



City of
Melville

AGENDA

ORDINARY MEETING OF COUNCIL

NOTICE OF MEETING

I respectfully bring to the attention of Elected Members that an Ordinary Meeting of the Council will be held in the Council Chambers, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 15 July 2025 commencing at 6:30 PM.

Gail Bowman
Chief Executive Officer

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners and custodians of the lands on which the City stands today and pays its respect to the Whadjuk people, and Elders both past, present and emerging.

Use this link to access the [City of Melville Council Meetings YouTube channel](#) to watch the live stream or access the recordings of public Council meetings.



Vision

Vibrant, Sustainable, Inclusive Melville

Mission

To provide good governance and quality services for the City of Melville community.

Values

In everything we do, we seek to adhere to our values that guide our behaviour.

- **Excellence** - Striving for the best possible outcomes.
- **Participation** – Involving, collaborating and partnering.
- **Integrity** - Acting with honesty, openness and with good intent.
- **Caring** – Demonstrating empathy, kindness and genuine concern.

Our Approach

To put our customer at the centre of everything we do.



Social / Community	Environment	Built Environment	Economic	Governance
Healthy, Safe and Inclusive	Clean and Green	Sustainable and Connected Development	Vibrant and Prosperous	Good Governance and Leadership
Healthy, safe and inclusive communities with a sense of belonging and wellbeing.	A clean, green and sustainable City for current and future generations.	Sustainable, connected development and transport infrastructure across our City.	Economic prosperity and vibrant resilient communities and businesses.	Leadership and good governance for the benefit of the whole community.

Making A Deputation

A deputation is a verbal presentation by one or more members of the public on a matter to be considered at the Council meeting. Deputations are made at the relevant Agenda Briefing Forum, held one week prior to the Ordinary Meeting of Council.

Information on making a deputation is available on the City's website. [Request to make a Deputation.](#)

Public Question Time

You can ask a question at a Council meeting during Public Question Time. Information on how to ask a question can be found on the City's website. [Public Question Time.](#)

Complex questions or those related to matters on the agenda and requiring a response at the meeting are "questions on notice" and should be submitted in writing, by the close of business the Tuesday prior to the meeting.

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Audio-Visual Recording and Live Streaming

In accordance with the Council Policy CP-088 Live Streaming and Audio-Visual Recordings of Public Meetings of the Council, this meeting is electronically recorded and broadcast to the [City of Melville Council Meetings YouTube Channel](#). All recordings are retained as part of the City's records in accordance with the *State Records Act 2000* and the General Disposal Authority for Local Government Records. Learn more about [live streaming and audio-visual recordings of meetings](#) on the City of Melville website.

The nature of the Council's decision making role in the matter:

Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

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1 OFFICIAL OPENING

2 ATTENDANCE AND APOLOGIES

In Attendance

Councillors

Ward

Officers

Apologies

On Approved Leave of Absence

Cr J Edinger

Bicton - Attadale - Alfred Cove Ward

Mayor K Mair

Mayor

Cr C Ross

Applecross - Mount Pleasant Ward

3 DECLARATIONS BY MEMBERS

3.1 Declarations by Members who have not read and given due consideration to all matters contained in the business papers presented before the Meeting

3.2 Declarations by Members who have received and not read the Elected Members Bulletin

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Approved Written Submission

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

Under sections 5.60A and/or 5.60B of the *Local Government Act 1995*

5.2 Disclosure of Interest That May Cause a Conflict

Under *22 Local Government (Model Code of Conduct) Regulations 2021* or a City of Melville Code of Conduct)

6 PUBLIC QUESTION TIME

6.1 Questions Received with Notice

6.2 Questions Received at the Meeting

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 Ms S Flis, Applecross

This question was taken on notice at the Ordinary Meeting of Council held on 17 June 2025 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Question 1:

I preface this question by saying that I believe it would be far more prudent and yes strategic to make use of the opportunity we have in front of us. Madame Mayor, in our recent conversation at the Town Square pop-up display, you asked me "how would it be if the City found land elsewhere in the Canning Bridge precinct to purchase for public open space" and that yes in fact, that land likely could be found; and that the city has reserves for acquisitions.

My question is this: why would it be advantageous for the council to spend that reserve money in that way, rather than to make use of the land that has already been purchased here for the town square, and could that reserve money be used to purchase stranded assets to build substantial car park facilities instead or as well as?

Response 1:

The City's Strategic Land and Property portfolio covers multiple landholdings and properties that have been acquired over time primarily for community use or the generation of alternative revenue streams. The funding set aside in the land and property reserve is aimed at providing the City a source of funds to undertake:

- land and property evaluations and assessments;
- business case development;
- options analysis and feasibility studies;
- the preparation of offers to the market (e.g. expressions of interest, lease, joint ventures);
- evaluation of market responses;
- acquisitions and divestments.

The purchase of stranded assets within the Canning Bridge precinct would require investigation and assessment. Some of this work is already underway as part of the Public Open Space Strategy review and will be considered by Council once the review has been completed.

6.3.2 Ms P Samson, Applecross

This question was taken on notice at the Ordinary Meeting of Council held on 17 June 2025 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Question 1:

What would be the estimated lease revenue for the kiosk proposed for the park site, and how does that compare with the annual carpark revenue of \$45,000?

Response 1

Investigations into the potential revenue generation associated with the proposed kiosk have yet to be undertaken. The City would normally advertise for expressions of interest in the open market for such as facility to ascertain the likely revenue and requirements for its operation. The City will be progressing the detailed design for the Moreau Mews Town Square development and part of this work will involve market testing to determine the floor area and functional requirements for the kiosk. This will ensure that the kiosk will be well positioned to generate an acceptable financial return for the City, whilst meeting community and visitor needs.

6.3.3 Mr S Douglas, Applecross

This question was taken on notice at the Ordinary Meeting of Council held on 17 June 2025 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Preamble to Questions 1 & 2:

The Moreau Mews Public Open Space / Town Square is envisaged to be the centrepiece of the CB Precinct - the keystone that ties the seemingly disparate and ad hoc developments together

Question 1:

As a Cr and Council, do you want to support that positive community based vision or a compromised Town Square which further undermines the Precincts connectivity and attractiveness?.

Response 1:

This question relates to individual Elected Members and the Council, therefore it is considered appropriate that the questioner refer to Council resolutions related to this matter to provide the most accurate response.

Question 2:

What legacy will you as a Cr, and collectively as a Council, leave and be proud of?

Response 2:

Refer to the response provided above to Question 1.

6.3.4 Ms A Cabanek, Bicton

This question was taken on notice at the Ordinary Meeting of Council held on 17 June 2025 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Question 1:

Given that the Moreau Mews Town Square is intended to serve as a key public open space for a growing number of residents, and that incorporating parking within small urban parks or town squares is inconsistent with both local and state planning policies—as well as being discouraged in contemporary urban design, particularly in high-density, pedestrian-oriented areas—could officers please clarify the rationale for including 35 on-site parking bays within the square, especially when ample on-street parking is available nearby, and over 50 vertical and parallel parking bays are already proposed along the edges of the square and along Kishorn Road and Moreau Mews?

Response 1

The site currently has a car park containing 36 car bays. Feedback during the stakeholder engagement activities related to the Moreau Mews Town Square development indicated support for retaining parking by the majority of respondents to the City's survey.

The concept design for the Moreau Mews Town Square development included additional street parking to cater for increased visitation and events. The Council has resolved that there will be no car parking within the public open space area of the Moreau Mews Town Square development and that an investigation into one way traffic be considered which could accommodate additional parking.

Question 2:

Has the City undertaken an assessment of the long-term impacts of this decision, including the reduction of usable public space, loss of canopy cover, and diminished community and recreational value—particularly given that alternative parking solutions are available at the street and precinct level?

Response 2:

The Council has resolved that there will be no car parking within the public open space area of the Moreau Mews Town Square development and that an investigation into one way traffic be considered which could accommodate additional parking.

6.3.5 Ms S Flis on behalf of Ms R Waldron-Hartfield, Applecross

This question was taken on notice at the Ordinary Meeting of Council held on 17 June 2025 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Preamble to Question 1:

**At the ABF of 10 June 2025 regarding the Moreau Mews Park Item, the officers responded to 2 questions from councillors to the effect that:*

(a) the 1000m² proposed to be allocated to a carpark of only 35 bays would otherwise accommodate about 15 trees; and

(b) the carpark revenue for the proposed 35 public car bays on this site would be about \$45,000 per annum.

Given that the Minutes of the May 2025 OMC in relation to an officers' recommendation against a tree removal request cited that a single 7m tall Qld Box tree had a value of about \$30,000, as per the attached screenshot, would the City please explain:

Question 1:

The rationale for effectively foregoing about \$450,000 in tree value, being 15 trees multiplied by \$30,000 per tree, aside from the numerous other community and environmental benefits of trees and green space in this area of ever-diminishing tree canopy, which would take some 10 years to recoup in parking revenue of \$45,000 per annum, whereas the trees would increase in value as they grow taller and attract more lucrative investment and rates return around this site?

Response 1

The tree referenced in the preamble related to a mature Queensland Box tree that was valued according to a recognised methodology that took into account amenity, environmental, social and other factors. It is not appropriate to provide this same methodology to the value of trees to be planted and matured over a period of time as each tree would need to be assessed at that time to determine their amenity value.

Question 2:

How does the retention of a carpark on this site, surrounded by street parking on both the adjacent Moreau Mews and Kishorn Rd, and numerous other public car bays which are nowhere near at capacity, and which is very close to high frequency bus stops and the Canning Bridge Train Station, progress the following:

The Objective 7 of the CBACP, which requires the City to promote walking and cycling, whilst reducing car trips in the CBAC?

the Urban Tree and Green space Policy CP-102?

as well as move the City towards providing 6.5 sq m per person of open green space by 2031?

Response 2

The Council has resolved that there will be no car parking within the public open space area of the Moreau Mews Town Square development and the City is also undertaking a review of its Public Open Space Strategy which will consider the amount and adequacy of POS throughout the City, including the Canning Bridge precinct.

7 AWARDS AND PRESENTATIONS

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 17 June 2025

That the minutes of the Ordinary Council Meeting held on 17 June 2025 be confirmed as a true and accurate record.

9.2 Special Meeting Of The Audit, Risk, and Improvement Committee – 18 June 2025

That the minutes of the Special Audit, Risk, and Improvement Committee Meeting held on 18 June 2025 be noted.

9.3 Special Meeting Of The Council – 25 June 2025

That the minutes of the Special Council Meeting held on 25 June 2025 be confirmed as a true and accurate record.

9.4 Notes Of Agenda Briefing Forum – 8 July 2025

That the Notes of the Agenda Briefing Forum held on 8 July 2025 be confirmed as a true and accurate record.

10 NEW BUSINESS OF AN URGENT NATURE

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

12 PETITIONS

Nil.

13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

Nil.

14.2 Reports of the Chief Executive Officer

Management Services

Nil.

Corporate Services

C25/292 Proposed City of Melville Cat Local Law 2025

File Number:	
Responsible Officer:	Head of Governance
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	<ol style="list-style-type: none"> 1. Proposed City of Melville Cat Local Law 2025 ↓ 2. Instruments of Delegation ↓ 3. Submissions Received - Public Consultation Round 2 ↓ 4. Email from Department of Local Government, Sports and Cultural Industries (confidential)

COUNCIL’S ROLE

Legislative: Includes adopting local laws, town planning schemes & policies.

<p>SUMMARY</p> <ul style="list-style-type: none"> • At its Ordinary Meeting of Council on 19 November 2024, the Council resolved to recommence the six-week public consultation period on the revised, proposed <i>City of Melville Cat Local Law 2024</i>, in accordance with section 3.13 of the <i>Local Government Act 1995</i> (‘the Act’). • In accordance with section 3.12(3) of the Act, the City provided a copy of the revised, proposed <i>City of Melville Cat Local Law 2024</i> to the Minister for Local Government, and invited submissions from the community between 2 December 2024 and 20 January 2025. • In total, the City received 87 valid submissions from the community. The Department of Local Government, Sports and Cultural Industries advised they had no comments to make about the City’s revised, proposed cat local law (Attachment 4). • To address some of the issues raised by the community, the City has made some minor, insignificant changes to the revised, proposed <i>City of Melville Cat Local Law 2024</i>. • The City recommends and presents the final draft <i>City of Melville Cat Local Law 2025</i> to Council for adoption.

OFFICER RECOMMENDATION

That the Council by absolute majority decision:

1. **Considers the public submissions received on the *City of Melville Cat Local Law 2024*, as required by section 3.14(4) of the *Local Government Act 1995*;**
2. **Resolves to make the *City of Melville Cat Local Law 2025*, as attached (Attachment 1), incorporating the minor changes as detailed in this report;**
3. **Authorises the affixing of the common seal to the *City of Melville Cat Local Law 2025*; and**
4. **Authorises the Chief Executive Officer, in accordance with section 3.12(5)-(6) of the *Local Government Act 1995*, to:**
 - (a) **Publish the *City of Melville Cat Local Law 2025* in the Government Gazette; and**
 - (b) **Give a copy of the local law to the Departmental CEO of the Department of Local Government, Sports and Cultural Industries;**
 - (c) **Give local public notice of the publication of the local law; and**
 - (d) **In accordance with the Minister’s directions, provide a copy of the local law and required explanatory material to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.**
5. **Authorises the instruments of delegation (Attachment 2).**

PURPOSE

To present the final draft *City of Melville Cat Local Law 2025* to Council for adoption, in accordance with section 3.12(4) of the *Local Government Act 1995*.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	2	Clean and Green
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.

BACKGROUND

At the Ordinary Meeting of Council held on 19 November 2024, the Council resolved to re-commence the six-week public consultation period on the revised, proposed *City of Melville Cat Local Law 2024*, in accordance with section 3.13 of the *Local Government Act 1995* ('the Act').

In accordance with section 3.12(3) of the Act, the City provided a copy of the revised, proposed *City of Melville Cat Local Law 2024* to the Minister for Local Government, and invited submissions from the community between 2 December 2024 and 20 January 2025.

In total, the City received 87 valid submissions from the community. The Department of Local Government, Sports and Cultural Industries (DLG) advised they had no comments to make about the City's revised, proposed cat local law.

To address some of the issues raised by the community, the City has made some minor, insignificant changes to the revised, proposed *City of Melville Cat Local Law 2024*, as outlined in this report.

CONSIDERATION

In accordance with section 3.12(3) of the Act, local governments are required to give local public notice of their intention to make a local law and then invite submissions from the community for a period of not less than 6 weeks.

In accordance with established processes, the revised, proposed *City of Melville Cat Local Law 2024* was uploaded to a dedicated community engagement page on the City's website, The City then invited submissions from the community via:

- The City's Local and Statewide Public Notices page on the website;
- The City's Facebook and Instagram accounts;
- The City's Melville Matters and Melville Talks electronic newsletters;
- The *Melville Herald* and *Perth Now* newspapers; and
- The City's noticeboards at its Civic Centre and libraries.

Direct emails were also sent to all registered cat owners in the City, as well as those who provided comment during the first round of community consultation on the proposed cat local law, those who were involved as part of the development of the City's 2022-2026 Cat Management Plan, as well as members of the Melville Sounding Board.

The City received 87 valid community submissions during the six-week public consultation period, which are included in Attachment 3. Feedback was broad and varied, however, there were some common themes/feedback, as summarised below:

- Objection to the reduction in the number of areas listed in Schedule 2 (the 'cat prohibited areas'), and the change to the definition of 'nuisance'. These changes were made on recommendation of the DLG to avoid disallowance by the Joint Standing Committee on Delegated Legislation (JSCDL), and the City does not recommend any changes to these clauses.
- Objection to the 2-cat household limit, particularly for households which keep their cats inside at all times. In response, the City advises that residents will be able to apply for a permit to keep more than 2 cats, and whether a cat is an indoor or outdoor cat is a relevant consideration during the decision-making process.
- Strong support for a stronger cat local law which requires cat containment, imposes a cat curfew or requires that cats be under effective control in public. As advised previously to Council, the City does not have the power to introduce these requirements in a cat local law.
- Objection to having to provide evidence of landlord approval to make an application to the City for approval to keep additional cats. The City considers this is a reasonable requirement given that, under law, a tenant must seek landlord consent before having a pet, so this evidence should be freely available.

- Objection to potentially being asked by the City to consult with nearby owners/occupiers as part of the process of applying for approval to keep additional cats. The City considers this is a reasonable requirement given that the cats can and do roam and may cause a nuisance to nearby property owners.

In accordance with section 3.12(3)(b) of the Act, the City also sent a copy of the revised, proposed *City of Melville Cat Local Law 2024* to the Minister for Local Government. The DLGSC, on behalf of the Minister, responded by return email stating they had no comments to make on the local law (Attachment 4).

To address some issues raised by the community, the City has made some minor, insignificant changes to the revised, proposed *City of Melville Cat Local Law 2024*. These changes are:

- Updating the year in the title of the local law to '2025', to reflect the year the local law will be adopted;
- Fixing some unnecessary capitalisation to two of the section titles; and
- Updating the lot numbers for 'Len Shearer Reserve', 'Wireless Hill Park', 'Brockman Park' and 'Red Gum Park West', to ensure the entire reserve is covered.

The City now presents the final, draft *City of Melville Cat Local Law 2025* for adoption by Council. The purpose of the local law is to promote responsible cat ownership and develop a coordinated approach in the management of cats within the City of Melville. The effect of the local law is to establish provisions to reduce the impact domestic cats have in the community by specifying places within the City where cats are prohibited absolutely.

If adopted, the City will publish a copy of the *City of Melville Cat Local Law 2025* in the *Government Gazette*, and give a copy of the local law to the Departmental CEO of the Department of Local Government, Sports and Cultural Industries.

Following gazettal, the City will then give local public notice of the adopted *City of Melville Cat Local Law 2025*, and provide a copy of the local law to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL), who will scrutinise it. If the JSCDL takes issue with any part of the local law, they may request the City to give undertakings to amend it, or may disallow part or all of the local law.

To operationalise the *City of Melville Cat Local Law 2025*, the City also presents to Council a number of proposed delegations and authorisations (Attachment 2).

These delegations/authorisations will allow the City to investigate breaches of local law; issue, extend the time to pay for, and withdraw infringements; commence prosecutions; determine applications; and issue and revoke permits.

The City also presents the text of the proposed application forms and permits which will be used for additional cat and cattery/cat management facility approvals. Once approved, these will be designed in accordance with the City's branding and style guidelines.

ENGAGEMENT

In accordance with section 3.12(3) of the Act, the City invited submissions for a period of 6 weeks.

The City also provided a copy of the revised, proposed *City of Melville Cat Local Law 2024* to the Minister, who, through the DLGSC, advised they had no comments to make on the local law (see Attachment 4).

In total, 87 submissions were received from the community, with:

- 39.76% providing overall support for the revised, proposed cat local law
- 45.78% objecting to the revised, proposed cat local law; and
- 14.46% neither supporting or objecting the revised, proposed cat local law.

While these statistics suggest a lack of support for the revised, proposed *City of Melville Cat Local Law 2024*, on reading the submissions, it appears that most objections aren't to the idea of a cat local law, rather, the objections are to the changes made, or because the submitter feels the cat local law needs to be tougher, by either imposing mandatory cat containment, a cat curfew, or a requirement that cats are kept under 'effective control' in public.

In view of this, the City still recommends that Council makes the final, draft *City of Melville Cat Local Law 2025*, as attached to this report (Attachment 1).

The City acknowledges that there is a strong desire within the community for stronger cat containment requirements that those proposed in the revised, proposed *City of Melville Cat Local Law 2024*. As advised previously to Council, the City simply does not have the power under the *Cat Act 2011* to implement the tougher cat restrictions the community is asking for.

The City understands that a review of the *Cat Act 2011* is in planning stages, and it hopes to see further restrictions introduced as part of this review, or that local governments are given the power to impose stronger restrictions.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

The introduction of a cat local law which restricts the number of cats per household and prohibits cats from native bushland and reserves is an action from the City of Melville's 2022-2026 Cat Management Plan, which was endorsed by Council at the 15 March 2022 Ordinary Meeting of Council.

In making a local law, a local government must follow the procedure described in section 3.12 of the *Local Government Act 1995*, in the sequence in which it is described. The City considers it has complied with sections 3.12(2)-(3). This report relates to section 3.12(4) which requires the local government to:

(4) *after the last day for submissions ... consider any submissions made and ... make the local law* as proposed or ... a local law* that is not significantly different from what was proposed.*

* Absolute majority required

The City has compiled a table of all submissions made and attached it to this report as Attachment 3. The City has reviewed all the submissions and proposed a number of minor changes to the revised, proposed *City of Melville Cat Local Law 2024*, now titled the *City of Melville Cat Local Law 2025*, to address some of the issues raised.

The minor changes proposed as a result of the public consultation process are not considered to have resulted in the final draft *City of Melville Cat Local Law 2025* being significantly different to what was proposed.

FINANCIAL IMPLICATIONS

Costs associated with the implementation and operationalisation of the revised, proposed *City of Melville Cat Local Law 2025* were included in the 2025-2026 budget, which was adopted by Council in June 2025.

Budget was also requested and approved for the development and implementation of a communications campaign to educate the community on the impact of the cat local law, as well as encourage households with more than two cats to register their cats before the commencement date, so they will not need to apply for a permit to keep any cats over the household limit of two.

Costs associated with the procedural aspects of making the local law were included in the City's adopted budget for 2023-2024.

CONSEQUENCE

The Council could choose not to adopt the *City of Melville Cat Local Law 2025*. This action would not be aligned with the City's endorsed 2022-2026 Cat Management Plan, and may lead to community backlash and reputational damage as there is strong support for a cat local law within the community.

However, not introducing a cat local law would reduce in cost savings resulting from not introducing the additional services/regulation that the law imposes, as well as cost savings from not having to develop and implement the communications campaign to support the introduction of the cat local law.

If the City decides not to adopt the *City of Melville Cat Local Law 2025*, but later decides to, then the City will likely need to re-commence the lawmaking process. Costs will be incurred to undertake the statutory procedural steps as detailed under section 3.12 of the Act.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

One item of feedback was that people who wished to have more than two cats, regulations allow for applications for more than two cats, and that whether they will be kept inside is a relevant consideration for allowing an application. Do we intend to have a policy that sets out the criteria for those applications, and how it will be applied, if so how will that be generated prior to enactment of the law?

Response 1:

The form will be prescribed and there will be a relevant framework in place to make sure that all the applications keep more than two cats will be assessed equitably. It would be something to consider whether or not we would have a council policy around the application process for that.

Question 2:

Regarding the requirement for landlord approval for pets at a premise, I know that this was raised as a concern in the comments and the City's response is that since there's a legislative requirement to get a landlord's consent in relation to having a pet, it was then reasonable to have it in our local law. Has the circularity problem that arises from this been considered and dealt with, if not how does the City propose to manage it?

Response 2:

The officers note the concern raised and are open to reviewing its inclusion. While the clause was originally drafted to reflect the views and expertise of previous officers involved in the project, we acknowledge that its presence may create the impression that the City is involving itself in private tenancy matters.

The final decision rests with the Council, and should they determine that the clause is not essential to the effectiveness of the Local Law, officers are comfortable with the clause being reconsidered or removed. The removal of the clause would be considered a minor amendment and would not trigger the requirement for further community consultation under the local law making process. Should Elected Members wish to progress an amendment in line with this advice, the wording below is suggested and would need to be raised by an Elected Member:

That the officer recommendation be amended by adding the words "subject to the removal of clause 3.5 (1)(e) and the renumbering of the following subclause from (f) to (e)" from point 2, to read:

- 2. Resolves to make the City of Melville Cat Local Law 2025, as attached (Attachment 1), incorporating the minor changes as detailed in this report and subject to the removal of clause 3.5 (1)(e) and the renumbering of the following subclause from (f) to (e);*

C25/293 Proposed City of Melville Fencing Local Law 2025

File Number:	
Responsible Officer:	Head of Governance
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	<ol style="list-style-type: none"> 1. City of Melville Fencing Local Law 2025 ↓ 2. Table of Public Submissions ↓ 3. Instruments of Delegations ↓

COUNCIL’S ROLE

Legislative: Includes adopting local laws, town planning schemes & policies.

<p>SUMMARY</p> <ul style="list-style-type: none"> • At its Ordinary Meeting of Council on 10 December 2024, the Council resolved to commence the six-week public consultation period on the proposed <i>City of Melville Fencing Local Law 2024</i>, in accordance with section 3.12 of the <i>Local Government Act 1995</i> (‘the Act’). • In accordance with section 3.12(3) of the Act, the City of Melville (the City) provided a copy of the proposed <i>City of Melville Fencing Local Law 2024</i> to the Departmental CEOs of the Department of Local Government, Sports and Cultural Industries (DLG) and the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS), and invited submissions from the community between 13 January and 3 March 2025. • In total, the City received 23 valid submissions from the community. No feedback has been receive from the DLG or the Department of Energy, Mines, Industry Regulation and Safety. • To address some of the issues raised by the community, the City has made some changes to the proposed <i>City of Melville Fencing Local Law 2024</i>. • The City recommends and presents the final draft <i>City of Melville Fencing Local Law 2025</i> to Council for adoption.
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OFFICER RECOMMENDATION

That the Council by absolute majority decision:

1. **Considers the public submissions received on the *City of Melville Fencing Local Law 2024*, as required by section 3.14(4) of the *Local Government Act 1995*;**
2. **Resolves to make the *City of Melville Fencing Local Law 2025*, as attached (Attachment 1), incorporating the minor changes as detailed in this report;**
3. **Authorises the affixing of the common seal to the *City of Melville Fencing Local Law 2025*; and**
4. **Authorises the Chief Executive Officer, in accordance with section 3.12(5)-(6) of the *Local Government Act 1995*, to:**
 - (a) **Publish the *City of Melville Fencing Local Law 2025* in the *Government Gazette*; and**
 - (b) **Give a copy of the local law to the Departmental CEO of the Department of Local Government, Sports and Cultural Industries and Department of Energy, Mining, Industry Regulation and Safety;**
 - (c) **Give local public notice of the publication of the local law; and**
 - (d) **In accordance with the Minister’s directions, provide a copy of the local law and required explanatory material to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation; and**
5. **Authorises the instruments of delegations (Attachment 3)**

PURPOSE

To present the final draft *City of Melville Fencing Local Law 2025* to Council for adoption, in accordance with section 3.12(4) of the *Local Government Act 1995*.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	2	Clean and Green
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.

BACKGROUND

At its Ordinary Meeting of Council on 10 December 2024, the Council resolved to commence the six-week public consultation period on the proposed *City of Melville Fencing Local Law 2024*, in accordance with section 3.12 of the *Local Government Act 1995* (‘the Act’).

