City of Melville

MINUTES
ORDINARY COUNCIL MEETING

6:30pm Tuesday, 17 November 2026

Held in the Council Chambers, Melville Civic Centre,
10 Almondbury Road, Booragoon

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The City of Melville acknowledges the Bibbulmun people as the Traditional Custodians of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders past, present and future.

Minutes to be confirmed at the next Ordinary Council Meeting
These minutes are hereby confirmed as true and accurate

Presiding Member Date

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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.

- **E**xcellence - Striving for the best possible outcomes.
- **P**articipation – Involving, collaborating and partnering.
- **I**ntegrity - Acting with honesty, openness and with good intent.
- **C**aring – 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.

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

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

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.*

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

Review *When the Council operates as a review authority on decisions made by Officers for appeal purposes.*

Quasi-Judicial *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.*

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1 OFFICIAL OPENING

The Presiding Member welcomed those in attendance to the meeting, officially declared the meeting open at 6:30pm and invited Cr M McGoldrick to read the Acknowledgement of Country and advised those present of the Disclaimer, the Affirmation of Civic Duty and Responsibility, the Audio Recording Advice and the *Privacy and Responsible Information Sharing Act 2024* collection notice.

2 ATTENDANCE AND APOLOGIES

In Attendance

K Mair	Mayor
Councillors	Ward
Cr M Woodall	Bull Creek - Leeming Ward
Cr J Spanbroek *(from 6:32pm)*	Bull Creek - Leeming Ward
Cr G Barber	Bicton - Attadale - Alfred Cove Ward
Cr G Panayotou	Bicton - Attadale - Alfred Cove Ward
Cr N Robins	Bateman - Kardinya - Murdoch Ward
Cr S Hong	Bateman - Kardinya - Murdoch Ward
Cr C Ross	Applecross - Mount Pleasant Ward
Cr D Lim	Applecross - Mount Pleasant Ward *(electronic attendance from 6:30pm to 6:33pm)*
Cr K Wheatland	Palmyra - Melville - Willagee Ward
Cr M McGoldrick	Palmyra - Melville - Willagee Ward
Cr S Green	Central Ward
Cr C Yorke	Central Ward

Officers

Ms G Bowman	Chief Executive Officer
Ms M Pickering	Director Community Development
Mr G Tuffin	Director Corporate Services
Mr J Coten	Director Environment & Infrastructure
Mr P Varelis	Director Planning
Mr M Yildiz	Director Legal, Governance & Risk
Ms R Ward *(from 7:03pm)*	Manager City Building & Projects
Ms C Newman	Head of Governance
Ms M Smith Poulton	Lead Governance
Mr O Pugh	Governance Officer (Council Support)

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At the commencement of the meeting:

Public Gallery	1

Apologies

Nil.

On Approved Leave of Absence

Cr S Green	Central Ward

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At 6:32pm, Cr J Spanbroek entered the meeting.

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3 ELECTION OF DEPUTY MAYOR 2026-2027

At 6:33pm, Ms G Bowman, Chief Executive Officer invited nominations for the office of Deputy Mayor for November 2026 to October 2027 as required by the *Local Government Act 1995*.

The following nominations were received in writing:

- Cr C Yorke (prior to the meeting)
- Cr N Robins (prior to the meeting)
- Cr C Ross (during the meeting)

At 6:33pm, Cr D Lim electronically disconnected from the meeting.

At 6:33pm, Cr D Lim entered the meeting.

At 6:35pm, the Chief Executive Officer closed nominations for the office of Deputy Mayor.

At 6:36pm, Cr C Yorke gave a verbal presentation which concluded at 6:38pm.

At 6:38pm, Cr N Robins gave a verbal presentation which concluded at 6:41pm.

At 6:41pm, Cr C Ross gave a verbal presentation which concluded at 6:45pm.

At 6:45pm, the Chief Executive Officer then conducted the election by secret ballot in accordance with the provisions of the *Local Government Act 1995*.

At 6:47pm, the Chief Executive Officer declared Cr N Robins as Deputy Mayor for the City of Melville from November 2026 to October 2027.

At 6:49pm, Cr N Robins made the Declaration of Office for role of Deputy Mayor.

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4 DECLARATIONS BY MEMBERS

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

- Cr S Green advised he had not read in its entirety the business papers due to being on leave of absence.
- Cr K Wheatland advised she had not heard in its entirety the Agenda Briefing Forum held on Tuesday, 10 November 2026.

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

Nil.

5 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Nil.

Approved Written Submissions

Nil.

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6 DISCLOSURE OF INTEREST

6.1 Financial or Proximity Interests

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

UP26/127 Riseley District Centre - Draft Precinct Structure Plan - Adoption for the Purposes of Public Advertising	
Name	**Mayor K Mair**
Nature of interest	Financial Interest
Item description	Leave the meeting

UP26/128 Deferral Report - Palmyra Farmers Market Trial	
Name	**Cr K Wheatland**
Nature of interest	Financial Interest - Former stall holder
Item description	Leave the meeting

6.2 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)

CD26/77 Melville Bowling and Recreation Club Redevelopment Planning - Needs Analysis	
Name	**Cr M McGoldrick**
Nature of interest	Interest under Code of Conduct
Item description	Stay, discuss and vote - Former Social member (2021 and 2022)
Name	**Cr G Barber**
Nature of interest	Interest under Code of Conduct - Husband is a playing member
Item description	Stay, discuss and vote
Name	**Mayor K Mair**
Nature of interest	Interest under Code of Conduct - Social member of Melville Bowling and Recreation Club
Item description	Stay, discuss and vote
Name	**Cr G Panayotou**
Nature of interest	Interest under Code of Conduct - Social Club Member
Item description	Stay, discuss and vote

E26/109 RFT262701 New Changerooms and Clubroom – Troy Park, Attadale	
Name	**Cr M McGoldrick**
Nature of interest	Interest under Code of Conduct - current Secretary of the Troy Park Sports Association, life member of Attadale Junior Football Club and former committee member Attadale Netball Club
Item description	Stay, discuss and vote

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7 PUBLIC QUESTION TIME

At 6:54pm, the Presiding Member opened Public Question Time.

7.1 Questions Received with Notice

7.1.1 Mr R Hopkinson & Mrs F Hopkinson, Applecross

Preamble:

The community has expressed concerns about the City of Melville's development (planning and building) compliance functions over an extended period, as referenced in our past communications to Council and our written submission to the September 15, 2026 OMC in support of my petition, which Council in effect rejected.
(https://www.melvillecity.com.au/getContentAsset/834ed4a8-4216-4b24-9350-536cffb78149/3ca954ad-3848-47c6-8f97-68cebe0b47a2/Written-Submission-Mr-Mrs-Hopkinson-Item-12-3-15-September-2026-OMC-CoM-Redacted.pdf?language=enhttps://www.melvillecity.com.au/getContentAsset/834ed4a8-4216-4b24-9350-536cffb78149/3ca954ad-3848-47c6-8f97-68cebe0b47a2/Written-Submission-Mr-Mrs-Hopkinson-Item-12-3-15-September-2026-OMC-CoM-Redacted.pdf?language=enhttps://www.melvillecity.com.au/getContentAsset/834ed4a8-4216-4b24-9350-536cffb78149/3ca954ad-3848-47c6-8f97-68cebe0b47a2/Written-Submission-Mr-Mrs-Hopkinson-Item-12-3-15-September-2026-OMC-CoM-Redacted.pdf?language=en)

The community wants to know if the City of Melville's organisational changes to the development compliance functions over the past 4 years have delivered tangible and measurable improvements in compliance enforcement, efficiency and accountability. Our written submission refers to independent reviews including the 2021 Weir planning and building complaints review, 2021 Gary Hunt Organisational Review and the 2022 GFG Consulting Review of Planning, Building and Environmental Health Directorate.

The City's planning and building compliance functions are of significant public interest.

Question 1

What is the size of the development compliance team and how many of the team members have relevant formal relevant qualifications such as being a registered builder, registered building surveyor, registered structural engineer and/or Planning Institute of Australia (PIA) accreditation by team management/supervisory level and individual contributors. For clarity, we do not need qualifications by named individuals, rather we wish to understand the development compliance teams "bench strength"?

Response 1:

The Development Compliance team includes management, supervisory and operational roles, with qualifications, skills and experience relevant to each position.

The qualifications listed are relevant to some roles but are not required across the entire team. The City is satisfied that the team has the necessary capability to deliver the service, with specialist internal or external advice obtained where required.

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Question 2:

What experience and technical competency requirement are typically included in Senior Development Compliance Officer job descriptions?

Response 2:

Relevant compliance experience, investigation and evidence-gathering skills, legislative interpretation, risk-based decision-making, report writing, stakeholder management and the ability to manage complex enforcement matters.

Question 3:

What was the reasons and basis of the justifications to the created the new senior positions?

Response 3:

The positions were created in response to an increase in the demand for the service and complexity of compliance matters.

Question 4:

What measurable improvements have occurred since the past reviews (Weir, Hunt and GFG) in investigation timeframes, outstanding cases, case completion and enforcement outcomes?

Response 4:

Case completions have increased, supported by clearer processes, risk-based prioritisation and improved oversight.

Question 5:

How does the City measure the workload and performance of the development team?

Response 5:

Through various business metrics including but not limited to caseload, complexity, timeliness, completion rates, outstanding matters and case progress.

Question 6:

What are the measurable performance indicators used to determine whether development compliance functions are effective, consistent and accountable?

Response 6:

Indicators include initial responses, investigation targets, cases received and closed, outstanding caseload, progress and procedural compliance.

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Question 7:

Has the City independently assessed whether the post-review re-structure has achieved its intended outcomes?

Response 7:

No, an assurance audit undertaken by an external auditor is scheduled for reporting to the City's Audit, Risk and Improvement Committee (ARIC) as part of the 2026/27 internal audit program.

7.1.2 Dr J Stevens, Bicton

Preamble:

At the 15/9/2026 Council meeting it dismissed petitions about planning and building concerns submitted by Mr Hopkinson and me. At the meeting it was agreed Council would have a meeting to discuss the concerns raised in the Petitions and the submissions by Mr Hopkinson, Mr Kenny and me.15/9/2026 Council meeting (at 37:50 min mark of the livestream). The CEO advised Council (at 42:20 minute in livestream) ".. I think the statement regarding the City approving development which is encroaching on people's private property may be incorrect because we have certainly not been doing that". On 18/9/2926 I sent an email to Cr Wheatland and Cr McGoldrick (who both supported the officer recommendations to dismiss my Petition) and other Councillors, but I have not had a response, particularly my request that community members attend. On 28/10/2026 I received a letter from a City officer confirming that Council would not take action in response to my petition. I feel Councillors and City officers have not read, comprehended, or given due diligence to my 22/8/2026 email to Council and my 1/9/2026 submitted submission

(https://www.melvillecity.com.au/getContentAsset/906c6e15-748a-44b6-bbe9-e49d486f36e1/3ca954ad-3848-47c6-8f97-68cebe0b47a2/Written-Submission-Dr-J-Stevens-Item-12-2-Petition-15-September-2026-OMC.pdf?language=en).

Question 1:

Why wasn't the CEO's commitment to have a follow-up meeting with Councillors over the petitions recorded in the minutes?

Response 1:

The comments made by the Chief Executive Officer did not constitute a resolution of Council or a formal procedural motion. They related to an administrative undertaking to provide Elected Members with further information and an opportunity for discussion and receive an information briefing.

Council minutes record the formal proceedings and decisions of the Council meeting in accordance with the requirements of Regulation 11 of the *Local Government (Administration) Regulations 1996*. They are not intended to be a verbatim transcript of every statement or administrative undertaking made during debate. The livestream provides the complete audiovisual record of the comments made at the meeting.

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Question 2:

Has the mentioned Council meeting been held and if so, when?

Response 2:

No Council meeting was held however this matter was presented to Elected Members at an Elected Member Engagement Session on 27 October 2026. Elected Member Engagement Sessions are confidential forums provided to brief elected members and facilitate discussion on matters relevant to the City. They are not Council meetings, are not open to the public and are not decision-making forums. No Council decision can be made at an Elected Member Engagement Session. Any matter requiring a Council decision must be presented to a properly convened Council meeting through a report or motion.

Question 3:

If not, what date is scheduled, and will community members be invited?

Response 3:

The Elected Member Engagement Session was held on 27 October 2026. Community members are not ordinarily invited to EMES because these sessions are confidential briefing and discussion forums for Elected Members. They are not Council meetings, public meetings, hearings or community consultation sessions.

Question 4:

If it has happened, why weren't community members, particularly me, invited?

Response 4:

The purpose of the Elected Member Engagement Session was to provide Elected Members with information about the applicable legislative and regulatory framework and the respective roles and powers of the City and other parties in building, boundary and encroachment matters.

It was not intended to reconsider the petitions, conduct a hearing, determine the merits of an individual dispute or provide an additional opportunity for submissions. Accordingly, the petitioners and other community members were not invited.

Question 5:

What was the agreed objectives of the meeting?

Question 6:

What was the agenda of the meeting?

Question 7:

Were the concerns raised in the 3 submissions (as available on your website) discussed at the meeting?

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Response 5, 6 & 7:

Elected Member Engagement Sessions are confidential forums provided to brief elected members and facilitate discussion on matters relevant to the City. They are not Council meetings, are not open to the public and are not decision-making forums.

Question 8:

*Does Council accept that the CEO's advice "**City approving development which is encroaching on people's private property may be incorrect because we have certainly not been doing that"** is not correct in my case, given the evidence provided in my 22/8/2026 email to Council?*

Response 8:

The Chief Executive Officer's statement should be read in its complete context. It distinguished between:

1. a development or building approval issued under the relevant statutory framework; and
2. a private boundary or encroachment dispute that may subsequently arise between adjoining landowners.

The granting of an approval does not determine or alter the legal location of a property boundary, authorise construction on another person's land, or finally determine whether a physical encroachment has occurred. Boundary ownership and encroachment issues generally require appropriate survey evidence and may ultimately be matters for resolution between the affected landowners or through a court with jurisdiction to determine private property rights.

The City has considered the information provided by the questioner. However, it would not be appropriate to make a general admission about the legal effect of a particular approval or an alleged encroachment through a public question response, particularly where private property rights, disputed facts and individual compliance matters may be involved.

Question 9:

Does Council accept that Cr Wheatland's statements at the Council meeting may be seen as incorrect or misleading, given my emails and submission?

Response 9:

It would not be appropriate through a response to a public question, to make a determination about an Elected Member's intentions or characterise statements made during Council debate.

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Question 10:

What were the findings and conclusions from the meeting?

Question 11:

What actions were agreed to at the meeting?

Response 10 & 11:

Elected Member Engagement Sessions are confidential forums provided to brief elected members and facilitate discussion on matters relevant to the City. They are not Council meetings, are not open to the public and are not decision-making forums.

7.1.3 Mr M McLerie, Bicton

Preamble:

In October Ms Lisa O'Malley, MLA Bicton, invited Mayor Mair to meet to discuss her "recent meeting with several of our constituents regarding the Building Act WA 2021, the Building Services (Complaints and Resolution and Administration) Act WA 2021, and the Planning and Development Act WA 2005, at which they raised concerns about the City of Melville's proficiency in relation to these Acts and their personal dealings" (Concerns).

Response to Preamble:

The meeting was not as described in the preamble nor did it relate to the proficiency of the City's application of legislation relating to the Building Act WA 2021, the Building Services (Complaints and Resolution and Administration) Act WA 2021, or the Planning and Development Act WA 2005. Specific private property matters were discussed.

Question 1:

Were all Elected Members advised of the invitation and invited to participate in the meeting?

Response 1:

The request was to meet with the Mayor. The City meets regularly with Local Members of Parliament, with invitations extended to the Mayor and Chief Executive Officer as the primary and secondary spokespersons on advocacy issues, in accordance with the Council's Advocacy Policy (CP-127). Relevant officers are also invited to attend, depending on the topics for discussion. Elected Members were not invited to participate, as this is not standard practice for these meetings.

Question 2:

When and where did the meeting occur, and who from the City attended?

Response 2:

The meeting was held at the City of Melville Civic Centre, 10 Almondbury Road, Booragoon WA 6154 on Wednesday 26 November 2025. Attendees from the City of Melville included the Mayor, Chief Executive Officer, Director Planning, Manager Health and Compliance, and Principal Advisor – Advocacy and Grants.

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Question 3:

What were the systematic Concerns themes raised and discussed at the meeting?

Question 4:

What actions to address the systematic Concerns were agreed at the meeting?

Question 5:

Has Council or the Administration engaged the community, including the "several of our constituents", to seek more information to investigate options to address the Concerns, if so when and how?

Question 6:

What has happened, what has changed, to resolve the systematic Concerns after the meeting a year ago?

Question 7:

Has there been any subsequent engagements, in relation to the Concerns, with:

a. Ms O'Malley, Ms Kim Giddens, MLA Bateman, or other parliamentarians,

b. State agencies, such as DPLH and Building and Energy, and

c. the media?

Question 8:

Was Council informed of the meeting content and outcomes, actions agreed, and changes implemented to resolve the systematic Concerns, if so when and how?

Question 9:

Does Council agree that the systematic Concerns are matters that affect the community and are of public interest?

Response 3, 4, 5, 6, 7, 8 & 9:

No systematic concerns were raised or discussed.

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7.1.4 Mr M McLerie, Bicton

Preamble:

In March 2026 I identify the City of Melville charged me twice the required fee for a planning application. The 100% overcharging may not have come to light had I not been diligent myself. This was not the first time the City has overcharged me, or others for that matter. On 25 April I asked some question of the City officers about the overcharging, but the questions were not answered despite my 5 May follow-up.

Question 1:

How many planning and building customers appear to have been overcharged since 1 January 2023.

Response 1:

The City's review identified 34 amendment development applications that had been overcharged since 2021. This was a broader review period than the date specified in the question. No building application customers were identified as part of this particular review.

Question 2:

How many other customers appear to have been overcharged since 1 January 2023.

Response 2:

The City does not currently have a verified figure for customers outside Planning and Building.

Question 3:

Did the City refund the overcharged amount to all customer since 1 January 2023.

Response 3:

Yes. The City processed refunds totalling $5,032 for all affected amendment development application customers identified through the review, which covered applications dating back to 2021.

Question 4:

When was the investigation into my case of being overcharged completed. Why was I not advised of investigation findings.

Response 4:

The review was completed in May 2026 with the refund itself being the notification.

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Question 5:

What were the root causes that resulted in me, and other customers being overcharged.

Response 5:

The overcharging resulted from the incorrect configuration of the amendment application fee in the City's corporate system. The system applied a standard fee of $295 when a lower maximum of $147 applied to certain amendment application types.

Question 6:

What remedial work has the City completed to prevent overcharging incidents happen again.

Response 6:

The fee for that application type was updated from the City's corporate system on 5 May 2026 to introduce a manual check to verify the correct fee prior to invoicing. Staff instructions, manual checking requirements, annual fee reviews and additional Finance verification controls have also been introduced.

Question 7:

Will Council publicly apologise for the overcharging incidents, particularly to me.

Response 7:

The City acknowledges the error and apologised to the affected customers, including the questioner, for the overcharging.

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7.2 Questions Received at the Meeting

7.2.1 Mr M Drake, Booragoon

Preamble:

These questions are in relation to item CD26/77 Melville Bowling and Recreation Club Redevelopment Planning and particularly the Club lease, sublease and associated matters. From the outset may I be clear that I am not against Padel being provided, nor appropriate improvements to the Bowling Club facilities. What I understand has been contemplated is an up to six court Padel facility to be constructed on the grounds leased to the Bowling Club. The current market rate of hiring a court is $60 per hour. So if we assume a four court facility is delivered to that is $240 per hour of income. If that court is hired for six days in the week it equates to ~$1500 per week, or $75,000 for the year. If you assume that the courts are not used for two months this still generates $60,000 per year. According to Mr Tuffin, $60,000 per year is the average annual rent of the first five years of the lease. So only one hour of income generation comes to the community group. This leaves the "for profit company" all the rest of the hours to pay their costs and generate profit.

Question 1:

Did the Melville Bowling and Recreation Club require approval from the City of Melville as landowner or lessor, as it is distinct from building and environmental approvals, before creating or entering into a sub-lease?

Response 1:

In relation to the sublease, it is a requirement that the City endorse that request.

In relation to the negotiated outcome, that was a negotiation by the bowling club, so the City was not involved in those negotiations. There is a process that still needs to be followed because under the Act it is classified as a disposal of property, even though it is a sub-licence or sub-lease. That documentation is currently being prepared.

Question 2:

In terms of the operating model created by the sub-lease, how did the bowling club and the City determine that, of the three models identified in the draft Needs Analysis report which is leasing or operating or a hybrid, such as the City does in other locations, how did they arrive at that being the best option for the community?

Response 2:

This question was taken on notice at the Ordinary Meeting of Council held on 17 November 2026 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.

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Question 3:

Does the Council have the right to vary the rental income it receives from the bowling club over the term of the lease to a more commercial rate, given that the club's decision to sub-lease a portion of the land is on more commercial terms?

Response 3:

The City recently entered into a new lease agreement and the terms of that lease are now fixed until such time that the club would agree to renegotiate those terms. As it currently stands, the City would not be entitled to any additional lease payments.

Question 4:

The peppercorn rent and the $900 on administration fees, is that correct?

Response 4:

Yes, they are currently charged an administration fee.

7.3 Questions Taken on Notice at Previous Meeting

Nil.

At 7:01pm, the Presiding Member closed Public Question Time.

8 AWARDS AND PRESENTATIONS

Nil.

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9 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9.1 Leave of Absence - November 2026

COUNCIL RESOLUTION (9.1)

At 7:02pm Cr S Hong moved, seconded Cr J Spanbroek

That the Council approves the requests for leave of absence from:

- **Cr D Lim for a week and a half from November to December;**
- **Cr C Ross for three weeks from November to December; and**
- **Cr G Barber for less than a week from November to December.**

At 7:02pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

10 CONFIRMATION OF MINUTES

At 7:03pm, Ms R Ward entered the meeting.

10.1 Ordinary Meeting of Council – 20 October 2026

COUNCIL RESOLUTION (10.1)

At 7:03pm Cr M McGoldrick moved, seconded Cr N Robins

That the minutes of the Ordinary Meeting of Council held on 20 October 2026 be confirmed as a true and accurate record.

At 7:03pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

10.2 Agenda Briefing Forum – 10 November 2026

COUNCIL RESOLUTION (10.2)

At 7:03pm Cr M Woodall moved, seconded Cr J Spanbroek

That the notes of the Agenda Briefing Forum held on 10 November 2026 be confirmed as a true and accurate record.

At 7:03pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

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11 NEW BUSINESS OF AN URGENT NATURE

Nil.

12 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

That the meeting may close to members of the public, if required, to allow for items with attachments deemed confidential in accordance with Section 5.23(4) of the *Local Government Act 1995* to be discussed behind closed doors.

At 7:03pm, the Presiding Member advised the Council that item C26/445 RFT262713 - Construction of Library, Museum & Arts Centre, Booragoon had been identified as confidential, and that the following items had been identified as containing confidential attachments:

- C26/440 RFT262723 Supply and Installation of Sports Floodlighting at Len Shearer Reserve
- C26/439 RFT262717 Supply and Installation of Sports Floodlighting at Marmion Reserve
- C26/444 Site Planning and Development Investigation Outcomes: 67-69 Canning Beach Road and 2 Kintail Road, Applecross
- E26/108 RFT262716 Design and Construction of LeisureFit Booragoon Splashpad
- E26/109 RFT262701 New Changerooms and Clubroom – Troy Park, Attadale

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13 PETITIONS

13.1 Receipt of Petition - LPP 1.24 Tree Retention on Private Land

On Thursday, 29 October 2026, the City of Melville received a petition from Mr N Nanni of Attadale, signed by 81 residents and 58 non-residents. The petition reads as follows:

> *"We, the undersigned electors and residents of the City of Melville, respectfully request that Council reject the draft Local Planning Policy 1.24 (Tree Retention Private Land) in its entirety [1.2]. We believe that regulating mature trees on private property infringes on individual property rights, imposes unfair financial burdens on homeowners for maintenance and compliance, and complicates standard residential development [1.2]."*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (13.1)

At 7:06pm Cr C Yorke moved, seconded Cr M McGoldrick

That the Council acknowledge the petition and request that the Chief Executive Officer prepare a report on the matters raised as part of the Council reporting on the Draft Local Planning Policy 1.24 – Regulated Trees on Private Land.

At 7:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

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14 ADOPTION OF RECOMMENDATIONS EN BLOC

COUNCIL RESOLUTION

At 7:07pm Cr M McGoldrick moved, seconded Cr K Wheatland

That the recommendations for:

- **C26/435 - Schedule of Accounts Paid - September 2026**
- **C26/437 - Investment Statements - September 2026**
- **C26/439 - RFT262717 Supply and Installation of Sports Floodlighting at Marmion Reserve**
- **UP26/126 - Scheme Amendment No. 19 to Local Planning Scheme No. 6 to Rezone Lot 15 (305 - 307) Stock Road Palmyra from "Light Industry" to "Service Commercial"**

be carried En bloc

At 7:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (13/0)

15 REPORTS

15.1 Reports from Committees

Nil.

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15.2 Reports of the Chief Executive Officer

Management Services

At 7:07pm, the Presiding Member advised that the following nominations for WALGA South Metropolitan Zone deputy member had been received prior to the meeting:

- Cr M McGoldrick
- Cr G Barber
- Cr S Green

At 7:08pm, the Presiding Member called for additional nominations from the floor, however none were received.

M26/111 WALGA South Metropolitan Zone - Nominations for Deputy

File Number:	
Responsible Officer:	Director Legal, Governance & Risk
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

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

SUMMARY

- This report provides the Council with the opportunity to nominate additional deputy representatives to the Western Australia Local Government Association (WALGA) South Metropolitan Zone until October 2027.
- This report also provides an overview of the WALGA South Metropolitan Zone meeting functions, frequency and other details.

