from established quadrats. Vegetation Condition. Revegetation and completion criteria. Weed coverage and completion criteria. Beach maintenance to deal with wind-blown sand accretion or coastal erosion issues and any issues during the maintenance period. Coastal monitoring to track shoreline/vegetation lines and any impacts on assets.	Mapping. Date stamped photos. Maintenance records.	Final report demonstrating how all completion criteria have been adequately met in accordance with the approved Plan.	Potential CoW audit of works and ongoing consultation with the City as required prior to handover.
80			Section 18 compliance reporting	Annually for the duration of works	CoW to submit a report to the DPLH annually detailing all works undertaken at Fisherman's Hollow.	Report to be provided to Whadjuk Aboriginal Corporation and heritage consultants	Annually for the duration of the works.	Follow up report upon completion of works.
81			Irrigation	Post construction works and during defects and liability period.	Maintain the asses in fully functioning order.	Date stamped photos and maintenance records.	To be included in the monthly maintence report.	Refer to information in construction.
82			Maintenance of built assets	Post construction works and during maintenance period.	Assets include buildings, pavements, lighting, drainage, roads	Date stamped photographs (before and after maintenance works) showing maintenance works or replacement of assets and written description of works undertaken.	To be included in the annual report.	Refer to information in construction.
83			Tree planting and planting in newly vegetated areas	Post construction works and ongoing.	Monitor and maintain all new trees and planting in good health and thriving with attention to irrigation, mulch, support, pest and physical damage, fertilisation, etc. Any works to be conducted by qualitied and certified technicians & professionals.	Date stamped photographs (before and after maintenance works) showing maintenance works or replacement of assets and written description of works undertaken.	To be included in the monthly maintence report.	Refer to information in construction & establishment
84			Maintenance and replacement of assets	Post construction works and during maintenance period.	Assets to be maintained to ensure no risk to public safety and include condition rating. Assets include fencing, signage, gates, emergency vehicle and maintenance access tracks, lookouts, benches, boardwalks, and information shelters.	Date stamped photographs (before and after maintenance works) showing maintenance works or replacement of assets and written description of works undertaken.	To be included in the annual report.	Refer to information in construction.
85			Service Connections	Typically 6-8 weeks post Asset Handover.	Confirmation of asset handover and completion of connections to existing mains by Authorites, including but not limited to: - Water Corporation – Sewer and Water - Western Power - ATCO Gas - NBN Co	Written confirmation from the relevant Authority		
86			Defects Liability Period – Civil	12 months following Practical Completion	Completion of 12 month Defects Liability Inspection with City of Wanneroo and other relevant Authorities / Stakeholders. Preparation of Defects Liability Inspection Report by Superintendent and closeout of defects by Contractor if required.	Provision of Final Completion Certificate and Final Claim by Superintendent, in line with Contract requirements.		To be undertaken for each stage of construction works.