In accordance with section 3.12(3) of the Act, the City provided a copy of the proposed *City of Melville Fencing Local Law 2024* to the Departmental CEO of the Department of Local Government, Sports and Cultural Industries (DLG), and the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS), and invited submissions from the community between 13 January and 3 March 2025.

In total, the City received 23 valid submissions from the community. No feedback has been received from the DLG or DEMIRS.

To address some of the issues raised by the community, the City has made some changes to the revised, proposed *City of Melville Fencing Local Law 2024*, as outlined in this report.

CONSIDERATION

In accordance with section 3.12(3) of the Act, local governments are required to give local public notice of their intention to make a local law and then invite submissions from the community for a period of not less than 6 weeks.

In accordance with established processes, the proposed *City of Melville Fencing Local Law 2024* was uploaded to a dedicated community engagement page on the City's website. The City then invited submissions from the community via:

- The City's Local and Statewide Public Notices page on the website;
- The City's Facebook and Instagram accounts;
- The City's Melville Matters and Melville Talks electronic newsletters;
- The *Melville Herald* and *Perth Now* newspapers; and
- The City's noticeboards at its Civic Centre and libraries.

Direct emails were also sent to a random sample of residents and to the Melville Sounding Board.

The City received 23 valid community submissions during the six-week public consultation period, which are included in Attachment 2. Feedback was varied, however one key theme was the divergence in opinion on the proposed height range for a sufficient fence. The City received 2 submissions in specific support of this change, and 4 submissions specifically objecting against this change. Of those who objected, three suggested retaining the current height of 1.8m for dividing fences located in residential zones, one suggested changing the range to 1.8m-2.1m.

The City proposed the 1.8m-2.3m height range for dividing fences to give the community more flexibility when it comes to the height of dividing fences. The 1.8m-2.3m range was selected as it represents the most common range of fence heights in the City, as the City understands it, and it is also consistent with LPP 1.17 which allows dividing fences up to 2.3m without planning approval. This clause would also have the effect that no application for approval would need to be made to the City for fence heights over 1.8m but below 2.3m.

It is important to note that a fencing local law does not trump the *Dividing Fences Act 1961*, and both owners still need to agree to the height of the fence, irrespective of the height set in the local law. If they disagree and cannot resolve the issue themselves via negotiation, then as per the Act, they may apply to the Magistrates Court for an order. The Court will then have regard to the height specified in any fencing local law when making their order (along with a range of other factors).

If the Council wished to revert back to a set minimum height, the City would need to implement an application process for dividing fences above this height, which would be in addition to any approvals needed under the planning scheme of *Building Act 2011*. This imposes an additional burden for the community as well as the City.

To address some of the issues raised by the community and to further improve the local law, the City has made some changes to the revised, proposed *City of Melville Fencing Local Law 2024*. These changes are:

- Updating the year in the title of the local law to '2025', to reflect the year the local law will be adopted;
- Amending the definition of 'dividing fence' and 'owner' to reference the *Dividing Fences Act 1961* not the *Local Government Act 1995*;
- Amending the definition of 'fence' to remove any reference to hedges or retaining walls;
- Swapping clause 2.1 and clause 2.2 so they flow better;
- Amending clause 2.1 (previously clause 2.2) to provide that a fence in a non-residential zone which has planning approval is deemed to be a sufficient fence, even if it does not meet the specifications in Schedule 2. This reflects the fact that persons may apply for planning approval for a fence over the height of 2.3m;
- Removing the reference to street setback in subclause 2.1(1)(a), as this is dealt with by the R-Codes and is irrelevant when considering whether a fence is 'sufficient' or not; and
- Adding subclause 4.2 (4), clarifying that pre-used materials may be used where the local government has approved its use, and subject to the condition that the applicant paint or treat the pre-used material as directed by an authorised person.

The City now presents the final, draft *City of Melville Fencing Local Law 2025* for adoption by Council. The purpose of the local law is to prescribe a sufficient fence, and the standard for the construction of fences throughout the district. The effect of the local law is to establish the minimum requirements for fencing within the district.

If adopted, the City will publish a copy of the *City of Melville Fencing Local Law 2025* in the *Government Gazette*, and give a copy of the local law to the Departmental CEO newly formed Department of Local Government, Industry Regulation and Safety (DLGIRS).

Following gazettal, the City will then give local public notice of the adopted *City of Melville Fencing Local Law 2025* and provide a copy of the local law to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL), who will scrutinise it. If the JSCDL takes issue with any part of the local law, they may request the City to give undertakings to amend it, or may disallow part or all of the local law.

To operationalise the *City of Melville Fencing Local Law 2025*, the City also presents to Council a number of proposed delegations and authorisations (Attachment 3). These delegations/authorisations will allow the City to investigate breaches of the local law; issue, extend the time to pay for, and withdraw infringements; commence prosecutions; determine applications; and issue and revoke permits.

ENGAGEMENT

In accordance with section 3.12(3) of the Act, the City invited submissions for a period of 6 weeks.

The City also provided a copy of the proposed *City of Melville Fencing Local Law 2024* to the Departmental CEO of the DLG and DEMIRS, who did not provide feedback.

In total, 23 submissions were received from the community (Attachment 2), with:

- 4 (17.39%) providing overall unqualified support for the local law
- 10 (43.48%) providing conditional support for the local law
- 6 (26.09%) objecting to the proposed local law; and
- 2 (8.70%) neither supporting or objecting the proposed local law.

In view of this, the City recommends that Council makes the final, draft *City of Melville Fencing Local Law 2025*, as attached to this report (Attachment 1).

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

Under the *Dividing Fences Act 1961*, the City has the power to prescribe what a 'sufficient fence' is for the district. The height range proposed in the *City of Melville Fencing Local Law 2025* aligns with LPP 1.17 Additional Development Exceptions, which provides that fences up to 2.3m in height do not need planning approval.

In making a local law, a local government must follow the procedure described in section 3.12 of the *Local Government Act 1995*, in the sequence in which it is described. The City considers it has complied with sections 3.12(2)-(3). This report relates to section 3.12(4) which requires the local government to:

(4) *after the last day for submissions consider any submissions made and ... make the local law* as proposed or ... a local law* that is not significantly different from what was proposed.*

* Absolute majority required

The City of Melville (the City) has compiled a table of all submissions made and attached it to this report (Attachment 2). The City has reviewed all the submissions and proposed a number of minor changes to the proposed *City of Melville Fencing Local Law 2024*, now titled the *City of Melville Fencing Local Law 2025*, to address some of the issues raised.

The minor changes proposed as a result of the public consultation process are not considered to have resulted in the final draft *City of Melville Fencing Local Law 2025* being significantly different to what was proposed.

FINANCIAL IMPLICATIONS

It is not anticipated that additional resourcing is required to operationalise the *City of Melville Fencing Local Law 2025*.

Costs associated with the procedural aspects of making the local law were included in the City's adopted budget for 2025 - 2026.

CONSEQUENCE

The Council could choose not to adopt the *City of Melville Fencing Local Law 2025*. This would mean the City would not have a fencing local law which meets the contemporary needs of the City. The City would also have to continue to accept and receive applications for non-standard fencing, as well as for fencing which, while having a height greater than 1.8m, the City considers is an appropriate height and standard. The City would also not have a definition of 'sufficient fence' for the purposes of commercial properties.

Further, as the City's current *By-laws Relating to Fencing* have not been reviewed in more than 8 years, they will be automatically repealed on 7 December 2026, in accordance with new requirements under local government reform. Therefore, the City is required to take some action in regards to the By-laws prior to this date, otherwise there will be no local laws regulating fencing heights and standards past this date.

If the City decides not to adopt the *City of Melville Fencing Local Law 2025*, but later decides to, then the City will likely need to re-commence the lawmaking process. Costs will be incurred to undertake the statutory procedural steps as detailed under section 3.12 of the Act.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

What is a non-sufficient fence?

Response 1:

The definition of a non-sufficient fence is provided in Schedule 1 of the local law, which details the materiality. It's to avoid the use of inappropriate materials, and also to avoid barbed wire, broken glass and electrified fencing. The definitions have also been reviewed to specifically exclude retaining from the fence definition.

Question 2:

Is it unusual to not get feedback from the department, and did we get an acknowledgment?

Response 2:

No, it is not unusual to not get feedback. Generally, because these local laws are based on model local laws, they are looked at quite generally and if there's anything concerning, they would respond to us, however we don't always receive an acknowledgement. This is why the City has processes to send a follow up as well.

Question 3:

Approval should be conditional on the applicant painting or treating pre-used materials as directed by an authorised person, but I was thinking that with recycled brick, that wouldn't necessarily require treatment, so how would this scenario fit into this clause?

Response 3:

The City wanted to provide a pathway where people could use recycled materials that were in good condition but wondered how we determine whether something is in good condition or not, and then to what length do we go? Do we look at recycled brick or do we look at recycled wood pallets etc. So we felt that this approval process provided a good middle ground where we could still ensure that people can do these things but that they're in good condition and clean.

Question 4:

In Myaree, there is a street called Patfield Street, which is between McCoy Street in the industrial zone and a residential zone. At some point there were some barriers put in place between the residential and industrial parts, and at times there has been a temporary fence erected between the two zones. It is the preference of the residents to have a permanent fence. Is the provision of a fence like that covered by the local law?

Response 4:

For dividing fencing between industrial and residential lots, as per Clause 2.2 (1) of the proposed fencing local law, a sufficient fence is on or near the boundary between a residential lot and non-residential lot and is constructed and maintained in accordance with the specifications and requirements of Schedule 1. Schedule 1 covers fencing requirements for residential properties and states:

- (2) On a residential lot, a sufficient fence is a dividing fence that —*
 - (a) is constructed of —*
 - (i) timber pickets or palings;*
 - (ii) masonry (including brick, stone or concrete);*
 - (iii) factory-coloured sheet metal posts and panels; or*
 - (iv) any combination of the materials described in paragraphs (i)-(iiiv); and*
 - (b) is between 1.8m and 2.3m in height.*

This means that proposed permanent fencing would need to comply with the above or obtain a development approval under the planning framework as per Clause 2.1 of the Local Law in order to be compliant with the local law. Obtaining development approval would be required if they could not comply with the above and provides a pathway to assess the impact of alternate material or height under the planning framework applicable. We believe this clause will cover most circumstances and ensure amenity considerations are covered appropriately. It should be noted that having the range up to 2.3m permitted as of right for residential lots helps with these circumstances as often additional height provides acoustic barrier.

Question 5:

Why was the decision made to preclude fences such as a living hedge from the definition of a fence, and what effect will that have on grandfathering in existing living hedges if we have any?

Response 5:

There is no inclusion of a 'living hedge' under the current local law – this was a suggested inclusion as part of the advertised version of the draft Local Law.

In response to the feedback received, the term 'living hedge' was removed from the definition of a sufficient fence as this term was deemed too ambiguous and had potential to be interpreted inappropriately. Furthermore, the maintenance of a living hedge is more onerous and complex when considered a dividing fence as both owners would be responsible for maintenance and upkeep.

This means that living hedges are not a sufficient fence under our current or proposed local law.

Question 6:

Will this fencing local law reduce the number of disputes between residents about boundary structures?

Response 6:

The City hopes it will, as it is a real source of contention in almost every local government. The local law will remove the City from a lot of those disputes but they will likely still continue in terms of who pays for what, the types of material they'll use but the City would no longer be involved in as many of those disputes.

Question 7:

If the parties can't come to a resolution, the suggestion the local law makes is to go to consumer protection or the Department of Building and Energy, are we not abdicating our responsibility in terms of compliance and enforcement?

Response 7:

The direction to consumer protection etc. is in relation to the construction not being to the standard or the specification that the manufacturer specifies. In terms of if neighbours can't agree on material, or the height etc. and it complies with the local law, then the City would have no intervention and would be treated as a civil matter through the State Administrative Tribunal or local magistrate's court.

Question 8:

City of Wanneroo and City of Canning gave a range of fence height as well, how has their experience been since adopting this?

Response 8:

There is still a mechanism for people to apply for that height under our local law and they wouldn't require planning approval up to 2.3 metres, so the change would really just be reducing the City's administrative burden. The local law is trying to minimise the number of approvals that residents may need.

Question 9:

In relation to the right to the application and third parties, particularly neighbours review of the fencing local law decisions, and the City's response was that this work was outside of the scope of the project and will be addressed separately. Why was that not included?

Response 9:

The local law introduces more clarity around the application process and the compliance process. In terms of the nature of the decisions being made, the officers would be making a professional judgement on applications that were received on the information that we have at hand and we'd be looking at making sure we provide a balanced outcome for residents as much as possible.

Question 10:

Shouldn't there be an appeal process as part of this local law?

Response 10:

Under Clause 6.6 (1) of the Local Law, when the local government makes a decision under clause 5.2, the provisions of Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* apply to that decision. Appeals would be to the State Administration Tribunal through application to review the decision.

Furthermore, if one landowner attempts to lodge a development application for a dividing fence for higher a fence which is made by only one of the impacted landowners (and it's on the boundary) – we would need the consent from the other landowner to consider the application. If there is not the necessary consent, we would defer to the height limit of the local law or need for the fence to be moved into the lot to consider it as a screen instead.

C25/294 Common Seal July 2025

File Number:	
Responsible Officer:	Head of Governance
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	Nil

COUNCIL’S ROLE

Information: For the Council / Committee to note.

<p>SUMMARY</p> <p>This report details the documents to which the City of Melville Common Seal has been applied for the period from Tuesday, 20 May 2025 up to and including Friday, 13 June 2025 for the Council’s noting. This is a standing report to the Council.</p>

OFFICER RECOMMENDATION

That the Council notes the actions of the Mayor and the Chief Executive Officer in executing the documents listed under the Common Seal of the City of Melville from Tuesday, 20 May 2025 up to and including Friday, 13 June 2025 for the Council’s noting.

PURPOSE

Section 2.5 of the *Local Government Act 1995* states that a Local Government is a Body Corporate with perpetual succession and a common seal. A document is validly executed by a Body Corporate when the common seal of the Local Government is affixed to it and the Mayor and the Chief Executive Officer (CEO) attest the affixing of the seal.

The following documents were affixed with common seal during the period Tuesday, 20 May 2025 up to and including Friday, 13 June 2025.

Register Reference	Parties	Description	ECM Reference
CS2249	City of Melville and Edge Holdings	Grant of Easement and Section 70A (non-exclusive use) for 55 Canning Bridge Road - Riviere Development	DA-2025-440
CS2250	City of Melville and Landgate	Notification of 70A (land within bushfire zone) for 567 & 569 Canning Highway, ALFRED COVE WA 6154	DA-2024-916
CS2252	City of Melville and Landgate	Notification of 70A (land within bushfire zone) for 682 Canning Highway, Applecross	8538734

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

LEGISLATIVE AND POLICY ALIGNMENT

The use of the Common Seal is provided for the information of the Council.

CONSEQUENCE

This is a standard report for the Elected Members that details the documents to which the City of Melville Common Seal has been applied for the period from Tuesday, 20 May 2025 up to and including Friday, 13 June 2025 for the Council’s noting.

BRIEFING FORUM – FURTHER INFORMATION

During the Agenda Briefing Forum held on Tuesday, 8 July 2025, no questions or requests for further information were raised by Elected Members.

C25/295 Investment Statements for May 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter
Attachments:	Nil

COUNCIL’S ROLE

Information: For the Council / Committee to note.

SUMMARY
<ul style="list-style-type: none"> This report presents the investment statements for the period ending 31 May 2025 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION

That the Council notes the Investment Report for the period ending 31 May 2025.

PURPOSE

To report on the performance of the City’s investment portfolio for the month of May 2025.

The City’s investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.59% to 4.90% which exceeds the benchmark three-month bank bill swap (BBSW) reference rate of 3.78%.

28% of the City’s investment portfolio is invested in authorised deposit taking institutions that do not lend to industries engaged in the exploration for, or production of, fossil fuels. This compared to 27% in April 2025.

Future investment earnings will be determined by the cash flows of the City and movements in interest rates on term deposits.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.
	5.3	Ensure efficient and effective use of assets, resources and technology.

BACKGROUND

The City of Melville (the City) has cash holdings as a result of timing differences between the collection of revenue and its expenditure. Whilst these funds are held by the City they are invested in appropriately rated and liquid investments.

The investment of cash holdings is undertaken in accordance with Council Policy CP-009 - Investment of Funds, with the objective of maximising returns whilst maintaining low levels of credit risk exposure.

CONSIDERATION

The following statement details the investments held by the City of Melville as at 31 May 2025.

CITY OF MELVILLE STATEMENT OF INVESTMENTS FOR THE PERIOD ENDING 31 MAY 2025		
SUMMARY BY FUND		
Municipal		\$27,929,534
Reserve		\$137,298,662
Citizen Relief		\$248,191
TOTAL		\$165,476,387
SUMMARY BY INVESTMENT TYPE		
11AM		\$10,635,734
60Days at Call		\$2,000,000
90Days at Call		\$16,600,000
Term Deposit		\$136,240,653
TOTAL		\$165,476,387
SUMMARY BY CREDIT RATING		
AAA Category	AAA	
AA Category (AA+ to AA-)	AA-	\$122,376,387
	A+	
A Category (A+ to A-)	A	
	A-	\$43,100,000
BBB+ Category	BBB+	
TOTAL		\$165,476,387

The City’s total investments amount to \$165.48 million, mainly held in Municipal Funds (\$27.93M) and Reserve Funds (\$137.30M) which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds (\$136.24M) are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts (\$10.64M) this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11AM, and call deposits totalling (\$18.60M). These funds allow the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.
- The portfolio is low risk, with 74% of funds in AA Category rated institutions and 26% in A Category rated institutions.
- There are no investments in AAA rated and BBB+ institutions and effort are undertaken to invest in accordance with Council Investment Policy CP-009.

Overall the City's investments remain secure, well-distributed, and aligned with financial stability goals.

Investment with financial institutions						
Institution	Credit Rating	Credit Rating Category	Funds held at period end	Actual %	Limit Per Policy	
Bank of Queensland	A-	A Category	\$ 27,100,000	16.38%	30.00%	✓
Bendigo & Adelaide	A-	A Category	\$ 16,000,000	9.67%	30.00%	✓
Suncorp	AA-	A Category	\$ 31,000,000	18.73%	50.00%	✓
NAB	AA-	AA Category	\$ 29,434,827	17.79%	50.00%	✓
Westpac	AA-	AA Category	\$ 61,941,560	37.43%	50.00%	✓
TOTAL			\$ 165,476,387	100%		

*Standard & Poor's ratings. Source: Policy No. CP-009: Investment of Funds

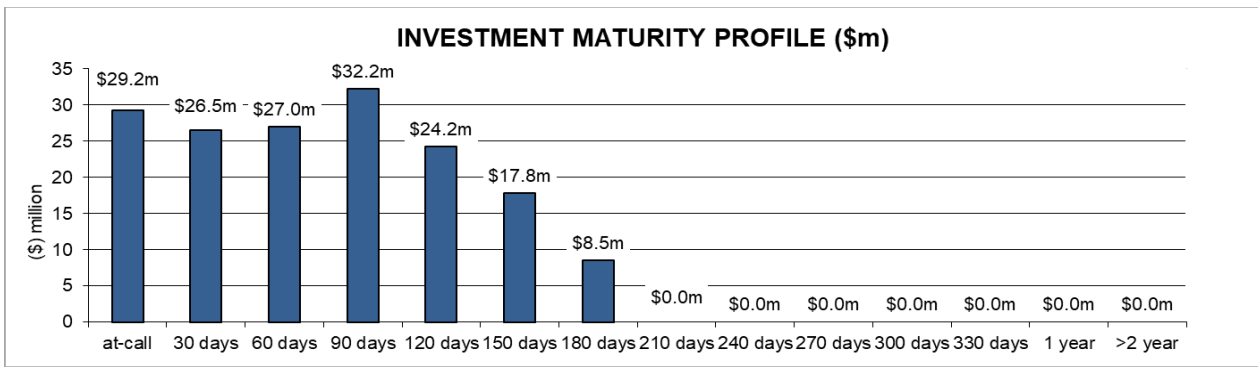
The City's investments were invested within the limits allowed within each category rating for May 2025.

Maximum Percentage of Average Investment Portfolio Balance				
Long Term Rating	Funds held at period end \$	Actual %	Limit Per Policy	
AAA Category	\$ -	0%	100%	✓
AA Category (AA+ to AA-)	\$ 122,376,387	74%	80%	✓
A Category (A+ to A-)	\$ 43,100,000	26%	50%	✓
BBB+ Category	\$ -	0%	25%	✓
TOTAL	\$ 165,476,387	100%		

*Standard & Poor's ratings. Source: Policy No. CP-009: Investment of Funds

The City's investments meet the requirements of the portfolio credit framework, as per the Investment Policy, and shown in the table above.

The below graph summarises the maturity profile of the City's investments at market value as at 31 May 2025. The immediacy of the demand for funds depends on the particular fund or reserve Account(s) of the City. The maturity profile provided in the table above meets the liquidity requirements of the Council policy.



The above Investment Maturity Profile graph for May 2025 provides an overview of the City's investment portfolio, categorising term deposits based on their maturity periods. The maturity profile of the City's investments is aligned with Council's investment policy, cash flow requirements, and prevailing market conditions. Interest rate fluctuations will continue to influence the term of the reinvestment decisions to ensure optimal financial outcomes.

The City's current investment approach prioritises short-term liquidity to meet operational needs and unforeseen expenses rather than focusing on long-term yield opportunities.

A significant portion of funds (\$27.93M) is available for immediate use, ensuring sufficient liquidity for day-to-day operations. This allows the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.

Investments are well-distributed across various short- to medium-term maturities, with notable allocations in 90 days (\$32.2m), 120 days (\$24.2m), 150 days (\$17.8m), and 180 days (\$8.5m). This structured approach ensures financial stability while balancing liquidity needs and optimising returns. The estimated average cash outflow requirement of the City is between \$13M to \$16M per month.

There is no portfolio allocation beyond 180 days due to uncompetitive interest rates offered for term deposit resulting from the second RBA interest rate cut on 20 May 2025. There are no long-term investments exceeding one year, as the City's investment strategy aligns with its annual revenue cycle, primarily driven by rate collections.

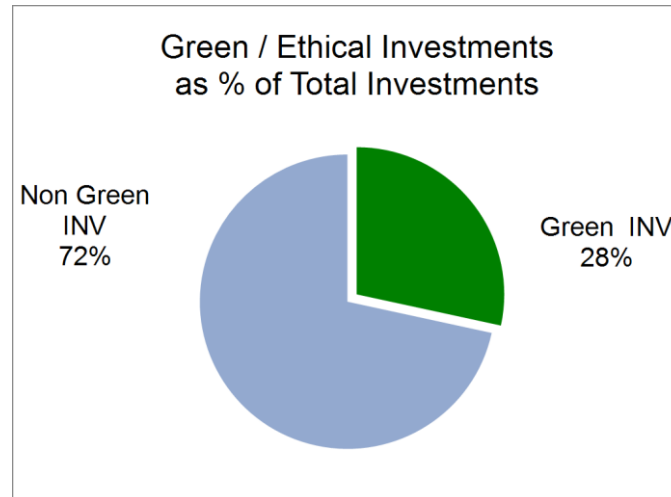
Additionally, the City maintains a balanced risk exposure, diversifying investments within shorter timeframes to mitigate financial and interest rate risks.

The City exercises a deliberative preference in favour of green/ethical investments. This preference will however only be exercised after the foremost investment considerations of credit rating, comparable rate and risk diversification are fully satisfied.

"Green investments" are authorised investment products made in authorised institutions that respect the environment by not investing in fossil fuel industries.

Environmental, Social & Governance Term Deposit (ESGTD) is a similar product to Green investments. ESGTD's provide the opportunity to invest in products that seek to mitigate environmental and social risks.

The total investment in authorised institutions as at 31 May 2025 was \$47,000,000 or 28% of total investment holdings being in non-fossil fuels institutions, compared to \$47,000,000 (27%) in April 2025. The total investments holding for May and April were \$165,476,387 and \$174,064,558 respectively.



Green / Ethical Investment with financial institutions			
Institution	Credit Rating	Credit Rating Category	Funds held at period end
Bendigo & Adelaide	A-	A Category	\$ 16,000,000
Suncorp	AA-	AA Category	\$ 31,000,000
TOTAL			\$ 47,000,000

The Green investments are allocated across the two banks mentioned above, in alignment with the Council’s credit rating policy.

The City continues to engage in active discussions with financial institutions regarding the availability of ESG Tailored Deposit (ESGTD) products. Westpac has offered AUD Green Tailored Deposits and AUD Social Tailored Deposits; However, the interest rate offered for Westpac’s Green Investment remains relatively low in comparison to standard lending products.

While the City maintains a preference for green and ethical investments, this is only exercised after ensuring that all requirements related to credit rating, competitive interest rates, and risk diversification are fully met.

In addition, the City has held formal discussions with CBA, NAB and Bank of Queensland to explore potential ESGTD and Green Term Deposit options. At this stage, these banks are in the exploratory and development phases of these products. Currently, there are no suitable ESGTD products available in the market that meet the City’s Investment Policy requirements.

ENGAGEMENT

This report is available to members of the public on the City's website. A wide range of suitably credit rated Authorised Deposit-taking Institutions (ADI's) were engaged with during the month in respect to the placement and renewal of investments.

SUSTAINABILITY IMPLICATIONS

Strategic

The interest earned on invested funds assists in addressing the following key priority area identified in The City of Melville Corporate Business Plan 2024-2034.

Priority Number One – "Restricted current revenue base and increasing/changing service demands impacts on rates".

Risk

The Council's Investment of Funds Policy CP-009 was drafted to minimise credit risk through investing in highly rated securities and diversification. The Policy also incorporates mechanisms that protect the City's investments from undue volatility risk as well as the risk to reputation because of investments that may be perceived as unsuitable by the Community.

Environmental

When investing the City's funds, a deliberative preference will be made in favour of authorised institutions that respect the environment by not investing in fossil fuel industries. This preference will, however, only be exercised after the foremost investment considerations of credit rating, risk diversification and interest rate return are fully satisfied.

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation is relevant to this report:

- *Local Government (Financial Management) Regulations 1996 Regulation 19 – Management of Investments*
- *Trustee Act 1962 (Part 3)*

Authorised Deposit-taking Institutions are authorised under the *Banking Act 1959* and are subject to Prudential Standards oversight by the Australian Prudential Regulation Authority (APRA).

The *Local Government (Financial Management) Regulations 1996* (regulation 19C) allows local governments to deposit funds for a fixed term of three years or less. Deposits of greater than one year may, depending on the shape of the yield curve, enable the City to achieve better investment returns.