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OFFICER RECOMMENDATION

That the Council confirm the current appointments to the WALGA South Metropolitan Zone and appoint additional deputy members until October 2027, as follows:

Membership	Member	Deputy
1. Elected member	Mayor K Mair (current)	Cr J Spanbroek (current)
2. Elected Member	Cr K Wheatland (current)	(additional)
3. Elected Member	Cr D Lim (current)	(additional)

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OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (M26/111)

At 7:09pm Cr K Wheatland moved, seconded Cr M Woodall

That the Council confirm the current appointments to the WALGA South Metropolitan Zone and appoint additional deputy members until October 2027, as follows:

Membership	Member	Deputy
1. Elected member	Mayor K Mair (current)	Cr J Spanbroek (current)
2. Elected Member	Cr K Wheatland (current)	Cr McGoldrick (additional)
3. Elected Member	Cr D Lim (current)	Cr S Green (additional)
		Cr G Barber (additional)

At 7:09pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

PURPOSE

To appoint additional deputy members to the Western Australian Local Government Association (WALGA) South Metropolitan Zone until October 2027.

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

Biennially, after Ordinary Local Government Elections the City reviews its Elected Member representation on Advisory Committees and Working Groups, including representation on the WALGA South Metropolitan Zone.

At the Special Meeting of Council held on 21 October 2025, the Council resolved, by absolute majority, to appoint the follow Elected Members as members of the WALGA South Metropolitan Zone:

- Mayor Katy Mair
- Cr K Wheatland; and
- Cr D Lim

A deputy member, Cr Spanbroek, was also appointed at this meeting.

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CONSIDERATION

WALGA's governance structure provides representation for its 139 member local governments through Zones: autonomous groupings of geographically aligned local governments.

Zones elect one or more representatives to WALGA's State Council, consider its agenda and provide direction and feedback. They may also independently consider and advocate on regional issues.

Delegates represent their local government and make decisions at a regional level. Each Zone determines its member representation and elects a Chair and Deputy Chair, with membership reviewed following each Ordinary Local Government Election.

The South Metropolitan Zone (SMZ) comprises the Cities of Melville, Cockburn, Fremantle, Kwinana and Rockingham and the Town of East Fremantle. Each member local government is entitled to appoint three voting delegates and as many deputy delegates as it considers appropriate. Appointment of the Chief Executive Officer as an additional deputy delegate is recommended where beneficial to maintain representation at Zone meetings.

The SMZ currently meets five times per year (generally February, April, June, August and November) on the fourth Monday of the appointed month at 5.30pm. Meetings are hosted in rotation by member local governments, providing an opportunity to showcase their areas.

A tentative schedule for the remaining year and 2027 is outlined below:

- 23 November 2026
- 22 February 2027
- 26 April 2027
- 28 June 2027
- 23 August 2027
- 22 November 2027

Zone delegates are not paid sitting fees or reimbursements.

Appointing additional deputy members would ensure that the City maintains its full representation of voting delegates when appointed members are unavailable, ensuring a consistent voice in regional decision-making and advocacy.

ENGAGEMENT

No external engagement is required for this report.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with the nomination of the City's representatives.

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LEGISLATIVE AND POLICY ALIGNMENT

WALGA is constituted under section 9.58 of the *Local Government Act 1995.*

FINANCIAL IMPLICATIONS

There a no financial implications associated with the nomination of deputy members to the WALGA South Metropolitan Zone.

CONSEQUENCE

The Council could choose not to nominate additional deputy members to the WALGA South Metropolitan Zone, which may mean that the City is not fully represented at Zone meetings.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

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Corporate Services

C26/435 Schedule of Accounts Paid - September 2026

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 the matter.
Attachments:	1. Payment Details September 2026 ⇩ 2. Card Payment Details September 2026

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the details of payments made under delegated authority (DA-035) to suppliers for the period of September 2026 and recommends that the Schedule of Accounts Paid be noted.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/435)

At 7:07pm Cr M McGoldrick moved, seconded Cr K Wheatland

That the Council notes the Schedule of Accounts paid for the period September 2026 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in the attachments to this report; Payment Details July 2026 (Attachment 1) and Card Payment Details September 2026 (Attachment 2).

At 7:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (13/0)

PURPOSE

The Schedule of Payments for the month totals $33,011,420. The report and the attached Schedule of Accounts Paid 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.

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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 regulations 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 $7,282,188 direct creditor payments were paid during the month, of which, 6% of payments were paid to suppliers located within the City of Melville and 11% to suppliers within the South West Metropolitan Region, compared to 6% and 11% of total of $11,266,199 direct creditor payments made over August 2026 respectively.

The biggest payment of $850,080 made during the month was the July and August 2026 FOGO and Green Waste Gate fees to RE.CYCLE (Canning vale) PTY LTD. 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 September including Payment Electronic Funds Transfers batches: 1043-1047, Trust Payments, Card Payments and Payroll.

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

SCHEDULE OF PAYMENTS MADE Sep-26 *Payments made under Delegated Authority DA-035*		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Electronic Funds Transfers	EFT Payment Register No. 1043,1045 and 1047	$6,841,928.77
	EFT Payment on Restricted Funds Register No. 1044,1046 and 172	$272,809.48
	Less Cancelled EFTs	($1,260.00)
		$7,113,478.25
Direct Debits	Bank Fees	$25,519.88
	Ampol Fuel	$143,049.20
Direct Payments		$140.34
	Total Direct Creditor Payments	***$7,282,187.67***
Payroll	Total Pay 6 and 7	*$5,630,036.79*
	Total Payroll	***$5,630,036.79***
Cards		
	Westpac Purchase Cards	*$99,195.86*
	Total Card Payments	**$99,195.86**
	Total Direct Creditor Payments from Municipal Account	***$13,011,420.32***

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Schedule of Payments Made continued.

INTERFUND & INVESTMENT TRANSACTIONS			
Interfund Transfers			
Municipal			($1,157,697.96)
Reserve			$1,157,697.96
		Total Interfund Transfers	**$0.00**
New Municipal Investments			
BOQ	1/09/2026		$3,000,000.00
Westpac	4/09/2026		$1,000,000.00
Westpac	4/09/2026		$5,000,000.00
Westpac	11/09/2026		$2,000,000.00
Westpac	16/09/2026		$1,000,000.00
Westpac	30/09/2026		$8,000,000.00
		Total New Investments	**$20,000,000.00**
		Grand Total	**$33,011,420.32**

Details of the payments are shown in attachment 1.

Any payment over and above $25,000.00 has been highlighted under the Payment Amount column in the attachment 1.

Regulation 13A of the *Local Government (Financial Management) Regulations 1996* (Payments by Employees via Purchasing Cards) 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 August 2026 and settled in September 2026 is provided as an attachment 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.

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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 introduced 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

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

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C26/437 Investment Statements - September 2026

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 the matter.
Attachments:	Nil

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

This report presents the investment statements for the period ending 30 September 2026 and recommends that it be noted by the Council.

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OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/437)

At 7:07pm Cr M McGoldrick moved, seconded Cr K Wheatland

That the Council notes the Investment Report for the period ending 30 September 2026.

At 7:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (13/0)

PURPOSE

To report on the performance of the City's investment portfolio for the month of September 2026.

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 5.16% to 5.19% which exceeds the benchmark 12 month Bloomberg AUSBOND Bank Bill Index reference rate of 4.1%.

19.80% 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 19.40% in August 2026.

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

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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 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 as at 30 September 2026.

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CITY OF MELVILLE STATEMENT OF INVESTMENTS FOR THE PERIOD ENDING 30 September 2026			
SUMMARY BY FUND			
Municipal		$	72,733,292
Reserve		$	133,797,233
Citizen Relief		$	252,477
TOTAL		**$**	**206,783,002**
SUMMARY BY INVESTMENT TYPE			
11AM		$	14,235,564
60Days at Call		$	2,000,000
90Days at Call		$	16,600,000
Term Deposit		$	173,947,438
TOTAL		**$**	**206,783,002**
SUMMARY BY CREDIT RATING			
AAA Category	AAA		
AA Category (AA+ to AA-)	AA-	$	162,283,002
A Category (A+ to A-)	A+		
	A		
	A-	$	44,500,000
BBB+ Category	BBB+		
TOTAL		**$**	**206,783,002**

The City's total investments amount to $206.78m, mainly held in Municipal Funds $72.73m and Reserve Funds $133.80m which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds $173.95m are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts $14.24m 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 78% of funds in AA Category rated institutions and 22% in A Category rated institutions.

The City's investments were invested within the limits allowed within each category rating for September 2026.

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Issuer	Rating Group	Face Value	% Total Value
Bank of Queensland Ltd	A+ to A-	35,400,000.00	17.12%
Bendigo & Adelaide Bank Ltd	A+ to A-	5,600,000.00	2.71%
National Australia Bank Ltd	A1+, AA+ to AA-	35,941,441.68	17.38%
Westpac Banking Corporation Ltd	A1+, AA+ to AA-	129,841,559.90	62.79%
Portfolio Total		206,783,001.58	100.00%

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

3. Portfolio Credit Framework Limits As At 30 September 2026

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	165,783,001.58	80.17%	100.00%	80.17%	19.83%	0.00%
Tier 2	41,000,000.00	19.83%	60.00%	33.05%	66.95%	0.00%
Tier 3	0.00	0.00%	35.00%	0.00%	100.00%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	206,783,001.58					

Values used in the above calculations exclude interest for term deposits and other simple intereest securities.

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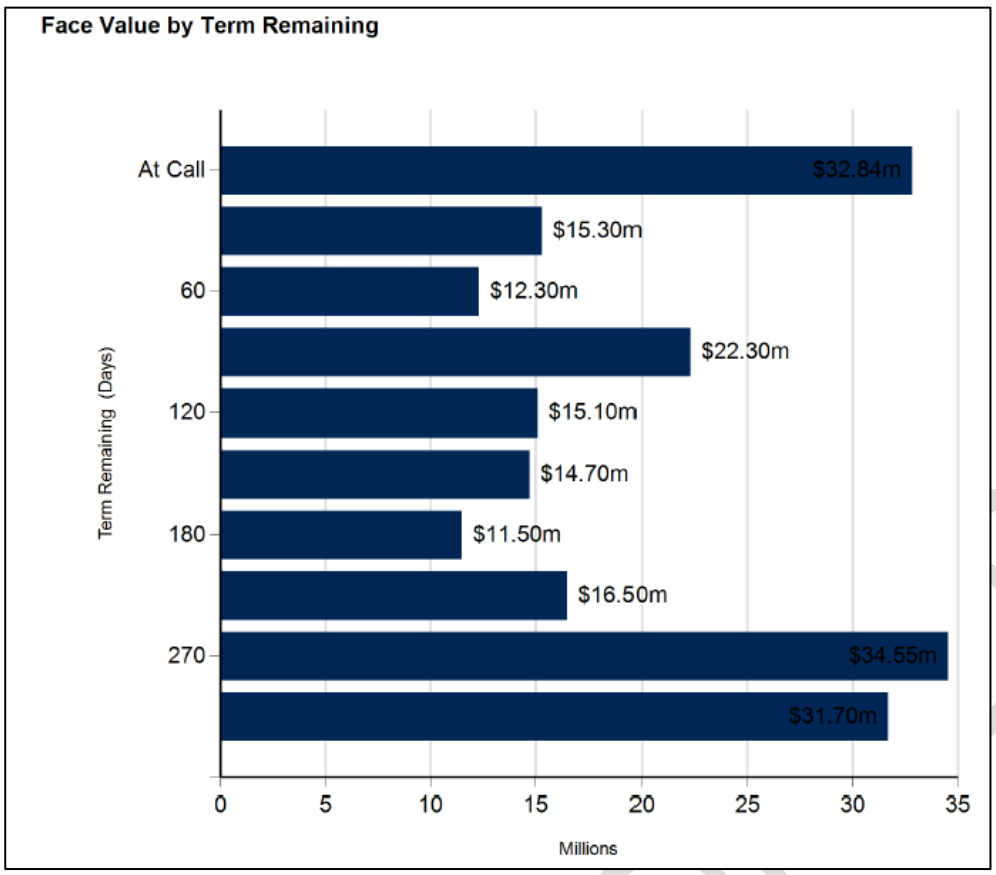

The above Investment Maturity Profile graph for September 2026 provides an overview of the City's investment portfolio, categorising term deposits based on their maturity periods. The maturity profile of the City's investments is aligned with Council's investment policy, cash flow requirements, and prevailing 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 substantial portion of funds ($14.24m) 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. The estimated average cash outflow requirement of the City is between $13M to $16M per month.

The majority of the investment portfolio is concentrated in short to medium-term maturities, with limited allocation beyond 270 and 365 days. There are no long-term investments beyond one year, as the City's investment strategy is designed to align with its annual revenue cycle, which is predominantly driven by rates revenue. The recent RBA decision to increase the official cash rate to 4.60% on 29 September 2026 has contributed to increased competitiveness of longer-term deposit rates, influencing this maturity profile.

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.

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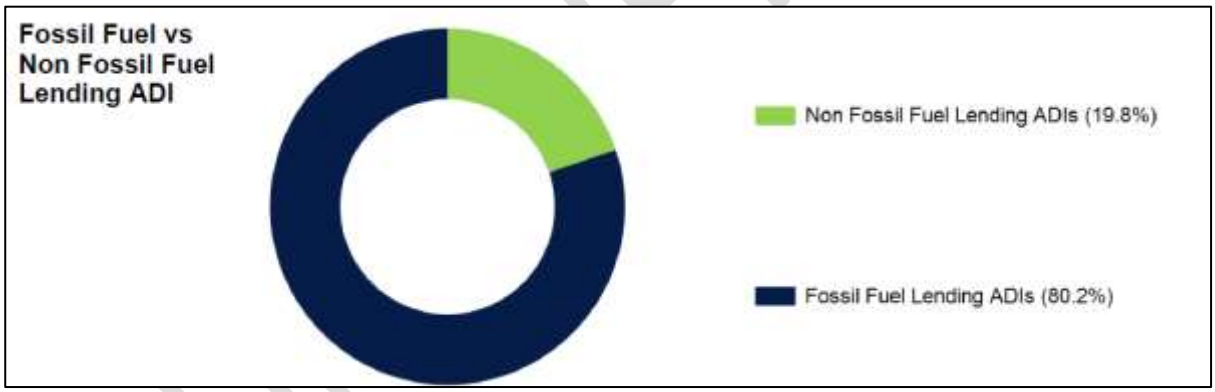
"Green investments" are authorised investment products made in authorised institutions that respect the environment by not investing in fossil fuel industries.

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.

From the recent investment policy review, BOQ has been classified by the City's investment advisor as a preferred ESG-aligned ADI based on its sustainability commitments, limited exposure to fossil fuel project financing, and public climate-related policies. The classification is based on the advisor's screening methodology rather than an assertion that BOQ has no historical fossil fuel exposure.

The average interest rate achieved on the current Bank of Queensland investments was 5.3%. In accordance with the Investment of Funds Policy, green investments are only selected when they offer the highest available rate on the day of investment. As a result, the green investments did not result in any reduction in interest earnings.

The total investment in authorised institutions as of 30 September 2026 was $41.00m or 19.80% of total investment holdings being in non-fossil fuels institutions. compared to $40.00m (19.40%) in August 2026. The total investments holding for September and August were $206.78m and $205.78m respectively.



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Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Stattus	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	17.1%	35,400,000.00
Bendigo & Adelaide Bank Ltd	2.7%	5,600,000.00
	19.8%	41,000,000.00
Fossil Fuel Lending ADIs		
National Australia Bank Ltd	17.4%	35,941,441.68
Westpac Banking Corporation Ltd	62.8%	129,841,559.90
	80.2%	165,783,001.58
Total Portfolio		206,783,001.58

All amounts shown in the table and charts are Current Face Values.
The above percentages are relative to the portfolio total and may be affected by rounding.
A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.

Note: Reference for financial institutions not supporting the unlocking of carbon is (http://www.marketforces.org.au/).

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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, there is no suitable investment due to low interest rates offered for these products. Westpac has offered a Social Tailored Deposit with a minimum deposit size of $1 million and a minimum term of 1 year, extendable up to 5 years.

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 and NAB to explore potential ESGTD and Green Term Deposit options. At this stage, both banks are in the development phase of these products. Currently, there are no suitable ESGTD products available in the market that meet the City's Investment Policy requirement.

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".

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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 oversighted 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 30 September 2026:

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was $1.86m against a year-to-date budget of $1.96m representing a negative variance of $0.1m.
- The weighted average interest rate for Municipal and Trust Fund investments as of 30 September 2026 was 5.21% which compares favourably to the benchmark 12 months Bloomberg AUSBOND Bank Bill Index reference rate of 4.06%.
- The table below shows the 12-month return for the reporting period:

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Trading Book	1 Month	3 Month	12 Month	Since Inception
City of Melville				
Portfolio Return (1)	0.42%	1.28%	4.21%	2.64%
Performance Index (2)	0.36%	1.11%	4.06%	2.39%
Excess Performance (3)	0.06%	0.17%	0.15%	0.25%

Notes

1 Portfolio performance is the rate of return of the portfolio over the specified period

2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)

3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

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C26/438 Statements of Financial Activity - September 2026

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 the matter.
Attachments:	1. Statement of Financial Activity September 2026 ⇩ 2. Statement of Comprehensive Income September 2026 ⇩ 3. Net Working Capital September 2026 ⇩ 4. Reconciliation of Net Working Capital September 2026 ⇩ 5. Notes Statement of Financial Activity September 2026 ⇩ 6. Statement of Financial Position September 2026 ⇩ 7. Summary of Rate Debtor September 2026 ⇩ 8. Rates Collection Graph September 2026 ⇩ 9. General Debtors Aged 90 Days September 2026 ⇩ 10. Budget Amendments September 2026

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

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 30 September 2026; and
- Presents the variances for the month of 30 September 2026 and recommends that they be noted by the Council.

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OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/438)

At 7:09pm Cr N Robins moved, seconded Cr D Lim

That the Council:

1. **Notes the Statements of Financial Activity for the month ending 31 September 2026 as detailed in the following attachments:**
   - **Statement of Financial Activity September 2026 (Attachment 1); and**
   - **Statement of Comprehensive Income September 2026 (Attachment 2); and**
   - **Net Working Capital September 2026 (Attachment 3); and**
   - **Reconciliation Net Working Capital as of 30 September 2026 (Attachment 4); and**
   - **Notes to Statement of Financial Activity September 2026 (Attachment 5); and**
   - **Statement of Financial Position as of 30 September 2026 (Attachment 6); and**
   - **Summary Rate Debtors September 2026 (Attachment 7); and**
   - **Rates Collections Graph September 2026 (Attachment 8); and**
   - **General Debtors Aged 90 Days September 2026 (Attachment 9)**
2. **Notes the advice received from the City's solicitors regarding the deregistration of the company and the limited prospect of recovering the outstanding debt;**
3. **Approves, under section 6.12(1)(c) of the *Local Government Act 1995*, the write-off of the outstanding debt of $18,293.00;**
4. **Notes that any further recovery action against the company's directors or other persons will be subject to further legal advice confirming a lawful basis and reasonable prospects of recovery; and**
5. **Approves, by Absolute Majority decision, the Proposed Budget Amendment as set out in Attachment 10.**

At 7:09pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (13/0)

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PURPOSE

The attached draft financial reports reflect a positive financial position of the City of Melville as at 30 September 2026.

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

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		partnerships, and diverse revenue streams.
	5.3	Ensure efficient and effective use of assets, resources and technology.

BACKGROUND

The draft Statements of Financial Activity for the period ending 30 September 2026 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

The September 2026 Statement of Financial Activity is presented prior to the completion of year-end accounting adjustments and audit processes. As such, the reported financial results are preliminary and subject to change.

Overall Summary of the City's Financial Position

- The City's total investments holding for September 2026 were $206.78m of which the Municipal cash balance at the end of the month was $72.73m and $133.78m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.
- From the recent investment policy review, BOQ has been classified by the City's investment advisor as a preferred ESG-aligned ADI based on its sustainability commitments, limited exposure to fossil fuel project financing, and public climate-related policies. The classification is based on the advisor's screening methodology rather than an assertion that BOQ has no historical fossil fuel exposure. From July 2026, Green investments are invested in the three banks listed above instead of the two banks, Bendigo & Adelaide Bank Ltd and Suncorp Bank Ltd. The investment in green/ethical term deposits as of 30 September 2026 was $41.00m or 19.80% of total investment holdings, compared to $40.00m (19.40%) in August 2026.
- Rates raised as at September were $123.27m compared to a year-to-date budget of $121.98m.
- The total outstanding debtors (including all rates and sundry debtors) are $68.8m as of 30 September 2026.

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 by Nature or Type is provided in attachments:

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- Statement of Financial Activity September 2026 (Attachment 1); and
- Notes to Statement of Financial Activity September 2026 (Attachment 5): Notes on Statement of Variances in Excess of $100,000.

Revenue

Rates raised as at September were $123.27m compared to a year to date budget of $121.98m.

Rates Collection

SUMMARY OF RATE DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*$ Diff Current Mth to Current Mth Last Yr*	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*139,353*	*3%*
Debtors Raised	151,923,808	151,598,462	*325,346*	*0%*	143,937,266	*7,986,543*	*6%*
Payments Received	(88,476,141)	(78,810,108)	*(9,666,033)*	*12%*	(85,070,241)	*(3,405,900)*	*4%*
Closing Balance	68,860,144	78,200,832	*(9,340,687)*	*-12%*	64,140,149	*4,719,995*	*7%*

Total rate debtor collections for the month equalled $9.67m.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*$ Diff Current Mth to Current Mth Last Yr*	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	826,259	826,259	0	*0%*	428,089	398,170	*93%*
Invoices Raised	3,889,076	1,485,584	2,403,492	*162%*	1,901,275	1,987,801	*105%*
Receipts	(1,910,525)	(1,410,794)	(499,730)	*35%*	(1,725,088)	(185,436)	*11%*
Prepayments	7,646	(7,390)	15,036	*-203%*	12,357	(4,711)	*-38%*
Closing Balance	2,812,456	893,658	1,918,798	*215%*	616,632	2,195,824	*356%*

Sundry debtor balances increased by $1.92m over the course of September from $0.89m to $2.81m of which the total 90-day sundry debtors for the month are $0.02m, representing 9% of total sundry debtors.

Corporate Climate Action Plan

A summary of the Operating and Capital 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.

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Corporate Climate Action Plan Expenditure

Description	YTD Actuals 2026-2027	YTD Budget 2026-2027	Total Budget 2026-2027
CAPITAL			
Renewable Energy Projects (not funded)	-	-	265,000
Piney Lakes Eco Hub - Detailed Design and Refurbishment	4,500	-	150,000
Energy Efficiency & Decarbonisation - Improving Resilience & Efficiency in City Buildings	-	25,000	250,000
Renewable Energy Projects (Funded by CEUF)	10,625	129,375	1,123,874
	15,125	**154,375**	**1,788,874**
OPERATING			
CREST Funding Program 1.0 2025-2026			50,000
CREST Funding Program 2.0 2026-2027	-	-	50,000
Scope 3 Carbon Accounting	-	-	28,794
Offset Strategy Development	-	-	30,000
VRO Assessment and Resilience Planning	-	-	60,000
Feasibility of energy efficiency and decarbonisation projects	2,827	-	46,110
Sustainability & Climate Action Salaries	78,668	80,934	350,948
	81,495	80,934	**615,852**
Total	**96,620**	**235,309**	**2,404,726**

The City has signed and received the fully executed Community Energy Upgrade Fund grant agreement ($518,110) on 3 September 2025. The procurement for Renewable Energy System Consultancy Support and Point Walter's irrigation pump upgrade project have commenced, with larger Supply, Install and/or Construction tenders on pause until planning and designs are completed.

The City is very excited to progress these Energy Efficiency Projects (FY25/26 to FY26/27) that will bring energy and cost savings as well as emission reductions and climate resilience.

Money Expended in an Emergency and Unbudgeted Expenditure

There was no money expended in an emergency or unbudgeted expenditure for the month of September 2026.

Budget Amendments

A budget amendment is included for the month of September 2026, detailed in Attachment 10.

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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 all Directors in relation to granting concessions or writing off debts emanating from their directorate to a value of $5,000, as well as the Chief Financial Officer to a value of $1,000, Manager Healthy Melville to a value of $500 and Revenue Coordinator to a value of $50 for any one item.

Sundry Debtors

An outstanding debt of $18,293 is proposed to be written off following unsuccessful recovery action. The debt relates to amounts imposed following legal proceedings together with associated costs and an infringement. Of the original amount outstanding of $25,093, $6,800 has been recovered, leaving a balance of $18,293.

The entity responsible for the debt has subsequently been deregistered. Legal advice obtained by the City indicates that, while the debt may remain legally owing, recovery cannot ordinarily be pursued while the entity remains deregistered. Reinstatement could potentially be pursued; however, this would involve additional legal and administrative costs and there is considered to be a limited prospect of recovering the outstanding amount.

On this basis, it is considered that further recovery action is unlikely to be cost-effective and the write-off of the outstanding $18,293 is recommended. As the amount exceeds the Chief Executive Officer's delegated authority of $10,000 under Delegation DA-032, Council approval is required in accordance with section 6.12(1)(c) of the Local Government Act 1995

Rate Debtors

No rate debts were written off for the month of September 2026.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

The City maintains robust financial management and reporting frameworks that support informed decision-making and long-term financial sustainability. Regular financial monitoring, budget reviews, forecasting and variance reporting enable the early identification of emerging financial risks and pressures, allowing management to implement corrective actions where required.

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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 sub regulation (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.

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FINANCIAL IMPLICATIONS

Variances

Variances are detailed and explained in the attachment Notes to Statement of Financial Activity September 2026 (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

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, the following questions and requests for further information were raised by Elected Members:

Question 1:

On point 3 of the officer recommendation it states, "Approves, under section 6.12(1)(c) of the Local Government Act 1995, the write-off of the outstanding debt of $18,293.00;" what was the business that has done this to us, and can we make sure we don't deal with them again?

Response 1:

This relates to a court infringement in relation to a breach under food health legislation. There was a fine imposed of $20,000 as well as legal costs of $3,000. The business entered into a repayment arrangement but has since been deregistered and the company no longer exists.

Question 2:

Are we allowed to ask the name and location of the food premises?

Response 2:

It's a food business in Willagee, however it's no longer operating.

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C26/440 RFT262723 Supply and Installation of Sports Floodlighting at Len Shearer Reserve

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 the matter.
Attachments:	1. RFT262723 CTAU 031126 - Council Extract (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.

SUMMARY

This report is presented to Council to recommend the acceptance of a request submitted for RFT262723 Supply & Installation of Sports Floodlighting at Len Shearer Reserve.

UNCONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/440)

At 7:10pm Cr K Wheatland moved, seconded Cr C Yorke

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFT262723 Contract and Tender Advisory Unit Minutes; and**
2. **Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;**

Burgess Enterprises Australia Pty Ltd T/As Kalamunda Electrics

ACN: 159 828 798

At 7:10pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (13/0)

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 (Principal) seeks to engage a suitably qualified and experienced Contractor to design, supply, install, test, commission and hand over replacement sports field floodlighting infrastructure at Len Shearer Reserve, 521 Marmion St, Booragoon, Western Australia (the Works).

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

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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.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor to design, supply, install, test, commission and hand over replacement sports field floodlighting at Len Shearer Reserve, 521 Marmion St, Booragoon, Western Australia (the 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:

- Boodjara PTY LTD T/As Boodjara
- IPC Electrical WA Pty Ltd T/As IPC Electrical
- Burgess Enterprises Australia Pty Ltd T/As Kalamunda Electrics
- MMJ Electrical Pty Ltd T/As MMJ Electrical
- Northlake Electrical Pty Ltd
- PEAP Contractors Pty Ltd T/As PEAP Contractors
- Stiles Electrical & Communication Services Pty Ltd
- Surun Service Pty Ltd

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

The City set the following qualitive criteria and weightings:

Demonstrated Experience	25%
Capacity to Deliver	15%
Sustainable/Social Procurement	20%
Methodology	40%
Total	100%
Percentage to be shortlisted	70%
Price	Non-Weighted

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The recommended Respondent achieved a qualitative score of 84.44% against the following criteria:

I. Demonstrated Experience

The Respondent provided the required information against this criterion. Examples provided were relevant and similar to the goods and 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 significant of experience within the industry and overseen similar projects.

III. Environmental Sustainability

The Respondent provided good information and initiatives presented.

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

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

UNCONFIRMED

OFFICIAL

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 Act 1995*, section 3.57
- *Local Government (Functions and General) Regulations 1996*, regulation 11

Section 3.57 of the *Local Government Act 1995*, together with regulation 11 of the *Local Government (Functions and General) Regulations 1996*, establishes the legislative framework for the public tendering of contracts for the supply of goods or services. Regulation 11 requires tenders to be publicly invited where the consideration under the contract is, or is expected to be, more than $250,000, unless an exemption prescribed under the Regulations applies.

Council Policy CP-023 supports these legislative requirements and provides that procurement exceeding $250,000 (excluding GST) is to be undertaken through a public tender process where a regulatory tender exemption is not applicable.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, a number of questions and requests for further information were raised by Elected Members behind closed doors.

UNCONFIRMED

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C26/439 RFT262717 Supply and Installation of Sports Floodlighting at Marmion Reserve

File Number:	
Responsible Officer:	Director Environment & Infrastructure
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. RFT262717 CTAU271026 - Council Extract (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.

SUMMARY

This report is presented to Council to recommend the acceptance of a request submitted for RFT262717 Supply and Installation of Sports Floodlighting at Marmion Reserve.

UNCONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/439)

At 7:07pm Cr M McGoldrick moved, seconded Cr K Wheatland

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFT262717 Contract and Tender Advisory Unit Minutes; and**
2. **Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;**

PEAP Contractors Pty Ltd T/As PEAP Contractors

ACN: 677 953 445

At 7:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (13/0)

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 (Client) is seeking to engage a suitably qualified and experienced contractor(s) to provide Marmion Reserve Sports Floodlight renewal services located at 440 Marmion St, Myaree WA 6154.

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

OFFICIAL

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.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor to provide Marmion Reserve Sports Floodlight renewal services at 440 Marmion Street, Myaree. 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:

- IPC Electrical WA Pty Ltd T/As IPC Electrical
- Burgess Enterprises Australia Pty Ltd T/As Kalamunda Electrics
- Maali Group Pty Ltd
- MaxAmaze Australasia Pty Ltd T/As MaxAmaze
- MMJ Electrical Pty Ltd T/As MMJ Electrical
- Northlake Electrical Pty Ltd
- PEAP Contractors Pty Ltd T/As PEAP Contractors
- Precise Build Pty Ltd T/As Precise Build
- Stiles Electrical & Communication Services Pty Ltd
- Surun Service Pty Ltd

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

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The City set the following qualitive criteria and weightings:

Demonstrated Experience	25%
Capacity to Deliver	15%
Sustainable/Social Procurement	20%
Methodology	40%
Total	100%
Percentage to be shortlisted	70%
Price	Non-weighted

The recommended Respondent achieved a qualitative score of 89.44% against the following criteria:

I. Demonstrated Experience

The Respondent provided the required information against this criterion. Examples provided were relevant and similar to the goods and 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 significant of experience within the industry and have overseen similar projects.

III. Sustainable/Social Procurement

The Respondent provided good information and initiatives presented.

IV. Methodology

The Respondent provided the required information against this criterion.

They satisfactorily addressed the entire methodology question and provided very detailed responses.

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.

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ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

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 Act 1995*, section 3.57
- *Local Government (Functions and General) Regulations 1996*, regulation 11

Section 3.57 of the *Local Government Act 1995*, together with regulation 11 of the *Local Government (Functions and General) Regulations 1996*, establishes the legislative framework for the public tendering of contracts for the supply of goods or services. Regulation 11 requires tenders to be publicly invited where the consideration under the contract is, or is expected to be, more than $250,000, unless an exemption prescribed under the Regulations applies.

Council Policy CP-023 supports these legislative requirements and provides that procurement exceeding $250,000 (excluding GST) is to be undertaken through a public tender process where a regulatory tender exemption is not applicable.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

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C26/444 Site Planning and Development Investigation Outcomes: 67-69 Canning Beach Road and 2 Kintail Road, Applecross

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 the matter.
Attachments:	1. Site Location Plan ⇩ 2. Arboriculture Report - January 2026 ⇩ 3. Applecross Tivoli Precinct Strategic Site Assessment (confidential) 4. Applecross District Hall Updated Conservation Management 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 held on 16 July 2024, the Council supported a Notice of Motion to request the preparation of a report on the resources, budget, and requirements to undertake a scope of works that investigates the feasibility and potential development options for the City owned land at 67-69 Canning Beach Road and 2 Kintail Road, Applecross (Tivoli site and surrounding City owned lots).
- At the Ordinary Meeting of Council held on 10 December 2024, the Council supported the draft scope of works for the required site planning and development investigations.
- As part of the works it was identified that the current Conservation Management Plan for the heritage listed Applecross District Hall (Tivoli theatre) prepared in 1996 required updating.
- This report summaries the outcomes of the development investigations and recommends endorsement of the updated Conservation Management Plan for the Applecross District Hall.
- It is recommended that Council endorse the commencement of a Request for Proposal (RFP) process to explore potential development and land optimisation opportunities for the site. The process will enable the City to assess market interest, identify suitable proposals and inform future decision making regarding the site's optimal use.
- Funding for the RFP process and associated investigations is proposed to be funded from the City's *Land and Property Reserve*.

UNCONFIRMED

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OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C26/444)

At 7:11pm Cr M McGoldrick moved, seconded Cr J Spanbroek

That the Council:

1. **Adopts the updated Conservation Management Plan for the Applecross District Hall (Tivoli Theatre).**
2. **Notes the findings of the site planning and development investigations (Confidential Attachment 3).**
3. **Authorises the Chief Executive Officer to commence a Request for Proposal (RFP) process for the purpose of identifying and evaluating potential development, commercial and land optimisation opportunities, including:**
   - **(a) Preparation and release of RFP documentation, including evaluation criteria;**
   - **(b) Engagement of suitably qualified consultants, property agents and technical advisers as required;**
   - **(c) Assessment of evaluation submissions received, including clarification and preliminary negotiations with proponents; and**
   - **(d) Identification of preferred proposals for further consideration.**
4. **Approves, by Absolute Majority decision, a budget amendment for the 2026-2027 Financial Year of $200,000 allocated from the City's Land and Property Reserve to fund associated investigations (Engineering, geotechnical and traffic assessments) and the RFP process.**
5. **Requests that the Chief Executive Officer present a further report to Council following completion of the RFP process, outlining the submissions received, evaluation outcomes, financial implications, identified risks and recommendations regarding the preferred option and next steps.**
6. **Notes that commencement of the RFP process does not constitute approval to dispose of, lease or develop the property, and that any subsequent transaction will be subject to further Council consideration and applicable statutory requirements.**

At 7:11pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (13/0)

UNCONFIRMED

PURPOSE

This item responds to the Council decision to investigate the site planning and development investigations and reports the findings for the City owned land at 67-69 Canning Beach Road and 2 Kintail Road, Applecross.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.4	Protect and promote the City's character and heritage.
	3.1	Facilitate enhanced and sustainable urban development and amenity.

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BACKGROUND

At the Ordinary Meeting of Council held on 16 July 2024, it was resolved that the Council:

1. ***Request the Chief Executive Officer to prepare a report on the resources, budget and requirements to undertake a scope of works that investigates the feasibility and potential development options for the Council owned land at 67-69 Canning Beach Road and 2 Kintail Road, Applecross.***
2. ***Request that the scope of works include the exploration of opportunities for revenue streams associated with the potential development, sale, or long-term lease of the land and incorporate options that include but are not limited to; multi-storey car parking, office, tourism related uses, tourism accommodation and residential.***
3. ***Request that the report be presented at an Elected Member Engagement Session and then Council by December 2024.***

At the Ordinary Meeting of Council held on 10 December 2024, it was resolved that the Council:

1. ***Notes the draft scope of works as outlined in Attachment 1 for the purpose of Planning and Development Investigation; and***
2. ***Request the Chief Executive Officer to list $80,000 and associated resourcing for the project for consideration in the 2025/26 budget.***

Following the procurement process, Urbis was appointed to deliver the strategic property opportunities investigation for the site.

The site comprises 3 freehold lots as follows:

Site	Title Details	Land Area
2 Kintail Road, Applecross - Applecross District Hall (also known as the Tivoli Theatre)	Lot 180 P1751 CT - 870/197	1,881 m²
2 Kintail Road, Applecross – Canning Bridge Library	Lot 181 P1751 CT – 870/197	1,240 m²
67 Canning Beach Road, Applecross – Canning Bridge Library Carpark Station No.3	Lot 15 D25797 CT – 1263/121	1,016 m²
		4,137 m²

The site is part of the Canning Bridge Activity Centre Plan area. The site is part of the Canning Bridge Activity Centre Plan area. The sites are in the Kintail Quarter (Q1) and the car park (M10) has different zone and preferred uses to the Tivoli and library site (both M15). Refer to Attachment 1 – Location Plan.

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Site	Preferred Uses (CBACP Q1)
• 67 Canning Beach Road (Lot 15): Canning Bridge Library Carpark Station No 3	M10 Zone - Restaurant, Small Bar, Office, Shop, Tourist Accommodation, Reception Centre, Retail, Educational Establishment, Civic Uses
• 2 Kintail Road (Lot 181): Canning Bridge Library • 69 Canning Beach Road (Lot 180): Applecross District Hall (also known as the Tivoli Theatre).	M15 Zone: Restaurant, Small Bar, Cinema/Theatre, Hotel, Shop, Fast Food Outlet, Retail, Educational Establishment, Civic Uses

These properties form part of the City of Melville's investment property portfolio. Their proposed future use (excluding the Tivoli building) and optimisation aligns with the objectives of the Land Optimisation Strategy (LOS), which seeks to maximise the value and performance of the City's investment landholdings and generate sustainable long-term financial returns.

The Strategy (LOS) also directly supports the City's Alternative Revenue Plan by seeking to diversify the City's revenue base, generate ongoing inter-generational income and reduce long-term reliance on rates revenue. Accordingly, the future optimisation of this property has the potential to contribute to both strategic objectives by improving the financial performance of the City's Investment Property portfolio and providing an ongoing alternative revenue stream for the benefit of the community.

CONSIDERATION

Urbis were engaged to assist the City in an assessment of the future development potential of the site. The prominent position of the site within the Canning Bridge Activity Centre has the heritage listed Applecross District Hall (Tivoli Theatre) on the prominent corner.

Site Context and Conditions

The site is currently improved with the heritage-listed Applecross District Hall (Tivoli Theatre); Canning Bridge library (relocating to Riviere development); carparking; mature jacaranda trees along Kintail Road and large lemon-scented gum trees centrally located within the site.

The site benefits from high levels of accessibility to the Canning Bridge train and bus station, river front and the proposed future ferry terminal. Surrounding development includes high-density residential and mixed-use development.

Tree Retention

Tree retention is a defining constraint and opportunity for the site. An independent arborist assessment was undertaken to determine the retention value of existing trees on site. The jacaranda trees frame the entry in the precinct. The lemon-scented gums sit central to the site separating the northern and southern areas. Retention of these can provide a landscape statement and amenity for the precinct, however, the scale and position results in challenging development outcomes. Refer to Attachment 2.

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Heritage – Applecross District Hall (Tivoli Theatre)

As part of the works it was identified that the current Conservation Management Plan for the heritage listed Applecross District Hall (Tivoli Theatre) was prepared in 1996. The precinct and surrounding area have since significantly changed as a result of the introduction of the Canning Bridge Activity Centre Plan in 2011. The Canning Bridge precinct has been identified as an important strategic centre for development.

The Urbis Heritage team was engaged to update the Conservation Management Plan (CMP) as it is outdated and does not align with current Heritage Council of Western Australia guidelines. The current CMP also lacks the level of historical analysis and conservation policy required to guide contemporary redevelopment proposals.

The CMP provides a strategic framework to support informed decision-making and ensure that any future works or redevelopment are undertaken in a manner that conserves the heritage significance of Applecross District Hall, while allowing for its ongoing use and possible adaption. The updated CMP replaces the previous 1996 Conservation Plan and has been prepared in accordance with current Heritage Council of Western Australia guidance. The CMP provides a contemporary framework to guide the conservation, maintenance, adaptive reuse and future redevelopment of the Applecross District Hall (Tivoli Theatre) while retaining its cultural heritage significance.

The Applecross District Hall was constructed in 1934 during a period when district halls played a central role in local social, cultural and civic life. The hall was commissioned by the Melville Roads Board, designed by W.G. Bennett and constructed by Harold Doust at a cost of $3,750. It was opened on 1 September 1934 and designed to accommodate cinema screenings, dances, meetings and community events.

Since it’s opening, the Hall has been in continual use as a community facility. From 1973 it has been home to the Tivoli Club of Western Australia, reinforcing its ongoing role as a place of performance and entertainment.

Refer to Attachment 4 – Updated Conservation Management Plan.

Following Council adoption, the updated Conservation Management Plan will be provided to the Heritage Council of Western Australia for its records. The CMP will inform future conservation works, maintenance activities and redevelopment proposals affecting the Applecross District Hall (Tivoli Theatre). Future development proposals will be assessed through the applicable statutory planning and heritage processes at the time of lodgement.

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Development Options

Urbis assessed land use scenarios to test how different uses and spatial arrangements could respond to the site's constraints, planning framework and market context. A range of land uses and spatial approaches were tested. Across all scenarios the following spatial priorities guided the design response including retention of high value trees; provision of site parking for public use within a mixed-use outcome; and a development outcome that responds to the Tivoli Theatre.

A summary of each development option is provided below:

1. **Multi-Storey Public Carpark**

   Limited feasibility. High construction costs, inefficient layouts driven by heritage and tree retention constraints, strong competition from existing public and private parking supply, and insufficient demand mean a positive financial outcome is unlikely.

   Public parking bays can be integrated into a mixed-use development while also achieving place, access and activation outcomes.

2. **Residential (Build to Sell and Build to Rent)**

   Strong sustained demand for high-quality residential apartments within the Canning Bridge precinct. Build to sell 2 and 3 bedroom apartments are appealing to downsizers. Build to rent is emerging however feasibility may be sensitive to site constraints and scale.

3. **Short-Stay Accommodation**

   Currently a clear supply gap for contemporary 4 to 4.5 star hotel accommodation within the area. Existing offering are limited and generally lower grade.

   Hotel use presents an opportunity to introduce a new visitor market; and support local businesses. It can also interface well with the Tivoli Theatre through complementary uses such as events, dining and hospitality.

4. **Retail and Commercial**

   The site assessment did not identify a need for stand-alone retail, however smaller-scale, high quality retail can be incorporated into ground-floor uses of mixed use developments. Uses include hospitality, wellness, health, specialty retail to support the development and contribute to street activation.

Refer to Attachment 3 - *Applecross Tivoli Precinct Strategic Site Assessment (Confidential)* for further details.

While the investigations to date have focused on the four options outlined above, the Request for Proposals (RFP) process would remain open to alternative proposals. Any such proposals could be assessed on their merits and presented to Council for further consideration.

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ENGAGEMENT

Internal stakeholders were consulted during the preparation of the strategic site assessment and the updated Conservation Management Plan. Following Council endorsement, the updated Conservation Management Plan will be provided to the Heritage Council of Western Australia for its records. The CMP will inform future conservation works, maintenance activities and redevelopment proposals relation to the Applecross District Hall.

SUSTAINABILITY IMPLICATIONS

The development analysis and updated Conservation Management Plan do not give rise to any direct sustainability implications at this stage. Any future redevelopment proposal for the site will be subject to the applicable statutory planning and Council approval processes and will require a comprehensive assessment of environmental, social and economic sustainability considerations.

LEGISLATIVE AND POLICY ALIGNMENT

The Applecross District Hall (Tivoli Theatre) is entered on the State Register of Heritage Places and the City of Melville Heritage List and is afforded protection under the *Heritage Act 2018* and the heritage provisions of Local Planning Scheme No. 6. The updated Conservation Management Plan has been prepared in accordance with Heritage Council of Western Australia guidance, including *An Information Guide to Conservation Management Plans* (2013), and provides a framework to guide future conservation, maintenance and development decisions relating to the place.

FINANCIAL IMPLICATIONS

There are no budget implications for adopting the updated Conservation Management Plan other than minimal staff time to engage and liaise with the Heritage Council of Western Australia.

The proposed Request for Proposal (RFP) process will require funding ($200,000) to facilitate the associated technical investigations to further de-risk the site, and the preparation of RFP documentation, market engagement, specialist consultancy advice and any

It is proposed that the costs associated with the further investigations and RFP process be funded through the City's Land and Property Reserve.

City’s Land and Property Reserve

Reserve Purpose

To be used;

a) *fund the acquisition or construction of commercial revenue earning land and/or building, or*

b) *fund the acquisition of land and buildings in structure plan areas to help encourage the redevelopment of those structure plan areas by assembling developable land parcels and fund with Council approval, infrastructure and other developments in line with structure plan principles; or*

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CONSEQUENCE

If the updated Conservation Management Plan is not adopted, the City may miss the opportunity to apply for Heritage Council WA grants to assist with ongoing maintenance and conservation works.

Should Council resolve not to proceed with the proposed request for proposal process, opportunities to explore alternative uses, attract private sector investment and optimise the strategic value of the site may be limited. This may result in the continued underutilisation of the site and delay the identification of potential development opportunities.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, a number of questions and requests for further information were raised by Elected Members behind closed doors.

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Community Development

7:11pm 17/11/2026 *Cr M McGoldrick disclosed an interest under the Code of Conduct in Item CD26/77 as detailed in Item 6.*

7:11pm 17/11/2026 *Cr G Barber disclosed an interest under the Code of Conduct in Item CD26/77 as detailed in Item 6.*

7:11pm 17/11/2026 *Mayor K Mair disclosed an interest under the Code of Conduct in Item CD26/77 as detailed in Item 6.*

7:11pm 17/11/2026 *Cr G Panayotou disclosed an interest under the Code of Conduct in Item CD26/77 as detailed in Item 6.*

CD26/77 Melville Bowling and Recreation Club Redevelopment Planning - Needs Analysis

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:	1. Melville Bowling and Recreation Club – Draft Needs Analysis (under separate cover) ⇨ 2. Alternative Motion with Notice - Cr N Robins ⇩ 3. Officer Advice Note - Cr N Robins Motion

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.

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SUMMARY

- This report presents the Draft Needs Analysis, the first stage of the Needs Analysis and Feasibility Study included in Council's adopted 2025/26 business plans and continued in the 2026/27 Operating Plans.
- The existing clubhouse, constructed in 1957/58, is structurally sound and in fair condition overall, but has accessibility, layout and amenity limitations that constrain contemporary shared use. The key question is whether refurbishment can adequately address these limitations or a new building would provide better long-term value.
- The Needs Analysis confirms an ongoing role for bowls and identifies opportunities for a more accessible and financially sustainable shared-use facility serving the Melville Bowling and Recreation Club, Perth Saints Football Club and the broader community, without duplicating nearby provision.
- The scale of bowling green provision and complementary activities requires further testing. Parking capacity, the environmentally sensitive foreshore setting and the Canning Highway road reservation are material constraints on any future proposal.
- Four options were assessed at a preliminary level. It is recommended that Option 2 (Refurbishment) and Option 3 (Demolish and Rebuild in generally the same location) both progress to the Feasibility Study, enabling a like-for-like comparison before Council considers a preferred option.
- Preliminary estimates indicate refurbishment of the building would cost approximately $3.3M less than demolition and rebuilding.
- The estimates are comparative only and should not be regarded as forecast project costs, nor include any other upgrades as part of the proposed project.
- The Feasibility Study will test the practical scope of both options through concept plans, capital and lifecycle cost estimates, management and funding options, operational staging and approval requirements. Stakeholder engagement will continue throughout the study.
- Endorsement would authorise further investigation only, not redevelopment, a final facility scope, commercial uses, lease changes or capital funding. The Feasibility Study outcomes would return to Council before any subsequent commitment.
- No capital funding for redevelopment is currently provided in the Long-Term Financial Plan.

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OFFICER RECOMMENDATION

That the Council:

1. **Notes the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis, provided as Attachment 1;**
2. **Endorses Option 2 – Refurbishment of the existing Melville Bowling and Recreation Club building and Option 3 – Demolition and construction of a new facility in generally the same location, as set out in the Options Analysis, for further investigation through a Feasibility Study, including consideration of external areas, to test the feasibility, scale and suitability of potential shared-use facility components, including:**
   - **(a) facilities supporting the ongoing operation of the Melville Bowling and Recreation Club;**
   - **(b) shared community, social, bar, function, kitchen and administration spaces;**
   - **(c) shared-use change rooms, storage, a kiosk and supporting facilities capable of serving bowls, soccer and padel users;**
   - **(d) a sustainable bowling green configuration; and,**
   - **(e) padel courts, together with other complementary activities that support activation and financial sustainability, subject to demonstrated demand, planning approval, environmental considerations and parking capacity.**
3. **Requests the Chief Executive Officer to undertake a Feasibility Study for Option 2 – Refurbishment and Option 3 – Demolition and rebuild, to compare both options and identify a preferred option, including (but not limited to):**
   - **(a) Continued engagement with key stakeholders;**
   - **(b) Future management arrangements;**
   - **(c) Preparation of a building and site concept plan;**
   - **(d) Detailed capital, lifecycle and operational cost modelling;**
   - **(e) Funding and delivery options;**
   - **(f) Staging and continuity of club operations;**
   - **(g) Planning and environmental approval pathways.**
4. **Requests that the outcomes of the Feasibility Study be presented for consideration at a future Ordinary Meeting of Council.**
5. **Notes that endorsement of the options for feasibility investigation does not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding, and that any subsequent proposal would require further Council consideration and relevant approvals.**

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Alternative Motion

At 7:12pm Cr N Robins moved, seconded Cr S Green

That Council not proceed with any investment into the Melville Bowling Club site until:

1. **Council has considered and determined the proposed Leasing and Licensing Policy; and**
2. **Council has had the opportunity to consider the broader equity implications of financial obligations, benefits and revenue-generating opportunities available to sporting and community organisations using City-owned land, facilities and sporting infrastructure, with the aim of achieving more equitable outcomes;**

with the matter to be subsequently presented to Council for determination, together with any amendments arising from those considerations.

At 7:16pm, Cr J Spanbroek left the meeting.

At 7:18pm, Cr J Spanbroek returned to the meeting.

Procedural Motion

COUNCIL RESOLUTION

At 7:24pm Cr C Yorke moved, seconded Cr J Spanbroek

That the motion be now put.

At 7:26pm the Presiding Member declared the motion.

CARRIED (8/5)

Yes (8): Mayor Katy Mair, and Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, Matthew Woodall, George Panayotou, Crawford Yorke and Michael McGoldrick

No (5): Crs Nicole Robins, Karen Wheatland, Daniel Lim, Soo Hong and Scott Green

Alternative Motion

At 7:12pm Cr N Robins moved, seconded Cr S Green

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1. **Council has considered and determined the proposed Leasing and Licensing Policy; and**
2. **Council has had the opportunity to consider the broader equity implications of financial obligations, benefits and revenue-generating opportunities available to sporting and community organisations using City-owned land, facilities and sporting infrastructure, with the aim of achieving more equitable outcomes;**

with the matter to be subsequently presented to Council for determination, together with any amendments arising from those considerations.

At 7:29pm the Presiding Member declared the motion.