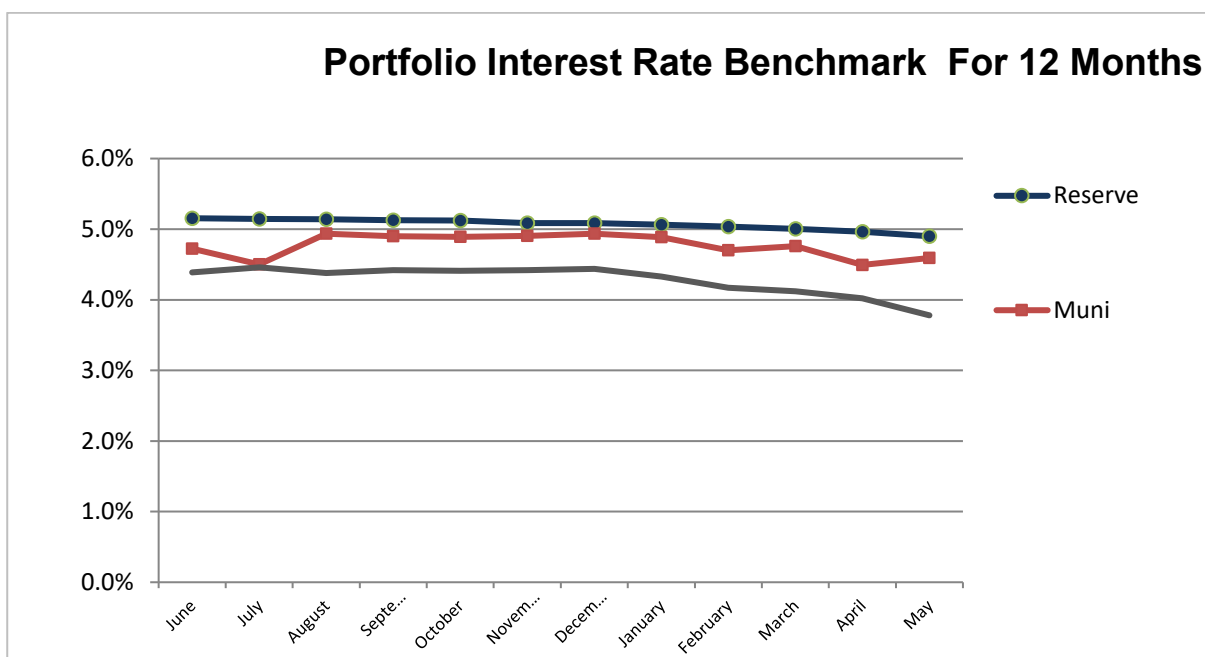
Council Policy CP-009 – Investment of Funds provides guidelines with respect to the investment of City of Melville (the City) funds by defining levels of risk considered prudent for public monies. Liquidity requirements are determined to ensure the funds are available as and when required and take account of appropriate benchmarks for rates of return commensurate with the low levels of risk and liquidity requirements. The types of investments that the City has the power to invest in is

limited by prescriptive legislative provisions governed by the *Local Government Act 1995*, *Local Government (Financial Management) Regulations 1996* and Part III of the *Trustees Act 1962*.

FINANCIAL IMPLICATIONS

For the period ending 31 May 2025

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was \$8,757,976 against a year-to-date budget of \$7,595,500 representing a positive variance of \$1,162,476. This positive variance is primarily attributed to the deferral of planned capital projects, which has resulted in higher than anticipated cash balances.
- The weighted average interest rate for Municipal and Reserve Fund investments as at 31 May 2025 was 4.75% which compares favourably to the benchmark three-month bank bill swap (BBSW) reference rate of 3.78%.



CONSEQUENCE

There are no consequences or alternative options presented as part of this report.

BRIEFING FORUM – FURTHER INFORMATION

During the Agenda Briefing Forum held on Tuesday, 8 July 2025, no questions or requests for further information were raised by Elected Members.

C25/296 Schedule of Accounts Paid for May 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	<ol style="list-style-type: none"> Payment Details May 2025 ↓ Card Payment Details May 2025 ↓

COUNCIL’S ROLE

Information: For the Council / Committee to note.

<p>SUMMARY</p> <ul style="list-style-type: none"> This report presents the details of payments made under delegated authority (DA-035) to suppliers for the period of May 2025 and recommends that the Schedule of Accounts Paid be noted.
--

OFFICER RECOMMENDATION

That the Council notes the Schedule of Accounts paid for the period May 2025 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in the attachments to this report; Payment Details May 2025 (Attachment 1) and Card Payment Details May 2025 (Attachment 2).

PURPOSE

The Schedule of Payments for the month totals \$18,951,199.61. The reports and the attached schedules are presented for the Council’s information.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.
	5.3	Ensure efficient and effective use of assets, resources and technology.

BACKGROUND

Delegated Authority DA-035 has been granted to the Chief Executive Officer to make payments from the Municipal and Trust Funds. This authority has then been on-delegated to the Director Corporate Services. In accordance with Regulation 13.2 and 13.3 of the *Local Government (Financial Management) Regulations 1996*, where this power has been delegated, a list of payments for each month is to be compiled and presented to the Council.

A total of \$9,630,313.64 direct creditor payments were paid during the month, of which, 13% of payments were paid to suppliers located within the City of Melville and 18% to suppliers within the South West Metropolitan Region, compared to 12% and 19% of total of \$10,840,066.34 direct creditor payments made over April 2025 respectively.

The biggest payment of \$1,020,383.40 made during the month was the Building construction materials and services - Blue Gum and Len Shearer payment to the Renascent Western Australia Pty Limited. Approximately 95% of supplier invoices are paid within 30 days of receipt of the invoices.

The list is to show each payment, payee name, amount and date of payment and sufficient information to identify the transaction.

CONSIDERATION

The Schedule of Accounts Paid for May 2025 including Payment Register numbers, Cheques: Nil, Electronic Funds Transfers batches: 960-963, Trust Payments, Card Payments and Payroll will be distributed to the Elected Members of the Council in July 2025.

The below table details the Summary of Payments Made for the period:

SCHEDULE OF PAYMENTS MADE		
MAY 2025		
<i>Payments made under Delegated Authority DA-035</i>		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Cheques	Chq Payment Register No.	\$0.00
	Chq Payment on Restricted Funds Register No.	
	Less Cancelled Chqs	
Electronic Funds Transfers	EFT Payment Register No. 961 and 963	\$9,349,778.95
	EFT Payment on Restricted Funds Register No. 960, 962 and 156	\$156,989.67
	Less Cancelled EFTs	(\$5,275.27)
		\$9,501,493.35
Direct Debits	Bank Fees	\$11,641.07
	Ampol Fuel	\$104,347.68
Direct Payments		\$12,831.54
	Total Direct Creditor Payments	\$9,630,313.64
Payroll	Total Pay 23 and 24	\$4,933,877.26
	Total Payroll	\$4,933,877.26
Cards	Westpac Purchase Cards	\$87,008.71
	Total Card Payments	\$87,008.71
Total Direct Creditor Payments from Municipal Account		\$14,651,199.61

Schedule of Payments Made continued.

INTERFUND & INVESTMENT TRANSACTIONS			
<i>Interfund Transfers</i>			
Loan			\$0.00
Citizen Relief Trust			\$0.00
Citizen Relief Operating			\$0.00
Municipal			\$5,364,891.37
Reserve			(\$5,364,891.37)
Trust			\$0.00
<i>Total Interfund Transfers</i>			\$0.00
<i>New Municipal Investments</i>			
Westpac Bank	26/05/2025		\$1,000,000.00
Westpac Bank	13/05/2025		\$2,000,000.00
Westpac Bank	02/05/2025		\$1,300,000.00
<i>Total New Investments</i>			\$4,300,000.00
Grand Total			\$18,951,199.61

Details of the payments are shown in Attachment 1.

Any payment over and above \$25,000 has been highlighted under the Payment Amount column in Attachment 1.

A new Regulation (13A. of the Local Government (Financial Management) Regulations 1996 - Payments by Employees via Purchasing Cards) effective from 1 September 2023 requires that if a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month and is to be presented to the Council at the next Ordinary Meeting of the Council and is to be recorded in the minutes of that meeting.

The list of payments made using purchase cards during April 2025 and settled in May 2025 is provided as attachment 2 to this report.

ENGAGEMENT

There are no applicable engagement considerations presented as part of this report.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

This report meets the requirements of the *Local Government (Financial Management) Regulations 1996 Part 2: General financial management (s.6.10) regulations 11, 12 & 13.*

Procurement of Products and Services is conducted in accordance with Council Policy CP-023 and Systems Procedure 019 Purchasing and Procurement.

The *Local Government (Financial Management) Regulations 1996* Regulation 13A was recently introduced to prescribe reporting for payments made by employees via purchasing cards. As with other payments, the local government must report payee name, amount date and sufficient information to identify the payment. The attached payment listings meet this requirement.

FINANCIAL IMPLICATIONS

Expenditures were provided for in the adopted Budget as amended by any subsequent Budget reviews and amendments.

CONSEQUENCE

There are no consequences or alternative options presented as part of this report.

BRIEFING FORUM – FURTHER INFORMATION

During the Agenda Briefing Forum held on Tuesday, 8 July 2025, no questions or requests for further information were raised by Elected Members.

C25/297 Statements of Financial Activity for May 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	<ol style="list-style-type: none"> 1. Statement of Financial Activity May 2025 ↓ 2. Statement of Comprehensive Income May 2025 ↓ 3. Net Working Capital May 2025 ↓ 4. Reconciliation Net Working Capital May 2025 ↓ 5. Notes to Statement of Financial Activity May 2025 ↓ 6. Statement of Financial Position May 2025 ↓ 7. Summary Rate Debtors May 2025 ↓ 8. Rates Collections Graph May 2025 ↓ 9. General Debtors Aged 90 Days May 2025 ↓ 10. Budget Amendments May 2025 ↓

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

<p>SUMMARY</p> <ul style="list-style-type: none"> • This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 May 2025; and • Presents the variances for the month of May 2025 and recommends that they be noted by the Council; and • Presents the budget amendments required for the month of May 2025 and recommends that they be adopted by the Council by Absolute Majority decision. <p>The KPMG/OAG audit plan was presented to the Audit, Risk and Improvement Committee (ARIC) on 12 May. Both the interim and final audits of the annual financial statements are scheduled, with the final audit to be conducted in October. The final audit report will be presented to Council and the Minister for Local Government by 31 December.</p> <ul style="list-style-type: none"> • The Budget amendments required for the month of May 2025 and recommends that they be adopted by Absolute Majority decision of the Council.
--

OFFICER RECOMMENDATION

That the Council:

1. **Notes the Rate Setting Statement and Statements of Financial Activity for the month ending May 2025 as detailed in the following attachments:**
 - **Statement of Financial Activity May 2025 (Attachment 1); and**
 - **Statement of Comprehensive Income May 2025 (Attachment 2); and**
 - **Net Working Capital May 2025 (Attachment 3); and**
 - **Reconciliation Net Working Capital May 2025 (Attachment 4); and**
 - **Notes to Statement of Financial Activity May 2025 (Attachment 5); and**
 - **Statement of Financial Position May 2025 (Attachment 6); and**
 - **Summary Rate Debtors May 2025 (Attachment 7); and**
 - **Rates Collections Graph May 2025 (Attachment 8); and**
 - **General Debtors Aged 90 Days May 2025 (Attachment 9).**
 - **Budget Amendments May 2025 (Attachment 10); and**
2. **By Absolute Majority Decision adopts the Budget Amendments, as detailed in the attached Budget Amendment Reports for May 2025 (Attachment 10).**

PURPOSE

The attached financial reports reflect a positive financial position of the City of Melville as at 31 May 2025.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.
	5.3	Ensure efficient and effective use of assets, resources and technology.

BACKGROUND

The Statements of Financial Activity for the period ending 31 May 2025 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

Overall Summary of the City’s Financial Position

- The City’s total investments holding for May 2025 were \$ 165.48m of which the Municipal cash balance at the end of the month was \$27.93m and \$137.30m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.

- The investment in green/ethical term deposits as at 31 May 2025 was \$47m or 28% of total investment holdings, compared to \$47m (27%) in April 2025. Green/Ethical investments are invested in the two banks, in accordance with the council credit rating policy.
- Rates raised as at 31 May were \$109.59m compared to a year-to-date budget of \$108.64m.
- Total debtor collections for May 2025 equalled \$1.32m. Rates collection progress for the month of May is 0.3% above target at 95.5%, compared to 95% for the same period in 2023-2024. The total outstanding debtors (including all rates and sundry debtors) is \$7.00m as of 31 May 2025.
- The Final Budget for the 2025–26 financial year was submitted to Council for approval on 17 June 2025. The budget was adopted by an absolute majority decision of Council.

CONSIDERATION

The attached reports have been prepared in compliance with the requirements of the legislation and Council policy. The three monthly reports that are presented are the:-

1. Statement of Financial Activity
Provides details on the various categories of income and expenditure.
2. Statement of Comprehensive Income
Provides details on the Nature classifications.
3. Statement of Financial Position
Provides details on the Financial Position.

Variances

A detailed summary of variances and comments based on the Statement of Financial Activity is provided in attachments:

- Statement of Financial Activity May 2025 (Attachment 1); and
- Statement of Financial Position May 2025 (Attachment 6): Statement of Variances in Excess of \$100,000.

Revenue

Rates raised as at May were \$109,586,563, compared to a year-to-date budget of \$108,639,215.

Rates Collection

SUMMARY OF RATE DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	% Diff Current Mth to Previous Mth	Actuals This Month Last Year YTD	% Diff Current Mth to Current Mth Last Yr
Opening Balance - 1 July	5,425,866	5,425,866	0%	4,487,816	21%
Debtors Raised	134,566,913	134,563,135	0%	126,397,541	6%
Payments Received	(133,617,980)	(132,512,720)	1%	(124,121,656)	8%
Closing Balance	6,374,798	7,476,281	-15%	6,763,701	-6%

Total rate debtor collections for the month equalled \$1,101,483.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	% Diff Current Mth to Previous Mth	Actuals This Month Last Year YTD	% Diff Current Mth to Current Mth Last Yr
Opening Balance - 1 July	565,184	565,184	0%	901,439	-37%
Invoices Raised	3,860,200	3,515,281	10%	5,506,019	-30%
Receipts	(3,809,940)	(3,600,022)	6%	(5,791,014)	-34%
Prepayments	2,842	(16,181)	-118%	(15,750)	-118%
Closing Balance	618,286	464,261	33%	600,694	3%

Sundry debtor balances increased by \$154,025 over the course of May from \$464,261 to \$618,286 of which total 90 day sundry debtors for the month is \$352,062, representing 57% of total sundry debtors.

Corporate Climate Action Plan

A summary of the expenditure associated with the City’s climate action plan initiatives, compared to a year-to-date budget, is provided below. These costs encompass various activities aimed at reducing our carbon footprint and promoting sustainable practices across the City.

Description	YTD Actuals 2024-2025	YTD Revised Budget 2024-2025	Total Revised Budget 2024-2025	Actual 2023- 2024
Sustainability & Climate Action Salaries	426,717	393,123	478,304	465,621
Electric Vehicles	175,540	162,602	162,602	36,192
Corporate Emissions Monitoring & Management	59,139	60,000	70,000	0
Micro Grid Project	12,000	12,000	40,000	26,795
Sustainability Initiatives	102,201	107,000	300,000	121,125
Piney Lakes Environmental Education Centre Refurb (new)	54,500	52,000	1,280,009	0
Total	830,097	786,725	2,330,915	649,733

Money Expended in an Emergency and Unbudgeted Expenditure

There was no money expended in an emergency or unbudgeted expenditure for the month of May 2025

Budget Amendments

Details of Budget Amendments requested for the month of May 2025 that reflect effective changes to budgets are shown in attachment 10.

Budget amendments that are purely administrative and detail movements between budget responsible officers are not included in the attachment. This reporting is aligned with legislative requirements.

Granting of concession or writing off debts owed to the City

Delegation DA-032 empowers the Chief Executive Officer (CEO) to grant concessions and write off monies owing to the City to a limit of \$10,000 for any one item. The CEO has partially on-delegated this to the Directors to write off debts or grant concessions to a value of \$5,000 and the Manager Financial Services to a value of \$1,000.

Sundry Debtors

There were no sundry debts written off for the month of May 2025.

Rate Debtors

There were no rate debts written off for the month of May 2025.

ENGAGEMENT

There are no applicable engagement considerations presented as part of this report.

SUSTAINABILITY IMPLICATIONS

The monthly financial statements support sustainable financial management by promoting transparency, accountability, and informed decision-making aligned with long-term financial planning

LEGISLATIVE AND POLICY ALIGNMENT

Local Government Act 1995 Division 3 – Reporting on Activities and Finance Section 6.4 – Financial Report.

Local Government (Financial Management) Regulation 1996 Part 4 – Financial Reports Regulation 34 requires that:

34. Financial activity statement report — s. 6.4

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —

- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
- (b) budget estimates to the end of the month to which the statement relates;
- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
- (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
- (e) the net current assets at the end of the month to which the statement relates.

- (2) *Each statement of financial activity is to be accompanied by documents containing —*
- (a) *an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
 - (b) *an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) *such other supporting information as is considered relevant by the local government.*
- (3) *The information in a statement of financial activity may be shown —*
- (a) *according to nature and type classification; or*
 - (b) *by program; or*
 - (c) *by business unit.*
- (4) *A statement of financial activity, and the accompanying documents referred to in sub-regulation (2), are to be —*
- (a) *presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
 - (b) *recorded in the minutes of the meeting at which it is presented.*
- (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

The variance adopted by the Council is 10% or \$100,000 whichever is greater.

Local Government Act 1995 Division 4 – General Financial Provisions Section 6.12; Power to defer, grant discounts, waive or write off debts.

The format of the Statements of Financial Activity as presented to the Council and the reporting of significant variances is undertaken in accordance with the Council's Accounting Policy CP-025.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the presentation of the monthly financial statements, which are provided for information and monitoring purposes in accordance with legislative requirements.

Variances

Variances are detailed and explained in the attachment Notes to Statement of Financial Activity May 2025 (Attachment 5): Notes on Statement of Variances in excess of \$100,000.

CONSEQUENCE

There are no consequences or alternative options presented as part of this report.

BRIEFING FORUM – FURTHER INFORMATION

During the Agenda Briefing Forum held on Tuesday, 8 July 2025, no questions or requests for further information were raised by Elected Members.

C25/298 Local Government Reform - Committee Presiding and Deputy Presiding Members

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this item has a declarable interest in the matter.
Attachments:	Nil

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

<p>SUMMARY</p> <ul style="list-style-type: none"> • Amendments to the <i>Local Government Act 1995</i> (the Act) as part of Local Government Reform required the Presiding Members and Deputy Presiding Members of Committees established under s5.8 of the Act to now be appointed by absolute majority decision. • The City has recently undertaken a review of its Committee Structure and membership, which has included the election of Presiding and Deputy Presiding Members. • This report seeks to reaffirm the current appointments to the positions of Presiding and Deputy Presiding Member to Committees as required by local government reform.

OFFICER RECOMMENDATION

That the Council by Absolute Majority Decision reaffirms the following:

- 1. City of Melville Audit, Risk and Improvement Committee**
 - a. Presiding Member, Mr P Draber**
 - b. Deputy Presiding Member, Mr T Cheong**
- 2. City of Melville Governance Committee**
 - a. Presiding Member, Cr J Edinger**
 - b. Deputy Presiding Member, Cr G Barber**
- 3. City of Melville Policy and Legislation Committee**
 - a. Presiding Member, Cr S Green**
 - b. Deputy Presiding Member, Cr M Woodall**

PURPOSE

The *Local Government Amendment Act 2024* amended the *Local Government Act 1995* (the Act), to require that the local government appoint, by absolute majority, the presiding member and the deputy presiding member of committees established under the Act.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

At the Ordinary Meeting of Council held 19 November 2024, the City revised its Committee Structure, with the new membership of each Committee being endorsed at the Ordinary Meeting held 10 December 2024. Following this, the CEO conducted an election at each of the Committee meetings to enable each Committee to elect its Presiding Member and Deputy Presiding Member.

Governance Committee

At the meeting of Governance Committee held 10 February 2025, the Committee elected:

- Cr J Edinger as the Presiding Member; and
- Cr G Barber as the Deputy Presiding Member

Audit, Risk and Improvement Committee (ARIC)

At the Ordinary Meeting of Council held 18 March 2025 the City endorsed two external members to the ARIC. The Committee at its meeting held 12 May 2025 elected the two external members as follows:

- Mr P Draber as the Presiding Member; and
- Mr T Cheong as the Deputy Presiding Member.

Policy and Legislation Committee

At the Policy and Legislation Committee meeting held 24 March 2025, the Committee elected:

- Cr S Green as the Presiding Member
- Cr M Woodal as the Deputy Presiding Member

CONSIDERATION

The amendment to the *Local Government Act* requires that future appointments of Committee membership, following elections, will also include the appointment of the Presiding Member and Deputy Presiding Member for each Committee, this is to be by absolute majority decision.

The implementation of this new requirement under local government reform, required the Council to nominate or reaffirm its Committee Presiding and Deputy Presiding Members by absolute majority by 1 July 2025. Due to an oversight, this was not presented to the June 2025 Ordinary Meeting of Council.

It is noted Committee appointments, including the Presiding Members and Deputy Presiding Members will remain in place until 18 October 2025, being Local Government Election Day, with new Committee memberships to be appointed following the election.

ENGAGEMENT

The Department of Local Government has undertaken extensive engagement in relation to Local Government Reform.

No external engagement has been undertaken in relation to this report.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

Clause 5.12 and 5.13 of the Local Government Act 1995, require the local government to appoint the Presiding Member and Deputy Presiding Member of a Committee by absolute majority.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this matter.

CONSEQUENCE

The City is required, in-line with the requirements of Local Government Reform, to reaffirm its Committee Presiding Members and Deputy Presiding Members, by absolute majority.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

Following the Elections, will the appointment of the committee chairs and deputy chairs be done at a Council meeting?

Response 1:

There will be a requirement for Council to ratify the process, and at this stage it does look like the preference will be that nomination of committee members and elect the chairs at the same meeting, due to some statutory requirements following the elections through the Audit, Risk and Improvement Committee which will need to be dealt with much sooner.

Community Development

CD25/47 Provision Standard - Bowling Green Shade Infrastructure

File Number:	
Responsible Officer:	Director Community Development
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this item has a declarable interest in the matter.
Attachments:	1. Cost Implications - Bowling Green Shade Infrastructure (11 July 2025) ↓

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

<p>SUMMARY</p> <ul style="list-style-type: none"> • At the 13 December 2022 Ordinary Meeting of Council, it was resolved to consider the inclusion of a cover for two bowling greens at Leeming Bowling Club in the John Connell Master Plan and provide a report back to Council. • The draft John Connell Master Plan (yet to be presented to Council) includes a cover for the two bowling greens, subject to a business case, however, doesn’t provide detail or sufficient guidance, nor does it consider the impact across the municipality. • The current provision standard from Bowls Australia and Bowls WA does not outline shade infrastructure over greens as essential or core requirement of the sport. • Officers have developed a specific standard of provision for shade infrastructure over bowling greens in consideration to: <ul style="list-style-type: none"> ○ The benefits of this infrastructure type for participants and clubs. ○ A developing trend across Australia towards this infrastructure type. ○ Our ageing population and the role that the City’s Bowling Clubs play in the community. ○ The ongoing sustainability of the City’s Bowling Clubs. • Adopting the recommended standard of provision will greatly assist Elected Members, City Officers and the community to understand the City’s position regarding funding shade infrastructure over bowling greens.
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OFFICER RECOMMENDATION

That the Council:

1. **Adopts the following standard of provision for shade infrastructure over bowling greens:**
 - (a) **The City of Melville (the City) may provide up to one-third funding on a motorised retractable shade canopy option for lawn bowling clubs that operate on land which is under the care or control of the City.**
 - (b) **Funding is contingent on an application to the City including a business case demonstrating an ability to fund the remaining capital cost as well as annual maintenance, renewal and utility costs over the lifecycle of the asset.**
 - (c) **All funding applications for shade infrastructure over bowling greens will be presented to Council for consideration.**
2. **Notes the provision of a cover for two bowling greens at Leeming Bowling Club is included in the draft John Connell Reserve Master Plan and the standard of provision listed in this report is applied to support any future implementation.**
3. **Requests the CEO to include the adopted standard of provision for shade infrastructure over bowling greens in the upcoming review of the Active Reserve Infrastructure Strategy; and**
4. **Requests the CEO to communicate with all bowling clubs within the City of Melville the adopted standard of provision and funding application process.**

PURPOSE

The purpose of this report is to respond to the resolution made by Council at the 13 December 2022 Ordinary Meeting of Council to consider the inclusion in the John Connell Reserve Master Plan a cover for two bowling greens at Leeming Bowling Club, by adopting a standard of provision for shade infrastructure over bowling greens.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
Objective	1	Healthy, Safe and Inclusive
	1.5	Support sustainable sporting and community groups and volunteering.
	1.4	Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.

BACKGROUND

At the 13 December 2022 Ordinary Meeting of Council, the Council resolved the following:

That the Council directs the CEO to consider the inclusion in the John Connell Reserve Master Plan a cover for two bowling greens at Leeming Bowling Club and provide a report to a future Ordinary Meeting of Council.

At the time, the John Connell Reserve Master Plan (JCRMP) project had commenced with early engagement with stakeholders. To date, the draft JCRMP has yet to be formally presented to Council and will be presented at a later date following Officer investigations regarding its ability to be implemented.

The purpose of the JCRMP is to identify long term guidance of the site whereby the City can:

- Consider the delivery of key actions that will support the management of the site and/or future infrastructure.
- Advocate for external funding to support the delivery of infrastructure.
- Support key stakeholders to progress the delivery of infrastructure (seek funding and approvals) where infrastructure is a high priority of the stakeholder (although not necessarily the responsibility or high priority of the City in consideration of the City's greatest needs).

The draft JCRMP includes a cover for two of the Leeming Bowling Club greens, however in the absence of a standard of provision for bowling green shade infrastructure, there is no detail regarding the size and scope of the covers in the draft Plan.

This report therefore aims to recommend a level of provision which, if adopted by Council will provide clarity of the Leeming Bowling Club on the City's funding of a shade canopy as per the draft JCRMP, while also providing clarity to other bowling clubs operating on land under the City's care or control.