LOST (5/8)

Yes (5): Crs Nicole Robins, Karen Wheatland, Matthew Woodall, Soo Hong and Scott Green

No (8): Mayor Katy Mair, and Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, Daniel Lim, George Panayotou, Crawford Yorke and Michael McGoldrick

UNCONFIRMED

OFFICIAL

OFFICER RECOMMENDATION

At 7:30pm Cr G Barber moved, seconded Cr M McGoldrick

That the Council:

1. **Notes the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis, provided as Attachment 1;**
2. **Endorses Option 2 – Refurbishment of the existing Melville Bowling and Recreation Club building and Option 3 – Demolition and construction of a new facility in generally the same location, as set out in the Options Analysis, for further investigation through a Feasibility Study, including consideration of external areas, to test the feasibility, scale and suitability of potential shared-use facility components, including:**
   - **(a) facilities supporting the ongoing operation of the Melville Bowling and Recreation Club;**
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   - **(c) shared-use change rooms, storage, a kiosk and supporting facilities capable of serving bowls, soccer and padel users;**
   - **(d) a sustainable bowling green configuration; and,**
   - **(e) padel courts, together with other complementary activities that support activation and financial sustainability, subject to demonstrated demand, planning approval, environmental considerations and parking capacity.**
3. **Requests the Chief Executive Officer to undertake a Feasibility Study for Option 2 – Refurbishment and Option 3 – Demolition and rebuild, to compare both options and identify a preferred option, including (but not limited to):**
   - **(a) Continued engagement with key stakeholders;**
   - **(b) Future management arrangements;**
   - **(c) Preparation of a building and site concept plan;**
   - **(d) Detailed capital, lifecycle and operational cost modelling;**
   - **(e) Funding and delivery options;**
   - **(f) Staging and continuity of club operations;**
   - **(g) Planning and environmental approval pathways.**
4. **Requests that the outcomes of the Feasibility Study be presented for consideration at a future Ordinary Meeting of Council.**
5. **Notes that endorsement of the options for feasibility investigation does not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding, and that any subsequent proposal would require further Council consideration and relevant approvals.**

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Amendment

COUNCIL RESOLUTION

At 7:35pm Cr M Woodall moved, seconded Cr J Spanbroek

That point 3 the officer recommendation be amended by:

1. **Deleting the word *"for"* after *"Feasibility Study"* and replace with *"that includes Option 1 – Retain and maintain the existing building,"*; and**
2. **Deleting the word *"both"* after *"to compare"* and replace with *"the three"*.**

At 7:40pm the Presiding Member declared the motion.

CARRIED (9/4)

Yes (9): Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim, Soo Hong, Scott Green, Crawford Yorke and Michael McGoldrick

No (4): Mayor Katy Mair, and Crs Glynis Barber, Clive Ross and George Panayotou

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Substantive Motion as Amended

At 7:30pm Cr G Barber moved, seconded Cr M McGoldrick

That the Council:

1. **Notes the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis, provided as Attachment 1;**
2. **Endorses Option 2 – Refurbishment of the existing Melville Bowling and Recreation Club building and Option 3 – Demolition and construction of a new facility in generally the same location, as set out in the Options Analysis, for further investigation through a Feasibility Study, including consideration of external areas, to test the feasibility, scale and suitability of potential shared-use facility components, including:**
   - **(a) facilities supporting the ongoing operation of the Melville Bowling and Recreation Club;**
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   - **(c) shared-use change rooms, storage, a kiosk and supporting facilities capable of serving bowls, soccer and padel users;**
   - **(d) a sustainable bowling green configuration; and,**
   - **(e) padel courts, together with other complementary activities that support activation and financial sustainability, subject to demonstrated demand, planning approval, environmental considerations and parking capacity.**
3. **Requests the Chief Executive Officer to undertake a Feasibility Study that includes Option 1 – Retain and maintain the existing building, Option 2 – Refurbishment and Option 3 – Demolition and rebuild, to compare the three options and identify a preferred option, including (but not limited to):**
   - **(a) Continued engagement with key stakeholders;**
   - **(b) Future management arrangements;**
   - **(c) Preparation of a building and site concept plan;**
   - **(d) Detailed capital, lifecycle and operational cost modelling;**
   - **(e) Funding and delivery options;**
   - **(f) Staging and continuity of club operations;**
   - **(g) Planning and environmental approval pathways.**
4. **Requests that the outcomes of the Feasibility Study be presented for consideration at a future Ordinary Meeting of Council.**
5. **Notes that endorsement of the options for feasibility investigation does not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding, and that any subsequent proposal would require further Council consideration and relevant approvals.**

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At 7:41pm, Cr S Green left the meeting.

At 7:41pm, Cr M Woodall left the meeting.

At 7:42pm, Cr S Green returned to the meeting.

At 7:43pm, Cr M Woodall returned to the meeting.

At 7:55pm, Cr N Robins left the meeting.

At 7:56pm, Cr N Robins returned to the meeting.

Amendment

At 7:43pm Cr K Wheatland moved, seconded Cr D Lim

That the officer recommendation be amended by adding an additional point 6 as follows:

6. ***Requests that the report presenting the Feasibility Study outcomes address alignment with the Leasing and Licensing Policy, including the equity implications of City support, maintenance responsibilities and commercial revenue opportunities compared with other sporting and community organisations using City-owned or managed facilities.***

At 8:15pm the Presiding Member declared the motion.

LOST (6/7)

Yes (6):	Crs Nicole Robins, Karen Wheatland, Matthew Woodall, Daniel Lim, Soo Hong and Scott Green
No (7):	Mayor Katy Mair, and Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, George Panayotou, Crawford Yorke and Michael McGoldrick

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At 7:57pm, the Presiding Member adjourned the meeting.

At 8:09pm, the Presiding Member resumed the meeting.

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Substantive Motion as Amended

At 7:30pm Cr G Barber moved, seconded Cr M McGoldrick

That the Council:

1. **Notes the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis, provided as Attachment 1;**
2. **Endorses Option 2 – Refurbishment of the existing Melville Bowling and Recreation Club building and Option 3 – Demolition and construction of a new facility in generally the same location, as set out in the Options Analysis, for further investigation through a Feasibility Study, including consideration of external areas, to test the feasibility, scale and suitability of potential shared-use facility components, including:**
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   - **(c) shared-use change rooms, storage, a kiosk and supporting facilities capable of serving bowls, soccer and padel users;**
   - **(d) a sustainable bowling green configuration; and,**
   - **(e) padel courts, together with other complementary activities that support activation and financial sustainability, subject to demonstrated demand, planning approval, environmental considerations and parking capacity.**
3. **Requests the Chief Executive Officer to undertake a Feasibility Study that includes Option 1 – Retain and maintain the existing building, Option 2 – Refurbishment and Option 3 – Demolition and rebuild, to compare the three options and identify a preferred option, including (but not limited to):**
   - **(a) Continued engagement with key stakeholders;**
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   - **(c) Preparation of a building and site concept plan;**
   - **(d) Detailed capital, lifecycle and operational cost modelling;**
   - **(e) Funding and delivery options;**
   - **(f) Staging and continuity of club operations;**
   - **(g) Planning and environmental approval pathways.**
4. **Requests that the outcomes of the Feasibility Study be presented for consideration at a future Ordinary Meeting of Council.**
5. **Notes that endorsement of the options for feasibility investigation does not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding, and that any subsequent proposal would require further Council consideration and relevant approvals.**

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At 8:17pm Cr Spanbroek indicated she wished to move an amendment, however as the amendment was not able to be drafted in an appropriate form, the Presiding Member declined to accept the amendment at 8:21pm.

At 8:19pm, Mr J Coten left the meeting.

At 8:21pm, Mr P Varelis left the meeting.

At 8:22pm, Mr J Coten returned to the meeting.

At 8:24pm, Cr C Yorke left the meeting.

At 8:27pm, Cr C Yorke returned to the meeting.

Procedural Motion

COUNCIL RESOLUTION

At 8:29pm Cr K Wheatland moved, seconded Cr D Lim

That the motion be now put.

At 8:30pm the Presiding Member declared the motion.

CARRIED (8/5)

Yes (8): Mayor Katy Mair, and Crs Clive Ross, Karen Wheatland, Daniel Lim, Soo Hong, George Panayotou, Crawford Yorke and Michael McGoldrick

No (5): Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Matthew Woodall and Scott Green

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At 8:33pm, Mr P Varelis returned to the meeting.

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Substantive Motion as Amended

COUNCIL RESOLUTION (CD26/77)

At 7:30pm Cr G Barber moved, seconded Cr M McGoldrick

That the Council:

1. **Notes the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis, provided as Attachment 1;**
2. **Endorses Option 2 – Refurbishment of the existing Melville Bowling and Recreation Club building and Option 3 – Demolition and construction of a new facility in generally the same location, as set out in the Options Analysis, for further investigation through a Feasibility Study, including consideration of external areas, to test the feasibility, scale and suitability of potential shared-use facility components, including:**
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   - **(a) Continued engagement with key stakeholders;**
   - **(b) Future management arrangements;**
   - **(c) Preparation of a building and site concept plan;**
   - **(d) Detailed capital, lifecycle and operational cost modelling;**
   - **(e) Funding and delivery options;**
   - **(f) Staging and continuity of club operations;**
   - **(g) Planning and environmental approval pathways.**
4. **Requests that the outcomes of the Feasibility Study be presented for consideration at a future Ordinary Meeting of Council.**
5. **Notes that endorsement of the options for feasibility investigation does not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding, and that any subsequent proposal would require further Council consideration and relevant approvals.**

At 8:37pm the Presiding Member declared the motion.

CARRIED (9/4)

Yes (9):	Mayor Katy Mair, and Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, Daniel Lim, Soo Hong, George Panayotou, Crawford Yorke and Michael McGoldrick
No (4):	Crs Nicole Robins, Karen Wheatland, Matthew Woodall and Scott Green

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PURPOSE

To present the Melville Bowling and Recreation Club Redevelopment Planning – Draft Needs Analysis (Attachment 1), explain the planning and decision pathway to date, and seek endorsement for Option 2 (Refurbishment) and Option 3 (Demolish and Rebuild) to be investigated in detail through a Feasibility Study. The study would inform a preferred option for subsequent Council consideration, rather than authorise redevelopment at this stage.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Melville Bowling and Recreation Club (MBRC) is located at 592 Canning Highway, Alfred Cove, within the broader Tompkins Park, Atwell House and Swan River foreshore precinct. The clubhouse was constructed by the Club in 1957/58 and opened in January 1958. The building has remained largely unchanged and now has dated internal spaces, accessibility and functional limitations, and a layout that does not support use by multiple clubs and community groups.

Prior to 2020, the facility had been under a management licence to MBRC, whereby the City was responsible for the structure. In 2020, the City granted the MBRC a lease with an initial term of 50 years where the MBRC were solely responsible for maintaining, keeping in good order and repair of the facility.

In May 2024, the City of Melville Chief Executive Officer received a formal written request from the MBRC for a variation to their 50-year lease to 21 years, where it was proposed the City would resume the responsibility for maintaining, keeping in good order and repairing the premises in line with other leases and licenses across the City.

At its Ordinary Meeting on 15 October 2024, Council considered Item CD24/28, Melville Bowling Club Variation of Lease. Council approved a variation to the Club's lease which included moving the Club to the standard lease terms and reducing the term to 21 years, subject to the removal of Clause 14, Redevelopment. Council also authorised the Chief Executive Officer to finalise and execute the relevant documentation. Furthermore, $119,000 was authorised for urgent building compliance works and these works have since been completed.

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The accompanying report recognised the Club's interest in creating a more financially sustainable, community-focused, accessible and energy-efficient facility and discussed future redevelopment planning. Council subsequently included Project OP2025-26-07, Melville Bowling and Recreation Club Redevelopment – Needs Analysis and Feasibility Study, in its 2025/26 business plans, adopted at the Special Meeting of Council on 25 June 2025. This established a separate planning investigation into the facility's future. The project was continued in the 2026/27 Operating Plans, adopted at the Ordinary Meeting of Council on 16 June 2026, with a scope encompassing needs analysis, site analysis, concept design and feasibility assessment.

In late 2025, Paatsch Group was appointed to undertake the Needs Analysis and Feasibility Study. The Needs Analysis is the first stage of the planning investigation. Its purpose is to establish current and future community needs, assess the existing facility and site constraints, and identify which options warrant more detailed investigation. It does not assume that a new building is required or that the Club's preferred redevelopment proposal should proceed. A copy of the Draft Needs Analysis is provided in Attachment 1.

Urgent compliance works, ongoing maintenance and longer-term facility planning serve different purposes. The completed compliance works addressed immediate building requirements, while maintenance supports continued operation of the existing asset. The Needs Analysis and Feasibility Study examine whether, and how, the facility should be adapted to meet longer-term community needs. Completion of immediate works does not resolve the building's underlying functional and accessibility limitations or determine the most appropriate long-term response.

Subject to Council's endorsement, the next stage would be a Feasibility Study comparing Option 2 (Refurbishment) and Option 3 (Demolish and Rebuild). It would test how the identified needs could be met, the practical limitations of each option, the operating arrangements and the approval requirements, including but not limited to:

- Continued engagement with key stakeholders;
- Future management arrangements;
- Preparation of a building and site concept plan;
- Detailed capital, lifecycle and operational cost modelling;
- Funding and delivery options;
- Staging and continuity of club operations; and
- Planning and environmental approval pathways.

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CONSIDERATION

Demand and future role

The Needs Analysis identifies an ongoing need for the site. As at February 2026, the Club had approximately 422 members, including 143 lawn bowls players, as well as social, soccer and scrabble members.

Of the Club's members, 89% live within the 10-minute drive-time catchment. The Club also reported 152 casual bookings and 6,207 attendances between July 2024 and June 2025 demonstrating the facility's role within the community for a variety of uses.

Perth Saints Football Club, with approximately 850 members, uses the clubhouse socially, while an associated soccer academy operates from one former green. There is an opportunity for greater membership uptake with the Perth Saints Football Club and the Feasibility Study will consider the best management model to make the most of this opportunity and others, to assist with the most sustainable outcome.

The 10-minute drive-time catchment is forecast to grow from 117,566 residents in 2024 to 128,014 in 2034, with 19.6% of residents aged 65 years or over. The analysis forecasts participation growth to 2034 of 21% for bowls, 23% for soccer and 30% for padel, Pilates and yoga. It also identifies 6,561 adults interested in trying bowls. These findings support a flexible shared-use facility rather than replacement on a like-for-like, single-use basis.

Scale and composition of provision

The Needs Analysis identifies there is adequate bowling green provision within the catchment, with approximately 10 greens within five kilometres, and no justification for additional greens. The MBRC prefers two grass greens and one synthetic green. Bowls WA has advised that two synthetic greens may better support year-round operation and financial sustainability.

The Feasibility Study will compare these configurations with retaining three grass greens (current state), including capital and life cycle costs, before a final configuration is considered.

The Needs Analysis identifies a shared-use pavilion supporting the MBRC, Perth Saints Football Club and community use as a proposition for feasibility testing. Potential components include contemporary club, bar, function, kitchen, administration and support spaces, together with shared-use change rooms, storage and a kiosk capable of serving bowls, padel and soccer users. The scale, configuration and suitability of these components remain subject to concept planning and feasibility assessment, including consideration of existing provision at the nearby Tompkins Pavilion to avoid over-provision and duplication.

The Needs Analysis identifies padel as a potentially compatible complementary activity. The Club's engagement with a commercial padel operator, Future Padel, predates this planning investigation, and the Club has entered into a Heads of Agreement with Future Padel for up to six courts on the south-western green. These arrangements are distinct from Council's consideration of the facility's longer-term future and do not, of themselves, establish approval of a wider redevelopment proposal.

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The existing bar and function centre is also a core part of the future proposition, having generated 47.9% of the Club's income in 2025. A cafe and Pilates or yoga studio may be tested further where they support activation and financial sustainability without creating unacceptable planning, environmental or parking impacts.

A licensed restaurant, gym or health club, are not proposed to progress due to competition, footprint, planning and parking constraints.

Site and precinct constraints

Future planning must respond to the site's location within a constrained and environmentally sensitive precinct. The facility adjoins the Swan River and Melville Bird Sanctuary, and is within the Swan River Development Control Area. In addition, under the Metropolitan Region Scheme it is classified as Regional Open Space and is affected by a Primary Regional Road reservations (Canning Hwy), which is adjacent to Crown land outside the Club's lease area.

Parking is a material constraint. A detailed traffic assessment found the 106 bays adjacent to the Club were at 100% capacity between 5.00pm and 7.00pm on weekdays, with other principal parking areas also largely full. Accordingly, uses that generate substantial additional peak demand should not be assumed to be feasible. The Feasibility Study will need to test access, pedestrian safety, parking demand, operational scheduling and the cumulative impact of activity across the wider precinct, including future proposals for Atwell House and Gallery.

Main Roads Western Australia has also advised that the site is affected by the Primary Regional Road reservation for Canning Highway, which protects land for potential future road widening. While no specific road project is currently scheduled, the reservation may affect future access arrangements and the location of permanent works near the frontage. The Feasibility Study will need to consider these constraints and maintain engagement with Main Roads Western Australia as concept planning progresses.

Existing facility and demonstrated need

The existing building is structurally sound and has been assessed as being in fair condition overall in a building condition assessment in 2026. However, its age, internal configuration and limited modern amenity constrain its ability to operate as an accessible, efficient and flexible community facility. Despite the best intent of all parties, the facility lacks some of the amenities to truly accommodate the needs of the Perth Saints Football Club, such as storerooms and access to an adequately positioned kiosk. Other key issues include:

- A concealed main entrance;
- Back-of-house areas facing the principal car park,
- Poor connections between the kitchen, bar and function areas, and
- Access to some amenities through other occupied spaces, for example the ladies bathroom can only be accessed through the main function space resulting in access challenges when the facility is used by multiple groups.

A building condition assessment in 2026 identified approximately $477,250 in defect, maintenance and capital works over three years, in addition to the compliance works already completed.

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Therefore, the issue is not the viability of the building structure. It is whether refurbishment can address the building's functional, accessibility and operational limitations well enough to provide an acceptable long-term outcome, or whether a new building would deliver better value over the life of the asset. Early input from the Architect appointed by Paatsch Group suggests a refurbishment is possible based on the proposed draft schedule of accommodation. Testing a rebuild alongside refurbishment will confirm whether this remains the best value approach once concept plans are prepared.

Complementary Commercial Opportunities

The Needs Analysis assessed a range of complementary commercial opportunities to support the long-term financial sustainability of the facility while retaining its primary role as a community sport and recreation venue. Opportunities considered included padel courts, a café, Pilates and yoga activities, a licensed restaurant, and a gym or health club.

Of the opportunities assessed, the Needs Analysis identified padel as the strongest strategic fit due to projected participation growth, compatibility with the site and the ability to share supporting infrastructure and amenities. The report records that the MBRC and Future Padel have entered into a Heads of Agreement, now also supported by a sublease, for up to six courts on the south-western green. These commercial arrangements should be distinguished from any required City consent as landowner or lessor and from statutory planning, building and environmental approvals. They do not establish approval of a wider redevelopment proposal. The Feasibility Study will need to confirm the status and conditions of the relevant arrangements and approvals, and assess their implications for site layout, staging, shared amenities and flexibility under both refurbishment and rebuild options. The Needs Analysis identifies potential benefits through increased site activation, lease revenue and use of Club facilities, which remain subject to feasibility testing.

A café, Pilates and/or yoga activities were also identified as opportunities that warrant further investigation where they support activation and financial sustainability without creating unacceptable planning, environmental or parking impacts. Conversely, a licensed restaurant, gym or health club were not recommended to progress due to competition with existing provision, site constraints, planning considerations and potential parking impacts.

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Potential facility components for feasibility testing

The Needs Analysis identifies potential components of a contemporary shared-use facility centred on the ongoing operation of the MBRC, broader community use and shared use with Perth Saints Football Club. The following components provide a starting point for feasibility testing, not an approved facility scope. Their inclusion, scale and configuration will depend on demonstrated need, compatibility with existing precinct provision, site constraints and relevant approvals.

Category	Potential elements to be tested
Principal community components for testing	• Shared pavilion, including bowling club facilities, administration room, shared community and function space, kitchen, kiosk, shared changerooms and storage • 2-3 bowling greens • Kiosk • Sports floodlighting • Greenkeeper shed • Grass short-form soccer pitches *
Additional community components for testing	• Shade cover for a minimum of one bowling green • Playground
Principal complementary commercial components for testing	• Bar and function room • Padel
Additional complementary commercial components for testing	• Pilates/Yoga studio • Café

* *May also present as a complementary commercial opportunity.*

The draft pavilion Schedule of Accommodation identifies the following potential components for testing and refinement through concept planning:

- Shared community and function spaces;
- Bar and social areas;
- Commercial kitchen and supporting ‘back-of-house’ facilities;
- Club administration and office space;
- Shared-use change rooms and amenities;
- Storage areas;
- Kiosk facilities; and
- Connections to bowling, soccer and padel infrastructure.

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Options Analysis

Four options have been assessed at a preliminary level to identify which warrant detailed investigation through the Feasibility Study:

1. Retain and maintain the existing building;
2. Refurbish;
3. Demolish and construct a new facility in generally the same location; or
4. Develop a new facility at an alternative location on the site.

Option 1 Retain and maintain the existing building

Retention of the existing facility without substantial improvement would involve continued expenditure on a building that remains functionally constrained. Furthermore, it would not address the accessibility, operational, financial sustainability and shared-use limitations identified through the Needs Analysis, nor improve the facility's ability to meet the contemporary needs of current and future users. For these reasons, investigation of improvement options is recommended rather than approval of redevelopment at this stage.

Option 2 Refurbish

Refurbishment is not expected to provide the same design flexibility or fully optimised outcome as a new building. It would retain the structure of an ageing asset, which presents some limited risk associated with latent conditions, existing structural constraints and potential compromises in layout. However, it is expected to have lower capital cost although may have higher ongoing lifecycle costs.

The option would allow the Club to maintain a level of operations during the works, and provides an opportunity to materially improve accessibility, entry and circulation, connections between key spaces, shared-use functionality and supporting amenities.

Option 3 Demolish and construct a new facility in generally the same location

Demolition and rebuilding in the existing location would provide the greatest design flexibility, however, is expected to have a higher capital cost than Option 2. Renewing the building in entirety may also have ongoing life cycle benefits.

Option 4 Develop a new facility at an alternative location on the site.

Development at an alternative location on the site is not recommended for further investigation on the preliminary assessment, which identifies it as the most expensive option. Its impact on Club operations would depend on the location and staging of works. An alternative location could potentially allow the existing clubhouse to remain operational during construction, so it should not be assumed to cause the greatest disruption without site-specific evidence. The recommendation to focus on Options 2 and 3 does not represent a detailed assessment of staging or operational continuity under Option 4.

As a result, to determine a preferred option for investigation in the Feasibility Study, further work was undertaken with support of a Quantity Surveyor. Based on the proposed schedule of accommodation for the building (not concept plans) a cost estimate was developed for Options 2 (Refurbishment) and 3 (Rebuild of building in existing location).

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In addition, estimated average lifecycle costs (based on a percentage figure from the Quantity Surveyor) assisted in determining the long-term financial impact on the City.

Preliminary estimates indicate that Option 3 (Demolish and Rebuild in generally the same location) has a capital cost approximately $3.3 million higher than Option 2 (Refurbishment). Although refurbishment has a higher annual maintenance and replacement allowance as a percentage of capital cost (2.4% compared with 2.2%), its estimated annual dollar cost is lower. Refurbishment also has a lower estimated combined capital and lifecycle cost over both 10 and 20 years. Further detail is provided in the Financial Implications section of this report.

While Option 2 has the lower preliminary cost, the estimates are based on a schedule of accommodation rather than concept plans and cover building works only. The cost difference between the two options may change once the extent of retained building fabric, latent conditions and design compromises are better understood. Option 3 offers the greatest design flexibility and a new asset with a longer useful life.

Subsequently, it is recommended that both Option 2 (Refurbishment) and Option 3 (Demolish and Rebuild) progress to the Feasibility Study.

Investigating both options is considered the more diligent approach for the following reasons:

- **Preliminary estimates only:** Current costs are indicative and comparative. Developing both options to concept stage will give Council reliable figures to base a decision on.
- **Avoids delay and rework:** If only refurbishment is investigated and found to be unworkable or overly compromised, a second study would be needed. This would add time and cost and require a further report to Council.
- **Whole-of-life value:** The building is nearly 70 years old. A refurbished building and a new building are likely to have different remaining useful lives, which a 10 or 20-year comparison may not fully capture.
- **Site constraints:** The Canning Highway road reservation, foreshore setting and environmental sensitivities may affect each option differently. Testing both will confirm which best responds to the site.
- **Funding readiness:** A robust options comparison will strengthen future grant applications and discussions about club, external and private-sector contributions.
- **Club operations:** Each option will have different impacts on the continuity of Club operations during construction, and these can be compared directly.
- **Transparency:** Testing both options shows Elected Members, the clubs and the community that the preferred option has been chosen on solid evidence.

The Feasibility Study will determine the practical extent of works under each option, identify the compromises required under refurbishment, confirm whether the potential facility requirements can be accommodated to an acceptable standard, and develop realistic concepts and refined costs for both options to inform a recommended preferred option. Endorsement at this stage would not approve refurbishment or demolition, a final facility scope, any particular commercial use, changes to lease arrangements, detailed design, construction or capital funding. Any subsequent proposal would return to Council for consideration and remain subject to relevant approvals.

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Specifically the Feasibility Study should further consider:

- The preferred bowling green configuration;
- The scale and layout of works under each option;
- For Option 2, the extent of building fabric to be retained, altered or replaced;
- The future site configuration, inclusive of short-form soccer pitches;
- Future management and governance arrangements;
- Parking and traffic impacts;
- Environmental and planning approval requirements;
- Capital, operational and lifecycle costs;
- Funding and delivery opportunities;
- Opportunities for staged implementation; and
- A comparison of whole-of-life costs, benefits and risks for both options, including the expected useful life of each.

ENGAGEMENT

The Needs Analysis included targeted consultation with the MBRC, Perth Saints Football Club, Department of Biodiversity, Conservation and Attractions (DBCA), Swan Estuary Reserves Action Group, Friends of Melville Bird Sanctuary, Main Roads Western Australia, Bowls WA and Future Padel.