CONSIDERATION

Currently there are four bowling clubs within the City of Melville that are on land under the care or control of the City. The clubs are:

- Kardinya Bowling Club
- Leeming Bowling Club
- Melville Bowling Club
- Mount Pleasant Bowling Club

When considering infrastructure for one specific club, it is pertinent to consider other clubs in the municipality as the City's position on provision of infrastructure needs to be considered responsibly (well planned in a financially sustainable manner) and equitably (a level of consistency and fairness) across the City.

Typically, National or State Sporting Associations have specific facility guidelines that outline infrastructure minimum standards of provision to enable community sporting and recreation activities to occur. Local government's role is to use these minimum standards of provision as a guide for determining the level of support provided for sport and recreation infrastructure in the context of the whole community.

The National and State Sporting Association for Lawn Bowls Bowls Australia and Bowls WA, respectively. Both organisations advocate shade structures at each end of play (minimum two sides) for a bowling green as the current provision standard for shade at bowling greens. Notably, these standards of provision do not outline shade covers over greens as an essential requirement of the sport.

However, although shade covers over bowling greens is not a current provision standard of Bowls Australia and Bowls WA, there are many case studies nationally that demonstrate that shade over bowling greens improves the participant experience and level of participation in the sport.

City of Melville Bowling Clubs Membership and Participation

Membership in City of Melville bowling clubs has decreased by 29% between 2008/09 and 2023/24. Bowls WA report reports that the four bowling clubs located in the City of Melville have a combined membership of 552 members.

Notably, however, participation is shifting away from traditional (membership) formats into shorter form versions and more informal ad-hoc/social participation, which is likely under-reported due to a lack of process and/or systems to capture this data.

Demographics of Lawn Bowl Participants

Nationally, 80% of participants in the sport of bowls are aged over 50 years with the highest proportion of members aged 75 years plus. 65% of all participants identify as male.

Residents in the City of Melville between 60-85 years and 85 years plus are forecast to increase by approximately 56%, representing approximately 16,000 individuals to 2046, which may facilitate consistently performing membership and participation rates amongst bowling clubs in the City of Melville for the foreseeable future.

Impacts of Climate Change

The impacts of climate change have been well reported across the world and at a local level within the City's recently adopted *Community Climate Action Plan 2024-2030*. It is expected that in the City, there will be increased temperatures, more hotter days/heatwaves and while rainfall is expected to reduce overall, rainfall intensity will increase.

These changes are a concern to the bowling community as it may likely impact participation due to wet weather causing an unplayable environment or surface, while also increased exposure to skin cancer/melanoma (particularly in an ageing community).

While climate change is a driver for shade cover infrastructure, consideration should be given to alternate scheduling (evening or night) to mitigate exposure to the warmer temperatures and the sun, which will need to be supported by floodlighting.

Examples of Bowling Green Covers and Costs

There are various options available across Australia to cover bowling greens. A summary of these include:

- a) Motorised retractable shade canopy with floodlights and end of play shade

The bespoke design developed by the Kardinya Bowling Club is designed around a motorised retractable UV fabric cover as shown in Figure 1. Floodlighting and end of play shade is separate from the shade canopy structure and this type of canopy can facilitate the operation of natural grass or synthetic greens. It should be noted this cover is not fully waterproof, however provides UV protection from the sun.

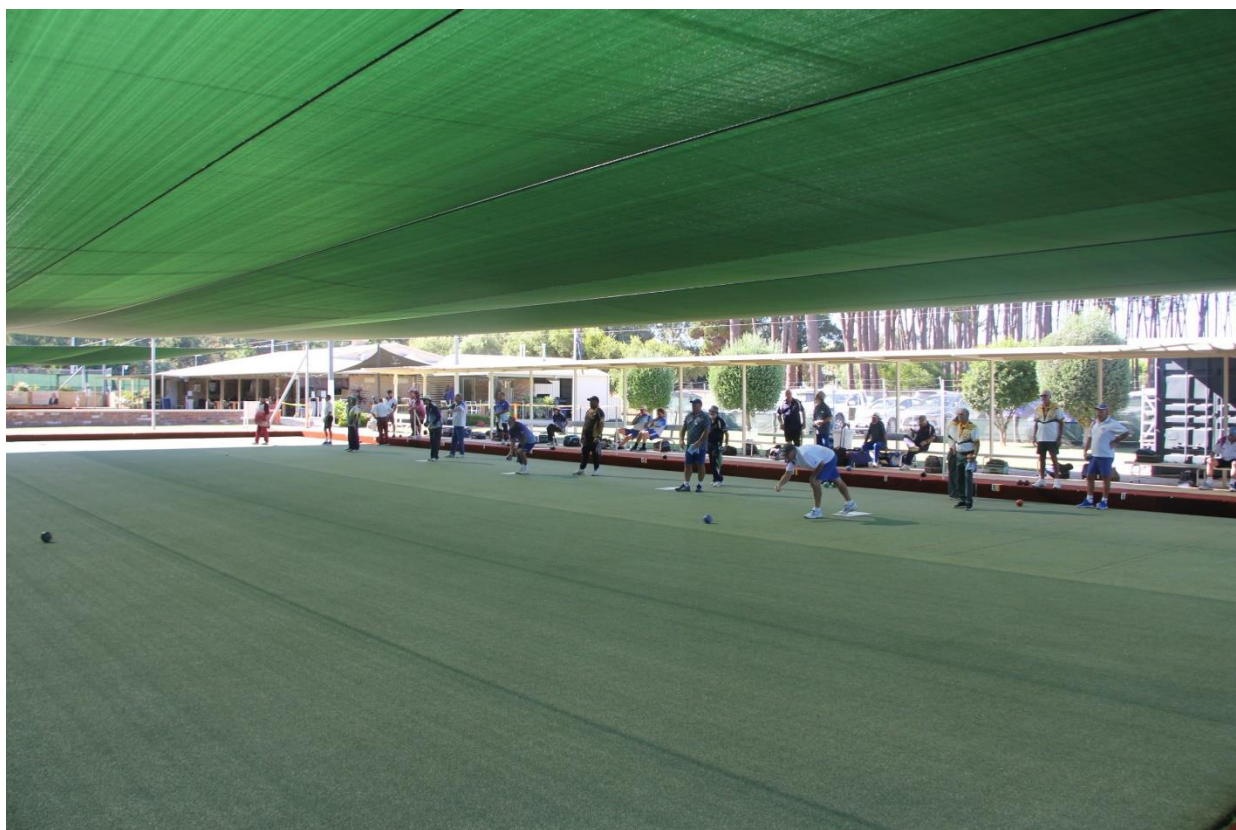


Figure 1 – Motorised retractable shade canopy

Estimated capital and lifecycle costs for motorised retractable shade infrastructure, inclusive of floodlights and shade structures at each end of play for two greens are as follows.

Type	Total Estimated Capital Cost	Annual renewal and maintenance cost (shade)	Annual renewal, maintenance and utility cost (floodlights)	Total annual cost
Motorised retractable shade canopy with floodlights and end of play shade	Canopy - \$425,000 End of play shade - \$35,000 Floodlights - \$250,000 Total: \$710,000	\$19,255	\$22,500	\$41,755

b) Steel under cover area

A few examples of these bowling covers can be found across the Perth Metropolitan area. This includes but not limited to Cockburn (as per Figure 2), Rossmoyne, Warnbro and Innaloo. Structures are generally steel framed, with either Colorbond™ or polycarbonate sheets for the canopy, similar to an oversized patio. The structure incorporates floodlighting and end of play shade within the singular structure.



Figure 2 – Steel undercover area

Costs for this infrastructure vary due to size and scale. In 2018, the example at the Cockburn Bowling and Recreation Club is estimated to cost \$710,000 (covering one green). While this example provides an all-weather solution, depending on the time-of-day lights need to be used and/or shadows are cast which is undesirable for bowlers. It should be noted that the Cockburn Bowling and Recreation Club shade structure was delivered as a broader project did not receive CSRFF funding, however \$4.5M was sourced from the National Stronger Regions Fund grant as part of an over \$9.5M project.

The following table provides an estimated capital and lifecycle costs for a new steel under cover area shade structure over two greens based on the Cockburn example with some escalation (noting that floodlighting and end of play shade is incorporated into the structure):

Type	Total Estimated Capital Cost	Annual renewal and maintenance cost (shade)	Annual renewal, maintenance and utility cost (floodlights)	Total annual cost
Steel under cover area	Total: \$1,500,000	\$35,000	\$20,000	\$55,000

c) All weather premium high tensile structure

These structures are currently promoted by Bowls Australia who identify MakMax as their preferred supplier. Structures are constructed by a steel frame with fabric choices of Polyvinyl Chloride (PVC) and Polytetrafluoroethylene (PTFE), with floodlighting and end of play shade incorporated into the main structure. An example is provided in Figure 3.



Figure 3 – All weather premium high tensile structure

The Pinjarra Bowling and Recreation Club is currently installing a high tensile bowling green canopy over one bowling green which is valued at approximately \$1.2M. The Club has received \$400,000 through a State Government Community Sport and Recreation Facilities Fund (CSRFF) grant and \$100,000 from the Shire of Murray via an interest free loan.

The estimated capital and lifecycle costs for new all-weather premium high tensile structure over two greens is outlined in the table below (noting that floodlighting and end of play shade is incorporated into the structure):

Type	Total Estimated Capital Cost	Annual renewal and maintenance cost (shade)	Annual renewal, maintenance and utility costs (floodlights)	Total annual cost
All weather PTFE Premium canopy	Total: \$2,500,000	\$71,250	\$20,000	\$91,250
All weather PVC Premium canopy	Total: \$1,900,000 (two greens)	\$55,000	\$20,000	\$75,000

Increase in bowling participation

Arguably shade provision over greens provides members more opportunities to participate more in bowling and may attract new social participants to the sport as the activity can be undertaken more comfortably.

Through Mak Max the supplier, there are case studies on the east coast of Australia that have reported strong growth, primarily in social bowls following the installation of a premium all weather high tensile structure.

City of Melville Bowling Club locations

Preliminary analysis indicates not all Bowling Green Cover options would be suitable from a planning perspective at all locations.

Mount Pleasant Bowling Club is located on a local reserve bordered by residential housing and a Development Application would need to consider the undue building bulk which may present and amenity impact to adjoining residential properties. Furthermore, the location of the Melville Bowling Club may present challenges, pending the size and scale of the development, which may not complement the established urban form. In addition, consideration needs to be given due to the proximity to the Swan River through the Department of Biodiversity, Conservation and Attractions. For these reasons it is likely that option a - retractable shade canopy, floodlights and ends of play shade is the most feasible at Mount Pleasant Bowling Club and Melville Bowling Club from a planning perspective.

Both Leeming Bowling Club and Kardinya Bowling Clubs are located on large Regional or District Level Sporting Reserves and from a Development Application perspective, all Bowling Green Cover options presented in this report, would likely be supported.

Summary Analysis

In consideration of the previously mentioned elements, in summary:

- There is an emerging trend across the Australia for bowling green covers despite this not being identified as an essential standard level of provision by the National or State Sporting organisations.
- There is evidence that providing bowling green covers could result in increased activity of current bowling club members as well as attract new participants, particularly social bowlers.
- There are opportunities for external funding to contribute to the infrastructure costs of bowling green covers.
- Club financial sustainability and equity across clubs are important considerations in determining an appropriate standard of provision of bowling green covers.

As a result, it is recommended that the City adopt the motorised retractable shade canopy as detailed in option a) as the standard of provision for bowling green covers:

Whilst adopting the recommended standard of provision will greatly assist Elected Members, City Officers and the community communicate an agreed position regarding levels of City funding available for bowling green covers, all applications will be presented to Council for final determination. The officer's recommendation for funding applications will be as follows:

- The City will provide up to one-third funding on a motorised retractable shade canopy option as detailed in option a) which aligns to the state level industry approach to sport specific infrastructure (e.g. one-third club, one-third local government and one-third state government CSRFF). At the time of this report, it is estimated that one-third of the cost for this option is \$236,00.
- Clubs will be responsible for any ongoing maintenance and renewal costs as well as utility costs.
- This funding will be contingent clubs demonstrating an ability to fund maintenance and renewal over the lifecycle of the asset (through a Business Case presented to the City).
- Should clubs seek a higher standard of provision, the City will only contribute a maximum of one-third of the retractable shade canopy option (i.e.: currently \$236,000) towards an alternative.

ENGAGEMENT

No specific external engagement has been undertaken in the development of the recommended standard of provision. Officers have had ongoing dialogue with each of the four bowling clubs discussed in this report. Information from these conversations has contributed to the development of the recommended standard of provision.

The recommended standard of provision has been discussed with Bowls WA who have given in-principle support and are keen to continue to work with the City and clubs on the implementation of the standard of provision.

The upcoming review of the ARIS presents a further opportunity to understand club and Bowls WA views on the recommended standard of provision. Any required amendments resulting from that engagement will be presented as part of the ARIS review project.

SUSTAINABILITY IMPLICATIONS

The sustainability implications of specific bowling green cover funding applications will be included in the relevant Council report. However, some general sustainability considerations with shade infrastructure over bowling greens are as follows:

Environmental

- Wear and tear of the green surface is minimised through reduced exposure to UV, rain, dirt and dust, as such covers can extend the life of a synthetic green, when paired with effective maintenance, by approximately 2-5 years.
- Covers may reduce the amount of water used on synthetic or natural turf greens, and maintain a more consistent moisture content, having a performance consistency benefit for bowlers.
- A reduction in algae growth on synthetic greens has been reported when covers are installed.

Economic (Club Financial Sustainability)

- Covers can result in Increased hours of play, providing greater programming opportunities for clubs and potentially additional revenue, however this must be balance with the ongoing annual cost to maintain and renew cover infrastructure.
- The developed recommended standard of provision aims to strike a balance between increasing club revenue and the ongoing cost to the club of maintaining and renewing the infrastructure.
- The clear direction to clubs provided though the recommended standard of provision enables clubs to plan for future funding and provision of covers.

Social

- There has been anecdotal evidence that bowling green covers increases the participation in the sport which has social benefits to participants.

LEGISLATIVE AND POLICY ALIGNMENT

There are no legislative or policy implications associated with this item.

FINANCIAL IMPLICATIONS

Based on the recommended standard of provision the estimated cost to the City is approximately \$236,000 for two bowling greens.

Should all four bowling clubs successfully apply for bowling green covers as per the recommended standard of provision, the estimated to cost the City will be \$944,000, noting it is difficult to predict when funding applications maybe received.

There is not currently any funds listed in the City's Long Term Financial Plan for bowling green covers.

As there are no funds listed in the City's Long Term Financial Plan, options include:

- Utilising the City's annual allocation to contribute to community CSRFF projects which is \$300,000 per annum; or
- Consider drawing from the Community Facilities Reserve.

Utilising either of the two above options may displace other community infrastructure proposals scheduled at the time.

CONSEQUENCE

Should Council choose to not adopt the recommended standard of provision for shade infrastructure over bowling greens, bowling clubs would be required to fully fund covers either through club funds, which may compromise club sustainability or through grant funding which, with the support of the City, maybe unlikely to succeed.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

With regard to the CSRFF, is there a separate allocation within this for the bowling green structures?

Response 1:

No, there isn't. Generally, in the CSRFF program, there's 20 million dollars allocated per annum but nothing specifically for bowling covers?

Question 2:

With the structures you've given examples of, can you advise of the maintenance costs involved?

Response 2:

Maintenance requirements have been developed through consultation with suppliers, using case studies and/or industry benchmarks. The All-Weather Canopy is directly from the supplier and is required to be demonstrated as part of the warranty requirements.

Motorised Retractable Shade Canopy – annual maintenance allowance, \$2,000.

- Motors, inspect and service annually.
- Cables, inspect monthly as minimum, service as required.
- Canopy, inspect monthly as a minimum, keep clean and free of debris
- Columns, inspect annually (fasteners, anchors, footing, corrosion, etc)

Steel Undercover Area – annual maintenance allowance, \$1,000.

- Structure, inspect annually (fasteners, anchors, footing, corrosion, etc), keep clean/free of debris.
- Pest treatment (spiders/spider webs).

All Weather Premium (PTFE or PVC) Canopy – annual maintenance allowance, \$15,000 - \$20,000.

- Routine membrane inspections – quarterly in the first year, every 6 months after the first year. Inspections include, change in surface colour, inspection of fabric and seems for holes, fraying, inspection for and removal of foreign matters, leaves, insects, and checking the tension of the membrane. A specific inspection is required following an unusual or exceptional event (weather or other).
- Routine structure inspections – quarterly in the first year, every 6 months after the first year. Inspections include, fabric connection points, footings and supporting structure. A specific inspection is required following an unusual or exceptional event (weather or other).
- Structural engineer, tensile membrane specialist and or licenced builder inspection (every three years) for membrane and structure.
- The membrane (canopy) is required to be cleaned every 3-5 years dependant on site specific requirements.

A full breakdown of the cost implications has now been attached to this report (Attachment 1).

Question 3:

Regarding the tensile membrane fabrics, can you provide some benefits to using this?

Response 3:

The PTFE structure allows natural light to come through, the detail or benefits provided in terms of costs will be provided in the spreadsheet which will be provided in response to Question 2.

Question 4:

How did the Kardinya Bowling Club fund its cover, and what was the cost?

Response 4:

The original bowling greens cover at Kardinya Bowling Club cost \$160,000. \$60,000 was funded by the Kardinya Bowling Club, \$100,000 was funded through a City approved Self Supporting Loan (Council Item C09/8011 – 21 April 2009). It was reported in the Council Item that the supplier 'Greensafe PTY LTD (Brisbane based) had offered the Kardinya Bowling Club a \$50,000 discount on ordinary pricing for the supply and installation of their product to assist in establishing themselves in the Western Australian market, Kardinya Bowling Club were the first in the state to purchase their product.

Question 5:

Will the Kardinya club be eligible for a subsidy in line with the intent of this report?

Response 5:

It's envisioned that retrospectively they wouldn't but if they needed to renew the infrastructure, then yes.

Question 6:

In deciding that a motorised retractable share canopy should be the appropriate standard of provision, how much weight was given to the fact that only the retractable option is feasible at the Mount Pleasant Clubs?

Response 6:

Yes, there was some weight added to that. The two key aspects were, could it be implemented at all four clubs, and also the financial sustainability.

Question 7:

The preferred option of the Leeming Bowling Club is the tensile structure, does this place them at a disadvantage?

Response 7:

They are not necessarily at a disadvantage and it would come back to Council considering the business case, so there will always be an opportunity to increase an allocation if Council decided that at the time they considered a business case. The proposal provides a level of equity across the board and helps the clubs to understand where the City's position is at.

Question 8:

If adopted, will funding be built into future long term financial plans for the provision of bowling covers?

Response 8:

It is possible to consider, the challenge will be being able to predict when the clubs might approach the City. The City will be undertaking some consultation as part of the active reserve and infrastructure review, which may help to provide some solid evidence to help predict that.

Question 9:

Who is the City trying to attract to the bowling clubs?

Response 9:

Membership strategies are generally focused around the particular bowling clubs targets, and we'd be encouraging those clubs to look at their catchments and those opportunities. Most clubs are looking now to attract a broader range of people.

Question 10:

Which bowling club within the City of Melville has the most members?

Response 10:

The bowling club in the City of Melville with the most bowling members is Leeming Bowling Club, with 222 competition members in 2023/2024. Melville Bowling Club reports the greatest overall membership of 458 (2023/2024), though the reporting is not necessarily a consistent noting the difference in management models, for example, Leeming Bowling Club is a part of the Leeming Sporting Association, which has three other member clubs (Leeming Spartan Cricket Club, Leeming Spartan Junior Cricket Club and Leeming Striker Football Club).

Question 11:

Can you please provide a breakdown on attendance, and which bowling clubs have male and female attendance?

Response 11:

A breakdown of membership numbers at the four clubs based Annual Return information provided by clubs on land under the City's care or control are as follows:

Kardinya Bowling Club

- Total Competition (Pennants) = 134 (97 Male, 37 Female (Bowls WA Annual Report 2023/2024))
- Total Social Members = 97 (Club reported 2023/2024)
- Total Reported Members = 231

Leeming Bowling Club

- Total Competition (Pennants) = 222 (147 Male, 75 Female (Bowls WA Annual Report 2023/2024))
- Total Social Members = 45 (Club reported 2022/2023 (not reported 2023/2024))
- Total Reported Members 267

Melville Bowling Club

- Total Competition (Pennants) = 90 (56 Male, 34 Female (Bowls WA Annual Report 2023/2024))
- Total Social Members = 368 (Club Reported 2023/2024))
- Total Reported Members = 458

Mount Pleasant Club

- Total Competition (Pennants) = 106 (68 Male, 38 Female (Bowls WA Annual Report 2023/2024))
- Total Social Members = 14 (Club reported 2022/2023 (not reported 2023/2024))

Question 12:

Why did Cockburn go with non-retractable steel structure, and how does this compare with the retractable at Kardinya?

Response 12:

The key benefits for the steel structure were related to the comparison in costs compared to tensile structure, and wanting all weather cover which varies from the needs of the Kardinya club. The decision was part of a tender process, and the specifications did include a range of different options and was considered at the time to be the best value for money.

Question 13:

Since cover was put over the greens, have you noticed if membership has increased?

Response 13:

There has not be a dramatic increase in terms of membership, however they have engaged a number of social programs, and the numbers within the community from day one went from zero to two thousand members at that facility.

Question 14:

Do you have any statistics on the Kardinya membership numbers?

Response 14:

From 2008/2009 to 2009/2010 (when the motorised retractable structure was installed) the Kardinya Bowling Club competition membership grew by 25 members. Competition membership remained stable at between 172-182 until 2014/2015, since this time competition membership has been gradually declining. A table of membership data for competition members from 2008/2009 to 2023/2024 is presented below:

Club	2008/09		2009/10		2010/11		2011/12		2012/13		2013/14		2014/15	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Kardinya	111	43	127	52	123	53	123	49	127	51	133	49	122	52
Total	154		179		176		172		178		182		174	

Club	2016/17		2017/18		2018/19		2019/20		2020/21		2021/22		2022/23		2023/24	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F		
Kardinya	132	47	109	43	120	44	122	39	119	32	126	37	104	40	97	37
Total	179		152		164		161		151		163		144		134	

Question 15:

In the officer recommendation, it states that the City may provide up to one third of the funding for motorised retractable shade canopy. If the City wanted to consider tensile membrane structures, would this be something we could consider at the Ordinary Meeting of Council?

Response 15:

The wording being “may” allows Council flexibility to provide more or less, and is a guideline. The expectation is that the clubs will provide a business case for the City to consider, which will include all the elements of funding. The Council will make determinations based on the clubs proposal.

Question 16:

So is it far to say that the City may provide up to one third of funding, for motorised retractable shade covering only?

Response 16:

That is the intent. This is a starting point to help guide the clubs to work from when developing their business cases, and the City will work with them on that to present to the Council with a recommendation for their consideration.

Question 17:

If the club was wanting a higher standard of provision for a structure that was not a motorised shade, would the City present a business case to the Council for those other types of shades?

Response 17:

Even though we may be recommending a maximum financial contribution based on one third for the motorised retractable shade structure, the City would still present a business case if the funding was available for the club from other external sources to support the business case.

CD25/48 Response to Petition - Request for Off-Lead Dog Exercise Classification for Tompkins Park Canning Highway Fenced Playing Fields

File Number:	
Responsible Officer:	Director Community Development
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	Nil

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

<p>SUMMARY</p> <ul style="list-style-type: none"> • A petition signed by approximately 100 people requesting that Tompkins Park Canning Highway Fenced Playing Field be classified as an off-lead dog exercise area was presented at the 18 March 2025 Ordinary Meeting of Council (OMC), where the petition was acknowledged and the Council resolved to prepare a report by the July 2025 OMC. • There is currently growing community advocacy for enhanced environmental protections and increased calls for certainty around the use and regulation of shared public spaces. • A commitment was made in July 2022 and again in May 2023 to undertake a thorough review of dog exercise areas throughout the City of Melville. This review has not been undertaken to date. • In addition, Council is considering the adoption of the inaugural City of Melville Cat Local Law 2025 at the July 2025 OMC which upon adoption, will trigger a review of the City’s existing Cat Management Plan 2022–2026. • Furthermore, the WA State Government is currently scoping the review of the Cat Act 2011 which may include broader measures for cat containment throughout the State. • There is clearly a need for Council direction regarding management and exercise considerations for dogs and cats that provides legislative alignment, environmental protection and adequate animal exercise areas for our community. • A Community Animal Management and Exercise Plan would respond to environmental challenges along Swan River foreshore, petitions and requests for regarding dog and cat management and exercise, incorporate best practice models from other local governments (drawing strength from sanctuary zone protections) and include tailored education programs. • It is anticipated that a draft Community Animal Management and Exercise Plan would be presented for Council consideration in March 2026 with a widespread and through community engagement following IAP2 principles commencing after the 2025 Local Government elections. • It is therefore recommended that the petition requesting Tompkins Park Canning Highway Fenced Playing Field be classified as an off-lead dog exercise area and any future petitions and requests received regarding dog and cat management and exercise be considered as part of an overall Community Animal Management and Exercise Plan.

OFFICER RECOMMENDATION

That the Council request the Chief Executive Officer to:

- 1. Commence the development of a draft Community Animal Management and Exercise Plan in accordance with the times specified in the report and with the intent to:**
 - (a) replace the Cat Management Plan 2022–2026; and**
 - (b) Undertake a comprehensive review of all other existing dog exercise areas against standard criteria relating to practicality, safety and other uses to ensure the City of Melville has specified such dog exercise areas as are sufficient in number, and suitable, for the exercising of dogs in the district in accordance with section 31(5) of the *Dog Act 1976*, and that the City is meeting the needs of park users who wish to avoid unwanted contact with unleashed dogs.**
- 2. Write to the Lead Petitioner on the outcome of the Council resolution.**

PURPOSE

This report seeks Council endorsement to consult with the community on the development of a proposed consolidated Community Animal Management and Exercise Plan. The Plan will unify dog exercise areas, animal related infrastructure within the community and the City’s existing Cat Management Plan. The intent will be to address current inconsistencies, ensuring our policies align with new State and Local Laws and ensuring a reasonable basis for the Council’s future decision-making in shared community spaces.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	1.3	Improve community safety and security.

BACKGROUND

At the 20 July 2022 Ordinary Meeting of Council (OMC), in considering the outcomes of the community consultation on proposals for changes to dog access to certain City parks, Council noted that the CEO will initiate, and report back to Council on, a comprehensive review of all other existing dog exercise areas against standard criteria relating to practicality, safety and other uses, and that the purpose of the review of dog exercise areas will be to:

- i) ensure that the City of Melville has specified such dog exercise areas as are sufficient in number, and suitable, for the exercising of dogs in the district in accordance with section 31(5) of the *Dog Act 1976*, and
- ii) ensure that the City is meeting the needs of park users who wish to avoid unwanted contact with unleashed dogs.