Consultation was undertaken through meetings, telephone discussions and written input.

An Elected Member Engagement Session was held on 24 March 2026 to seek initial input on priorities and matters that should not form part of a future proposal. This was a consultation opportunity, not a formal Council decision approving redevelopment or a final facility scope.

- The Melville Bowling and Recreation Club prioritised retaining its identity, continuing operations during redevelopment, providing a synthetic green while retaining two grass greens, and renewing the clubhouse.
- Perth Saints Football Club identified a need for club, storage, kiosk and supporting facilities, with shared-use opportunities to be considered through concept planning.
- Bowls WA supported a stronger focus on synthetic greens, shade and supplementary activities to improve year-round use and financial sustainability.
- Future Padel identified benefits from co-location, including shared amenities, rental income and additional use of the Club's bar and catering facilities.
- Precinct and agency stakeholders outlined that any proposal should respond to the Swan River and Melville Bird Sanctuary, protect and revegetate Crown land outside the lease, manage drainage, light spill and synthetic-turf impacts, avoid further encroachment into the foreshore, and address the Canning Highway road reservation and access constraints.
- Feedback from the Elected Member engagement session indicated support for a financially sustainable, multipurpose and hireable community facility that complements rather than duplicates Tompkins Pavilion. Questions were also raised about the planning approval pathway, existing lease arrangements and future management models. These matters inform the investigation and do not constitute formal Council endorsement of redevelopment.

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Engagement will continue throughout the Feasibility Study in accordance with CP-002 Stakeholder Engagement Policy. This will include further consultation with affected clubs, precinct stakeholders and relevant State Government agencies as the concept, operating model, costs and approval requirements are developed. Broader community engagement will be considered once a sufficiently developed and costed concept is available.

SUSTAINABILITY IMPLICATIONS

Both options provide an opportunity to deliver more accessible and functional shared-use spaces. Refurbishment would retain and improve the existing asset, with the extent of improvement depending on the constraints of the existing structure. A new building would allow greater flexibility to design for accessibility, energy efficiency and long-term adaptability.

Retaining the building may reduce the extent of demolition and new construction, while a new building may offer better long-term energy and water performance. The Feasibility Study will compare these trade-offs. Both options support continued participation, volunteering and access for a wider range of community users.

Future planning will need to respond to the environmental sensitivities of the precinct, including the adjoining foreshore and Melville Bird Sanctuary. Concepts for both options will consider energy and water efficiency, vegetation retention/improvement, and water-sensitive design within the scope of the proposed works.

LEGISLATIVE AND POLICY ALIGNMENT

The Feasibility Study will need to consider applicable planning, environmental, building, accessibility, liquor licensing, land administration and lease requirements. Initial consultation has occurred with the DBCA and Main Roads Western Australia. This confirmed that the concept will need to respond to the site's Regional Open Space setting, Swan River Development Control Area, environmental values, synthetic-turf and lighting impacts, and the Primary Regional Road reservation affecting the site. Relevant City policies and plans include:

- CP-037 Community Hub Policy
- CP-120 Climate Action Policy
- CP-119 Active Reserve Parking Policy
- CP-102 Urban Forest and Green Space Policy
- CP-084 Disability Access and Inclusion Policy
- CP-002 Stakeholder Engagement Policy
- CP-109 Cultural Awareness Policy
- CP-103 Improving Public Spaces Policy
- CP-057 Sustainability Policy
- CP-008 Forward Financial Planning and Funding Allocation

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The land's reservations, proximity to the Swan River and Melville Bird Sanctuary, and relationship to the Canning Highway road reserve create material approval and design constraints.

The DBCA advised that material changes in land use, impacts on Regional Open Space, foreshore protection, drainage, light spill and management of synthetic turf will require careful consideration.

Main Roads Western Australia confirmed that the Primary Regional Road reservation allows for potential future widening of Canning Highway and may affect access and permanent works within the reserved area.

Ongoing engagement with these agencies and the Western Australian Planning Commission will therefore be required as concept planning progresses.

FINANCIAL IMPLICATIONS

The Needs Analysis and Feasibility Study are being delivered within the project's approved planning budget of $168,000. This budget is sufficient to complete the next phase of work, including feasibility assessment of both Option 2 (Refurbishment) and Option 3 (Demolish and Rebuild), as proposed in the Officer Recommendation.

$119,000 has been spent on urgent compliance, electrical and minor maintenance works at the existing facility. The 2026 Building Condition Assessment identified approximately $477,250 in further defect, maintenance and capital works over the following three years if the existing facility is retained. Notably, no capital funding for redevelopment is currently provided in the Long-Term Financial Plan.

Preliminary capital and whole-of-life costs have been prepared for the following options in the existing building location:

- Refurbishment; and
- Demolition and Rebuild.

The estimates have been developed from the draft schedule of accommodation, by Quantity Surveyor sub-consultants Rider Levett Bucknall (RLB), who also provided recommended percentages for estimated annual maintenance and replacement costs.

The costs are most relevant as a comparative assessment of the two pathways rather than as forecast project costs. They are based on high-level facility assumptions and cover building works only, excluding external works, escalation, headworks, professional fees, furniture, fittings and equipment, and GST. On this preliminary basis, refurbishment is the lower-cost pathway. However, given the preliminary nature of the estimates, it is recommended that both pathways be developed through the Feasibility Study so they can be compared on a more accurate basis.

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	Refurbishment	Demolish and rebuild	Difference Refurbishment vs Demolish and Rebuild
Capital cost[1]	$7.92 million	$11.23 million	**+$3.30 million**
Life Cycle Cost[2] **(Estimated annual maintenance and replacement)**	2.4% Approximately $190,000	2.2% Approximately $247,000	**+$57,000 per year**
10-year capital and cumulative maintenance and replacement cost	$8.76 million	$12.31 million	**+$3.55 million**
20-year capital and cumulative maintenance and replacement cost	$9.44 million	$13.19 million	**+$3.76 million**

[1] RLB Indicative Order of Cost Estimates, October 2026 – building cost only; excludes external works, escalation, headworks, professional fees, FF&E and GST.

[2] Annual maintenance/replacement allowance per RLB guidance, applied from Year 4.

[3] Present value of capital and lifecycle costs at a 7% discount rate (Paatsch Group, October 2026).

The Feasibility Study will develop realistic concepts for both refurbishment and rebuild, finalise the schedule of accommodation, identify the extent of retained and replacement building fabric under refurbishment, and define supporting infrastructure requirements and proposed operating arrangements. This will enable more accurate capital and whole-of-life costs to be prepared for Council consideration before any commitment is made to fund further work, including detailed design or construction.

Any future capital contribution would be subject to a separate Council decision, consideration and amendment of the Long-Term Financial Plan, annual budget processes, and consideration of club, external and/or private-sector contributions, where applicable.

CONSEQUENCE

If the Council does not endorse progression to a Feasibility Study, the City would not have the concept design, cost, approval, delivery and operating information required to make an informed decision on the facility's long-term future. The City would need to continue maintaining the existing building and consider the identified short-term works through future budget processes, without resolving its underlying functional and accessibility limitations.

Alternatively, the Council could direct that only Option 2 (Refurbishment) be investigated. This would reduce the cost of the Feasibility Study by approximately $8,000. However, if refurbishment proves unworkable or more costly than expected, further investigation of a rebuild would be needed, adding time and cost.

Alternatively, the Council could direct that only Option 3 (Demolish and Rebuild) be investigated. This would provide greater flexibility to plan a fully accessible and adaptable facility and remove the risks of adapting an ageing building. However, the preliminary estimate indicates a higher initial building cost and a higher overall cost over both 10 and 20 years, and the lower-cost refurbishment option would not be tested.

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BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, the following questions and requests for further information were raised by Elected Members:

Question 1:

The purpose for this officer's recommendation is purely to do a feasibility study to provide Council with the information, just confirming that this is correct?

Response 1:

Absolutely, we're making sure we've got that assessment side by side so we can adequately inform Council about development options in the future.

Question 2:

Regarding option 4, which would be to reconsider another location, is there any variation to accommodate future use, such as different sporting codes as time changes, and would there be any ideas to incorporate some design to align with the neighbouring Atwell Arts Precinct to share facilities multi use? Is that something that could be considered in option 4?

Response 2:

We're specifically recommending not to proceed with option 4 because of the perceived operational detriment to the existing users, as well as the perceived perception that the cost of that project would be far in excess of retaining the existing building location, because they'd have to move around more things.

Having said that, we're very cognisant that the Melville Bowling and Recreation Club and all the users of that facility are part of a greater shared precinct in Tompkins Park and the Atwell Precinct. There have been layers of consideration in terms of parking connectivity that will continue being explored through the feasibility study.

Question 3:

In regards to future use and the possibility of girls using multi-use change rooms, would the layout of the options be more suitable for the girls to access safe thoroughfare to the sporting ovals if the design was moved to, perhaps, the northern section?

Response 3:

Absolutely. There are some design challenges there, but moving into the feasibility study does enable us to have a look at those design challenges. We've done some very loose test fitting of the site, but we need the ability to go deeper into that and explain some of those relationships, making sure that even if the facility was on the northern side and it didn't have to cross the main car park, it's still crossing an internal roadway, so it's incumbent on the architectural services to design and provide safe access.

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Question 4:

Regarding the funding, can you tell us how much the Melville Bowling Club pays, if anything, to lease the building and all the greens per year, and also how much they will receive from the sublease to the padel group per year?

Response 4:

Regarding the leasing of the premises, it is based on the annual administration fee and is currently around $900 a year, which has increased from an initial $681 over the years.

If the padel proposal goes ahead, the proposed lease amount we believe the clubs negotiated is around about $40,000 per annum with the option for that figure to be reviewed each year and an annual increase of $10,000 for the first four years, followed subsequently by a market review at the end of five years.

Question 5:

And because they're going to be receiving that commercial income, has the option of them repaying the cost of the redevelopment to the City, either the $8 million or the $11 million version, been explored?

Response 5:

The role of the feasibility study is to determine what the future management model of either option would be; it can consider the operating income and cash flow through and assess how that works most optimally for the facility with all income streams considered.

Question 6:

Is there any consideration of applications for grant funding?

Question 7:

Considering the many significant projects on the City's books at the moment, have you got a proposed time frame that you're looking at for this one?

Response 6 & 7:

Absolutely. Funding is a key consideration, and the proposed funding model will be worked through in the feasibility study. There is quite an array of projects on the City's books to work through, potentially more critical than ever, however assessing the feasibility of either development path at this stage will set us up really well coming into the next election cycle for the State and Federal Governments and allow us to get our advocacy lined up for priority projects moving forward based on an informed, Council resolution moving forward.

Question 8:

How far off would the refurbishment of the Tompkins Park facility be, and when would it need to be done by?

Response 8:

There is Stage 3B of Tompkins Park which is some renewal works that's had some planning work done, but I don't believe we have an estimated time frame yet.

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Question 9:

Maybe it would justify a greater investment if there was one facility that was covering everything in that whole precinct. Is there any consideration in this feasibility study to merging the facilities?

Response 9:

Our understanding is that historically it has been considered in or around 2020, and in the lead up there was a vision to incorporate everyone. However, towards the back end that did fall through. We have entertained it early as part of option 4 effectively, but through stakeholder consultation there hasn't been an appetite to do it and we find that it will be difficult to push forward with an option like that.

Question 10:

Councillor Robins' alternative motion has just come in this afternoon, so the officers may not know, but I guess in her alternative motion she's suggesting that we wait until research is done on looking at leasing, licencing, subleasing, that sort of thing. I think we've got a policy, but it would mean amending the current policy. How long would it take to do all that sort of stuff?

Response 10:

We are aware of the alternative motion that has been put forward. In terms of the time frames, our understanding is that Council will be considering the draft policy sometime in the near future. We'll also be taking that to community consultation before subsequent reconsideration by Council, it will depend on the community engagement so a date hasn’t been confirmed yet.

Council does work through different strategies, plans and policies throughout the duration, and there are always times when we're working on different planning projects. It would be quite challenging to put a line in the sand and say we're going to stop all works on everything whilst we develop different policies and strategies; what we do is communicate internally and align to the direction of those plans and policies moving forward.

Question 11:

If by chance this alternative motion was to get up, what would be the ramifications for the Melville Bowling Club and the Perth Saints?

Response 11:

There are a couple of risks involved. We don't have confirmation of funding or a proposed redevelopment time frame for the project, so it would defer that which would obviously impact the clubs and the current users.

There are some maintenance renewal works we are currently looking to defer as much as possible because of the potential that we may redevelop. We also have Patch Group who are supporting us in developing the needs assessment and feasibility study, so if we were to defer and commence the feasibility study at a later date it's likely we would incur a variation.

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Question 12:

With regard to the options in the feasibility study and also the age of the facility, we've heard a lot about the maintenance costs which I understand are ever-growing. Could we have an analysis of those costs and what they're expected to be over the next 10 and 20 years so we can compare that against the redevelopment option in terms of the long-term costs prior to making a decision on the feasibility?

Response 12:

Yes, we can look at that option and the estimated renewal costs so we can align it with options one and two and you can get a comparison of each; we can incorporate that into the scope and we've got enough information to do that.

Question 13:

Would it be open to the City to say we'll provide funding for the redevelopment, conditional on the lease being amended so that the City basically receives the income from the padel courts to offset or recoup some of the costs of the redevelopment, noting it would only be a small proportion of it? Is that something that could potentially be looked at?

Response 13:

All of those things are up for discussion and will be looked at as part of the feasibility process.

Question 14:

Would you be providing that information prior to the Council meeting?

Response 14:

It can be provided through either email or through the ABF questions, but we can incorporate the request around option one and assessing what the overall 20 year cost or 40 year cost may be for maintaining that building in its current form.

UNCONFIRMED

OFFICIAL

At 8:37pm, Cr G Barber left the meeting.

At 8:37pm, Mr M Yildiz left the meeting.

Environment and Infrastructure

E26/108 RFT262716 Design and Construction of Leisurefit Booragoon Splashpad

File Number:	
Responsible Officer:	Director Environment & Infrastructure
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. RFT262716 CTAU271026 - Council Extract (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.

SUMMARY

This report is presented to Council to recommend the acceptance of a request submitted for RFT262716 Design and Construction of LeisureFit Booragoon Splashpad.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E26/108)

At 8:38pm Cr C Yorke moved, seconded Cr M McGoldrick

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFT262716 Contract and Tender Advisory Unit Minutes; and**
2. **Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;**

Hydrilla Pty Ltd

ACN: 620 130 734

At 8:38pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (12/0)

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 sought a suitably qualified and experienced Contractor to undertake the Design and Construction works of the Splashpad, located at the LeisureFit Booragoon, 521 Marmion St, Booragoon WA 6154.

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

UNCONFIRMED

OFFICIAL

STRATEGIC ALIGNMENT

Outcome	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for the Design and Construction works of the Splashpad, located at the LeisureFit Booragoon, 521 Marmion St, Booragoon WA 6154. 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:

- Commercial Aquatics Australia (WA) Pty Ltd T/as Commercial Aquatics Australia
- Schlager Group Pty Ltd
- Hydrilla Pty Ltd

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

The City set the following qualitive criteria and weightings:

Demonstrated Experience	25%
Capacity to Deliver	15%
Sustainable /Social Procurement	20%
Methodology	25%
Suitability of Products	15%
Total	100%
Percentage to be shortlisted	70%
Price	Non-weighted

UNCONFIRMED

OFFICIAL

The recommended Respondent achieved a qualitative score of 80% 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. Sustainable/Social Procurement

The Respondent provided the required information against this criterion.

Good information and initiatives provided.

IV. Methodology

The Respondent provided a good methodology that clearly addressed the project requirements and demonstrated a sound approach to delivery.

V. Suitability of Products

The Respondent provided the required information against this criterion, the products offered are in line with the City's requirements.

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

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

UNCONFIRMED

OFFICIAL

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 Act 1995*, section 3.57
- *Local Government (Functions and General) Regulations 1996*, regulation 11

Section 3.57 of the *Local Government Act 1995*, together with regulation 11 of the *Local Government (Functions and General) Regulations 1996*, establishes the legislative framework for the public tendering of contracts for the supply of goods or services. Regulation 11 requires tenders to be publicly invited where the consideration under the contract is, or is expected to be, more than $250,000, unless an exemption prescribed under the Regulations applies.

Council Policy CP-023 supports these legislative requirements and provides that procurement exceeding $250,000 (excluding GST) is to be undertaken through a public tender process where a regulatory tender exemption is not applicable.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, a number of questions and requests for further information were raised by Elected Members behind closed doors.

UNCONFIRMED

OFFICIAL

8:38pm 17/11/2026 *Cr M McGoldrick disclosed an interest under the Code of Conduct in Item CD26/77 as detailed in Item 6.*

At 8:38pm, Cr G Barber returned to the meeting.

At 8:39pm, Mr M Yildiz returned to the meeting.

E26/109 RFT262701 New Changerooms and Clubroom – Troy Park, Attadale

File Number:	
Responsible Officer:	Director Environment & Infrastructure
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:	1. RFT262701 CTAU 031126 - Council Extract (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.

SUMMARY

- This report is presented to Council to recommend the acceptance of a request submitted for RFT262701 New Changerooms and Clubroom – Troy Park, Attadale

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E26/109)

At 8:39pm Cr K Wheatland moved, seconded Cr G Barber

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFT262701 Contract and Tender Advisory Unit Minutes; and**
2. **Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;**

Geared Construction Pty Ltd

ACN: 606 049 245

At 8:39pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

UNCONFIRMED

OFFICIAL

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 suitably qualified and experienced Contractor to undertake the construction of a new Changerooms and Clubroom at Troy Park Reserve, Attadale.

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

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.4	Support local business growth and resilience.
	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for the construction of a new Changerooms and Clubroom at Troy Park Reserve, Attadale. 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:

- BE Projects (WA) Pty Ltd
- Geared Construction Pty Ltd
- Kilmore Group
- LKS Constructions (WA) Pty Ltd
- Orixon Pty Ltd
- Precise Build Pty Ltd
- Renascent Western Australia Pty Ltd
- Schlager Group Pty Ltd
- Shelford Constructions Pty Ltd

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

UNCONFIRMED

OFFICIAL

The City set the following qualitive criteria and weightings:

Demonstrated Experience	30%
Capacity to Deliver	20%
Sustainable/Social Procurement	20%
Methodology	30%
Total	100%
Percentage to be shortlisted	70%
Price	Non-Weighted

The recommended Respondent achieved a qualitative score of 82.22% 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. The Respondent also provided strong detail regarding how it addressed challenges in previous projects.

II. Capacity to Deliver

The Respondent provided the required information against this criterion.

All personnel and sub-contractors allocated to this Project are sufficiently qualified and have the required experience to carry out the works under this Contract.

III. Sustainable/Social Procurement

The Respondent provided the required information against this criterion.

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

IV. Methodology

The Respondent provided the required information against this criterion.

The Respondent provided a strong response with regards to the Methodology, demonstrating a clear approach and good understanding of the requirements and delivery of the scope.

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.

UNCONFIRMED

OFFICIAL

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

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 Act 1995*, section 3.57
- *Local Government (Functions and General) Regulations 1996*, regulation 11

Section 3.57 of the *Local Government Act 1995*, together with regulation 11 of the *Local Government (Functions and General) Regulations 1996*, establishes the legislative framework for the public tendering of contracts for the supply of goods or services. Regulation 11 requires tenders to be publicly invited where the consideration under the contract is, or is expected to be, more than $250,000, unless an exemption prescribed under the Regulations applies.

Council Policy CP-023 supports these legislative requirements and provides that procurement exceeding $250,000 (excluding GST) is to be undertaken through a public tender process where a regulatory tender exemption is not applicable.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, a number of questions and requests for further information were raised by Elected Members behind closed doors.

UNCONFIRMED

OFFICIAL

Planning

UP26/126 Scheme Amendment No. 19 to Local Planning Scheme No. 6 to Rezone Lot 15 (305 - 307) Stock Road Palmyra from "Light Industry" to "Service Commercial"

File Number:	NA
Responsible Officer:	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.
Application Number:	NA
Applicant:	NA
Owner:	NA
Proposal:	Rezone Lot 15 (305 – 307) Stock Road Palmyra from "Light Industry" to "Service Commercial"
Attachments:	1. Local Planning Scheme No 6 Amendment No 19 – Schedule of Submissions

COUNCIL'S ROLE

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

SUMMARY

- At its Ordinary Meeting of Council held on 21 April 2026, the Council resolved to initiate Scheme Amendment No. 19 to Local Planning Scheme No. 6 (LPS 6) to rezone Lot 15 (305 - 307) Stock Road, Palmyra from "Light Industry" zone to "Service Commercial" zone.
- The Western Australian Planning Commission (WAPC) subsequently classified the proposed amendment as a "Complex" amendment and approved advertising of Scheme Amendment No. 19 for 60 days. Advertising concluded on the 19th of October 2026 and one submission of objection was received.
- The submission received during advertising is not considered to warrant modification to the amendment.
- The amendment is in keeping with the continuation of the current use of the land and is not considered to detract from the wider function of the surrounding light industrial area.
- It is recommended that the Council endorse Scheme Amendment No. 19 for final approval without modification and authorise the Chief Executive Officer to forward it to the WAPC and the Minister for Planning for final approval on this basis.

UNCONFIRMED

OFFICIAL

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP26/126)

At 7:07pm Cr M McGoldrick moved, seconded Cr K Wheatland

That the Council, in accordance with Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015:

1. **Notes the submission received during the advertising period for proposed Local Planning Scheme No. 6 Amendment No. 19, as detailed in Attachment 1.**
2. **Resolves to adopt Scheme Amendment No.19 to Local Planning Scheme No. 6 to rezone Lot 15 (305 – 307) Stock Road Palmyra from "Light Industry" zone to "Service Commercial" zone and amend the Scheme Map accordingly.**
3. **Authorises the Chief Executive Officer to forward Amendment No. 19 to the Western Australian Planning Commission and the Minister for Planning, recommending Amendment No. 19 be approved.**

At 7:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (13/0)

PURPOSE

This report is presented for Council's consideration to endorse Scheme Amendment No. 19 and forward to the WAPC with a recommendation for final approval.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.3	Plan for urban growth and local commercial activity centres.

BACKGROUND

At its Ordinary Meeting held on 21 April 2026, Council resolved to prepare and initiate Scheme Amendment No. At its Ordinary Meeting of Council held on 21 April 2026, Council resolved to prepare and initiate Scheme Amendment No. 19 to amend (LPS 6) by rezoning Lot 15 (307) Stock Road, Palmyra from "Light Industry" zone to "Service Commercial" zone.

The subject site is located at the intersection of Stock Road and Sainsbury Road, Palmyra. It is developed with a purpose-built commercial/bulky goods building comprising multiple tenancies, shared internal access, on-site parking and service areas. The development was originally approved by the City of Melville (the City) in February 2000 for Showroom/Commercial purposes under what was then Community Planning Scheme No. 5 (CPS 5). It has operated continuously as approved since. Current tenancies include either bulky-goods retail, private recreation or service uses which remain consistent with the original approval and built form and were uses that could be permitted in the "Industry" zone under the then applicable CPS 5.

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With the gazettal of LPS 6 in 2016, showroom and service/commercial uses became non-conforming uses in the applicable "Light Industry" zone. While these uses may lawfully continue subject to certain criteria, the applicant has sought additional ongoing land use certainty through an alternative zoning which better supports the current development on-site.

The April 2026 item to Council supported the initiation of the process to change the zoning of the land, noting that the unique circumstance and history of the site would not detract from available industrial land in the vicinity or establish a precedent for other sites in the locality.

CONSIDERATION

Council is required to consider the results of the advertising period and forward a recommendation to the WAPC with respect to the proposed amendment. The recommendation options include approval of the amendment, approval with modification or refusal of the amendment.

Advertising concluded on the 19th of October 2026 with one submission of objection received. Details of the submission are outlined in Attachment 1 and described in the Engagement section below. The submission is unrelated to the proposed amendment. The submission is not considered to raise matters that warrant modification to the amendment.

It is recommended that the scheme amendment be forwarded to the WAPC with a recommendation for approval. The amendment formalises the continuation of the current use of the land and is not considered to detract from the wider function of the surrounding light industrial area.

ENGAGEMENT

The proposed amendment was classed as complex and was required to be advertised for a minimum of 60 days. At the conclusion of the advertising period, one submission was received.

The submission stated opposition to the proposed amendment on the following basis;

> "*Our street is a cul de sac. As such is totally impractical and above all, unsafe to increase the dwelling density. Access for emergency vehicles will be hindered as a result of increased street parking, especially on a no through road. There is a great possibility access to a fire hydrant point will be impacted.*"

Scheme Amendment No. 19 only rezones one property, 305 – 307 Stock Road, on the western side of Stock Road from "Light Industry" to "Service Commercial". It does not change the zoning on any other properties. The nearest residential zoned land is on the western side of Stock Road opposite the subject site and is not included in the proposed amendment and as such there is no proposal to alter residential density of this area as a part of the proposed amendment. The submission received is considered unrelated to the proposed amendment and does not raise any matters that warrant modification to the amendment.

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SUSTAINABILITY IMPLICATIONS

The proposed amendment is not expected to result in any physical changes to the existing development on the subject land. This certainty in built form and land-use, together with the continuation of a range of service businesses on-site may be viewed as assisting general sustainability objectives.

LEGISLATIVE AND POLICY ALIGNMENT

The process for amending a local planning scheme is governed by the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Following advertising of a complex amendment, the local government must consider all submissions received before resolving to support the amendment without modifications, support the amendment with modifications or not support the amendment.

The local government must then provide the advertised amendment, the schedule of submissions, the response of the local government and any proposed modifications to the WAPC. The WAPC will consider the amendment and make a recommendation to the Minister for Planning, who will determine whether the amendment is approved or refused.

FINANCIAL IMPLICATIONS

Assessment of applications for scheme amendments is based on payment of fees aimed at recovering costs to the City. The applicable lodgement, initiation and advertising fees have been received for this application.