At the 16 May 2023 OMC a further report was considered whereby Council noted the intent to complete a review of dog exercise areas within the City of Melville in the 2025/2026 Financial Year.

On 18 March 2025, Council received a petition from approximately 100 residents requesting that Tompkins Park be designated an off-lead dog exercise area. Council subsequently resolved to request a report on the matter to be brought forward to the July 2025 Ordinary Meeting of Council. This request comes amid growing community advocacy for enhanced environmental protections and increased calls for certainty around the use and regulation of shared public spaces.

In addition, the City's existing Cat Management Plan 2022–2026 needs reviewing due to the imminent adoption of the City's new Cat Local Law. In the absence of a clear implementation mechanism, the effectiveness of the new Cat Local Law will be limited, risking confusion among residents and diminished compliance.

Furthermore, the State Cat Law 2011 is currently being scoped for review with considerations for broader measures for cat containment likely to be included.

These developments illustrate the need for a Council direction and a clearly articulated plan for both dog and cat management, to provide legislative alignment, environmental protection, and adequate animal exercise areas for our community.

CONSIDERATION

The proposed Community Animal Management and Exercise Plan will bring together all aspects of dog and cat regulation into a single document that aligns with both community expectations and the City's environmental stewardship responsibilities.

The Plan will address a number of operational, strategic, and compliance challenges that have emerged in recent years, and it will consolidate historical decisions into a future-facing framework that facilitates both responsible pet ownership and ecological protection. The Plan will be developed through an integrated policy lens, recognising the overlapping roles that animal management plays in enforcement, urban planning, biodiversity protection, and recreation.

Particular attention will be paid to high-sensitivity locations along the Swan River foreshore, where migratory and resident bird species rely on undisturbed habitats. Unregulated dog and cat activity in these areas has already resulted in disruption to breeding cycles and habitat displacement. The implementation of dog-exclusion zones and mandatory cat containment requirements in proximity to sanctuary zones will be the central area of investigation for the plan's development.

This direction closely mirrors successful policy frameworks implemented by other Perth metropolitan local governments, where strategic zoning and enforcement helped protect bird nesting areas.

The petition relating to Tompkins Park being classified as a Dog Exercise area will be incorporated as a key focus area within the Community Animal Management and Exercise Plan engagement process. Rather than treating the request in isolation, the proposed plan allows for Tompkins Park to be considered in a broader strategic context and balance recreation demand, off-leash access, environmental protection, and equitable treatment across other sites of similar character.

By embedding Tompkins Park into a city-wide consultation framework, the City can ensure that decisions are informed by consistent principles and stakeholder perspectives rather than ad-hoc responses. This approach also enables comparative analysis of dog usage patterns, conflict history, park infrastructure, and ecological sensitivities across similar locations such as Deep Water Point, Point Walter, and Attadale Reserve.

Targeted engagement will occur with sporting clubs, adjacent residents, foreshore conservation groups, and local dog owner networks, specifically in relation to Tompkins Park. This ensures the City meets its commitment to respond to the petition, while also demonstrating to the wider community that such decisions are guided by transparent, well-informed, and balanced processes.

By resolving the status of Tompkins Park through this process, the City will avoid setting a precedent for site-specific planning outside of a coherent policy framework, and instead reaffirm its commitment to strategic, place-based decision-making that reflects the needs and values of all user groups.

ENGAGEMENT

The development of the plan will feature a multi-tiered, deliberative engagement strategy including:

- Consultation and involvement with dog owner groups, dog trainers, off-leash park users, and sporting clubs to understand recreational impacts.
- Engagement with Birdlife WA, Friends of Melville Bird Sanctuary, and Swan Estuary Reserves Action Group (SERAG) as subject matter experts on bird related impacts caused by domestic animals.
- Consult with Veterinary clinics, cat rescue organisations, and animal welfare groups to assist in education around containment, sterilisation, and responsible ownership.
- Internal working group spanning Community Safety, Planning, Community Safety, and Environmental Services.

The City will also review consultation material from other local governments and animal boards across Australia to help anticipate public objections and better inform our recommendations.

A key pillar of the plan's development will be a deliberate and well-resourced community engagement program. The City will adopt a staged approach, guided by the IAP2 'Consult' and 'Involve' levels of participation.

The engagement process will be structured to capture a wide range of perspectives, from dog and cat owners to environmental advocates and non-pet owning residents, with particular focus on those impacted by proposed zone changes.

To support accessibility and maximise participation, the City will deploy a combination of QR-coded park signage, digital surveys, geo-tagged mapping tools, and targeted 'pop-up' engagement events at high-use locations. Notably, the City's popular Pups in the Park event if timing aligns. Staff will also attend key reserves and dog-friendly areas during peak usage times to answer questions, promote the consultation, and encourage input via short-form survey tools.

This multifaceted approach ensures both depth and breadth of consultation, while building community understanding and ownership of the final plan.

It is proposed that the Community Animal Management and Exercise Plan be developed according to the broad timeframes below:

- **July 2025:** Council consideration to proceed with a proposed Community Animal Management and Exercise Plan
- **Sept – Oct 2025:** *Caretaker Period*
- **Nov – Dec 2025:** *Community consultation on CCTV and MelSafe promotion scheduled*
- **Feb – Mar 2026:** Elected Member and community engagement on Community Animal Management and Exercise Plan
- **April 2026:** EMES workshop on engagement findings
- **June – July 2026:** Draft Community Animal Management and Exercise Plan considered by Council

SUSTAINABILITY IMPLICATIONS

The development of the plan supports long-term environmental sustainability by promoting responsible pet ownership, protecting biodiversity in ecologically sensitive areas, and enabling informed land use planning along the City's foreshore and reserves.

LEGISLATIVE AND POLICY ALIGNMENT

The *Dog Act 1976* provides local governments with the authority to declare dog exercise and prohibited areas by resolution. The proposed plan will act as the strategic framework to guide these Council decisions, ensuring they are informed by environmental sensitivity, community need, and consistent enforcement.

Similarly, the *Cat Act 2011* empowers the City to enforce containment, registration, and sterilisation measures. The proposed plan will provide the policy basis for operationalising the new (proposed) City of Melville Cat Local Law 2025, supporting consistent community messaging and compliance.

FINANCIAL IMPLICATIONS

The development of the proposed Community Animal Management and Exercise Plan will be fully funded within the 2025/26 operational budget. This includes internal staff resources, community engagement activities, minor external consultancy for mapping and graphic design work, and the production of draft and final plan documentation.

Any future costs associated with signage replacement, infrastructure upgrades (e.g. fencing or gates), and educational and promotional materials will be assessed as part of the plan's implementation stage and brought forward through subsequent budget processes if required.

CONSEQUENCE

The development of the plan will supersede the existing Cat Management Plan 2022–2026 and previous dog exercise area reviews. Should Council not wish to proceed with the proposed plan, there are several options Council may wish to consider:

Option 1 - Maintain status quo

The City continues to address dog and cat issues on a park-by-park basis or in response to specific petitions. This approach limits strategic oversight, increases the risk of regulatory inconsistency, and is reactive rather than forward-looking.

Option 2 - Update existing Cat and Dog policies individually

While this option allows for continued differentiation between dog and cat management approaches, it does not address the need for integration. Managing multiple plans (or plans by way of Council reports) can lead to duplication, loss of efficiency, and confusion among the community and staff alike. It also risks further fragmentation of environmental protections.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

What is the planned timeline of the more complete review of the existing dog recreation areas ?

Response 1:

The City is looking to go out for community engagement in February to March 2026, and the reasons for this timeframe are outlined within the report.

Question 2:

The petition was received by the Council in March 2025, and we're now in July, what's happened between this time?

Response 2:

The Council resolved at the March 2025 Ordinary Meeting of Council to acknowledge the petition and request the CEO to prepare a report in relation to the matters raised by the petition to be presented to the Council by the July 2025 Ordinary Meeting of Council. Therefore, City officers have been working towards this timeline in line with the City's ordinary process. It is acknowledged however that during this time, while no reports have been presented, officers have been investigating the matters raised which have contributed to the officer recommendation before the Council at the July meeting.

Environment and Infrastructure

E25/72 RFT242532 The Esplanade Park - Landscaping Works

File Number:	
Responsible Officer:	Director Environment & Infrastructure
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No Officer involved in the preparation of this report has a declarable interest in this matter
Attachments:	1. Minutes - 8 July 2025 - CTAU (confidential)

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

<p>SUMMARY</p> <ul style="list-style-type: none"> This report is presented to Council to recommend the acceptance of a request for tender submitted for RFT242532 The Esplanade Park – Landscaping Works
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CTAU RECOMMENDATION

That the Council:

- Accepts the recommendations as contained in the confidential attachment to this report, RFT242532 Contract and Tender Advisory Unit Minutes; and**
- Upon resolution of the recommendation, directs that the successful respondents’ names be inserted below this point 2, awarded;**

PURPOSE

The Contract and Tender Advisory Unit (CTAU) is satisfied that the recommended supplier meets the City’s qualitative requirements and represents value for money. The City of Melville (“City”) is seeking a suitability qualified and experienced contractor to carry out the Esplanade Park – Landscaping Works.

The CTAU’s recommendation is now being presented to Council for their approval.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	2	A clean, green and sustainable City for current and future generations.
	4	Economic prosperity and vibrant resilient communities and businesses.

	5	Leadership and good governance for the benefit of the whole community.
Objective	3	Sustainable and Connected Development
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.3	Plan for urban growth and local commercial activity centres.
	3.4	Protect and promote the City’s character and heritage.
	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	1.2	Provide a range of inclusive local community services, events and cultural activities.
	1.3	Improve community safety and security.
	1.4	Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
	1.5	Support sustainable sporting and community groups and volunteering.
	2	Clean and Green
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.
	2.3	Increase the urban forest tree canopy on City managed land.
	2.4	Provide and improve parks and green open spaces.
	2.5	Mitigate and adapt to climate change impacts.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.2	Increase awareness of Melville as a tourism and eco-tourism destination.
4.3	Attract investment in strategic locations.	
4.4	Support local business growth and resilience.	
4.5	Facilitate a business friendly experience	
5	Good Governance and Leadership	
5.4	Strengthen active citizen engagement, participation, and access to information.	

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for The Esplanade Park – Landscaping Works. The CTAU Meeting Minutes included as a confidential attachment to this report is additionally available to Elected Members on the Elected Members Portal.

CONSIDERATION

Responses were received from the following organisations:

- BOS Civil Pty Ltd T/A BOS Civil
- PCB Contractors Pty Ltd
- Phase 3 Landscape Construction

All Respondents properly addressed the Compliance and Disclosure Requirements and were processed through to Qualitative Assessment.

The City set the following qualitative criteria and weightings:

Demonstrated Experience	30 %
Capacity to Deliver	30 %
Environmental Sustainability	20 %
Methodology	20 %
Total	100 %
Percentage to be shortlisted	70 %
Price	Non-Weighted

The recommended Respondent achieved a qualitative score of 78.89% against the following criteria:

I. Demonstrated Experience

The Respondent provided the required information against this criterion. Examples provided were relevant to the services that will be delivered under this Contract, and they have experience with Local Government.

II. Capacity to Deliver

The Respondent provided the required information against this criterion.

The key personnel have relevant qualifications and a good level of experience in similar projects.

III. Environmental Sustainability

The Respondent provided the required information against this criterion.

They provided their certifications, environmental policy, minor environmental initiatives and minor actions to mitigate negative environmental impact.

IV. Methodology

The Respondent provided the required information against this criterion.

They satisfactorily addressed the entire methodology question.

The Evaluation Panel reviewed all Respondents' offers and prepared an Evaluation Report, identifying the recommended Respondent.

The recommendation was supported by the Contract and Tender Advisory Unit (CTAU) and is put forward as part of the recommendation to the Council.

The Evaluation Report and associated confidential attachments were distributed to Elected Members under confidential cover.

ENGAGEMENT

No community or external engagement has been required or undertaken as part of this request.

SUSTAINABILITY IMPLICATIONS

A decision to proceed with this project will have social and environmental benefits to the community through the provision of functional public open space for enjoyment by the community.

LEGISLATIVE AND POLICY ALIGNMENT

This request has been considered with regards to the following policies and legislative requirements:

- CP-023 Procurement of Products and Services
- *Local Government (Functions and General) Regulations 1996 Section 3.57 11 (1)*
“A Local Government is quired to invite tenders before it enters into a contract for another person to supply goods or services”.

FINANCIAL IMPLICATIONS

Any relevant financial implications are detailed in the confidential attachment to this report.

The playspace element of this project and parking provisions/path modifications on adjacent verge does not form part of this tender and will be procured separately.

CONSEQUENCE

No alternative options or consequences are presented as part of this report

BRIEFING FORUM – FURTHER INFORMATION

Not applicable as report was distributed on Friday, 11 July 2025.

Planning

UP25/73 Proposed Reclassification of Lots 2674 and 2335 (4-6) Almondbury Road, Ardross and part of Lot 52 (10 Almondbury Road) from Public Open Space and Centre C1 to A Class Reserve.

File Number:	31.138 Wireless Hill Park
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter
Attachments:	<ol style="list-style-type: none"> 1. Bushfire Management Plans ↓ 2. Landscape Concept Plan ↓

COUNCIL’S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

- Summary At the Ordinary Meeting of Council (OMC) on the 17 September 2024, a Notice of Motion was passed requesting the CEO *“to prepare a report in relation to reclassifying land located at 4-6 Almondbury Road (Crown lots 2674 and 2335 Davy Street, Booragoon) from Public Open Space to A Class Reserve. To be presented to the December 2024 Ordinary Meeting of Council”*.
- A report was commissioned which considered the process and implications of reclassifying the lots. In acknowledging the environmental merit for the change, the report also identifies key considerations for Council, including impacts on:
 1. Booragoon (City of Melville City Centre) Activity Centre Plan,
 2. Bushfire risk management,
 3. Future linkages between the City’s planned Civic and Cultural Heart and Yagan Mia Wireless Hill, and
 4. The various stakeholders.
- The findings of this report were presented to Council at the 10 December 2024 OMC, with an officer recommendation to carry out further investigations prior to requesting the Minister for Lands for the reclassification. This includes community engagement, progression of the review of the Booragoon (City Centre) Activity Centre Plan, conceptual landscape planning and bushfire management.
- Council noted the findings of the report and resolved that the additional investigations be undertaken. Council further requested that a strip of bushland on the edge of Wireless Hill (portion of Lot 52, 10 Almondbury Road) also be included in the investigations.
- Council’s resolution on this matter required a further report by July 2025. This report serves as the interim update in response to the resolution.
- The report findings highlight the wider implications of the change to A Class Reserve, and the value in aligning decisions on that change to the comprehensive process associated with the review of the Booragoon (City of Melville City Centre) Precinct Plan and the master planning of the City’s freehold land.

OFFICER RECOMMENDATION

That the Council notes:

1. **The findings of the interim report on the progress and implications of reclassifying 4-6 Almondbury Road, Booragoon (Crown Lots 2674 and 2335) and part of Lot 52 (10 Almondbury Road) from Public Open Space and Centre C1 to A Class Reserve; and**
2. **That the results of the investigations and progress of the review of the Booragoon (City of Melville City Centre) Activity Centre Plan will be reported to Council through Elected Member Engagement Sessions and through the Ordinary Meeting of Council process, enabling an informed determination on the reclassifying the Reserve category of Crown Lots 2674 and 2335 and part of Lot 52 as identified in this report; and**
3. **That further information will be provided to Council via an interim report in 12 months' time.**

PURPOSE

The purpose of this report is to present a progress update to Council on the findings of an investigation into the reclassification of Crown Lots 2674 and 2335 Davy Street, Booragoon (4-6 Almondbury Road) and part of Lot 52 (the subject lots) from Public Open Space and Centre C1 to Class A reserve.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	2	A clean, green and sustainable City for current and future generations.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	2	Clean and Green
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.
	2.5	Mitigate and adapt to climate change impacts.

BACKGROUND

At the Ordinary Meeting of Council (OMC) held on 10 December 2024, the Council resolved as follows:

1. **(a) Notes the report on the process and implications of reclassifying 4-6 Almondbury Road, Booragoon (Crown Lots 2674 and 2335) from Public OpenSpace to A Class Reserve.**
- (b) That the portion of land which constitutes part of Lot 52 and is located east of the boundary of Lots 4-6 Almondbury Road and west of the fence that runs along the western side of the access road from Davy Street, and which is currently zoned Centre C1, also be considered for reclassification to A Class reserve**

2. ***In response to the Reserve reclassification proposal, request the Chief Executive Officer to undertake additional investigations identified in the report including:***
 - a. ***Community engagement***
 - b. ***Progression of the review of the Booragoon (City of Melville City Centre) Activity Centre Plan.***
 - c. ***Bushfire planning management investigations.***
 - d. ***Conceptual landscape planning.***
4. ***Note that an interim report on progress of the process be reported to Council by July 2025***

The subject lots are reserved as Public Open Space (POS) under Local Planning Scheme No. 6 (LPS6). By comparison, Yagan Mia Wireless Hill is reserved under the Metropolitan Region Scheme (MRS) for 'Parks and Recreation' (see Figure 1 & 2 below). Both are managed by the City in accordance with their respective Management Orders.

The additional area to be considered, as requested in the Council resolution of 10 December 2024, is outlined in green in the image below. This area is currently zoned C1 and forms part of the City-owned land located at 10 Almondbury Road, Booragoon.

Figure 1 – Subject Lots.



Figure 1 – Subject Lots.

Both Yagan Mia Wireless Hill Park (existing Class A reserve) and 4 – 6 Almondbury Road (Public Open Space) are part of the Wireless Hill Park Strategic Management Plan 2024-2028. The subject lots are largely fenced with access limited to an informal path running east/west from the Civic Centre access road to the formal path running from Davy Street into Yagan Mia Wireless Hill Park.

The portion of Lot 52 (10 Almondbury Road) runs to the west of the access road from Davy Street to the car park serving the Civic Centre. It is currently occupied by bushland vegetation.

The Friends of Wireless Hill is a volunteer group focused on protecting the ecological and heritage value of Wireless Hill Park. At the Agenda Briefing Forum on 10 September 2024, the group expressed concerns to Council about the future of lots at 4–6 Almondbury Road, currently zoned as public open space. The group emphasized the area's largely undisturbed bushland, which may host unique species and ecosystems, and warned that recreational development could irreversibly compromise its environmental significance.

The proposal to reclassifying the subject land as a Class A reserve seeks to ensure conservation remains the primary objective. Under a Class A designation, clearing or thinning of existing vegetation is unlikely to be approved. Works within the A Class reserve such as construction of pathways and bushfire management would require additional levels of approval.

In summary, initiation of a proposal to seek reclassification of the land would involve a formal request from the City to the Department of Planning, Lands and Heritage (DPLH), followed by Ministerial review. The request would require supporting information to inform the DPLH investigations and the Minister's decision. If approved, the land currently designated as C Class reserve would be re-classified and potentially considered for rezoning under the Metropolitan Region Scheme. The additional land, portion of Lot 52 Almondbury Road, would also require consideration of a change from zoned land to reserved land.

Report on the Reclassification of 4-6 Almondbury Road

In response to a Notice of Motion and concerns raised by the Friends of Wireless Hill, the City commissioned a property consultant to assess the process and implications of reclassifying 4–6 Almondbury Road to a conservation-focused reserve.

This report was presented to Council on 10 December 2024 and confirmed the land's conservation value, as outlined in the City's Wireless Hill Management Plan 2024–2028. It highlighted the presence of significant native vegetation, including Jarrah, Marri, and Banksia, and the largest concentration of large trees in the area—key habitat for local wildlife. While ecologically important, much of the vegetation was rated as 'degraded' compared to the rest of Yagan Mia Wireless Hill.

The report outlined key considerations for Council before proceeding with a reclassification request to the Department of Planning, Lands and Heritage (DPLH), including potential impacts on (*summarised from Council report December 2024*):

1. Library and Cultural Centre and the City's Cultural Infrastructure Strategy - The City's Cultural Infrastructure Strategy has identified physical linkages between Yagan Mia Wireless Hill and the Civic Centre/Library and Cultural Centre.
2. Booragoon (City of Melville City Centre) Activity Centre Plan - Reclassifying the subject lots to Class A reserve could potentially divert the intentions of the Booragoon City Centre Activity Centre Plan (ACP), which identifies the lots for future local open space, including planned linkages through to the shopping centre and high street.

3. Bushfire Management and Strategic Land Implications - Yagan Mia Wireless Hill and the subject lots are within a Bushfire Prone area. Additional planning and building requirements apply to new development on and adjoining sites considered to create a bushfire risk.
4. Public Open Space Strategy Review - In June 2024, Council resolved to review the City's Public Open Space Strategy, with an emphasis on identifying areas lacking useable POS, as well as considering areas that will need additional POS in the future based on population growth.
5. Stakeholder Engagement - Due process would suggest broader stakeholder engagement is necessary, acknowledging other interest groups may want the opportunity to have input prior to a decision of Council.

The findings of the initial report were presented to Council at the Ordinary Meeting of Council on 10 December 2024. Council noted the findings of the report and resolved that the additional investigations be undertaken. Council further requested that a strip of bushland on the edge of Wireless Hill (portion of Lot 52, 10 Almondbury Road) also be included in the investigations.

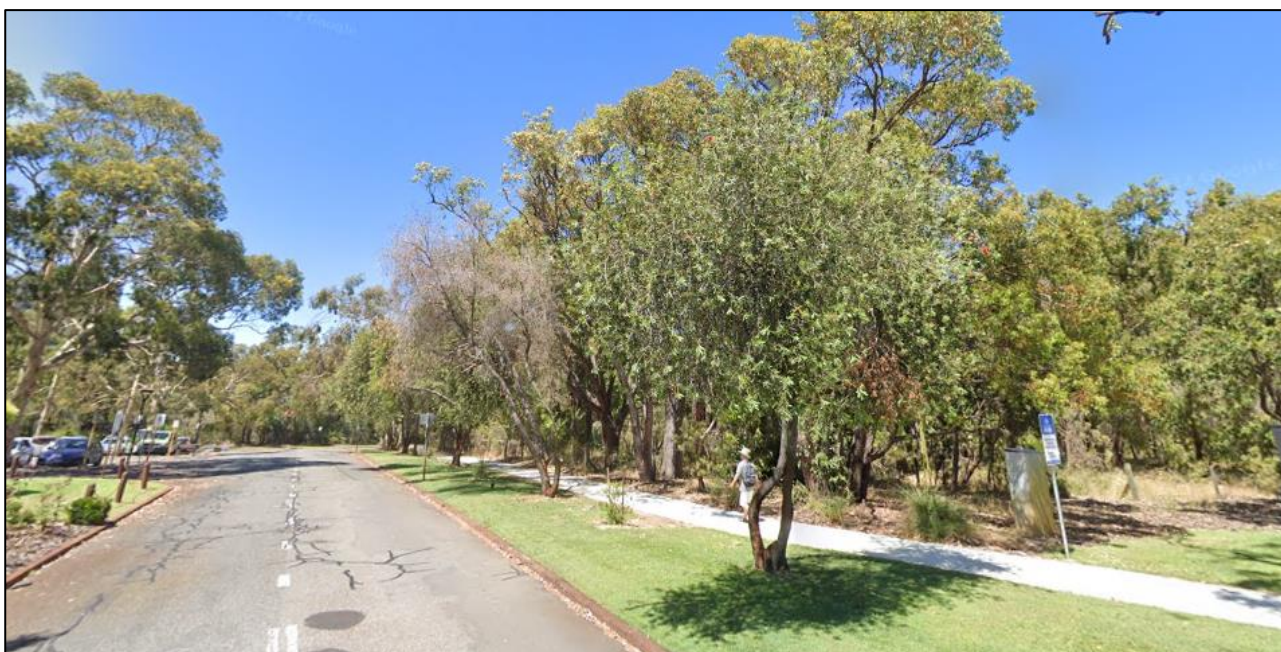


Figure 2 –Lot 52 (10 Almondbury Road)

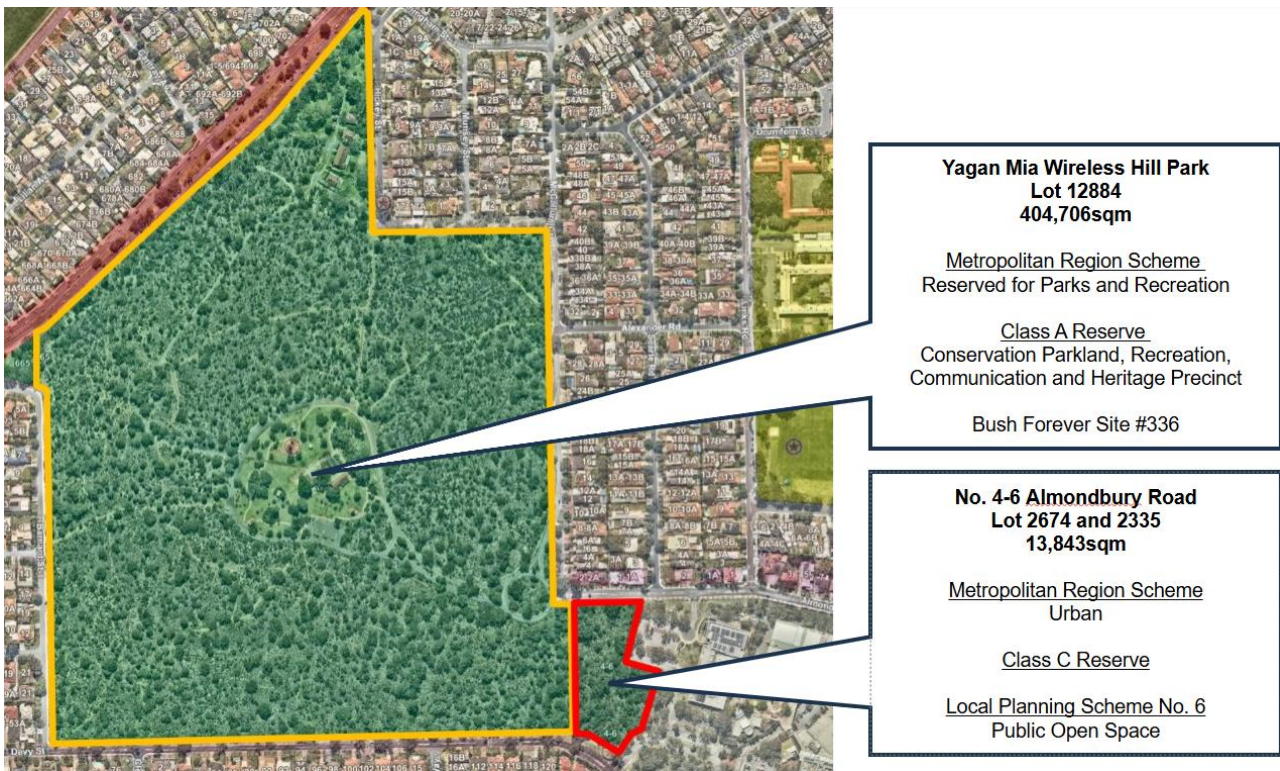


Figure 3- Subject Lots relative to Yagan Mia Wireless Hill

CONSIDERATION

The additional investigations sought by Council in the 10 December 2024 resolution have been progressed. These investigations include review of community engagement, progression of the review of the Booragoon (City Centre) Activity Centre Plan, conceptual landscape planning, and bushfire management. These investigations have been initiated and are ongoing. This report provides an interim update on the progress of these items for consideration.

1. Community engagement

On behalf of the City, consultants were appointed to undertake preliminary stakeholder engagement with key stakeholders regarding the Booragoon City Centre to inform scopes for the future comprehensive review of the Booragoon Precinct Structure Plan (PSP) and a Master Plan for the City landholdings

A summary of the emerging themes of the engagement process in relation to public open space and 4–6 Almondbury Road is detailed below:

- **Sensitive Connection to Wireless Hill:**
Support was expressed for creating a connection between the precinct and Wireless Hill; however, this must be approached carefully to preserve the bushland values, ecological integrity, and character of the reserve.
- **Acknowledgement of the City’s Initiative:**
Participants acknowledged and generally supported the City’s initiative to convert the State-owned land to a Class A Reserve, reflecting a shared interest in long-term protection and public benefit.

- **Diverse Expectations for Open Space:**

There were differing expectations among stakeholder groups regarding the form and function of open space and the public realm. Preferences ranged from natural, passive green space to more urban-style areas such as functional public spaces and sitting spaces.

- **Inclusive and Flexible Public Spaces:**

A strong desire was expressed for public spaces that cater to all age groups and demographics, including urban-style community areas that support social activity and gathering.

- **Link Between Public Space and Urban Density:**

The provision of high-quality public open space was seen as essential in supporting the anticipated growth and increased residential density within the Booragoon City Centre.

- **Future Aspirations for Booragoon City Centre:**

Community aspirations include an increase in green spaces, improved tree canopy, and the integration of parks and mixed-use public areas that offer flexibility and inclusiveness.

- **Corridor Links to Wireless Hill:**

There was a strong emphasis on establishing physical and visual connections between Wireless Hill and the surrounding structure plan area through green corridors and pathway networks, while preserving the distinct identity and character of both areas.

The preliminary engagement results have highlighted the importance of Wireless Hill to the Booragoon City Centre Precinct. Significantly, the preliminary engagement has identified a range of views and expectations regarding the role of the space.

2. Progression of the review of the Booragoon (City of Melville City Centre) Precinct Plan.

As noted above, preliminary stakeholder engagement on the Booragoon (Melville City Centre) Precinct Plan has commenced ahead of the formal review process. This engagement has captured a range of views and expectations regarding the future of Wireless Hill. These engagement results will inform the considerations and engagement process for the future comprehensive review of the Booragoon Precinct Structure Plan and the preparation of a Master Plan for the City's landholdings.

Classification of the subject land around the edge of Wireless Hill has a significant bearing on the future development of the Booragoon City Centre. The subject land with its current C class Reserve status has potential to perform a public open space function to support the growing City centre. The current reserve classification also supports vegetation management which in turn provides wider development options for the adjoining City owned land. The ongoing process to prepare the Booragoon Precinct Plan and associated Master Plan for the City's land will enable these opportunities to be comprehensively examined, whilst understanding and having regard to the conservation value of the land. The outcomes of this work will more fully inform a decision on the proposal to re-classify the subject land to A Class Reserve.

3. Bushfire planning management investigations.

The City has engaged a qualified consultant with expertise in bushfire planning to provide detailed analysis and recommendations associated with different management approaches for the subject land at the edge of Wireless Hill. A summary of the outputs of the investigation are included in Attachment 1.

To understand the implications of different bushland management approaches the subject land at the edge of Wireless Hill was designated as:

- Area A – portion of lot 2674, immediately west of the civic centre car park
- Area B – portion of Lots 2674 and 2335 to the west of driveway between Davy Street and the Civic Centre car park.
- Area C – strip of land within Lot 52 immediately to the west of the driveway between Davy Street and the Civic Centre car park.

Mapping was produced to demonstrate:

- The level of bushfire hazard associated with the existing vegetation and the potential implications for existing and future adjoining development; and
- Changes to the level of bushfire hazard when different levels of management and mitigation are deployed in different combinations across Areas A, B and C.

Mapping examined bushfire implications and effect on development potential of nearby land based on the existing bushland being managed to different fuel load categories namely Forest, Woodland and Low Threat. The maps are accompanied by descriptive information for each category, along with a representative site photograph to illustrate the typical appearance, potential use and condition of each vegetation type. The mapping indicated that bushfire threat to the City's land (Lot 52) as well as nearby residential properties is reduced when vegetation is managed to either a Woodland or Low Threat category.

Preliminary investigation of conservation value of the subject land would suggest that areas B and C are of higher vegetation value and may not be suited to extensive thinning. Area A may present additional management opportunities for consideration. By way of an example, management of Area A to a woodland or low threat category introduces opportunity to use portion of the bushland for passive open space, whilst also preserving development options on the City's adjoining freehold land. Strategically, this land could be utilised to create a vital connection between the City Centre and Wireless Hill, supporting broader objectives for accessibility, public amenity, and integrated urban design.

Below is an example of a landscape concept plan that could be considered for the area. Further plans are included in Attachment 2.

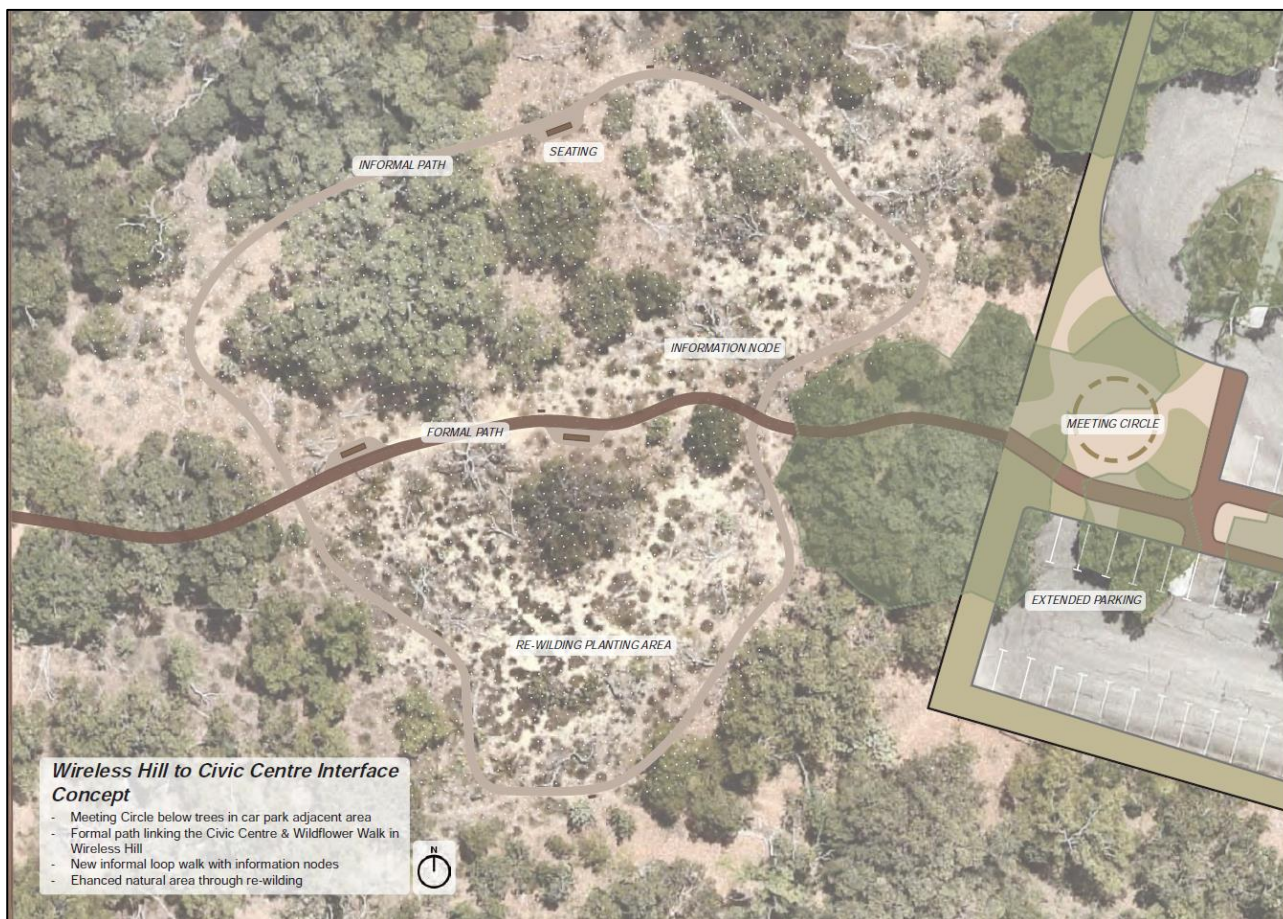


Figure 4- Landscape Concept Plan

While the findings presented in the bushfire assessment and BAL mapping provide valuable insights, this information warrants further review and refinement as part of the broader planning process. The Booragoon City Centre (BCC) Structure Plan Review is still in its early stages, and the results of the BAL mapping will be considered within the larger context of this review over the next few years. Early change to the classification of the subject land to A Class reserve will preempt those considerations.

4. Conceptual landscape planning.

Further to the Council’s earlier resolution, a landscape concept plan has been prepared for the subject sites (Attachment 2), addressing a range of strategic and site-specific considerations. The plan responds to the external interface with existing and future adjoining development and integrates key connectivity and movement linkages between the Civic and Cultural Heart and Wireless Hill Park, as envisioned in the draft Community Infrastructure Strategy and the Melville City Centre Activity Centre Plan.

It also incorporates vegetation conservation and management strategies aligned with the Wireless Hill Park Management Plan and explores fuel load reduction aligned with bushfire planning opportunities. Additionally, the concept plan identifies amenity and safety improvements to enhance passive recreational opportunities, including trail widening and surface upgrades, installation of lighting, wayfinding signage, fencing, and provision of informal rest and gathering spaces such as benches and seating areas.

These maps are attached and illustrate key considerations that may inform the upcoming review of the Booragoon Activity Centre Plan.

ENGAGEMENT

Engagement has been undertaken as part of the scope preparation and is detailed earlier in this report.

SUSTAINABILITY IMPLICATIONS

Current zoning and classification of the land provides for protection of its natural value. Further investigation of which portions of the subject land may be suited to a higher, Class A classification and which areas would benefit from the flexibility of the current Class C designation are recommended. Informing this decision-making process through alignment with current strategic planning and master planning programs would likely result in enhanced sustainability outcomes.

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation applies to the consideration of a reclassification of land tenure, land use and bushfire planning:

- *Land Administration Act 1997*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- State Planning Policy 3.7 – Planning in bushfire prone areas
- City of Melville Local Planning Scheme No. 6

FINANCIAL IMPLICATIONS

Pursuing a change in the reserve classification for the subject land outside of the Booragoon ACP review process would require additional budget allocation. The work completed to date will be reviewed and incorporated into the upcoming review of the Booragoon City Centre Structure Plan; however, any formal reclassification of the land would proceed as a separate, standalone project.

CONSEQUENCE

As detailed in the previous Council report, the need to investigate the differing Reserve classifications between Wireless Hill Park and the adjoining subject land is acknowledged. As highlighted in this report, while the change in classification would provide additional conservation protection, it also has important implications for future land access, bushfire risk mitigation, and meeting the recreational needs of the Booragoon City Centre.

In summary, the case to convert the subject land at the edge of Wireless Hill to A Class reserve centres on:

- Recognition that the land, despite the differences in reserve status, zoning and cadastral boundaries, all appears and functions as part of the overall Wireless Hill reserve.
- Acknowledgement that the land (Lots 2674, 2335 and portion of Lot 52) contains significant bushland vegetation and that whilst portions of this land are degraded they are capable of restoration.
- Recognition that alteration of existing vegetation through bushfire mitigation thinning and/or, introduction of open space elements (nature play, grassed areas etc) will detract from the ecological value of the adjoining Class A areas of the park.

The benefits of leaving the subject land with the current designation of C Class reserve relate to:

- Opportunity to use the subject land to respond to open space needs of the growing Booragoon (Melville) City Centre.
- Additional flexibility for open space options and linkages to Wireless Hill for the Booragoon (Melville) City Centre
- Enhanced development opportunities for the Booragoon (Melville) City Centre, including opportunities for the City's freehold landholdings resulting from bushfire mitigation measures.

Further to the above, it is noted that there is opportunity to comprehensively consider the options for the subject land as there is no immediate development pressures or threats to conservation values. The subject land is currently protected under the City's *Wireless Hill Strategic Management Plan 2024–2028*. The land around the edge of Wireless Hill is also reserved as local open space under the care and control of the City. The existing management framework ensures the land will continue to be maintained and conserved in line with established environmental objectives.

In these circumstances it is recommended that consideration of the advantages and disadvantages of whether to change the classification of the portions of Wireless Hill currently not designated as A Class reserve, should continue to be examined comprehensively as part of the ongoing review of Booragoon (City of Melville City Centre) Precinct Plan and the associated master planning for the City's freehold land.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

Would it be worth considering the reclassification of 4-5 and leaving the consideration of the rest of the strip which is contested for a later stage?

Response 1:

It is a valid consideration for Council, the reality is that the Booragoon / Melville City Centre activity planning work will take several years. However, the City is highlighting the current designation of the land and the fact that it's well recognised as a part of Wireless Hill means that there is no threat to it, even if it does take several years. Equally, it is a valid option to progress it separately.

Question 2:

In terms of the classification, either A Class or C Class Reserve, could some more information or clarity be provided on the differences in terms of control and management?

Response 2:

Class A Reserves:

- Class A reserves are the highest form of protection for Crown land, typically used to safeguard areas of high conservation or community value.
- These reserves are managed under specific Management Orders and any changes to their purpose or boundaries require Parliamentary approval.
- Works not in keeping with the Management Order require approval from the Department of Planning, Lands and Heritage (DPLH).
- If the reserve also falls under Bush Forever or the Parks and Recreation zoning of the Metropolitan Region Scheme (MRS), even minor developments (e.g., paths, lighting, signage) need State-level referral and assessment.

Class C Reserves:

- Class C reserves offer a lower level of statutory protection and greater flexibility in management.
- Changes can be made through administrative processes and works are more easily approved when consistent with the reserve's purpose.
- The City has more autonomy over recreational and maintenance activities.

Bushfire Management in a Class A Reserve:

A wide range of bushfire management options are available to the City in the C Class Reserve at the perimeter of Wirelsss Hill. Options such as understorey clearing and/or canopy thinning would still need to have regard to ecological values of native bushland and state agency requirements, however the extent of approvals required would be lower (i.e Ministerial approval not required).

While Class A reserves are more tightly controlled, fire safety remains a priority and appropriate mitigation strategies can be implemented with proper planning and approvals. These include:

- Fuel Load Reduction (e.g., prescribed burning, slashing, or grazing)
- Strategic Asset Protection Zones (APZs)
- Firebreaks and Access Tracks
- Installation of Firefighting Infrastructure

Such works must be informed by a Bushfire Management Plan (BMP) developed in line with State Planning Policy 3.7 and in consultation with the Department of Biodiversity, Conservation and Attractions (DBCA), DPLH, and the Department of Fire and Emergency Services (DFES). Ecological sensitivities are carefully considered throughout this process. In summary, options such as vegetation thinning may still be available in the A Class Reserve, however the option would be subject to a more stringent regulatory process with greater emphasis on protection of ecological values.

Question 3:

In the report it states that the bushfire consultants made recommendations, but it's not addressed in the report, can this be shared with elected members?

Response 3:

The bushfire consultant was engaged to run a series of different scenarios and what the flow on implications were on the adjoining land, which are presented in the attachment, and did not actually provide any recommendations.

Question 4:

Has the Friends of Wireless Hill group been doing any work in this particular plot of land?

Response 4:

The City has been meeting regularly with the Friends group, who assure the City they are doing work in the subject land around the perimeter, particularly around the quality of vegetation and degradation.

UP25/74 Consideration of submissions - Scheme Amendment 16 - 338 Marmion Street, Melville

File Number:	
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Schedule of Submissions ↓

COUNCIL’S ROLE

Legislative: Includes adopting local laws, town planning schemes & policies.

<p>SUMMARY</p> <ul style="list-style-type: none"> • An application was received proposing to amend Local Planning Scheme No. 6 (LPS6) to apply ‘Medical Centre’ as an Additional Use to the property at 338 Marmion Street, Melville. • The Council resolved to endorse the Scheme Amendment for the purpose of advertising at the Ordinary Meeting of Council (OMC) on 17 September 2024. • Minor changes to the proposed Scheme Amendment were made by the Western Australian Planning Commission (WAPC) and the amendment was subsequently approved for advertising by the Minister for Planning. • The proposed Scheme Amendment was advertised in accordance with the legislative requirements from 10 April to 29 May 2025. Eight submissions were received (four submissions of support, two submissions of support with some concerns and two objections). • The content of the submissions is to be considered, and Council is required to either support, support subject to proposed modifications or not support the amendment.

OFFICER RECOMMENDATION

That the Council Resolve pursuant to Section 75 of the *Planning and Development Act 2005* to support the advertised proposed Scheme Amendment No. 16 (338 Marmion Street) without any modifications, as follows:

A) Amend the Scheme Map by including within the boundary of 338 Marmion Street, Melville the ‘A20’ Additional Use designation.

B) Amend the Scheme Text by inserting the following into Table 4:

No	Description of land	Additional use	Conditions
20	Lot 234 (338) Marmion Street, Melville	Medical Centre (A)	Psychiatry/ Psychology/ Counselling services only. Maximum of four (4) practitioners at the premises at any one time. Buildings to be designed at typical residential scale. Marmion Street frontage to be landscaped and developed as a typical residential front garden with any fencing being open screen fencing.

PURPOSE

The Council has endorsed a Scheme Amendment for advertising. The advertising period has concluded with eight submissions being received. With regard to Scheme Amendment 16, Council is now required to consider the submissions received and to make a decision to either support, support subject to proposed modifications or not support the proposal. The decision is then forwarded to the Minister for Planning to make a determination on the Scheme Amendment.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	2	A clean, green and sustainable City for current and future generations.
	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	1.2	Provide a range of inclusive local community services, events and cultural activities.
	1.4	Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
	2	Clean and Green
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.
	2.5	Mitigate and adapt to climate change impacts.
	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.3	Plan for urban growth and local commercial activity centres.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.3	Attract investment in strategic locations.
	4.4	Support local business growth and resilience.
	4.5	Facilitate a business friendly experience

BACKGROUND

At the Ordinary Meeting of Council (OMC) on 17 September 2024, the Council resolved to adopt and advertise proposed Scheme Amendment 16 to amend LPS6 by adding ‘Medical Centre’ as an Additional Use for the property at 338 Marmion Street, Melville. The applicant proposed the following conditions on the scale and appearance of the Additional Use to limit any potential impacts:

- Limit of four practitioners at any time.
- Building and front garden to maintain residential scale and appearance.

- Medical use being limited to Psychiatry / Psychology / Counselling services.

Currently, the property is zoned Residential R40 and therefore the permissible uses for the Residential zone detailed in the LPS6 zoning table apply. Medical centre is a use not permitted in the Residential zone in LPS6.

The City submitted proposed Scheme Amendment 16 to the WAPC / the Minister for consent to advertise. Consent to advertise the amendment was granted subject to the Additional Use being designated as an “A” use.’. The consequence of this change is that a future development application for a medical centre at the site would need to be advertised as part of the decision making process.



LPS6 map and aerial imagery of subject property (outlined in red).

CONSIDERATION

The Council is requested to consider the content of the submissions received as a result of the advertising of Scheme Amendment 16 and to decide whether or not to support the amendment.

The Council’s recommendations on the Scheme Amendment would then be forwarded to the WAPC and Minister for Planning for determination.

Given that the scheme amendment was adopted at the OMC on 17 September 2024, and given that engagement feedback, it is recommended to support Scheme Amendment 16 in its current form (as amended by the WAPC / the Minister).

ENGAGEMENT

The proposed Scheme Amendment was advertised in accordance with the legislative requirements from 10 April to 29 May 2025.

Confirmation was sought and received from the Environmental Protection Authority (EPA) that amendment 16 is a prescribed class of amendment that does not require referral to the EPA. No other agencies were identified for consultation and therefore there are no agency comments to consider.

Engagement methods included letters posted to properties within 200m, a sign on site, a newspaper notice and an engagement website. Eight submissions were received (four submissions of support, two submissions of support with some concerns and two objections). The content of the submissions is summarised in Attachment 1.

The objections received raised concern with a dwelling being taken out of the housing market, as well as road safety and parking issues. Those who supported the proposal, but with some concerns, remarked: there are no associated pedestrian infrastructure upgrades; there will be insufficient parking; access should be from the neighbouring medical centre property and not from Marmion Street; and the Centre zoning should be expanded instead of implementing an Additional Use. It should be noted that some of those who supported the change of use were under the impression that it is for an expansion of the neighbouring premises or general medical care, rather than being specifically for children's psychology services.

The full content of the submissions and officer responses are provided in the attachment.

Concerns raised regarding traffic, parking and safety are suitably managed given the scale of the proposed use. The option of expanding the Centre Zoning as opposed to the Additional Use approach is not supported as it would offer less control of activity on this site.

Having regard to the results of the advertising period, support for the amendment is recommended.

SUSTAINABILITY IMPLICATIONS

- The subject site is located on the high frequency 915 bus route which connects Fremantle and Bull Creek station via Booragoon.
- The nearby shops and services can be used by clients and staff.
- No major building work is required, reducing the generation of construction material.

LEGISLATIVE AND POLICY ALIGNMENT

The process for amending a local planning scheme is governed by and set out in the *Planning & Development Act 2005*, Part 5 Local Planning Schemes, and in the *Planning & Development (Local Planning Schemes) Regulations 2015*, Part 5, Amending Local Planning Schemes.

The advertising phase of the Scheme Amendment requires the amendment to be advertised in accordance with the Regulations, usually for a period of 42 days. The local government must then consider all submissions received before resolving either to support the amendment without modifications, support the amendment with modifications to address issues raised in submissions or, to not support the amendment.

The local government must then provide the advertised amendment along with a schedule of submissions made on the amendment, the response of the local government and details of any modifications proposed to the amendment to the WAPC. The WAPC will then consider the proposed amendment, make any recommendations it considers appropriate and then submit the amendment documents and recommendations to the Minister, who will determine whether the proposed amendment is approved or refused.

FINANCIAL IMPLICATIONS

Assessment of applications for Scheme Amendments is based on payment of a fee aimed at offsetting costs to the City. A lodgement fee of \$1,500 has been received to process this application and a further fee of \$3,500 plus advertising costs has been received for initiation of the amendment.

CONSEQUENCE

Having regard to the feedback received during the engagement period, the Council is required to either support, support subject to proposed modifications or, not support Scheme Amendment 16.

The decision is then forwarded to the WAPC and Minister for Planning for final determination.

Whilst the final decision on the Scheme Amendment is made by the Minister, the Council may, following the results of the advertising period, seek changes to the amendment or advise that it is not supported. Changes to the content of the Scheme Amendment may necessitate further advertising.

BRIEFING FORUM – FURTHER INFORMATION

During the Agenda Briefing Forum held on Tuesday, 8 July 2025, there were no questions or request for information raised by Elected Members.

UP25/76 Proposed Mixed-Use Multi-storey Car Park and Ground Floor Commercial Development (Supermarket) at No.55 (Lot No.120) Barry Marshall Parade, Murdoch

File Number:	DA-2025-537
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	N/A
Application Number:	DA-2025-537
Applicant:	Lateral Planning
Owner:	Mhkp 118 Asset Pty Ltd (Hesperia)
Proposal:	Proposed Mixed-Use Multi-storey Car Park and Ground Floor Commercial Development (Supermarket) at No.55 (Lot No.120) Barry Marshall Parade, Murdoch
Attachments:	<ol style="list-style-type: none"> 1. Planning Report ↓ 2. Architectural Drawings ↓ 3. Design Report & Landscaping ↓ 4. Transport Report ↓ 5. Parking Management Plan ↓ 6. Waste Management Plan ↓ 7. Acoustic Assessment ↓ 8. Wind Assessment ↓ 9. Sustainability Report ↓ 10. Preliminary Public Art Proposal ↓

COUNCIL’S ROLE

Advocacy: When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.

<p>SUMMARY</p> <ul style="list-style-type: none"> • In July 2020, the State Government introduced a new Part 17 Significant Development Pathway under the Planning and Development Act 2005 that granted the WAPC temporary decision-making powers to determine proposals over \$20 million in metropolitan Perth. The Part 17 pathway closed in December 2023 and has now been replaced with the permanent Part 11B Significant Pathway which is a refined version of the previous Part 17 pathway and under which the subject application has been submitted. • Under the Part 11B pathway, the State Development Assessment Unit (SDAU) within the Department of Planning, Lands and Heritage (DPLH) will assess the development application and make a recommendation to the Western Australian Planning Commission (WAPC), who is the decision maker of significant development applications under Part 11B of the Act. • A development application for a 7-storey multi storey car park with a commercial tenancy (supermarket) on the ground floor was submitted to the DPLH under the Part 11B pathway on 3 June 2025.
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- The DPLH formally referred the development application to the City on 3 June 2025 and has invited the City to provide information, comment, or recommended conditions on the proposal by 4 August 2025.
- The application has been referred to Council to provide the City's recommendation to the DPLH in accordance with Delegation DA-20 Planning and Related Matters within City of Melville Statutory Delegation and Authorisation Manual.
- The SDAU is responsible for undertaking public consultation for this development application, and considering any submissions received. Consultation commenced on the 12 June 2025 and will run until 13 July 2025.
- The details of the proposed development have been assessed against the relevant local planning framework including Local Planning Scheme No. 6 (LPS6), Murdoch Specialised Activity Centre Structure Plan (MSACSP) and Local Planning Policy 4.4 – Murdoch Health and Knowledge Precinct (LPP4.4).
- It is recommended that the application be recommended to the WAPC for approval subject to appropriate conditions and recommended changes to the proposed development.