CONSEQUENCE

Council is required to consider the results of the engagement on Scheme Amendment No. 19 and provide a recommendation to the WAPC as to whether the amendment is supported. Should the Council decide not to support the amendment, a final decision (to approve, refuse or modify) the amendment would still be made by the Minister for Planning.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

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8:39pm 17/11/2026 *Mayor K Mair disclosed a financial interest in Item UP26/127 as detailed in Item 6 and left the meeting.*

At 8:40pm, Cr N Robins assumed the Chair.

UP26/127 Riseley District Centre - Draft Precinct Structure Plan - Adoption for the Purposes of Public Advertising

File Number:	54.210
Responsible Officer:	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.
Application Number:	N/A
Applicant:	City of Melville
Owner:	Various
Proposal:	Review of the 2014 Riseley Activity Centre Structure Plan
Attachments:	1. Riseley Activity Centre PSP Part 1 2. Riseley Activity Centre Part 2 3. Community Engagement Summary Report

COUNCIL'S ROLE

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

SUMMARY

- The Riseley Activity Structure Plan, adopted by Council in 2014, is now the subject of the required 10-year statutory review.
- The review has had regard to the performance of the current plan, changes to the planning framework and stakeholder feedback. Preliminary engagement undertaken has included an Elected Member workshop (30 June 2026), a community/business owners workshop (19 August 2026) and online survey.
- The summary of the engagement feedback is provided in the Engagement section of this report and in Attachment 3. Key themes identified have included general support for current building heights, the need to respond to public parking and the need for additional attention to public realm across the precinct. an opportunity to simplify the current plan and improved alignment with other planning instruments (such as the R-Codes) have been identified.
- A draft Precinct Structure Plan (draft Plan) for the Riseley centre has now been prepared. The draft Plan largely maintains the built form controls of the current plan, reduces the number of sub-precincts, aligns with standard R-Code classifications and simplifies land use permissibility controls.
- Council is requested to consider the draft Plan and approve the commencement of the statutory advertising period. Results of the advertising period together with any recommended changes would then be presented to Council for further consideration.

UNCONFIRMED

OFFICIAL

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP26/127)

At 8:40pm Cr C Yorke moved, seconded Cr J Spanbroek

That the Council:

1. **Approve the draft Riseley Centre Precinct Structure Plan for the purpose of public advertising in accordance with Clause 18 Schedule 2 of the Planning and Development Regulations (Local Planning Schemes) 2015.**
2. **Notes the outcomes of advertising and the draft Riseley Centre Precinct Structure Plan will be presented to Council for consideration following the advertising period.**

At 8:40pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (12/0)

PURPOSE

Presentation of the draft Riseley Centre Precinct Structure Plan (Parts 1 and 2) for consideration and approval to formally advertise for public comment.

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.
	5	Leadership and good governance for the benefit of the whole community.
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
	2.3	Increase the urban forest tree canopy on City managed land.
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.
	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.
	3.3	Plan for urban growth and local commercial activity centres.

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	3.4	Protect and promote the City's character and heritage.
	3.5	Facilitate improved integrated public transport solutions.
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.4	Support local business growth and resilience.
	4.3	Attract investment in strategic locations.
	4.5	Facilitate a business friendly experience
	5	Good Governance and Leadership
	5.4	Strengthen active citizen engagement, participation, and access to information.
	5.1	Provide transparent and accountable good governance.

BACKGROUND

The Riseley Activity Centre Structure Plan (Structure Plan) was adopted by Council on 17 June 2014 (report reference P14/3501). The *Planning and Development (Local Planning Schemes) Regulations 2005* (the Regulations) require the review of structure plans after 10 years to ensure alignment with current planning policies, frameworks and principles. The City of Melville (the City) has been liaising with the Department of Planning, Lands and Heritage (DPLH) on the review of the Structure Plan. The applied approach has been a targeted review given the key principles and objectives are still relevant to the area.

The Structure Plan provides the planning framework for the Riseley Activity Centre. It guides how land can be used and developed while guiding improvements to public spaces, movement, housing opportunities and local businesses.

The review of the Structure Plan seeks to determine whether its vision, objectives and planning controls continue to support the community objectives and align with current State planning requirements. The review considers how the Structure Plan continues to support:

- A vibrant, attractive and safe activity centre
- Quality and sustainable development
- Public spaces and streetscapes
- Movement, access and parking
- Housing opportunities
- Local businesses and investment
- Planning certainty for residents, businesses and landowners

UNCONFIRMED

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CONSIDERATION

Since the Structure Plan's adoption, there have been four new state planning policies that guide and influence strategic planning, structure plans and development design. These State policies have been applied to the structure plan review:

- 4.2 Activity Centres for Perth and Peel
- 7.0 Design of the Built Environment
- 7.2 Precinct Design
- Residential Design Codes Volume 1 and 2

The revised plan, now referenced as a Precinct Structure Plan (PSP), represents the evolution of the existing Riseley Activity Centre Structure Plan, with the review process responding to the current State Planning Framework and an investigation process that has sought to understand how the Riseley Centre is performing, as well as stakeholder views and how it could be improved.

It incorporates:

- Part One - Implementation: The 'rule book', setting out the purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications (e.g. density codes and design criteria).
- Part Two - Explanatory Section: Includes detailed background investigations, analysis of the community, governance, and physical context. These findings inform the design approach, framed around six key elements of precinct design including Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built form. Design and activation for the precinct, including public realm opportunities, are consistent with the current plan.

Parts 1 and 2 are provided in Attachments 1 and 2.

The draft PSP seeks to maintain the existing purpose and objectives while providing greater simplicity and alignment with the updated planning framework. The review has concluded that the current built form controls are largely appropriate for the centre, although there is opportunity for enhancement to improve development feasibility and design outcomes.

A key proposed change is to align the built form provisions with revised R-Code classifications. The existing classification of R50 is proposed to be retained around the perimeter, whilst a code of R-AC3 is proposed to apply to the Riseley Core and Canning Corridor sub-precincts. The proposed R-AC3 classification provides a comprehensive set of standard R-Code provisions to align with preferred built form standards for Riseley. Currently these standards are defined independently in the Structure Plan. A summary of the key changes and a comparison between the current and proposed plan is provided below:

UNCONFIRMED

OFFICIAL

Element	Riseley ACP	Reviewed Riseley PSP
Document Format	Prepared before current state planning policy and guidelines	Amended to reflect current Western Australian Planning Commission (WAPC) Structure Plan format
Land Use Zones	R-AC0 and R50	R-AC3 and R50
Precincts	Precinct 1 – Riseley Core Precinct 2 – Canning Corridor Precinct 3 – The Crescent Precinct 4 – Transitional Frame Precinct 5 – Residential Frame	Precinct 1 – Riseley Core Precinct 2 – Transitional Frame Precinct 3 – Canning Corridor Precinct 4 – Residential Frame Boundary adjusted to include a section of Precinct 1 - Riseley Core adjoining Precinct 2 – Canning Corridor and includes Precinct 3 – The Crescent This results in a 1 storey increase in sections of the Transitional Frame (along Willcock and Simpson Streets) and Canning Corridor Precinct
Building Heights	Precinct 1 – Riseley Core: 6 Storey Precinct 2 – Canning Corridor: 6 storey, 5 storey, 4 storey Precinct 3 – The Crescent: 6 Storey Precinct 4 – Transitional Frame: 5 storey, 4 storey Precinct 5 – Residential Frame: 3 storey	Precinct 1 – Riseley Core: 6 storey Precinct 2 – Transitional Frame: 3 storey Precinct 3 – Canning Corridor: 6 storey Precinct 4 – Residential Frame: 3 storey (refer to the built form table below)
Land Use Table	Includes Land Use Table	Land Uses updated in line with LPS6. Uses not listed are either not preferred nor contemplated (e.g. Light Industry)
Subdivision	No statutory provision for Public Open Space (POS)	Statement on subdivision: Applicable residential subdivisions may be subject to a cash contribution for POS in accordance with the WAPC policies
Design	No building examples	Indicative building cross sections now included.
Non-Residential Car Parking	As per Local Planning Policy 1.6 – Car Parking and Access	As per the updated Local Planning Policy 1.6 – Car Parking and Access

UNCONFIRMED

OFFICIAL

Precinct 1 - Riseley Core

Element	Riseley ACP	Reviewed Riseley PSP
Height	6 storey	6 storey
Front Setback	1-3 storey: nil 4-5 storey: 3m 6 storey: 6m	1-5 storey: nil 6 storey: 3m
Side and Rear Setback	Up to 5 storey: nil 6 storey: 1.5m	All storey Nil or 2m (2m setback applicable for residential land uses)
Plot Ratio	None	2:1

Precinct 2 – Transitional Frame

Element	Riseley ACP	Reviewed Riseley PSP
Height	3 – 4 storeys	3 storey
Front Setback	1-3 storey: nil Above 3 storey: 8m	2m
Side and Rear Setback	Up to 3 storey: Nil Above 3 storey: 8m	Rear: 3m Boundary walls: R-Codes
Site cover	None	Max 65%

Precinct 3 – Canning Corridor

Element	Riseley ACP	Reviewed Riseley PSP
Height	5 and 6 storeys	6 storey
Front Setback	Nil	Nil
Side and Rear Setback	Up to 5 storey: nil 6 storey 1.5m	All storey Nil or 2m (2m setback applicable for residential land uses)
Plot Ratio	None	2:1

Precinct 4 – Residential Frame

Element	Riseley ACP	Reviewed Riseley PSP
Height	3 storey	3 storey
Front Setback	Nil	2m
Side and Rear Setback	Up to 2 storey: nil Above 3 storey: 8m	Rear: 3m Boundary walls: R-Codes
Site Cover	None	Max 65%

UNCONFIRMED

OFFICIAL

While built form controls in the draft PSP largely reflect the existing controls, the following design improvements are noted:

- Introduction of plot ratio controls to manage building bulk
- Introduction of site cover and landscaping requirements
- Street setback requirement to Transitional and Residential Frame Precincts

The review proposes building heights of 3 storeys in the Residential Frame and 6 storeys in the Core and Corridor sub-precincts, using the current R50 and R-AC3 classifications respectively. It is proposed to advertise the draft PSP on this basis, with consultation focused on the intended heights, scale and form of development appropriate for Riseley.

The State Government's proposed R-Code reforms may change the classifications used to achieve these outcomes. Under the draft proposals, R-AC3 could be replaced by Medium Rise 2 (MR2), with a proposed height of 8 storeys, while Medium Rise 1 (MR1) proposes 6 storeys. MR2 would therefore not be a like-for-like replacement in terms of height. MR1 is a closer match to the intended 6-storey outcome, although its other built form provisions would also need to be assessed. Consultation on the reforms closes on 26 February 2027, with implementation anticipated later in 2027, subject to final approval.

Following consultation on the draft PSP, Council would consider the preferred heights and built form, informed by community feedback and the latest State reform details. If Council maintains a preference for 6 storeys, the final PSP could recommend MR1 or precinct-specific height provisions under another classification, where permitted. The appropriate approach would depend on the final State provisions, transition arrangements and WAPC approval.

The review can therefore proceed using the current classifications while clearly stating the intended height outcomes. A change in classification should not, of itself, be taken as support for increased building heights. Any proposed increase would require separate consideration on its planning merits, including whether further consultation is needed.

UNCONFIRMED

ENGAGEMENT

The engagement report is provided in Attachment 3. The engagement consisted of workshops with Elected Members and the community (including residents and businesses) and an on-line survey via Melville Talks. Future engagement will involve the public advertising of the draft structure plan.

Communication involved letters sent to owners and occupiers of the centre and surrounds (400m radius) advising of the review and invitation to the workshop. Direct emails were sent and the review was published on the Melville Talks website.

The Elected Member Engagement Session workshop was held on 30 June 2026. The community and business workshop was held on 19 August 2026 with 17 participants. The online survey received 37 submissions. A series of questions were asked to prompt participants on how they thought the centre was performing, what could be improved and input into built form and building heights.

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The engagement process identified several themes:

- The community values the Riseley Centre and supports its continued evolution
- Growth is generally supported where it is well-designed and appropriately located
- Improvements to public spaces
- Development should enhance rather than diminish local character
- Mixed responses to increases in building heights
- Sympathetic transitions to surrounding residential areas are important
- High-quality design outcomes are expected from future development
- Traffic, parking and accessibility remain critical issues

Subject to Council approval, the next stage comprises statutory adverting. Statutory advertising is required for a minimum of 42 days (as required by the Regulations). The statutory advertising will include a letter to owners and occupiers in the centre (400m radius), engagement through the Melville Talks platform, social media and email communication to stakeholders.

At the conclusion of the advertising period, the draft PSP will be revised and then presented to Council for consideration. At this stage, Council will be required to forward the draft PSP to the Western Australian Planning Commission for determination. Council's recommendation may support the draft Plan, seek modifications or resolve not to proceed with the Plan.

SUSTAINABILITY IMPLICATIONS

Providing development opportunities in strategic locations, such as the Riseley Centre, is driven by sustainability objectives. Activity Centre planning provides a range of housing, employment, service and leisure opportunities in high amenity, well connected locations. Benefits include reduced travel, efficient housing, access to services/amenities and social well-being.

LEGISLATIVE AND POLICY ALIGNMENT

The following State and City legislation and policy apply:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Perth and Peel@3.5million Sub-regional Framework (Central)
- State Planning Policy 4.2 Activity Centres for Perth and Peel
- State Planning Policy 7.0 Design of the Built Environment
- State Planning Policy 7.2 Precinct Design
- Residential Design Codes Volume 1 and 2
- Local Planning Strategy
- Local Planning Scheme 6
- Local Planning Policy 2.1 Non Residential Development
- Local Planning Policy 1.6 Car Parking and Access

UNCONFIRMED

OFFICIAL

The City is required to review structure plans every 10 years under the Regulations. It is noted that the current Structure Plan was adopted prior to the Regulations' requirements. The DPLH has granted approval to extend the review period until 19 October 2027.

FINANCIAL IMPLICATIONS

Budget to support the project are included in the Annual Budget. Any future actions identified in the PSP would be considered and prioritised in the annual project and budget planning.

CONSEQUENCE

The proposed review seeks to generally maintain the current built form controls under the current Plan, whilst simplifying the administration of the Plan and improving design outcomes relating to areas such as setbacks, building bulk and landscaping.

Not progressing with the review would delay implementation of these improvements. Not progressing the review to the statutory advertising phase would also have implications with respect to legislative requirements. Under the State Planning Framework, Council is required to review the current Structure Plan to enable adoption of a new Plan ahead of the expiry date of 27 October 2027.

Should Council not endorse advertisement of the draft Structure Plan, the review is unlikely to be completed ahead of the expiry date. In these circumstances there would be an option to request an extension to the review period from the WAPC. Should an extension not be forthcoming, the WAPC does have the option to progress the review process itself.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

UNCONFIRMED

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At 8:41pm, Cr N Robins vacated the Chair.

At 8:42pm, Mayor K Mair returned to the meeting and assumed the Chair.

8:42pm 17/11/2026 *Cr K Wheatland disclosed a financial interest in Item UP26/128 as detailed in Item 6 and left the meeting.*

UP26/128 Deferral Report - Palmyra Farmers Market Trial

File Number:	
Responsible Officer:	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:	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.

SUMMARY

- At the Ordinary Meeting of Council held on 15 September 2026, the Council acknowledged a petition from Ms D McLean, signed by 398 City of Melville residents and 73 non-residents, supporting the continuation of the Palmyra Farmers Market trial at Geo Thompson Park.
- The Council resolved that the matters raised would be considered through the assessment and determination of the relevant development application, with a report to be presented to Council by November 2026.
- At the Ordinary Meeting of Council held on 20 October 2026, the Council acknowledged a further petition concerning the Palmyra Farmers Market and requested that the Chief Executive Officer prepare a report on the matters raised after determination of the development application.
- The development application is still under assessment and has not yet been determined. The required action from the September 2026 resolution is therefore required to be deferred until after determination of the development application, consistent with the timeframe subsequently resolved by the Council in October 2026.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP26/128)

At 8:43pm Cr M McGoldrick moved, seconded Cr D Lim

That the Council notes that report item 12.4 Receipt of Petition – Support for Continuation of Palmyra Farmers Market Trial, considered at the 15 September 2026 Ordinary Meeting of Council, will be presented after determination of the relevant development application.

At 8:43pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (12/0)

OFFICIAL

PURPOSE

To advise the Council that the report arising from the petition considered at the Ordinary Meeting of Council held on 15 September 2026 will be presented after determination of the relevant development application, consistent with the timeframe resolved by the Council at the Ordinary Meeting of Council held on 20 October 2026.

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 September 2026 Ordinary Meeting of Council, the Council considered item 12.4 Receipt of Petition – Support for Continuation of Palmyra Farmers Market Trial, Ms D McLean, Palmyra.

The petition was signed by 398 City of Melville residents and 73 non-residents and requested that the approved five-week trial at Geo Thompson Park be completed, mitigation measures be assessed and any permanent decision be deferred until the available evidence and broader community views had been considered.

At the Ordinary Meeting of Council held on 15 September 2026, the Council resolved:

> ***"That the Council acknowledge the petition and note that the matters raised will be considered through the assessment and determination of the relevant development application, with a report to be presented to Council by November 2026."***

At the Ordinary Meeting of Council held on 20 October 2026, the Council considered a further petition relating to the Palmyra Farmers Market, where Council resolved:

> ***"That the Council:***
>
> ***1. Acknowledge the petition; and***
>
> ***2. Request that the Chief Executive Officer prepare a report on the matters raised after determination of the development application."***

CONSIDERATION

The development application associated with the Palmyra Farmers Market is still under assessment and has not yet been determined.

While the September 2026 resolution acknowledged that a report would be presented to Council by November 2026, the Council subsequently resolved in October 2026 that a report on the matters raised through the petition process be prepared after determination of the development application.

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Deferring the report until after determination of the development application will:

- Align with the Council's most recent resolution regarding the timing of the report.
- Enable technical information required to support the proposal to be prepared, provided to the City and inform the development application assessment.
- Ensure the outcome of the development application assessment can be considered as part of the Council's deliberations.
- Avoid the need for multiple reports addressing matters that are substantially the same.
- Provide a more complete and informed response to the issues raised through the petition process.
- Maintain a clear separation between community advocacy and statutory development assessment, without pre-empting or influencing the statutory planning decision.

The report arising from the petition will therefore be presented to Council following determination of the relevant development application.

ENGAGEMENT

Engagement with the applicant is ongoing in relation to the requirements for the development assessment to proceed.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this deferral report.

LEGISLATIVE AND POLICY ALIGNMENT

There are no legislative or policy implications associated with this deferral report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this deferral report.

CONSEQUENCE

Should the Council not note the deferral, the City would be required to prepare and present a report prior to determination of the development application which would be inconsistent with Council's subsequent resolution at the October 2026 Ordinary Meeting of Council. This could result in consideration of the petition matters without the benefit of the completed statutory assessment process.

Reporting on the petitions before determination of the development application could blur the distinction between community advocacy and statutory development assessment, creating a risk of pre-empting, or appearing to influence, the statutory planning decision.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 10 November 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

16 MOTIONS WITH PREVIOUS NOTICE

At 8:44pm, Cr K Wheatland returned to the meeting.

At 8:44pm, the Presiding Member advised that an officer advice note in relation to item 16.1 Notice of Motion - Amend Personal Memorials Policy had been circulated to Elected Members ahead of the meeting (Attachment 1).

16.1 Notice of Motion - Amend Personal Memorials Policy

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Clive Ross
Attachments	1. Officer Advice Note (Updated 13 November 2026)

COUNCIL RESOLUTION (16.1)

At 8:44pm Cr C Ross moved, seconded Cr G Panayotou

That the Council:

1. **Endorses the deletion of the word "*memorial*" from between the words "*existing*" and "*bench*" in the second sentence in paragraph 2 of the Existing Personal Memorials in City of Melville Policy (CP-129); and**
2. **Requests the CEO to amend CP-129 Personal Memorials in the City of Melville Policy in accordance with point 1 above and make the updated policy available to community.**

At 8:57pm the Presiding Member declared the motion.

CARRIED (7/6)

Yes (7): Crs Glynis Barber, Clive Ross, Daniel Lim, Soo Hong, Scott Green, George Panayotou and Crawford Yorke

No (6): Mayor Katy Mair, and Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall and Michael McGoldrick

REASONS FOR THE MOTION

1. The current wording limits additional memorial plaques being added to only existing memorial benches. There are numerous existing benches that do not have memorial plaques and requests to place a plaque on an existing bench cannot be granted unless the bench is already a bench which has an existing memorial. Removal of that single word will allow the City at its discretion to allow memorial plaques on other existing benches and to receive revenue without having to add new benches or incur any additional costs.
2. The earlier Policy was altered due to a shortage of space to erect new benches and not due to any decision to not allow memorial plaques. The ongoing requests for memorial plaques can be satisfied by allowing plaques, at the City's discretion, on existing benches without distinguishing between benches which already have a memorial and those that do not have a memorial.

At 8:45pm, Cr K Wheatland left the meeting.

At 8:47pm, Cr K Wheatland returned to the meeting.

UNCONFIRMED

OFFICIAL

16.2 Notice of Motion - Associations Using City-Owned Land

At 8:58pm, Cr N Robins withdrew her motion.

UNCONFIRMED

OFFICIAL

17 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

UNCONFIRMED

OFFICIAL

18 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

COUNCIL RESOLUTION

At 8:58pm Cr G Panayotou moved, seconded Cr M Woodall

That the Council considers the confidential report(s) listed below behind closed doors in accordance with section 5.23(4) of the Local Government Act 1995:

C26/445 RFT262713 - Construction of Library, Museum & Arts Centre, Booragoon

This matter is considered to be confidential under section 5.23(4)(c) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information contained in a tender received by the local government for a contract to the extent that the information —

(i) is a tendered price; or

(ii) a tendered methodology for calculating a price;

At 8:58pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

SUMMARY

- This report seeks Council approval for the preferred tenderer for RFT262713, subject to satisfactory negotiation of contract matters.
- This project will deliver a new integrated library, museum and arts centre that provides an contemporary, accessible and future ready cultural infrastructure for the community at 1-Almondbury Road, Booragoon.
- The Contract and Tender Advisory Unit (CTAU) is satisfied that the preferred tenderer is the most suitably qualified, highly capable and experienced to successfully deliver the project, having demonstrated strong relevant experience, the necessary personnel and resources, and a clear and practical methodology. The preferred tenderer meets the City's qualitive requirements and represents value for money.
- The approved project budget is $60,000,000.

UNCONFIRMED

At 9:08pm, Cr C Yorke left the meeting.

At 9:10pm, Cr C Yorke returned to the meeting.

OFFICIAL

OFFICER RECOMMENDATION

At 9:28pm Cr K Wheatland moved, seconded Cr S Green

That the Council adopt the confidential recommendation, as attached, related to RFT262713 Construction of Library, Museum and Arts Centre, Booragoon, with the resolution to be made public once the contract documents have been executed.

At 9:35pm, Cr J Spanbroek left the meeting.

At 9:37pm, the mover and seconder consented to the officer recommendation being amended.

Substantive Motion as Amended

COUNCIL RESOLUTION (C26/445)

At 9:28pm Cr K Wheatland moved, seconded Cr S Green

That the Council makes the confidential resolution related to RFT262713 Construction of Library, Museum and Arts Centre, Booragoon public once the contract documents have been executed.

At 9:37pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (12/0)

At 9:37pm, Cr J Spanbroek returned to the meeting.

COUNCIL RESOLUTION

At 9:37pm Cr K Wheatland moved, seconded Cr M Woodall

That the meeting be re-opened to members of the public.

At 9:37pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

19 DECISION MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

At 9:39pm, the Presiding Member advised that item C26/445 RFT262713 - Construction of Library, Museum & Arts Centre, Booragoon was considered behind closed doors.

20 CLOSURE

There being no further business to discuss, the Presiding Member declared the meeting closed at 9:39pm.