OFFICER RECOMMENDATION

That the Council recommends approval to the State Development Assessment Unit subject to the following:

Conditions

- 1. The development is to be undertaken in accordance with the approved plans, subject to any modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage (Conditions Clearance Stage), to the satisfaction of the Western Australian Planning Commission (WAPC), on advice from the City of Melville.**
- 2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and have no further effect.**
- 3. Prior to the commencement of development, an updated first floor plan shall be submitted to and approved by the WAPC, on advice from the City of Melville, showing 15 Short Term car parking bays, marked with 30 minute time limit on the first floor directly above the commercial tenancy, for exclusive use for the commercial tenancy and thereafter maintained to the ongoing satisfaction of the WAPC.**
- 4. Prior to the commencement of development, detailed design drawings are to be submitted to and approved in writing by the WAPC, on advice from the City of Melville, to incorporate the following modification works within the road reserve/verge within Wonnul Place:**
 - (a) Extending the median island on Fiona Wood Road as depicted in Figure A.19 of the Final Transport Report by Uloth and Associate, dated 12 May 2025 (Attachment 4); and**
 - (B) Modifying the central island on Wonnul Place by extending it further south to reduce the acuteness of the nose angle at the left-turn exit.**

5. Prior to the commencement of development (including demolition), a Construction Management Plan (CMP) is to be submitted to and approved by the WAPC on the advice of the City of Melville. The CMP shall be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans. Once approved in writing by the WAPC, the demolition and construction is to be carried out in accordance with the CMP to the satisfaction of the WAPC and Jandakot Airport and Civil Aviation Safety Authority in regard to crane operations. Any modifications to the CMP are to be approved by the WAPC, on advice from the City of Melville.
6. Prior to commencement of development (including demolition), all trees located on the verge adjacent to the land on which the development is to take place shall be protected throughout construction of the development via the installation of a Tree Protection Zone (TPZ) unless otherwise approved in writing by the WAPC, on advice from the City of Melville.
7. Prior to the commencement of development, updated plans and supporting documentation shall be submitted to and approved by the WAPC in writing, on advice of the City of Melville to demonstrate all the measures identified in the Sustainability Report dated 29 January 2025 have been incorporated into the design. Prior to occupation, evidence shall be provided from a suitably qualified consultant, confirming that the development has been constructed in accordance with the approved plans and sustainability report, to the satisfaction of the WAPC.
8. Prior to the commencement of development, a Public Art Plan proposal shall be submitted to and approved in writing by the WAPC in consultation with the City in accordance with Local Planning Policy LPP1.4 Provision of Art in Development Proposals. Once approved, the public art shall be installed prior to the initial occupation of the development and thereafter be maintained for the life of the development, to the satisfaction of the WAPC. In lieu of the provision of art on site, a cash in lieu contribution may be made to the City prior to construction commencing, to the satisfaction of the WAPC.
9. Prior to commencement of development, a detailed landscaping and reticulation plan for the subject site and the road verge(s) adjacent to the site shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The landscaping plan is to include proposed details of (but is not limited to):
 - a) The location, number and type of proposed trees and shrubs including planter size and planting density;
 - b) Any lawns to be established;
 - c) Any existing vegetation and/or landscaped areas to be retained;
 - d) Any verge treatments;
 - e) Soft landscaping (communal and private) shall be planted with at least 70% native species, with at least 50% either species found in the project area or other native species suitable for foraging by Carnaby's Black Cockatoo. This excludes turfed areas;
 - f) Maintenance agreement details with the City to ensure responsibilities for verge landscaping are defined; and
 - g) Irrigation adhering to the City's guidelines.

The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the WAPC.

10. Prior to the commencement of development, a crossover application accompanied with a detailed crossover design shall be submitted to and approved by the City of Melville to the satisfaction of the WAPC. The approved crossover/s are to be constructed prior to the initial occupation of the development in accordance with the City of Melville's specifications, to the satisfaction of the City of Melville and WAPC.
11. Prior to the commencement of development, a detailed stormwater design shall be prepared by an accredited and registered Civil Engineer in accordance with the following design criteria:
 - a. All stormwater generated on site shall be contained and discharged at a maximum allowable rate of no greater than 120L/s/ha;
 - b. All water retention tanks, devices and/or other flow restriction devices shall be provided to ensure compliance with 'a' above, to the satisfaction of the City; and
 - c. All water retention devices shall be designed to cater for at least a 1:100 ARI, 24hr duration storm event.

The detailed stormwater design is to be submitted to and approved in writing by the WAPC, on advice from the City of Melville and thereafter be constructed in accordance with the approved design plans, to the satisfaction of the WAPC.

12. Prior to the occupation of the development, a Certificate of Design Compliance is required to be submitted to and approved by the WAPC, on advice from the City of Melville, by the Design Engineer certifying that the development has been constructed in accordance with the approved stormwater management plan.
13. Prior to the commencement of development, a Wind Management Report is to be provided to and approved in writing by the WAPC, on advice from the City of Melville. The report is required to respond to the recommendations/conclusions provided for in Part 5 (Results and Discussion) of the Pedestrian Wind Environment Statement dated 12 May 2025. Once approved, the agreed measures shall be implemented prior to initial occupation, and retained thereafter to the ongoing satisfaction of the WAPC.
14. Prior to the commencement of development, a detailed lighting plan is to be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The lighting plan shall account for all car parking areas, communal open space and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting shall be provided such that the light source does not compromise safety and/or amenity. The development shall thereafter operate in accordance with the approved lighting plan, to the satisfaction of the WAPC.
15. Prior to the commencement of development, a way-finding strategy shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The approved strategy shall be implemented prior to initial occupation, to the ongoing satisfaction of the WAPC.
16. Prior to the commencement of development, details of the exterior colours, materials and finishes are to be submitted and approved in writing, by the WAPC, on the advice of the City of Melville. The development shall thereafter be constructed in accordance with those approved details to the satisfaction of the WAPC.

17. Prior to the commencement of development, a Road Safety Audit shall be submitted to and approved in writing by the WAPC, on the advice of the City of Melville in accordance with the City's Road Safety Audit Policy. Recommendations of the Road Safety Audit are to be incorporated into the design to the satisfaction of the WAPC.
18. Prior to the initial occupation of the development, all vehicle parking bays, bicycle parking facilities, manoeuvring areas, line markings, vehicle access sightlines, directional arrows and points of ingress and egress shall be provided in accordance with the approved plans, AS 2890.3 and AS/NZS 2890.1:2004, to the satisfaction of the WAPC, on advice from the City of Melville. These shall be retained for the life of the development.

All car parking and vehicle access and circulation areas shall be maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis, to the satisfaction of the WAPC.
19. Prior to the occupation of the development, an Operational Management Plan for the control of deliveries and service vehicles to and from the site shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The Operational Management Plan shall be prepared to ensure that all service vehicles entering and exiting the site do so in forward motion and are timed appropriately to minimise impact on the local traffic network and amenity of the locality. The development shall operate in accordance with the approved Operational Management Plan for the lifetime of the development, to the satisfaction of the WAPC.
20. Prior to the installation of signage or occupancy (whichever is sooner), a signage strategy shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The strategy shall demonstrate how the future signage requirements, including the existing Fiona Stanley Hospital precinct signage, for all uses are to be accommodated as well as integrated into the built form. Once approved, the signage strategy will inform the future signage for the development with deviation from the signage strategy to require development approval.
21. Unless otherwise approved, the development is to be constructed and maintained in accordance with the approved Waste Management Plan by Encycle dated 12 May 2025 and the City's Waste Management Guideline for New Developments, to the satisfaction of the WAPC, on advice from the City of Melville.
22. Any roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding street(s), to the satisfaction of the WAPC.
23. This approval does not relate to any works within the road reserves, with the exception of the proposed awnings. Prior to the commencement of development, appropriate indemnification of the City for awning encroachments in road reservations needs to be provided to the specification of the City and satisfaction of the Western Australian Planning Commission.

24. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the WAPC, and are to be removed prior to initial occupation of the development.
25. Prior to lodgement of the building permit, amended plans are to be lodged demonstrating either 5m setback to the south-western boundary for the portions of development above the podium of the adjacent approved development at Lot 121 or alternatively treatment provided to the south-west boundary wall to the specifications of the City of Melville and satisfaction of the Western Australian Planning Commission.

Recommended Advice Notes

1. This is a development approval only. The applicant is advised that it is their responsibility to ensure that the proposed development complies with all other application legislation, local laws and/or license/permit applications that may relate to the development. Please contact the City of Melville for further advice on building, health, engineering and road reserve requirements.
2. Due to insufficient landscaping within the lot as required by Local Planning Policy 4.4 Murdoch Health and Knowledge Precinct, the City recommends that a monetary contribution be made to the landscaping of Lot 122 Public Accessway.
3. In relation to the installation of Tree Protection Zones (TPZ) for street tree assets, each TPZ shall be installed to the satisfaction of the WAPC, in accordance with the following criteria:
 - a) A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
 - b) If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.
 - c) Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
 - d) The following actions shall not be undertaken within any TPZ:
 - i. Storage of materials, equipment, fuel, oil dumps or chemicals.
 - ii. Servicing or refuelling of equipment or vehicles.
 - iii. Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches, or any other fixing device).
 - iv. Open-cut trenching or excavation works (whether for laying of services).
 - v. Changes to the natural ground level of the verge.
 - vi. Location of any temporary buildings including portable toilets; or
 - vii. The parking of vehicles or machinery.

4. **The City is responsible for the allocation of street numbers in accordance with AS/NZS 4819:2011 Geographic Information – Rural and Urban Addressing. The applicant/owner is encouraged to liaise with the City for the provision of appropriate street numbers prior to the completion of works.**
5. **To enable the easy removal of graffiti, it is encouraged that the ground floor level of the building and walls are to be treated with a non-sacrificial anti-graffiti agent.**
6. **In regard to the Construction Management Plan, this plan is to include details on crane activities to ensure they are used safely and in accordance with the requirements of Jandakot Airport and the Civil Aviation Safety Authority.**

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed multi-storey car park and ground floor commercial development (Supermarket), outline where discretion is required to be exercised and assessment against the applicable local planning framework and explain the rationale for the proposed City recommendation to SDAU on the significant development application.

The City of Melville Statutory Delegation and Authorisation Manual, Delegation DA-20, requires that development applications to be determined via the Part 11B pathway, are to be referred to Council to provide information, comment or recommended conditions to the WAPC, who are responsible for determining the application.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	3	Sustainable and Connected Development
	3.3	Plan for urban growth and local commercial activity centres.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.

BACKGROUND

Subject Site

The development site was created as part of Development WA’s *Murdoch Health and Knowledge Precinct Stage 1 (MHKP)*. The subject site of this subject application is bound by Barry Marshall Parade and Wonnul Place, positioned at the entrance to the MHKP as shown in Figure 1 below. It is currently vacant and used for parking by construction workers working within the MHKP.

To the south-east of the subject site is a bush park, to the South on the other corner of Fiona Wood Road and Barry Marshall Parade is the recently completed Murdoch Square development comprising an aged care facility, hotel, medical centre, medical hotel and various retail, office, and commercial tenancies and to the West is St John of God Hospital.

The Murdoch Mixed Use Precinct has excellent access to public transport. Murdoch Train Station is located approximately 250m east of the development site providing a direct connection to the Perth Central Business District and beyond. In addition, buses running along Barry Marshall Parade, provide for a bus service every two minutes on average during peak times linking the site to Fremantle, Cannington, Murdoch University and other key locations. South Street offers direct access to and from the Kwinana Freeway, which also offers a Principal Shared Path for cycling.



Figure 1 - Aerial Location Map (site marked in red)

It should be noted that this subject site (along with an adjacent property) has an existing recent development approval in place which is outlined in more detail below.

History

Last year, the subject site (No. 55 (Lot 120) Barry Marshall Parade, Murdoch) in conjunction with No.5 (Lot 121) Fiona Wood Road, Murdoch, was approved by the Metro Inner Development Assessment Panel (DAP), DAP reference DAP/24/02647, for a mixed-use development which included:

- A 24-Storey mixed use building on No. 5 (Lot 121) Fiona Wood Road comprising 216 build-to-rent multiple dwellings (151 affordable housing units and 65 social housing units), 11 ground floor commercial tenancies, four levels of above-ground car parking and communal/co-working space on top of the podium level; and
- A 13-storey commercial building on No. 55 (Lot 120) Barry Marshall Parade comprising ground floor commercial tenancies, four levels of above-ground parking and above that, 1,910sqm of gross floor area for Office tenancies.

Currently, the City is assessing an amended development application to this determination (DAP-2024-5/A) which was lodged on 29 April 2025 and is proposing the following modifications:

- Remove the main car parking entrance from Barry Marshall Parade, and replacing it with a service only entrance;
- Introduce separate resident and visitor crossovers onto Wonnul Place;
- Reconfigure the ground floor tenancies, pedestrian access, service areas;

- Update the podium internal floorplates;
- Update the residential floorplate; and
- Reduce the height of the residential tower by one (1) storey.

It is understood that this development application is being actively pursued, and that if the development application addressed within this report is approved, there will be option to action either approval.

Development Application process for Significant Development Applications (SDAU)

In July 2020, the State Government introduced a new Part 17 Significant Development Pathway under the *Planning and Development Act 2005* (as amended by the Planning and Development Amendment Act 2020) that granted the WAPC temporary decision-making powers to determine proposals over \$20 million in metropolitan Perth. The Part 17 pathway closed in December 2023 and has now been replaced with the permanent Part 11B Significant Pathway which is a refined version of the temporary Part 17 pathway and under which the subject application has been submitted.

A 'significant development' in Part 11B is one valued at \$20 million or more in the Perth and Peel regions. Part 11B applications are assessed by the State Development Assessment Unit (SDAU), a division of the Department of Planning Lands and Heritage. Part 11B applications are generally determined by the Statutory Planning Committee (SPC) of the WAPC.

The local government's role in the application is as a referral agency only, whereby a local government is invited to make a submission for consideration by the WAPC in its determination of the application. The SDAU is responsible for all other aspects of the development application process, including lodgement, community consultation and analysis of submissions, and coordinating design review by the State Design Review Panel if necessary.

Subject Application

The application is proposing at No. 55 (Lot 120) Barry Marshall Parade, Murdoch, a 7-storey car park with commercial (Supermarket) tenancy on the ground floor. The proposed development includes the following:

- Semi-Basement
 - Back-of-house, vehicle circulation and vertical transport.
- Ground Level
 - 1030m² (NLA) Retail / Commercial tenancy(s);
 - End-of-trip facility (70m²); and
 - Lift lobby.
- Levels 1 – 7
 - 515 car bays; and
 - 49 motorbike bays.

The ground floor core has been amended as part of this subject application to offer additional commercial frontage and tenancy entry points facing the Public Access Way on the north east side to assist with further ground level activation along this elevation. In addition to this, the bike store entry has been relocated from Wonnul Place to the Public Accessway (PAW) to enhance activation and provide a more secure, well-connected passage from Barry Marshall Parade through to Wonnul Place.

The ground floor facades fronting the Barry Marshall Parade and the PAW incorporates window and door openings to provide passive surveillance, and windows at the ground floor level will remain visually permeable. Awnings have also been proposed to ensure that weather and sunlight protection is provided.

Plans of the development and supporting documentation are included at Attachments 2 to 9 to this Report.

Design Review Panel Advice

The WAPC Chair advised at the pre-lodgement meeting that the proposed development did not require design review by the State Design Review Panel because pre-lodgement design advice had already been provided by the Principal Associate Government Architect. Further advice will be sought from the Principal Associate Government Architect during the assessment period by DPLH.

CONSIDERATION

The City has undertaken an assessment of the proposed development against the relevant standards under the City of Melville's Local Planning Scheme No.6 (LPS 6), the Murdoch Specialised Activity Centre Structure Plan (MSACSP), Local Planning Policy 4.4 – Murdoch Health and Knowledge Precinct (LPP4.4) and other relevant Local Planning and Council Policies. The following matters have been identified as key considerations for this proposal.

Land Use Permissibility

A car park is listed within the City's Local Planning Scheme No. 6 with requirement to refer to the MSACSP, however a car park is not specifically listed in the Land Use Table in the MSACSP. This means that there is no designated land use permissibility and therefore appropriate to use clause 18 (4) of LPS 6 to determine suitability to the land use (use not listed).

As part of the development of the MSACSP, the transport report included a recommendation that a parking cap be utilised for the MSACSP. This cap has been enforced since introduction of the MSACSP however, as a result of the State Government's decision to locate the new Women & Babies Hospital and associated car parks within the MSACSP (along Jennalup Street) a needs analysis was undertaken by the State Government to determine if additional parking was required.

Below is a summary of the Needs Analysis (within Attachment 1 of the Planning Report) provided by the applicant justifying the need for the proposed 7-storey car park.

"With the announcement of the new Women and Babies Hospital to being constructed within the Murdoch precinct additional parking is required for Fiona Stanley Hospital as the location of the new women and babies hospital is located on a at grade carpark used by hospital staff.

Construction of the hospital and other activities in the Murdoch precinct will displace parking for health workers, with approximately 1,000 bays being unavailable during the construction period.

As a result, there is a need to find a safe and convenient parking solution for these workers to limit the disruption to vital health services.

The development of a car park on Lot 120 has the potential to partially address this need, with 515 bays proposed to be delivered. These bays would be dedicated for use by health workers and are anticipated to be available from December 2026. In absence of this development, parking for health workers in the Murdoch precinct would be significantly restricted for at least a further six months until the construction of another multi storey car park on the western side is completed located adjacent to the new women and babies hospital.

Temporary parking stations are being proposed on the eastern side of Murdoch University opposite Murdoch Drive and Lot 119 which is adjacent to this proposed multi storey car park.

In addition to the short-term requirements, the Lot 120 multi storey car park provides a long-term solution to meet the ongoing parking needs of government health workers for both the Fiona Stanley Hospital and the new Women and Babies Hospital. Should the parking demand for health workers reduce over time, the development is future proofed for residential development to be delivered via adaptive re-use of levels 6 & 7.

This approach provides a pathway for sustainable change of the development over time in keeping with the mixed-use objectives of the precinct, and in response to changing precinct demands and development”.

In light of the above, the City supports the Needs Analysis justifying the State Government’s need for a 7-storey car park due to speed of development occurring within the MSACSP since its adoption. With the removal of a at grade car park currently used by Fiona Stanley Staff for the new Women Babies Hospital, this will place a greater demand for parking with area. Furthermore, the MSACSP was adopted by the State Government in 2014 and since then, the nature of developments that have commenced within the MSACSP along with the recent State Government decision to locate the new Women and Babies Hospital within the Murdoch Precinct have resulted in the need for more parking.

The State’s plans for parking in the Murdoch Precinct will continue to be reviewed, including plans for future car parks for the new Women and Babies Hospital, in the context of the parking bays available within the cap and the broader need for parking to access services.

Car Parking

Car parking for the development shall be provided for in accordance with Clause 1.5 – Access and Parking, within LPP4.4. These ratios and requirements are nuanced for the centre as the MKHP is expected to become the largest specialist zone and centre for employment outside of the Perth CBD, with more than 10,000 visitors expected each day, providing around 35,000 people with employment, and tertiary education facilities for approximately 44,000 students. The bulk of the people will not have access to a parking bay and will be using public transport.

The proposed development has not designated any car parking spaces for exclusive use of the ground floor commercial (supermarket) tenancy. Based on the parking provisions within LPP4.4, the proposed supermarket would require a maximum of 29 parking bays.

Providing no parking bays for the commercial tenancy (supermarket) is considered not to meet the applicable Design Objectives of providing secure and clearly defined parking for staff and visitors of the tenancy. Therefore, it is recommended that a minimum of 15 car parking bays be marked as short-term bays on the first floor directly above the proposed supermarket, solely for the use of users (staff and visitors) of the supermarket. Whilst it is anticipated that customers to the proposed supermarket will be local workers, residents and visitors to the precinct, provision of a small number of designated car bays is considered appropriate.

The supermarket also has the potential to attract staff/workers who have parked in other areas of the precinct and may need to visit the commercial (supermarket) tenancy when they have finished their shift, providing these short term bays will cater to the workforce who do not work near the proposed supermarket. The addition of these 15 short term parking bays is still considered to satisfy the objectives in LPP 4.4 in regard to lowering car dependency and encouraging of the use of public transport.

A recommended condition has been worded accordingly to request this.

Built Form

LPP4.4 anticipates a podium and tower model of development within the structure plan area to activate the streetscape, manage bulk and allow for view corridors within the precinct. The proposal requires a performance assessment having regards to specific development requirements contained in Part 3 - Site Specific Requirements of LPP4.4 as outlined below.

LPP4.4	Development Control	Design Response
Part 3 - Site Specific Requirements	Building Heights, Podium: Minimum 2 storeys - Maximum 4 storeys	A seven storey podium is proposed to Wonnul Place and Barry Marshall.
Site 1C	Setbacks, Podium Levels: Mandatory 5m setback each side of shared boundary	Nil setbacks are proposed to the western boundary.

Podium

The podium exceeds the maximum podium height by 3 levels however, this is necessary to ensure that basement parking is not required and so that portions of the upper levels 5 & 7 can be adapted for use as residential dwellings in the future. Accordingly, floor to ceiling heights (3m) have been adjusted.

The built form of the podium (See Figure 2 below) is considered to meet the objectives and design principles of LPP4.4 on the basis that:

- The change in the materials and colours help to break up the massing and ensure the building is visually interesting to passing pedestrians and motorists.
- The tower is of a human scale, allowing for appropriate levels of sunlight to the adjoining sites and allow for view corridors to be maintained between buildings.

- Podiums are required to have articulated human scaled qualities, legible entries and contribute to a high-quality streetscape; and if podium parking is introduced, sleeved active uses facing the public realm. The proposed façade screening to the podium now, consistent with what was approved as part of the previous development application issued on the subject site, demonstrates the qualities expected and complies with the applicable development control to be visually screened from view.



Figure 2 - Proposed future development of subject site (right of image) and adjoining site at No.5 Fiona Wood Road (left of image based on current approval issued via DAP-2024-5) as viewed from corner of Fiona Wood Road and Barry Marshall Parade

Podium Setback from Shared Boundary

Development above the four-storey podium height is required to have a 5m setback to each side boundary, and a nil setback is proposed to the adjoining south western lot at No. 5 (Lot 121) Fiona Wood Road, Murdoch. However, the City has concerns with regards to the 9m high nil setback to levels 6 & 7. See Figure 3 below.

However, there is insufficient information within the documents provided to the City demonstrating that the nil setback to the south western boundary will have no negative impact to the currently approved communal area on the adjoining lot 121.

Based on the information provided to the City, the City is of view that the nil setback to the south western side is considered not to meet the objectives and design principles of LPP4 should be setback further to improve the amenity of communal area on Lot 121.

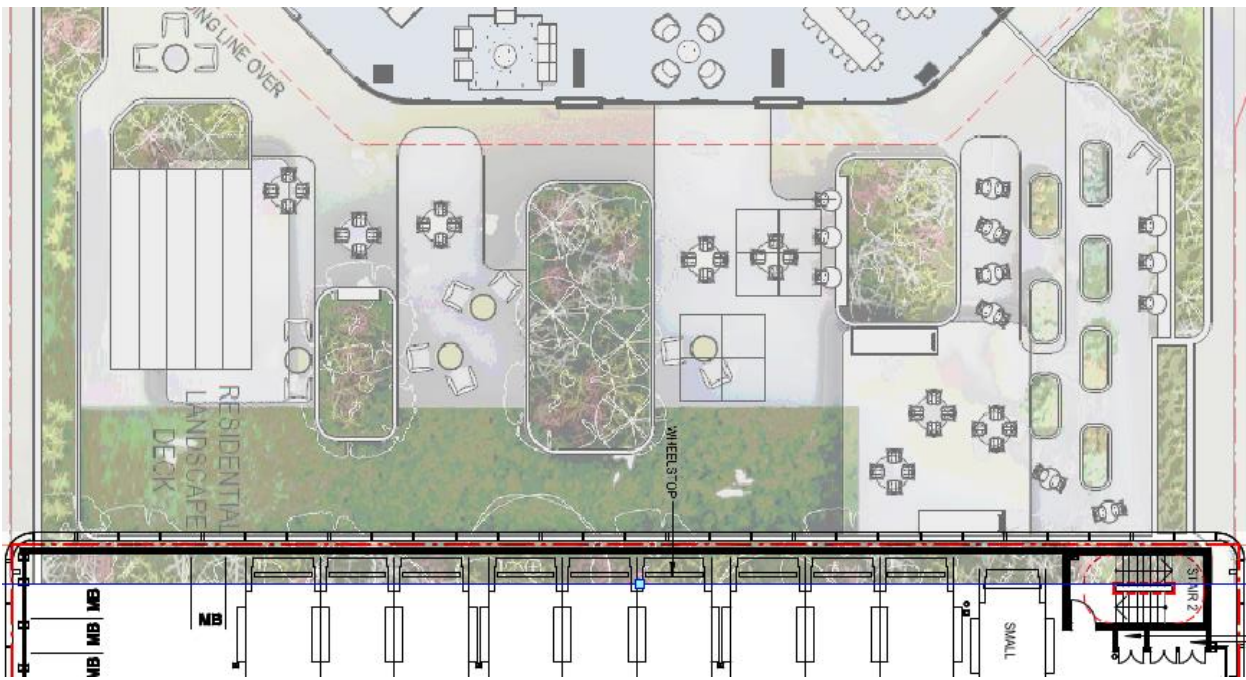


Figure 3 - Boundary Wall Impact on Adjoining Landscape Deck Area

Landscaping

LPP4.4	Design Objective	Development Control	Design Response
Section 3 Landscape Design – Clause 3.1 Biodiversity and Habitat	To create a landscape that enhances the biodiversity and habitat values of the precinct.	In accordance with the Environmental Protection and Biodiversity Conservation Act, all soft landscaping (communal & private) shall be planted with at least 70% native species, with the at least 50% either species found in the project area or other native species suitable for foraging by Carnaby’s Black Cockatoo. This provision excludes turfed areas.	The proposed landscape plan provides no landscaping within the subject site, refer to Figure 4.

The proposed development does not include any landscaping within the lot however, hardscaping and soft-scaping has been proposed within the road verge. Notwithstanding, the built form is considered to meet the objectives and design principles of LPP4.4 on the basis that:

- The built form layout offers a greater opportunity for substantial planting within the verge). This outcome is considered to be objectively better because the soft-scaping and hardscaping is both visible and publicly accessible; and
- Advice is recommended that a financial contribution be made to the future landscaping of the public accessway (Lot122) as illustrated in Figure 4 below.