UNCONFIRMED

OFFICIAL

City of Melville

LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF SEPTEMBER 2026

PRESENTED TO THE ORDINARY MEETING OF COUNCIL TO BE HELD ON 17 NOVEMBER 2026 ITEM C19/6001

UNCONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19646	**366 SOLUTIONS PTY LTD**			**$**	**687.50**
19646	IT technical services	30/09/2026	E142015	$	687.50
10366	**ABAXA WH LOCATION SERVICES PTY LTD T/AS**			**$**	**34,593.45**
10366	Underground Service Location	15/09/2026	E141439	$	34,593.45
19885	**ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD**			**$**	**4,775.47**
19885	Environmental consultancy services	15/09/2026	E141664	$	3,000.07
19885	Environmental consultancy services	30/09/2026	E142028	$	1,775.40
15032	**ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS**			**$**	**5,610.00**
15032	Entertainers	15/09/2026	E141519	$	2,860.00
15032	Entertainers	30/09/2026	E141893	$	2,750.00
15960	**ACS SWAN EXPRESS PRINT**			**$**	**924.00**
15960	Stationery	15/09/2026	E141533	$	924.00
14888	**ACTION GLASS & ALUMINIUM**			**$**	**1,711.36**
14888	Glazing supplies and services	30/09/2026	E141891	$	1,711.36
16926	**ACURIX NETWORKS PTY LTD**			**$**	**12,732.50**
16926	Telecommunication services	15/09/2026	E141572	$	654.50
16926	Telecommunication services	30/09/2026	E141945	$	12,078.00
19048	**ADVERTISING - MARKETFORCE SUBSIDARY OF OMNICOM**			**$**	**8,965.78**
19048	Marketing and communication services	15/09/2026	E141623	$	8,965.78
19279	**AIDAN D'ADHEMAR AIDAN MARK D'ADHEMAR T/AS**			**$**	**2,820.95**
19279	Community events	30/09/2026	E142001	$	2,820.95
16855	**AIR LIQUIDE AUSTRALIA LIMITED**			**$**	**2,772.44**
16855	Other utilities	15/09/2026	E141568	$	2,772.44
13259	**ALAN HANCOCK**			**$**	**1,900.00**
13259	Other Library Expenses	15/09/2026	E141485	$	1,900.00
19947	**ALINAL PTY LTD**			**$**	**1,590.72**
19947	Catering services and supplies	15/09/2026	E141667	$	1,590.72
12330	**ALINTA ENERGY ALINTA SALES PTY LTD T/AS**			**$**	**3,120.50**
12330	Gas	15/09/2026	E141471	$	1,214.85
12330	Gas	30/09/2026	E141860	$	1,905.65

UNCONFIRMED

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			**$**	**240.00**
13350	Landscaping services and supplies	15/09/2026	E141488	$	240.00
19412	**ALLFLOW INDUSTRIAL AUSTRALIA PTY LTD**			**$**	**5,156.80**
19412	Water treatment services	15/09/2026	E141649	$	5,156.80
13806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**4,207.89**
13806	Other Library Expenses	15/09/2026	E141498	$	1,523.63
13806	Other Library Expenses	30/09/2026	E141879	$	2,684.26
17395	**ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS**			**$**	**1,112.58**
17395	Hygiene services	15/09/2026	E141586	$	1,107.41
17395	Hygiene services	30/09/2026	E141957	$	5.17
16088	**ALYKA PTY LTD**			**$**	**8,470.00**
16088	Website expenses	15/09/2026	E141536	$	8,470.00
19653	**AMAZON WEB SERVICES AUSTRALIA PTY LTD**			**$**	**7,182.66**
19653	IT technical services	30/09/2026	E142016	$	7,182.66
19049	**AMCS AUSTRALIA PTY LTD**			**$**	**7,504.00**
19049	IT software/licensing and maintenance	15/09/2026	E141624	$	197.96
19049	IT software/licensing and maintenance	30/09/2026	E141987	$	7,306.04
13016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**6,023.18**
13016	Fuel	15/09/2026	E141480	$	2,620.60
13016	Fuel	30/09/2026	E141866	$	3,402.58
19130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,351.82**
19130	Councillor expenses	15/09/2026	E141634	$	3,351.82
16113	**ANIMAL PEST MANAGEMENT SERVICES THE TRUSTEE FOR BUTCHER FAMILY TRUST T/AS**			**$**	**10,010.00**
16113	Animal management and pound expenses	15/09/2026	E141537	$	10,010.00
15333	**AQUAMONIX PTY LTD**			**$**	**11,066.00**
15333	Irrigation and watering systems	15/09/2026	E141523	$	328.90
15333	Irrigation and watering systems	30/09/2026	E141897	$	10,737.10
13515	**ARBOR CARBON PTY LTD**			**$**	**7,684.22**
13515	Environmental consultancy services	15/09/2026	E141491	$	7,684.22

UNCONFIRMED

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19260	**ARBOR URBAN PTY LTD**			**$**	**14,300.00**
19260	Arborists and tree services	15/09/2026	E141645	$	9,328.00
19260	Arborists and tree services	30/09/2026	E142000	$	4,972.00
18152	**ARBORIBUS PTY LTD**			**$**	**3,168.00**
18152	Arborists and tree services	15/09/2026	E141602	$	3,168.00
17422	**ARCHAE-AUS PTY LTD**			**$**	**7,209.05**
17422	Other consulting services	15/09/2026	E141587	$	7,209.05
16360	**ARTISTRALIA THE TRSUTEE FOR THE NORTHSTAR ASSET TRUST T/AS**			**$**	**484.00**
16360	Promotional videos	30/09/2026	E141921	$	484.00
18249	**ATI-MIRAGE TRAINING AND BUSINESS SOLUTIONS PTY LTD**			**$**	**618.75**
18249	External training courses	15/09/2026	E141604	$	618.75
18197	**ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS**			**$**	**120.00**
18197	Waste collection and disposal	30/09/2026	E141970	$	120.00
13723	**AURION CORPORATION PTY LTD**			**$**	**30,972.42**
13723	IT software/licensing and maintenance	30/09/2026	E141877	$	30,972.42
19034	**AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS**			**$**	**194.94**
19034	Office equipment	15/09/2026	E141622	$	173.28
19034	Office equipment	30/09/2026	E141986	$	21.66
15138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$**	**7,551.22**
15138	Vehicle Repairs and Maintenance	15/09/2026	E141520	$	6,018.71
15138	Vehicle Repairs and Maintenance	30/09/2026	E141896	$	1,532.51
13155	**AUSTRAFFIC WA WATS MANAGEMENT PTY LTD T/AS**			**$**	**1,881.00**
13155	Surveyors	15/09/2026	E141484	$	1,881.00
10910	**AUSTRALIA DAY COUNCIL OF WA INC.**			**$**	**3,330.00**
10910	Other memberships	30/09/2026	E141841	$	3,330.00
11523	**AUSTRALIA POST PERTH**			**$**	**12,433.66**
11523	Postage	15/09/2026	E141461	$	12,433.66
14967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**899.31**
14967	Uniforms and corporate wardrobe	15/09/2026	E141518	$	899.31

UNCONFIRMED

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
11804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**46,518.35**
11804	Air conditioning maintenance and services	15/09/2026	E141465	$	16,986.96
11804	Air conditioning maintenance and services	30/09/2026	E141855	$	29,531.39
20246	**AUSTRALIAN OUTDOOR LIFESTYLE PTY LTD THE TRUSTEE FOR THE AUSTRALIAN OUTDOOR LIFESTYLE TRUST T/AS**			**$**	**1,551.00**
20246	Pest & Weed Control	30/09/2026	E142054	$	1,551.00
17851	**AUSTRALIAN SWIM SCHOOLS ASSOCIATION LTD**			**$**	**549.00**
17851	Other memberships	15/09/2026	E141595	$	549.00
16331	**AUTOMATIC SOLUTIONS MABELLE NOMINEES PTY LTD T/AS**			**$**	**434.00**
16331	Fencing supplies and services	30/09/2026	E141920	$	434.00
16272	**BALSHAWS FLORIST ATF E.J BALSHAW & M.D BALSHAW & Z.F BALSHAW & B.M GIBB T/AS**			**$**	**246.00**
16272	Flowers and gifts and awards	15/09/2026	E141541	$	125.00
16272	Flowers and gifts and awards	30/09/2026	E141916	$	121.00
17313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**1,060.29**
17313	Fencing supplies and services	15/09/2026	E141583	$	1,060.29
16652	**BCE SURVEYING PTY LTD**			**$**	**7,719.80**
16652	Surveyors	15/09/2026	E141557	$	1,394.80
16652	Surveyors	30/09/2026	E141933	$	6,325.00
15661	**BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS**			**$**	**5,592.40**
15661	General hardware and tools	15/09/2026	E141531	$	5,592.40
13098	**BEE ADVICE NEWCOMBE, MICHAEL ROY T/AS**			**$**	**200.00**
13098	Animal management and pound expenses	30/09/2026	E141867	$	200.00
19393	**BENNETT MILLER BENNETT ALEXANDER MILLER T/AS**			**$**	**1,500.00**
19393	Artists and artworks	30/09/2026	E142006	$	1,500.00
18027	**BETTY JOY RICHARDS**			**$**	**5,350.00**
18027	Creative services and graphic design	15/09/2026	E141599	$	1,500.00
18027	Creative services and graphic design	30/09/2026	E141968	$	3,850.00
16556	**BIN BATH BIN BATH CORPORATION PTY LTD T/AS**			**$**	**144.10**
16556	Other waste expenses	15/09/2026	E141551	$	144.10
19888	**BING TECHNOLOGIES PTY LIMITED**			**$**	**1,935.58**
19888	Other IT and telecommunications expenses	15/09/2026	E141665	$	1,935.58

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19999	**BLACKOUT X PTY LTD**			**$**	**907.50**
19999	Plant maintenance	15/09/2026	E141674	$	907.50
10027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**2,846.65**
10027	General hardware and tools	15/09/2026	E141425	$	2,846.65
10187	**BORAL CONSTRUCTION MATERIALS GROUP LTD**			**$**	**6,060.60**
10187	Pavement construction and streetscape services	15/09/2026	E141434	$	2,339.17
10187	Pavement construction and streetscape services	30/09/2026	E141829	$	3,721.43
11075	**BOYA EQUIPMENT PTY LTD**			**$**	**1,120.81**
11075	Plant maintenance	15/09/2026	E141456	$	1,120.81
14708	**BRIDGESTONE AUSTRALIA LTD.**			**$**	**31,475.74**
14708	Supply of Tyres	15/09/2026	E141515	$	31,475.74
16739	**BRIGHTMARK GROUP PTY LTD**			**$**	**78,572.27**
16739	Commercial cleaning	15/09/2026	E141561	$	78,572.27
18259	**BRON BATEMAN**			**$**	**550.00**
18259	Other Library Expenses	30/09/2026	E141971	$	550.00
16998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**880.10**
16998	Staff supplies	15/09/2026	E141573	$	634.64
16998	Staff supplies	30/09/2026	E141949	$	245.46
10137	**BUCHER MUNICIPAL PTY LTD**			**$**	**7,471.63**
10137	Engineering consulting services	15/09/2026	E141432	$	391.71
10137	Engineering consulting services	30/09/2026	E141828	$	7,079.92
19835	**BUG BUSTERS THE TRUSTEE FOR BUGBUSTERS UNIT TRUST T/AS**			**$**	**2,420.00**
19835	Pest & Weed Control	15/09/2026	E141661	$	2,200.00
19835	Pest & Weed Control	30/09/2026	E142025	$	220.00
99995	**BUILDING COMMISSION DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND T/AS**			**$**	**160,919.48**
99995	Building Services levy August 2026	14/09/2026	E141391	$	160,919.48
15511	**BULL CREEK TENNIS CLUB INC.**			**$**	**500.00**
15511	Donations, Sponsorship & Contributions	30/09/2026	E141901	$	500.00
10036	**BUNNINGS GROUP LIMITED**			**$**	**6,417.47**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10036	Building construction materials and services	15/09/2026	E141426	$	2,150.34
10036	Building construction materials and services	30/09/2026	E141825	$	4,267.13
16627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**2,695.00**
16627	Street sweeping services	15/09/2026	E141555	$	1,925.00
16627	Street sweeping services	30/09/2026	E141931	$	770.00
17201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**190.00**
17201	Vehicle Repairs and Maintenance	30/09/2026	E141952	$	190.00
17265	**CARDIA BIOPLASTICS CARDIA BIOPLASTICS (AUSTRALIA) PTY LTD T/AS**			**$**	**1,806.90**
17265	Waste expenses	15/09/2026	E141582	$	1,806.90
12184	**CASCADA GROUP ACCESS ICON PTY LTD T/AS**			**$**	**1,612.60**
12184	Drainage services	30/09/2026	E141859	$	1,612.60
16803	**CHALLENGE CHEMICALS THE TRUSTEE FOR NEWLAND CHEMICALS UNIT TRUST T/AS**			**$**	**386.98**
16803	Commercial cleaning	15/09/2026	E141563	$	386.98
15529	**CHOICEONE PTY LTD**			**$**	**19,590.59**
15529	Temporary labour	15/09/2026	E141528	$	9,029.67
15529	Temporary labour	30/09/2026	E141902	$	10,560.92
10442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**23,573.00**
10442	Architectural and design services	15/09/2026	E141442	$	23,573.00
20221	**CHRYSALIS QUANTITY SURVEYING PTY. LTD.**			**$**	**3,960.00**
20221	Surveyors	15/09/2026	E141695	$	3,960.00
16215	**CHS HEALTHCARE PTY LTD**			**$**	**1,080.20**
16215	Community services and respite	15/09/2026	E141538	$	1,080.20
10955	**CITY OF ARMADALE**			**$**	**885.80**
10955	Local Government	15/09/2026	E141451	$	801.84
10955	Local Government	30/09/2026	E141843	$	83.96
10957	**CITY OF GOSNELLS**			**$**	**16,311.20**
10957	Local Government	30/09/2026	E141844	$	16,311.20
15553	**CITY OF JOONDALUP**			**$**	**8,967.29**
15553	Local Government	15/09/2026	E141529	$	8,967.29

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10648	**CITY OF SWAN**			**$**	**225.25**
10648	Local Government	30/09/2026	E141839	$	225.25
19640	**CIVIL CONTRACTORS FEDERATION SOUTH AUSTRALIA LTD**			**$**	**486.00**
19640	External training courses	30/09/2026	E142014	$	486.00
14326	**CIVITUS INTELIFE GROUP LIMITED T/AS**			**$**	**6,726.72**
14326	Commercial cleaning	15/09/2026	E141511	$	6,726.72
19821	**CLED ENTERPRISES THE TRUSTEE FOR THE CLED TRUST T/AS**			**$**	**493.35**
19821	Architectural and design services	30/09/2026	E142023	$	493.35
17962	**CLIVE ROSS COUNCILLOR**			**$**	**3,351.82**
17962	Councillor expenses	15/09/2026	E141597	$	3,351.82
16526	**COLONIAL PRINT AND PROMOTIONS ORIANNA PTY LTD T/AS**			**$**	**5,318.50**
16526	Marketing materials and promotional items	30/09/2026	E141926	$	5,318.50
14441	**COMMERCIAL AQUATICS AUSTRALIA PTY LTD**			**$**	**14,515.60**
14441	Swimming pool costs	15/09/2026	E141513	$	8,323.70
14441	Swimming pool costs	30/09/2026	E141887	$	6,191.90
19192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**4,505.56**
19192	Pest & Weed Control	15/09/2026	E141640	$	3,059.06
19192	Pest & Weed Control	30/09/2026	E141996	$	1,446.50
17074	**COMPLETE OFFICE SUPPLIES**			**$**	**10,566.17**
17074	Stationery	15/09/2026	E141577	$	10,566.17
13935	**CONTRA-FLOW PTY LTD**			**$**	**168,751.16**
13935	Traffic control services	15/09/2026	E141503	$	122,021.69
13935	Traffic control services	30/09/2026	E141882	$	46,729.47
16253	**COPYRIGHT AGENCY LTD**			**$**	**12,891.67**
16253	Creative services and graphic design	15/09/2026	E141540	$	12,891.67
17250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**344.30**
17250	Sport and recreation equipment	15/09/2026	E141580	$	344.30
16831	**COVS GPC ASIA PACIFIC T/AS**			**$**	**2,271.50**
16831	Plant purchase/Parts	15/09/2026	E141565	$	687.50
16831	Plant purchase/Parts	30/09/2026	E141939	$	1,584.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20209	**CR PLUMBING AND GAS PTY LTD**			**$**	**902.00**
20209	Plumbing maintenance supplies and services	30/09/2026	E142048	$	902.00
19951	**CRAWFORD GUY YORKE (ELECTED MEMBER)**			**$**	**4,800.82**
19951	Councillor expenses	15/09/2026	E141668	$	3,351.82
19951	Councillor expenses	30/09/2026	E142030	$	1,449.00
19738	**CUSTOM QUIP ENGINEERING PTY LTD**			**$**	**737.08**
19738	Vehicle Repairs and Maintenance	30/09/2026	E142018	$	737.08
12612	**CUSTOMER SERVICE INSTITUTE OF AUSTRALIA**			**$**	**12,980.00**
12612	External training courses	15/09/2026	E141474	$	12,980.00
14386	**DA CHRISTIE PTY LTD**			**$**	**950.40**
14386	Outdoor furniture and shades and exercise equipment	30/09/2026	E141886	$	950.40
17389	**DAN MCCABE MCCABE, DANIEL T/AS**			**$**	**968.00**
17389	Photography	30/09/2026	E141956	$	968.00
19849	**DAN MURPHY'S ENDEAVOUR GROUP LIMITED T/AS**			**$**	**123.90**
19849	Catering services and supplies	30/09/2026	E142026	$	123.90
19380	**DAN THE BIKE MAN DANILO LA PEGNA T/AS**			**$**	**500.00**
19380	Vehicle Repairs and Maintenance	15/09/2026	E141648	$	500.00
12131	**DATA#3 LIMITED**			**$**	**85,951.69**
12131	IT software/licensing and maintenance	15/09/2026	E141468	$	20,097.66
12131	IT software/licensing and maintenance	30/09/2026	E141857	$	65,854.03
18608	**DAVID GOLF & ENGINEERING PTY LTD**			**$**	**8,926.50**
18608	Sport and recreation equipment	15/09/2026	E141612	$	6,182.00
18608	Sport and recreation equipment	30/09/2026	E141982	$	2,744.50
17787	**DDLS AUSTRALIA PTY LTD**			**$**	**7,781.40**
17787	Training services	15/09/2026	E141594	$	2,325.40
17787	Training services	30/09/2026	E141963	$	5,456.00
13107	**DEPARTMENT OF BIODIVERSITY CONSERVATION AND ATTRACTIONS**			**$**	**1,175.00**
13107	Community events	15/09/2026	E141482	$	1,175.00
13857	**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**			**$**	**285.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13857	Regulatory fees and government charges	15/09/2026	E141501	$	7.00
13857	Regulatory fees and government charges	30/09/2026	E141880	$	278.00
11918	**DEPARTMENT OF TRANSPORT WA**			**$**	**3,519.00**
11918	DoT Registration checks	15/09/2026	E141466	$	3,519.00
18141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$**	**6,600.00**
18141	Marketing and communication services	15/09/2026	E141601	$	6,600.00
14256	**DIRECT COFFEE SUPPLIES PTY LTD**			**$**	**1,675.00**
14256	Catering services and supplies	15/09/2026	E141508	$	1,675.00
16541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$**	**13,860.00**
16541	Architectural and design services	30/09/2026	E141927	$	13,860.00
14686	**DOUGLAS PARTNERS PTY LTD**			**$**	**12,276.00**
14686	Building construction materials and services	30/09/2026	E141890	$	12,276.00
13459	**DOWNER EDI WORKS PTY LTD**			**$**	**1,009.67**
13459	Roads and paving supplies - asphalt and bitumen	15/09/2026	E141490	$	189.86
13459	Roads and paving supplies - asphalt and bitumen	30/09/2026	E141872	$	819.81
16693	**DOWSING GROUP PTY LTD**			**$**	**148,290.71**
16693	Roads and paving supplies - quarry products and rubble	15/09/2026	E141559	$	95,690.63
16693	Roads and paving supplies - quarry products and rubble	30/09/2026	E141934	$	52,600.08
18474	**DP STAMPALIA STAMPALIA, DARREN PHILLIP & DP EARTHMOVING WA T/AS**			**$**	**18,414.00**
18474	Plant hire	30/09/2026	E141979	$	18,414.00
13309	**DRAINFLOW SERVICES PTY LTD**			**$**	**28,761.90**
13309	Drainage services	15/09/2026	E141486	$	23,941.86
13309	Drainage services	30/09/2026	E141869	$	4,820.04
20225	**DVA GROUP PTY LTD**			**$**	**1,089.00**
20225	Furniture and Fit Out	15/09/2026	E141697	$	1,089.00
10986	**E & MJ ROSHER PTY LTD**			**$**	**426.86**
10986	Plant purchase/Parts	15/09/2026	E141453	$	386.86
10986	Plant purchase/Parts	30/09/2026	E141845	$	40.00
20177	**EBONY FROOME**			**$**	**498.00**
20177	Community events	15/09/2026	E141691	$	498.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19822	**ECO RESOURCES THE TRUSTEE FOR KINGFISHER ASSET TRUST T/AS**			**$**	**9,555.86**
19822	Waste collection and disposal	15/09/2026	E141660	$	6,038.56
19822	Waste collection and disposal	30/09/2026	E142024	$	3,517.30
17816	**ECOBLUE INTERNATIONAL ECOLBLUE INTERNATIONAL PTY LTD ATF ECOBLUE UNIT TRUST**			**$**	**2,112.00**
17816	Eco Blue Fuel	30/09/2026	E141964	$	2,112.00
17240	**ECOCYCLE PTY LTD**			**$**	**5,217.97**
17240	Other waste expenses	15/09/2026	E141579	$	1,944.46
17240	Other waste expenses	30/09/2026	E141953	$	3,273.51
19101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**445.50**
19101	Electricity Infrastructure Maintenance or Installation	15/09/2026	E141631	$	445.50
18907	**EGC CONSULTANTS CHAN, GALLANT WAI CHEUK T/AS**			**$**	**2,800.00**
18907	Engineering consulting services	15/09/2026	E141617	$	2,800.00
16230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**4,727.94**
16230	Locksmith supplies and services	15/09/2026	E141539	$	3,230.44
16230	Locksmith supplies and services	30/09/2026	E141915	$	1,497.50
13891	**ELITE POOL COVERS PTY LTD**			**$**	**902.00**
13891	Swimming pool costs	15/09/2026	E141502	$	902.00
19514	**ELLA JEAN NAPIER**			**$**	**380.00**
19514	Photography	30/09/2026	E142012	$	380.00
11380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**98,093.79**
11380	Building construction materials and services	15/09/2026	E141459	$	33,779.53
11380	Building construction materials and services	30/09/2026	E141850	$	64,314.26
10091	**ENGINE PROTECTION EQUIPMENT**			**$**	**2,802.08**
10091	Vehicle Repairs and Maintenance	15/09/2026	E141429	$	1,103.24
10091	Vehicle Repairs and Maintenance	30/09/2026	E141826	$	1,698.84
17316	**ENSIGN SERVICES (AUST.) PTY. LTD**			**$**	**862.03**
17316	Laundering and dry cleaning	15/09/2026	E141584	$	862.03
20169	**ENVIRONEX INTERNATIONAL PTY LTD**			**$**	**27,620.21**
20169	Water chemicals	15/09/2026	E141690	$	26,401.08
20169	Water chemicals	30/09/2026	E142045	$	1,219.13

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19136	**ENVIRONMENTAL INDUSTRIES PTY LTD**			**$**	**29,103.80**
19136	Landscaping services and supplies	30/09/2026	E141993	$	29,103.80
19332	**ENVIROPATH PTY LTD**			**$**	**19,582.04**
19332	Street sweeping services	30/09/2026	E142003	$	19,582.04
16989	**ESSENTIAL COFFEE PTY LTD**			**$**	**686.29**
16989	Facilities management services	30/09/2026	E141948	$	686.29
20191	**EVERGREEN GARDEN CARE AUSTRALIA PTY LTD**			**$**	**18,920.00**
20191	Turf and Equipment	15/09/2026	E141693	$	18,920.00
10235	**EXTERIA AND MODUS AUSTRALIA LANDMARK ENGINEERING & DESIGN PTY LTD T/AS**			**$**	**1,402.50**
10235	Outdoor furniture and shades and exercise equipment	15/09/2026	E141437	$	1,402.50
20146	**EXTREME MARQUEES PTY LTD**			**$**	**4,911.87**
20146	Outdoor furniture and shades and exercise equipment	30/09/2026	E142040	$	4,911.87
19963	**FACILITA CONSULTING**			**$**	**3,575.00**
19963	Business and management consulting and services	15/09/2026	E141671	$	3,575.00
20101	**FAVOR DESIGN STUDIO PTY LTD**			**$**	**822.25**
20101	Architectural and design services	15/09/2026	E141678	$	822.25
10531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**6,780.10**
10531	Other subscriptions	15/09/2026	E141445	$	1,468.12
10531	Other subscriptions	30/09/2026	E141835	$	5,311.98
19691	**FIONNA TEH COSGROVE**			**$**	**600.00**
19691	Community events	15/09/2026	E141655	$	600.00
12834	**FLEETSPEC HIRE DAIKEL PTY LTD ATF DAIKEL TRUST T/AS**			**$**	**6,138.52**
12834	Vehicle Repairs and Maintenance	15/09/2026	E141477	$	6,138.52
14774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**7,576.98**
14774	Sport and recreation equipment	7/09/2026	E141340	$	7,116.98
14774	Sport and recreation equipment	15/09/2026	E141516	$	460.00
18338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**18,259.34**
18338	Temporary labour	15/09/2026	E141606	$	10,165.32
18338	Temporary labour	30/09/2026	E141973	$	8,094.02

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10204	**FLICK ANTICIMEX**			**$**	**627.64**
10204	Hygiene services	15/09/2026	E141435	$	627.64
19632	**FN FOCUS PTY LTD**			**$**	**4,400.00**
19632	Community events	15/09/2026	E141652	$	4,400.00
17256	**FOCUS CONSULTING WA PTY LTD**			**$**	**7,381.00**
17256	Other consulting services	15/09/2026	E141581	$	7,381.00
19634	**FOI WA SERVICES ADVICE AND SOLUTIONS CONSULTANTS**			**$**	**1,500.00**
19634	External training courses	15/09/2026	E141653	$	1,500.00
19758	**FORLANO DESIGN PENELOPE FORLANO T/AS**			**$**	**18.75**
19758	Artists and artworks	15/09/2026	E141656	$	18.75
15369	**FOXTEL**			**$**	**350.00**
15369	Cloud services	15/09/2026	E141524	$	350.00
19787	**FRANCESCANO PAINTING PTY LTD**			**$**	**2,097.37**
19787	Painting supplies and services	15/09/2026	E141658	$	2,097.37
19803	**FREDERIC HOCKING**			**$**	**250.00**
19803	Entertainers	30/09/2026	E142022	$	250.00
19559	**FREMANTLE PA HIRE TRAVERS ENTERPRISES PTY LTD T/AS**			**$**	**3,223.00**
19559	Event equipment hire	30/09/2026	E142013	$	3,223.00
18623	**FRONT RUNNER AVL PTY LTD**			**$**	**5,497.14**
18623	Community events	15/09/2026	E141613	$	4,324.98
18623	Community events	30/09/2026	E141983	$	1,172.16
20204	**FURROW MANAGEMENT SYSTEMS AUSTRALIA PTY LTD**			**$**	**6,943.68**
20204	Turf and Equipment	15/09/2026	E141694	$	4,853.68
20204	Turf and Equipment	30/09/2026	E142047	$	2,090.00
20129	**FUSE HR PTY LTD**			**$**	**1,320.00**
20129	HR and workforce services	15/09/2026	E141682	$	1,320.00
19987	**GECKO CONTRACTING TURF AND LANDSCAPE MAINTENANCE GAS ASSETS PTY LTD T/AS**			**$**	**25,723.50**
19987	Landscaping services and supplies	15/09/2026	E141673	$	16,148.00
19987	Landscaping services and supplies	30/09/2026	E142032	$	9,575.50