In order to compensate for the deficiency of landscaping within the proposed development, it is recommended that a financial contribution be made to the landscaping the adjoining PAW. Noting the City has no plan for this area to quantify a financial contribution but that the development would directly benefit from this space being landscaped, it is recommended that this is noted as advice only.

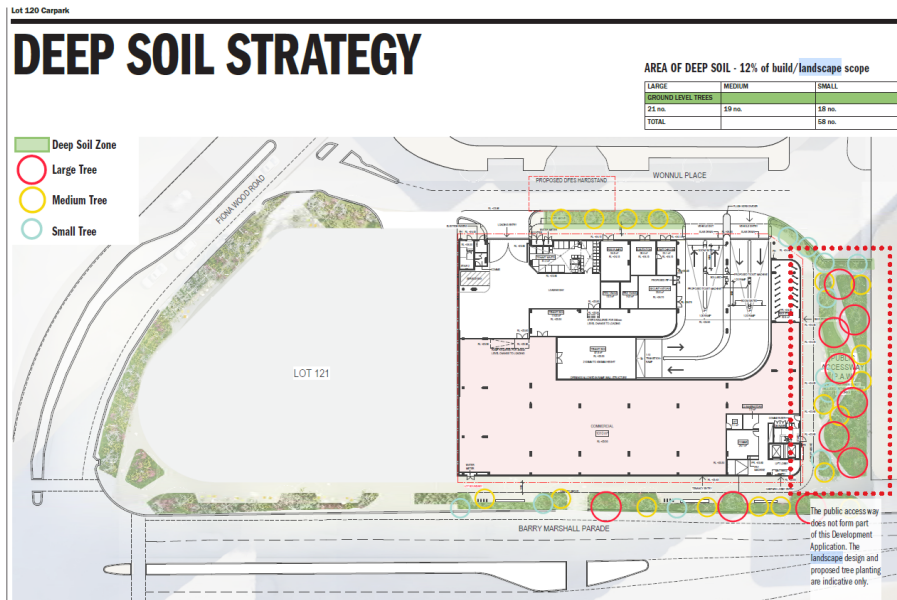


Figure 4 - Proposed Verge Landscape Plan adjoining Lot 120 and indicative Public Accessway Landscaping on Lot 122

Traffic

As part of the application package, a Transport Report was provided to support the proposal (Attachment 4).

The City’s Technical Services have raised concerns in relation to traffic movements as follows:

- There is a risk of rear-end crashes involving vehicles turning left from Fiona Wood Road into Wonnul Place and continuing through to access Lot 120, potentially colliding with vehicles ahead that are slowing or queuing on Wonnul Place to turn into Lot 121. Refer below to Figure 5, red circle around potential conflict point.

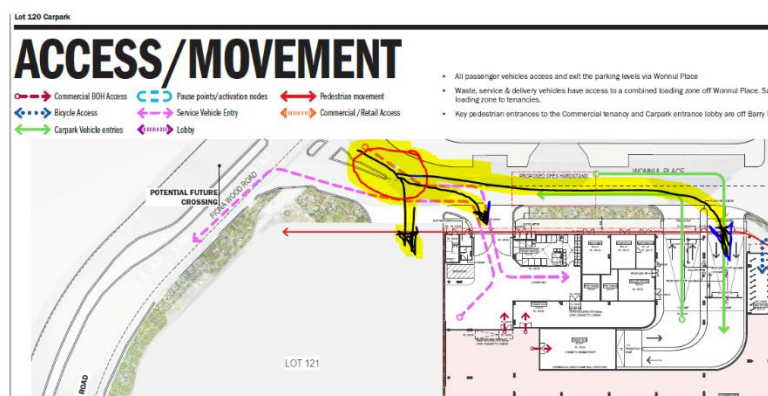


Figure 5 - Potential Conflict Point

- In addition to extending the median island on Fiona Wood Road, modify the central island on Wonnul Place by extending it further south to reduce the acuteness of the nose angle at the left-turn exit. This adjustment will further discourage right-turn movements out of Wonnul Place at the intersection. Refer below to Figure 6.

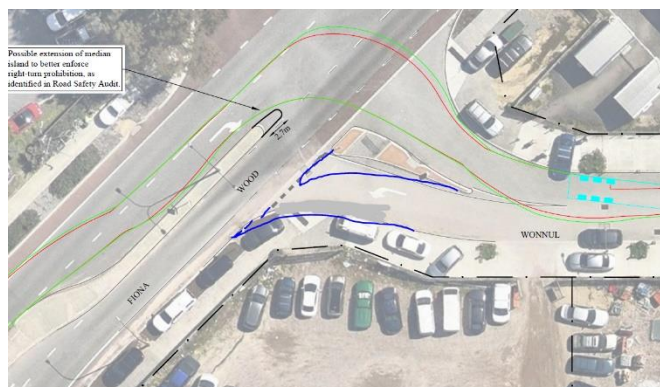


Figure 6 - Central Island

Therefore, in order to fully address these concerns, a condition has been recommended accordingly in relation to the above.

ENGAGEMENT

The SDAU is responsible for undertaking public consultation for the development application along with any referrals to other state government agencies, and considering any submissions received.

Consultation was undertaken from the 12 June 2025 until 13 July 2025 by way of:

- Four Signs onsite;
- Details of the development on the SDAU website;
- Letters sent to 2 adjoining property owners;
- A newspaper advertisement in the Perthnow newspaper; and
- Plans and documents being available to be viewed on the City of Melville website.

Submissions are made directly to the SDAU. The City is not involved in the consultation process, nor does it receive a copy of any submissions received.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications for the City presented as part of this report. The applicant has prepared a sustainability report which is recommended to be implemented through a condition of development approval.

LEGISLATIVE AND POLICY ALIGNMENTLegislation

1. *Planning and Development Act 2005*
2. *Planning and Development (Local Planning Schemes) Regulations 2015*
3. *City of Melville Local Planning Scheme No. 6 (LPS6)*

State Government Policies

1. *State Planning Policy 3: Urban Growth and Development (SPP3)*
2. *State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP4.2)*
3. *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4).*
4. *Development Control Policy 1.6 – Planning to Support Transit Use and Transit Orientated Development (DCP1.6)*

Structure Plans / Precinct Structure Plans

1. Murdoch Mixed Use Activity Centre Structure Plan
2. Murdoch Specialised Activity Centre Structure Plan (MSACSP)

Local Policies

1. *LPP1.3: Waste and Recyclables Collection for Multiple Dwellings, Mixed Use and Non-Residential Developments.*
2. *LPP1.4: Provisions of Public Art in Development Proposals*
3. *LPP1.8: Crime Prevention Through Environmental Design of Buildings Policy*
4. *LPP1.10: Amenity*
5. *LPP4.4: Murdoch Health and Knowledge Precinct*
6. *LPP2.1: Non-Residential Development*
7. *LPP1.22 Construction Management Plans*

Other

1. *State Planning Strategy 2050*
2. *Local Planning Strategy 2016*

City of Melville Local Planning Scheme No 6

Under the provisions of LPS6, the site is zoned 'Urban Development'. The objectives of the Urban Development zone are to facilitate future detailed structure planning, provide for a range of residential densities and to allow for commercial uses usually found in an urban centre. Development controls within this particular Urban Development zone are contained within the Murdoch Mixed Use Activity Centre Structure Plan (Structure Plan) and Local Planning Policy 4.4 - Murdoch Health and Knowledge Precinct (LPP4.4).

Murdoch Specialised Activity Centre Structure Plan (MSACSP)

The Murdoch Activity Centre (MAC) is one of five specialised activity centres in Perth with the potential to become a "knowledge-intensive and competitive urban centre". Its strategic value is identified in *Perth and Peel-Directions 2031 and Beyond*, which led the Western Australian

Planning Commission (WAPC) to prepare the *Murdoch Specialised Activity Centre Structure Plan* (MSACSP) in partnership with the City of Melville and Murdoch University. The MSACSP was endorsed by the WAPC in 2013.

Figure 7 below shows that the MSACSP covers a large and diverse area, which is why the MSACSP is broken into eight distinct precincts. Each of these precincts has a unique focus, and rather than relying on the strategically focussed MSACSP to guide development within these precincts, the MSACSP requires that a local structure plan be prepared for each.

One of the two core areas identified in the MSACSP and the precinct likely to see most of the new development, is the Murdoch Mixed Use Precinct. Located adjacent to the Health Precinct comprising primarily of the Fiona Stanley and St John of God hospitals, it is intended to include “associated health care and accommodation facilities”. The MSACSP states that the Mixed-Use Precinct:

“Will be a key arrival gateway between Murdoch Station and the central area of the activity centre. Its urban setting adjacent to the rail station and freeway also lends to the development of a mix of offices, retail and entertainment amenities which will support an intense workforce throughout the day and night”.

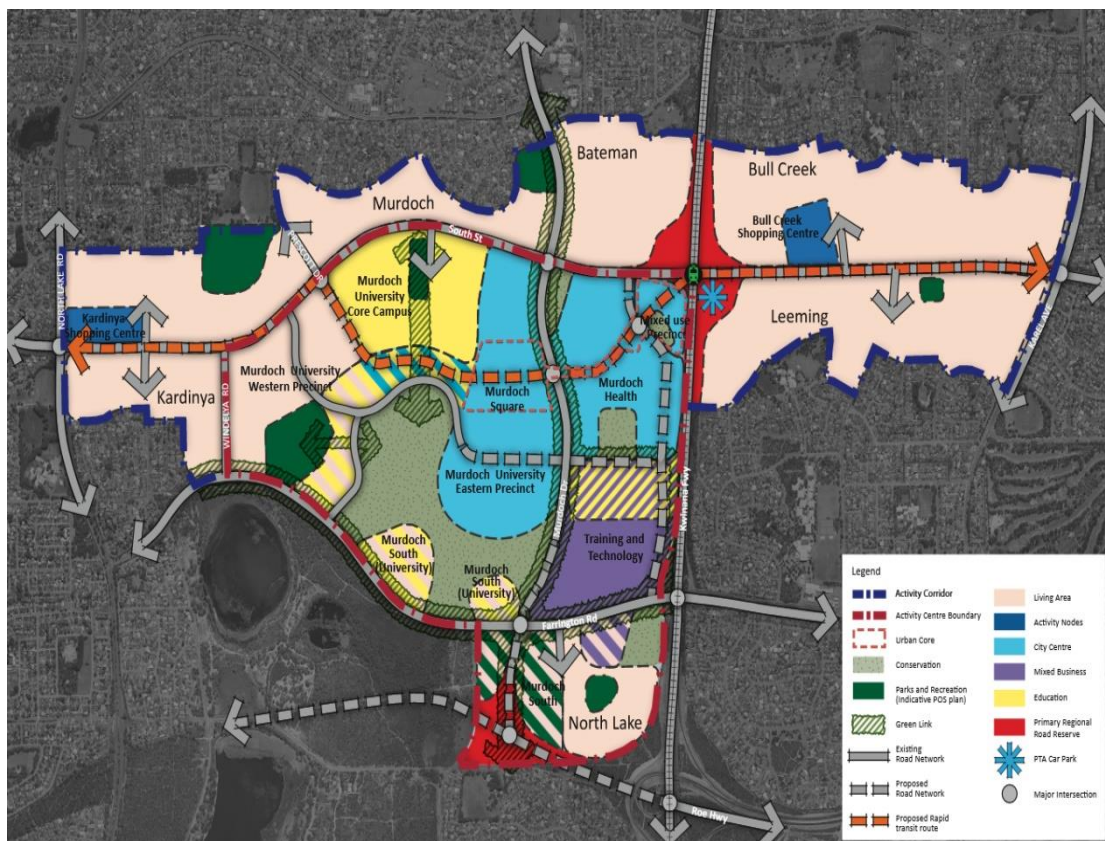


Figure 7 - Murdoch Specialised Activity Centre Structure Plan Map

Murdoch Mixed Use Precinct Activity Centre Structure Plan

In accordance with the objectives of the MSACSP, Development WA commissioned the preparation of the *Murdoch Mixed Use Precinct Activity Centre Structure Plan* (the Structure Plan). The Structure Plan is more detailed than the MSACSP and provides the key objectives and specific development requirements for the Mixed-Use Precinct. Approved by the Western Australian Planning Commission in 2014 this document covers the staging of development within

the Structure Plan area, land use permissibility, and a number of primary development controls including plot ratio, parking and public open space. It should be noted that this is not a statutory planning document as it was not adopted under the applicable Local Planning Framework and instead is required to be used with limited 'due regard' in planning assessments.

The Structure Plan defers most of the development controls for the Mixed-Use Precinct to Design Guidelines developed by the City of Melville as a Local Planning Policy (*LPP4.4. – Murdoch Health and Knowledge Precinct*) adopted in late 2016. This policy provides Design Guidelines for new development and are performance-based with sufficient detail to ensure suitable control over development to achieve quality and desirable built form outcomes. This policy has the necessary statutory backing through appropriate adoption processes to enable greater due regard in planning assessment and decision making.

Whilst the City is required to consider all development proposals against the Structure Plan, LPP4.4 and other State and Local Planning Policies as the Referral Agency, Development WA is also required to endorse any development proposal within the Mixed-Use Precinct as condition of the land transaction.

State Planning Policy 4.2 - Activity Centres for Perth and Peel

Under the provisions of State Planning Policy 4.2 (SPP4.2), Murdoch is classed as a Specialised Centre. Specialised centres focus on regionally significant economic and institutional activities, such as logistics-based businesses for airports or knowledge based for health and tertiary education precincts. Planning for these centres should aim to protect the specialisation while improving the growth and clustering of business activity of State and regional significance, particularly in knowledge-based or logistics-based industries. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing. Specialised nodes are smaller in scale than specialised centres. The development will support the existing activities within the specialised centre and therefore is consistent with SPP4.2.

FINANCIAL IMPLICATIONS

There are no financial implications to the City as the application has only been referred to the City for comments.

CONSEQUENCE

There are no consequences or alternative options presented as part of this report.

COMMENT

Council may choose to:

- provide a referral response to the WAPC, as outlined in the recommendation;
- provide a referral response to the WAPC, with modifications; or
- not provide a referral response to the WAPC.

The City considers that the application is of a high quality and will support other developments within the Murdoch Health and Knowledge Precinct. The proposal is considered to meet most of the relevant elements of the applicable planning framework and will contribute towards the strategic function of this area as a specialised activity centre. Once the City has provided a submission to the WAPC, the SDAU will undertake a detailed assessment of the proposal, consider community feedback, and give due regard to any comments submitted by the various referral agencies (including the City) before preparing a report and final recommendation to the WAPC.

The determination of the application occurs in a manner similar to the Development Assessment Panel (DAP) process, in that it is open to the public with the ability to attend and make deputations as required. If an approval is granted, the WAPC is responsible for clearing all relevant conditions, however, will liaise with and seek guidance from the City where appropriate.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

During the ordinary course of business, when we are approving commercial parking lots, it's on the bases of one tree planted for every six bays. How do our current policies and regulations apply in the case of a multi-story?

Response 1:

That condition only applies to uncovered car parking bays so does not relate to the multi-story parking bays, and there is nothing within our policies which apply to this particular scenario.

Question 2:

Regarding the process for DA's which are assessed by the state development assessment unit, can the officers provide clarity on how this works compared to the DAP Process?

Response 2:

This is replacing the previous Part 17, which was a COVID recovery response. The City is a referral agency in these scenarios, and it is similar to a subdivision. Officers at the department compile a report to the Statutory Planning Committee. The City then has 90 days to provide comment and it is advertised during that time as well. Our role in providing comments is technical in nature, and we are not involved in the advertisement of the report or recommendations.

Question 3:

So will the report we're considering, written by City officers, won't be sent to the SPC?

Response 3:

The officers report and the Council resolution will be included as an attachment, but the letter provided to them will just contain the recommendation.

Question 4:

Why are we building more car bays?

Response 4:

This development is proposed by another party, not the City of Melville.

Question 5:

Given there is already a DA approved for this site, is the parking at the site that's going to be lost when the hospital is constructed, is the parking at the site currently free or paid and is the proposed parking free or paid?

Response 5:

The existing at grade staff parking in the south of the precinct between Robin Warren Drive and Jennalup Street is currently paid car parking for Fiona Stables Hospital staff. We have received an MRS development application for a multi-storey car park within this portion of the precinct which is proposed to be delivered prior to the Women's and Babies Hospital to ensure the precinct always has a minimum amount of staff car parking to support their developments. The Department of Health will also make this new car park paid parking.

The new car park proposed as part of this development application will also be paid parking. Should the SDAU support the City's recommended condition for some of the bays to be allocated to the supermarket, there may be arrangement for a free period for supermarket bays at the discretion of the operator.

Question 6:

The development on the adjoining lot – 121, the communal area that borders the subject site, what type of use is that development?

Response 6:

This is part of the same DAP application, there are two lots that form part of it. One being office development, and the other has the social housing component. This is proposing to take one of those lots whilst they proceed with the DAP.

Question 7:

Figure 3 on Page 95 shows the boundary wall impact on the adjoining landscape deck area of the adjoining lot, and an associated comment about it not being clear on the setback and the impact on those adjoining properties?

Response 7:

The approved DAP application had two towers – one being for a social/community housing development and the other being for an office development. The proposed car park and supermarket will replace the office tower portion and hence interface with the social/community housing development. The area in question which the development will interface with is the outdoor communal area as per image below and therefore ideally needs to have a high amenity outcome for residents.

The City is of the view that a 9m high wall on the boundary will have a negative impact on the amenity of the residence communal outdoor space and is inconsistent with the applicant local planning framework. As such we have recommended a condition to address the interface through setback or design measures.

Due to some editing issues, please note that a condition has been omitted from the recommendation to address this issue and hence the agenda has been updated to reflect this (see condition 25).



Question 8:

Is the land subject to rates?

Response 8:

The property has been rated since 1 July 2023.

15 MOTIONS WITH PREVIOUS NOTICE

15.1 Notice of Motion - Support for Menstrual Equality & Investigation into Partnership with Share the Dignity

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Karen Wheatland
Attachments	Nil

MOTION

That the Council:

1. **Supports in principle the City of Melville’s commitment to advancing menstrual equity, recognising the important role local government can play in reducing period poverty and promoting dignity, inclusion, and wellbeing for all community members.**
2. **Acknowledges the work of organisations such as *Share the Dignity* and the opportunities presented through programs like *Council Cares* to deliver accessible, community-based menstrual health support.**
3. **Requests the CEO to prepare a report that explores the feasibility, costs, funding options, and strategic alignment of implementing menstrual equity initiatives in partnership with *Share the Dignity*. The report may consider a range of initiatives and approaches relevant to the City’s context and community needs.**
4. **Requests that the report be presented at the November 2025 Elected Members Engagement Session (EMES), with a formal report incorporating feedback and recommended actions brought to Council for consideration in December 2025.**
5. **Encourages the inclusion of menstrual equity objectives in future strategic planning and policy development related to health, wellbeing, gender equity, and environmental sustainability.**

REASONS FOR THE MOTION

1. **Menstrual equity is a public health and human rights issue.** Access to period products and menstrual health support is essential to participation in work, school, and community life — yet many Australians experience period poverty each year, particularly young people, those on low incomes, and vulnerable groups.
2. **Local government has a role to play.** As the tier of government closest to the community, we are well-positioned to respond with practical, inclusive and dignity-focused solutions that support public health, gender equity, and social inclusion.
3. **Share the Dignity is a trusted national partner.** Their *Council Cares* initiative provides resources and support for local governments to roll out menstrual health programs in partnership — tailored to each community’s needs.
4. **This approach ensures a well-informed decision.** By requesting a report from the CEO, Council ensures due diligence around cost, operational feasibility, and alignment with City strategies before committing to any specific actions.
5. **Supports broader policy goals.** Addressing menstrual equity aligns with the City’s commitment to health and wellbeing, gender equity, environmental sustainability (especially if reusable products are included), and social justice.

BRIEFING FORUM – FURTHER INFORMATION

During discussion of the item, the following questions and/or requests for information were raised by Elected Members at the Agenda Briefing Forum held on Tuesday, 8 July 2025. The questions and responses now form part of the final Ordinary Meeting of Council agenda:

Question 1:

Are there any other local governments in WA which have something similar to what is being suggested?

Response 1:

From the time of the question and provision of the answer, City Officers are unable to confirm which local governments are a part of the Shared the Dignity – Council Cares program. However, several local governments across WA (see below) actively support period equity; primarily through sustainability-focused programs such as rebates for reusable menstrual products. The Town of Victoria Park also provides free period products through community facilities.

- **City of Cockburn, Town of Bassendean, City of Canning, City of Stirling, City of Bunbury** – Offers a rebate of up to \$50 for residents purchasing reusable sanitary products, including menstrual cups, pads, and period underwear.
- **Shire of Mundaring** – Provides a one-time rebate covering 50% of the cost (up to \$50) for eligible reusable menstrual products.
- **City of Vincent** – Residents can claim a 50% rebate (up to \$50) on reusable sanitary products to encourage sustainable living
- **Town of Victoria Park** – Offers up to \$50 rebate on a range of reusable sanitary products, including menstrual cups, reusable pads, incontinence pads, and period underwear. Also offer free period products to anyone in need – period pack available on request at front counter of Admin, Library, Leisurelife or Aqualife
- **Shire of Augusta-Margaret River** – Offers residents a \$50 subsidy towards reusable period products.
- **City of Rockingham** – Offers a rebate of up to \$25 for residents purchasing reusable sanitary products, including menstrual cups, pads, and period underwear from Earthside EcoBurns

Question 2:

Considering this would come under state government health, has there been any communication with the state government's health department regarding this?

Response 2:

Not at this stage, however this would occur should the motion be resolved, as part of the investigations.

15.2 Notice of Motion - Honouring Bon Scott's Connection to Palmyra & Celebrating Local Cultural Identity

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Karen Wheatland
Attachments	Nil

MOTION

That the Council:

- 1. Acknowledges the cultural significance of Ronald “Bon” Scott, lead singer of AC/DC, who spent part of his youth living in Palmyra within the City of Melville and is now laid to rest in Fremantle Cemetery, located within the City of Melville.**
- 2. Requests the CEO to prepare a report investigating:**
 - (a) Suitable locations for a permanent civic tribute to Bon Scott — such as the naming of a park, performance space, or public artwork (including consideration of “Bon Scott Boulevard”);**
 - (b) Opportunities to align this initiative with the City’s Tourism Plan, including activation of public space, cultural tourism, and place identity;**
 - (c) A community engagement approach involving local schools, artists, musicians, heritage groups and residents to co-design the tribute and storytelling elements;**
 - (d) Potential costs, resourcing requirements, funding sources, partnership opportunities and other considerations to support the delivery of the project.**
- 3. Request that the Mayor write to AC/DC’s representatives, formally inviting the band — or their management — to visit the City of Melville during their December 2025 Perth tour to recognise and celebrate Bon Scott’s legacy in the community where his story began.**

REASONS FOR THE MOTION

Bon Scott is one of Australia’s most iconic cultural figures. His connection to Palmyra forms part of the rich musical and social history of the City of Melville. Honouring his legacy presents a unique opportunity to strengthen place identity, activate public space, and celebrate creative and cultural expression through community-led storytelling.

This tribute would also speak to the working-class roots of our region as many local families, Bon’s story isn’t just about rock music; it’s about resilience, voice, and a deep connection to this place and its people.

While the tribute would be a lasting legacy, AC/DC’s visit to Perth in December 2025 offers a timely opportunity to extend a formal invitation — and reconnect the band with Bon’s home community.

This initiative supports the City’s strategic goals in tourism, arts and culture, economic development, and community wellbeing — and offers a bold, creative way to put Melville on the map as the place where Bon Scott’s story truly began.

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

19 CLOSURE

CAT ACT 2011
LOCAL GOVERNMENT ACT 1995
CITY OF MELVILLE
CAT LOCAL LAW

20242025

CAT ACT 2011
LOCAL GOVERNMENT ACT 1995
CITY OF MELVILLE

CAT LOCAL LAW [20242025](#)

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SCHEDULE 1 – PRESCRIBED OFFENCES

SCHEDULE 2 – CAT PROHIBITED AREAS

CAT ACT 2011

LOCAL GOVERNMENT ACT 1995

CITY OF MELVILLE

CAT LOCAL LAW [20242025](#)

Under the powers conferred by the *Local Government Act 1995* and the *Cat Act 2011* and all other powers enabling it, the Council of the City of Melville resolved on [DATE] to make the following local law.

PART 1 – PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Melville Cat Local Law [20242025](#)*.

1.2 Commencement

This local law comes into operation three (3) months after the date of publication in the *Government Gazette*.

1.3 Interpretation

In this local law unless the context otherwise requires —

Act means *Cat Act 2011*;

applicant means the occupier of the premises who makes an application for a permit under this local law;

authorised person means a person appointed by the CEO under section 9.10(2) of the Local Government Act to perform any of the functions of an authorised person under this local law;

cat has the meaning given to it in the Act;

cat management facility has the meaning given to it in the Act.

cat prohibited area means an area as outlined in Schedule 2 of this local law;

cattery means any premises where cats are boarded or housed temporarily, usually for profit, and where the occupier of the premises is not the ordinary keeper of the cats;

CEO means the Chief Executive Officer of the City of Melville;

City means the City of Melville;

commencement date means the date this local law comes into operation as per clause 1.2;

Council means the Council of the City of Melville;

district means the district of the City of Melville;

local government means the City of Melville;

Local Government Act means the *Local Government Act 1995* (WA);

nuisance means —

- (a) an activity or condition which is harmful, offensive or annoying and which gives rise to legal liability in the tort of private or public nuisance at law;
- (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or
- (c) interference which causes material damage to land or other property on the land affected by the interference.

owner has the meaning given to it in the Act;

permit means a permit issued by the City of Melville under this local law;

permit holder means a person who holds a valid permit issued by the City of Melville under this local law;

registered means registered with the City under section 9 of the *Cat Act 2011*.;

Schedule means a schedule to this local law;

1.4 Application

This local law applies throughout the district.

PART 2 – CONTROL OF CATS

2.1 Cat ~~Nuisance~~nuisance

- (1) An owner must not allow a cat to be or create a nuisance.
- (2) Where the local government receives a complaint from a person, and where in the opinion of an authorised person that a cat is creating a nuisance, the local government may give a cat control notice to the owner of the cat requiring that person to abate the nuisance.
- (3) A cat control notice given in subclause (2) remains in force for the period specified by the local government in the notice, which must not exceed 28 days.
- (4) A person given a cat control notice must comply with the notice within the time specified in the notice.
- (5) A cat control notice under subclause (2) must be in the form of Schedule 1, Form 3 of the *Cat Regulations 2012*.

2.2 Cats in a ~~Prohibited~~prohibited Area

- (1) A cat must not be in a cat prohibited area at any time.