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19962	**GEORGE ANTHONY PANAYOTOU**			**$**	**3,351.82**
19962	Councillor expenses	15/09/2026	E141670	$	3,351.82
18588	**GESHA COFFEE CO. PTY. LTD. THE TRUSTEE FOR LANPA TRUST T/AS**			**$**	**1,380.08**
18588	Catering services and supplies	15/09/2026	E141611	$	907.72
18588	Catering services and supplies	30/09/2026	E141981	$	472.36
16824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			**$**	**12,697.30**
16824	Other consulting services	15/09/2026	E141564	$	6,241.95
16824	Other consulting services	30/09/2026	E141938	$	6,455.35
18158	**GILLIAN M CLARK**			**$**	**300.00**
18158	Other Library Expenses	15/09/2026	E141603	$	300.00
19072	**GLOBAL MARINE ENCLOSURES PTY LTD**			**$**	**4,510.00**
19072	Outdoor furniture and shades and exercise equipment	15/09/2026	E141627	$	4,510.00
17017	**GLYNIS BARBER COUNCILLOR**			**$**	**3,351.82**
17017	Councillor expenses	15/09/2026	E141575	$	3,351.82
15996	**GOODLIFE OPERATIONS PTY LTD**			**$**	**600.00**
15996	Sport and recreation subsidies	15/09/2026	E141534	$	300.00
15996	Sport and recreation subsidies	30/09/2026	E141907	$	300.00
15101	**GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS**			**$**	**14,487.09**
15101	Graffiti removal services	30/09/2026	E141894	$	14,487.09
18453	**GRANDSTAND AGENCY GRANDSTAND VENTURES PTY LTD T/AS**			**$**	**715.00**
18453	Entertainers	30/09/2026	E141978	$	715.00
19190	**GRASSTREES AUSTRALIA GRASSTREES AUSTRALIA (WA) PTY LTD T/AS**			**$**	**7,727.50**
19190	Landscaping services and supplies	15/09/2026	E141639	$	5,390.00
19190	Landscaping services and supplies	30/09/2026	E141995	$	2,337.50
13613	**GUNNEBO AUSTRALIA PTY LTD**			**$**	**11,501.60**
13613	Facilities management services	15/09/2026	E141494	$	11,501.60
10535	**GYMCARE GOLDPIN CORPORATION PTY LTD T/AS**			**$**	**2,076.89**
10535	Sport and recreation equipment	15/09/2026	E141446	$	2,076.89
17002	**HAMES SHARLEY (WA) PTY LTD**			**$**	**5,502.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17002	Architectural and design services	15/09/2026	E141574	$	5,502.00
17756	**HANSON CONSTRUCTION MATERIALS PTY LTD**			**$**	**2,529.44**
17756	Building construction materials and services	15/09/2026	E141593	$	2,529.44
15608	**HARTAC SALES & DISTRIBUTION PTY LTD**			**$**	**7,695.60**
15608	Other signage and sign writing	15/09/2026	E141530	$	7,695.60
14312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			**$**	**115,935.80**
14312	Temporary labour	15/09/2026	E141510	$	60,916.87
14312	Temporary labour	30/09/2026	E141885	$	55,018.93
20144	**HEATHER MAREE WAUGH**			**$**	**405.00**
20144	Other Library Expenses	15/09/2026	E141685	$	405.00
10599	**HEAVY AUTOMATICS PTY LTD**			**$**	**3,117.29**
10599	Other maintenance and services	15/09/2026	E141447	$	869.66
10599	Other maintenance and services	30/09/2026	E141837	$	2,247.63
19214	**HFM ASSET MANAGEMENT PTY LTD**			**$**	**3,110.14**
19214	Business and management consulting and services	15/09/2026	E141642	$	3,110.14
11642	**HINDS SAND SUPPLIES**			**$**	**2,113.95**
11642	Building construction materials and services	15/09/2026	E141464	$	2,113.95
14637	**HIRE SOCIETY THE TRUSTEE FOR EDGAR PITTER FAMILY TRUST T/AS**			**$**	**416.45**
14637	Event equipment hire	30/09/2026	E141888	$	416.45
16705	**HODGE COLLARD PRESTON ARCHITECTS HODGE COLLARD PRESTON UNIT TRUST T/AS**			**$**	**2,618.00**
16705	Architectural and design services	30/09/2026	E141937	$	2,618.00
19015	**HOLTY'S HIAB THE TRUSTEE FOR HOLT INVESTMENTS TRUST T/AS**			**$**	**715.00**
19015	Vehicle Repairs and Maintenance	15/09/2026	E141621	$	715.00
18295	**HOOP HOOP HOORAY ELISE ALEXANDRA HINKLEY T/AS**			**$**	**1,105.50**
18295	Community events	15/09/2026	E141605	$	567.50
18295	Community events	30/09/2026	E141972	$	538.00
15489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			**$**	**82,716.15**
15489	Irrigation and watering systems	15/09/2026	E141527	$	76,404.90
15489	Irrigation and watering systems	30/09/2026	E141900	$	6,311.25

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19062	**HYDROQUIP PUMPS & IRRIGATION PTY LTD**			**$**	**6,490.00**
19062	Irrigation and watering systems	15/09/2026	E141626	$	6,490.00
18748	**ID CONSULTING PTY LTD**			**$**	**17,963.00**
18748	Other subscriptions	15/09/2026	E141614	$	17,963.00
20097	**IDEA 2 REALITY PTY LTD**			**$**	**141,073.65**
20097	Supply & Installation of Storage Container System at Leeming Recreation Centre	15/09/2026	E141677	$	141,073.65
16839	**IES ENVIRO-SCAPES INDIGENOUS ECONOMIC SOLUTIONS PTY LTD T/AS**			**$**	**9,808.15**
16839	Environmental consultancy services	30/09/2026	E141941	$	9,808.15
10114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			**$**	**4,332.95**
10114	General hardware and tools	15/09/2026	E141430	$	3,156.82
10114	General hardware and tools	30/09/2026	E141827	$	1,176.13
16016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			**$**	**19,224.93**
16016	Temporary labour	15/09/2026	E141535	$	10,857.39
16016	Temporary labour	30/09/2026	E141908	$	8,367.54
16619	**INFOR GLOBAL SOLUTIONS (ANZ) PTY LIMITED SUNSYSTEMS SOFTWARE T/AS**			**$**	**10,031.57**
16619	IT technical services	15/09/2026	E141554	$	10,031.57
10009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**2,985.95**
10009	Hygiene services	15/09/2026	E141424	$	1,156.92
10009	Hygiene services	30/09/2026	E141824	$	1,829.03
16615	**INSTANT TOILETS & SHOWERS INSTANT PRODUCTS HIRE T/AS**			**$**	**189.75**
16615	Event equipment hire	30/09/2026	E141930	$	189.75
19114	**INTEGRITY SAMPLING (WA) ADY ANADI PTY LTD T/AS**			**$**	**625.90**
19114	Workplace health and safety services	15/09/2026	E141632	$	312.95
19114	Workplace health and safety services	30/09/2026	E141992	$	312.95
18915	**INTERTEK INFORM SAI GLOBAL AUSTRALIA PTY LTD T/AS**			**$**	**100.71**
18915	Business and management consulting and services	15/09/2026	E141618	$	100.71
13811	**IPWEA - AUSTRALASIA LIMITED INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA LTD T/AS**			**$**	**3,410.00**
13811	External training courses	15/09/2026	E141499	$	3,410.00
12140	**IRRIGATION AUSTRALIA LIMITED**			**$**	**6,969.00**
12140	Other memberships	15/09/2026	E141469	$	6,969.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10424	**ISENTIA PTY LIMITED**			**$**	**19,800.00**
10424	Media monitoring	30/09/2026	E141833	$	19,800.00
17553	**JACK BROMELL BROMELL, JACK LEWIS MARCUS T/AS**			**$**	**550.00**
17553	Artists and artworks	30/09/2026	E141958	$	550.00
11406	**JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS**			**$**	**10,637.90**
11406	IT hardware	30/09/2026	E141851	$	10,637.90
15542	**JCB CONSTRUCTION EQUIPMENT AUSTRALIA CFC HOLDINGS PTY LTD T/AS**			**$**	**218.57**
15542	Plant purchase/Parts	30/09/2026	E141903	$	218.57
17971	**JENNIFER SPANBROEK COUNCILLOR**			**$**	**3,351.82**
17971	Councillor expenses	15/09/2026	E141598	$	3,351.82
20163	**JESSE DEANE JESSE GRANT DEANE T/AS**			**$**	**250.00**
20163	Entertainers	15/09/2026	E141688	$	250.00
18585	**JESSEE LEE JOHNS**			**$**	**6,600.00**
18585	Artists and artworks	30/09/2026	E141980	$	6,600.00
11490	**JONAS LEISURE PTY LTD**			**$**	**16,500.00**
11490	IT software/licensing and maintenance	30/09/2026	E141854	$	16,500.00
18546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			**$**	**120.00**
18546	Artists and artworks	15/09/2026	E141610	$	120.00
15448	**K2 AUDIOVISUAL PTY LTD**			**$**	**18,074.10**
15448	AV equipment and cameras	7/09/2026	E141341	$	18,074.10
16279	**KAREN WHEATLAND COUNCILLOR**			**$**	**3,351.82**
16279	Councillor expenses	15/09/2026	E141542	$	3,351.82
20224	**KATHERINE ANN MORRIS**			**$**	**440.00**
20224	Community events	15/09/2026	E141696	$	220.00
20224	Community events	30/09/2026	E142049	$	220.00
12898	**KATHERINE MAIR COUNCILLOR**			**$**	**10,233.24**
12898	Councillor expenses	15/09/2026	E141478	$	10,233.24
16394	**KENNARDS HIRE PTY LTD**			**$**	**4,644.81**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16394	Event equipment hire	15/09/2026	E141547	$	945.61
16394	Event equipment hire	30/09/2026	E141923	$	3,699.20
17951	**KIT PRENDERGAST**			**$**	**330.00**
17951	Community events	30/09/2026	E141967	$	330.00
11636	**KLEENHEAT GAS WESTFARMERS KLEENHEAT GAS PTY LTD T/AS**			**$**	**26,614.11**
11636	Gas	15/09/2026	E141463	$	26,614.11
16770	**KLEENIT PTY LTD**			**$**	**986.92**
16770	Graffiti removal services	15/09/2026	E141562	$	986.92
20164	**KRISTA CHING LING LOW**			**$**	**250.00**
20164	Entertainers	15/09/2026	E141689	$	250.00
20074	**KWINANA ENERGY RECOVERY THE TRUSTEE FOR KWINANA WTE PROJECT TRUST T/A**			**$**	**145,876.53**
20074	August waste collection and disposal	30/09/2026	E142036	$	145,876.53
17064	**KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD**			**$**	**2,325.33**
17064	Printers and multifunction devices	30/09/2026	E141951	$	2,325.33
11115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**2,085.50**
11115	Regulatory fees and government charges	30/09/2026	E141848	$	2,085.50
10688	**LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS**			**$**	**695.02**
10688	Laundering and dry cleaning	15/09/2026	E141449	$	695.02
13716	**LEARNING HORIZONS THE HELEN HARDCASTLE TRUST T/AS**			**$**	**13,200.00**
13716	Training services	15/09/2026	E141496	$	13,200.00
10490	**LGISWA**			**$**	**105,240.83**
10490	Insurance premiums	15/09/2026	E141444	$	105,240.83
20242	**LISA MICHELLE ELLERY**			**$**	**265.00**
20242	Other Library Expenses	30/09/2026	E142053	$	265.00
16451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**83,336.00**
16451	Turf and Equipment	15/09/2026	E141548	$	70,136.00
16451	Turf and Equipment	30/09/2026	E141924	$	13,200.00
15475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**141,000.35**
15475	Landscaping services and supplies	15/09/2026	E141526	$	71,889.31

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15475	Landscaping services and supplies	30/09/2026	E141899	$	69,111.04
18367	**LO-GO APPOINTMENTS HELENE PTY LTD T/AS**			**$**	**19,157.27**
18367	Recruitment expenses	15/09/2026	E141608	$	5,064.57
18367	Recruitment expenses	30/09/2026	E141975	$	14,092.70
10141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			**$**	**2,037.54**
10141	Vehicle Repairs and Maintenance	15/09/2026	E141433	$	2,037.54
20110	**MANSFIELD PROPERTY ADVISORY PTY LTD**			**$**	**11,338.25**
20110	Building maintenance and services	30/09/2026	E142038	$	11,338.25
20108	**MARKETING & VISUAL PROMOTIONS PTY LTD RE PROMO T/AS**			**$**	**495.00**
20108	Marketing materials and promotional items	30/09/2026	E142037	$	495.00
16037	**MARQUEE MAGIC TUTAKI UNIT TRUST T/AS**			**$**	**1,990.00**
16037	Event equipment hire	30/09/2026	E141909	$	1,990.00
16886	**MARSHALL BEATTIE AUTOMATION MARSHALL BEATTIE PTY LTD T/AS**			**$**	**506.00**
16886	Vehicle Repairs and Maintenance	15/09/2026	E141571	$	506.00
14228	**MASTEC AUSTRALIA PTY LTD**			**$**	**54,066.16**
14228	Bin supply	15/09/2026	E141507	$	54,066.16
16469	**MATRIX PRODUCTIONS AUSTRALIA MATRIX PRODUCTIONS AUSTRALIA PTY LTD T/AS**			**$**	**1,780.63**
16469	Event equipment hire	30/09/2026	E141925	$	1,780.63
15232	**MATTHEW WOODALL COUNCILLOR**			**$**	**5,519.15**
15232	Councillor expenses	15/09/2026	E141521	$	5,519.15
19960	**MAXIMA TRAINING GROUP (AUST) LIMITED**			**$**	**3,784.23**
19960	Recruitment expenses	7/09/2026	E141346	$	333.76
19960	Recruitment expenses	15/09/2026	E141669	$	172.52
19960	Recruitment expenses	30/09/2026	E142031	$	3,277.95
19324	**MCLEODS LAWYERS PTY LTD**			**$**	**8,612.45**
19324	Legal and conveyancing services	15/09/2026	E141647	$	7,895.25
19324	Legal and conveyancing services	30/09/2026	E142002	$	717.20
12905	**MELODY COX COM EMPLOYEE**			**$**	**10.50**
12905	Staff reimbursements	30/09/2026	E141864	$	10.50

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10373	**MELVILLE COCKBURN CHAMBER OF COMMERCE INC**			**$**	**22,275.00**
10373	Other memberships	30/09/2026	E141831	$	22,275.00
19423	**MELVILLE CRICKET CLUB INC**			**$**	**57,035.00**
19423	Sport and recreation equipment	7/09/2026	E141345	$	57,035.00
16638	**MELVILLE TOYOTA SERVCO AUSTRALIA MELVILLE PTY LTD T/AS**			**$**	**1,015.28**
16638	Cars	15/09/2026	E141556	$	770.28
16638	Cars	30/09/2026	E141932	$	245.00
19166	**MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD T/AS**			**$**	**110.00**
19166	Other IT and telecommunications expenses	15/09/2026	E141637	$	110.00
18997	**METAL ARTWORK BADGES D&L STUDIO PTY LTD T/AS**			**$**	**222.20**
18997	Office equipment	30/09/2026	E141985	$	222.20
20124	**MICHAEL JOHN MCGOLDRICK**			**$**	**3,351.82**
20124	Other staff reimbursements	15/09/2026	E141681	$	3,351.82
19802	**MIDLAND MINICRETE FUTURO NOMINEES PTY LTD T/AS**			**$**	**2,008.70**
19802	Roads and paving supplies - concrete	15/09/2026	E141659	$	455.80
19802	Roads and paving supplies - concrete	30/09/2026	E142021	$	1,552.90
11480	**MILES NOEL NOEL, MILES FELIX T/AS**			**$**	**550.00**
11480	Photography	30/09/2026	E141853	$	550.00
19851	**MILLIYAAN ABORIGINAL SERVICES PTY LTD**			**$**	**1,980.00**
19851	Training services	15/09/2026	E141662	$	1,980.00
19228	**MINIQUIP HIRE THE TRUSTEE FOR FENTON FAMILY TRUST T/AS**			**$**	**9,693.49**
19228	Plant hire	15/09/2026	E141643	$	7,682.38
19228	Plant hire	30/09/2026	E141999	$	2,011.11
16694	**MINTERELLISON**			**$**	**48,489.60**
16694	Legal and conveyancing services	15/09/2026	E141560	$	3,931.73
16694	Legal and conveyancing services	30/09/2026	E141935	$	44,557.87
18391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**4,495.26**
18391	Playground equipment and maintenance	15/09/2026	E141609	$	1,622.50
18391	Playground equipment and maintenance	30/09/2026	E141976	$	2,872.76
10086	**MISS MAUD TOWN INN PTY LTD T/AS**			**$**	**423.95**

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10086	Catering services and supplies	15/09/2026	E141428	$	423.95
18768	**MODE DESIGN CORP PTY LTD**			**$**	**20,632.83**
18768	Architectural and design services	15/09/2026	E141615	$	20,632.83
17423	**MODERN MOTOR TRIMMERS THE SPOUGE FAMILY TRUST T/AS**			**$**	**615.00**
17423	Technical equipment	15/09/2026	E141588	$	615.00
19096	**MONISSE, LAURA ROSE**			**$**	**660.00**
19096	Community events	30/09/2026	E141990	$	660.00
20162	**MOVING EXPRESSIONS DAWN ALISON BURKE T/AS**			**$**	**650.00**
20162	Other Library Expenses	30/09/2026	E142044	$	650.00
10212	**MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS**			**$**	**887.36**
10212	Asbestos removal and disposal	15/09/2026	E141436	$	887.36
20151	**MUDMAP STUDIO VANESSA MARGETTS T/AS**			**$**	**14,520.00**
20151	Landscape design and architecture services	30/09/2026	E142042	$	14,520.00
14646	**MURDOCH UNIVERSITY**			**$**	**3,278.00**
14646	Donations, Sponsorship & Contributions	15/09/2026	E141514	$	3,278.00
17629	**NANDI CHINNA ANANDASHILA SARASWATI T/AS**			**$**	**250.00**
17629	Community events	30/09/2026	E141961	$	250.00
19201	**NATIONAL CRIME CHECK NATIONAL CRIME CHECK PTY LTD T/AS**			**$**	**288.00**
19201	HR and workforce services	15/09/2026	E141641	$	162.00
19201	HR and workforce services	30/09/2026	E141997	$	126.00
16044	**NATSYNC ENVIRONMENTAL THE TRUSTEE FOR THE PRODIGY TRUST T/AS**			**$**	**421.50**
16044	Animal management and pound expenses	30/09/2026	E141910	$	421.50
17940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**61,482.09**
17940	Bush regeneration	15/09/2026	E141596	$	55,617.47
17940	Bush regeneration	30/09/2026	E141966	$	5,864.62
18038	**NELSON MONDLANE**			**$**	**2,500.00**
18038	Artists and artworks	30/09/2026	E141969	$	2,500.00
16837	**NETSTAR AUSTRALIA PTY LTD**			**$**	**2,322.16**
16837	Minor machinery	15/09/2026	E141566	$	1,912.30

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16837	Minor machinery	30/09/2026	E141940	$	409.86
16698	**NEVILLE JOSEPH COLLARD**			**$**	**1,200.00**
16698	Community events	7/09/2026	E141343	$	600.00
16698	Community events	30/09/2026	E141936	$	600.00
12969	**NICOLE ROBINS COUNCILLOR**			**$**	**3,351.82**
12969	Councillor expenses	15/09/2026	E141479	$	3,351.82
16515	**NON-ADVERTISING MARKETFORCE PTY LTD**			**$**	**4,169.00**
16515	Advertising and media buy	15/09/2026	E141549	$	4,169.00
20007	**NOONGAR BIRDIYIA PTY LTD**			**$**	**8,800.00**
20007	Other consulting services	30/09/2026	E142033	$	8,800.00
17658	**NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS**			**$**	**35,182.18**
17658	Winnacott Changerooms Architectural and design services	15/09/2026	E141592	$	35,182.18
13408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$**	**40,553.23**
13408	Electrical and lighting maintenance supplies and services	15/09/2026	E141489	$	29,851.34
13408	Electrical and lighting maintenance supplies and services	30/09/2026	E141870	$	10,701.89
15866	**NRP ELECTRICAL SERVICES**			**$**	**9,036.50**
15866	Electrical and lighting maintenance supplies and services	15/09/2026	E141532	$	4,554.00
15866	Electrical and lighting maintenance supplies and services	30/09/2026	E141905	$	4,482.50
17336	**NUTRIEN AG SOLUTIONS LIMITED LANDMARK OPERATIONS LIMITED T/AS**			**$**	**3,021.28**
17336	Landscaping services and supplies	15/09/2026	E141585	$	604.52
17336	Landscaping services and supplies	30/09/2026	E141954	$	2,416.76
11020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$**	**33,934.11**
11020	Irrigation and watering systems	15/09/2026	E141455	$	23,166.40
11020	Irrigation and watering systems	30/09/2026	E141846	$	10,767.71
13729	**OCE-AUSTRALIA LIMITED (CANON GROUP)**			**$**	**825.00**
13729	Printer ink and toner	30/09/2026	E141878	$	825.00
13531	**OCLC (UK) LTD**			**$**	**3,866.26**
13531	IT software/licensing and maintenance	30/09/2026	E141873	$	3,866.26
13439	**OTIS ELEVATOR COMPANY PTY LTD**			**$**	**2,452.65**
13439	Lift maintenance and services	30/09/2026	E141871	$	2,452.65

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
12629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**2,280.00**
12629	Nursery supplies	15/09/2026	E141475	$	1,840.00
12629	Nursery supplies	30/09/2026	E141862	$	440.00
19175	**PATRICK SIMS SIMS, PATRICK JAMES T/AS**			**$**	**672.75**
19175	Architectural and design services	15/09/2026	E141638	$	672.75
16091	**PAUL MOLONY COM EMPLOYEE**			**$**	**211.56**
16091	Other staff reimbursements	30/09/2026	E141913	$	211.56
17338	**PAUL V ENTERTAINMENT VILKAS, PAUL T/AS**			**$**	**550.00**
17338	Entertainers	30/09/2026	E141955	$	550.00
19672	**PAXUS AUSTRALIA PTY LIMITED**			**$**	**27,958.51**
19672	Recruitment expenses	15/09/2026	E141654	$	14,069.88
19672	Recruitment expenses	30/09/2026	E142017	$	13,888.63
13563	**PEARMANS ELECTRICAL & MECHANICAL SERVICES PTY LTD**			**$**	**14,356.76**
13563	Electrical and lighting maintenance supplies and services	15/09/2026	E141493	$	14,356.76
19976	**PELANGI FACE PAINTING NADIA JULIA T/AS**			**$**	**500.00**
19976	Entertainers	15/09/2026	E141672	$	500.00
10082	**PENSKE AUSTRALIA PTY LTD**			**$**	**690,956.57**
10082	Purchase of Dennis Eage Truck	15/09/2026	E141427	$	690,956.57
18339	**PEOPLESENSE BY ALTIUS PEOPLESENSE PTY LTS T/AS**			**$**	**11,061.67**
18339	Workplace health and safety services	15/09/2026	E141607	$	5,013.05
18339	Workplace health and safety services	30/09/2026	E141974	$	6,048.62
20230	**PERTH DIGITAL & TECHNOLOGY THE TRUSTEE FOR THE S&C PERTH DIGITAL & TECHNOLOGY UNIT TRUS**			**$**	**17,600.00**
20230	Recruitment expenses	15/09/2026	E141698	$	8,800.00
20230	Recruitment expenses	30/09/2026	E142050	$	8,800.00
16305	**PERTH ENERGY PTY LTD**			**$**	**1,051.12**
16305	Gas	15/09/2026	E141544	$	1,051.12
19498	**PERTH HIRE SHOP ROMANA INVESTMENTS PTY LTD T/AS**			**$**	**1,307.90**
19498	Plant hire	30/09/2026	E142009	$	1,307.90
19013	**PERTH MATTRESS & FURNITURE RECYCLING COMPANY SC GREIG & SM GREIG T/AS**			**$**	**7,296.09**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19013	Waste collection and disposal	15/09/2026	E141620	$	7,296.09
19366	**PERTH SOCIAL BOOTH**			**$**	**500.00**
19366	Photography	30/09/2026	E142004	$	500.00
19149	**PHASE 3 MAINTENANCE PTY LTD**			**$**	**1,667.60**
19149	Landscape design and architecture services	30/09/2026	E141994	$	1,667.60
19874	**PHILIP DRABER AUDIT RISK & IMPROVEMENT EXTERNAL COMMITTEE MEMBER**			**$**	**1,215.00**
19874	Staff expenses	15/09/2026	E141663	$	1,215.00
16089	**PINEY LAKES COMMUNITY GARDEN INC.**			**$**	**1,000.00**
16089	Donations, Sponsorship & Contributions	30/09/2026	E141912	$	1,000.00
11079	**PIRTEK (FREMANTLE) PTY LTD**			**$**	**2,646.22**
11079	Pipes and fittings services	30/09/2026	E141847	$	2,646.22
10413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**717.84**
10413	Park maintenance charges	15/09/2026	E141440	$	358.92
10413	Park maintenance charges	30/09/2026	E141832	$	358.92
19407	**PLAY CHECK PTY LTD**			**$**	**2,904.00**
19407	Playground equipment and maintenance	30/09/2026	E142007	$	2,904.00
10461	**PORTER CONSULTING ENGINEERS THE TRUSTEE FOR THE CONSULTING ENGINEERING UNIT TRUST T/AS**			**$**	**19,525.00**
10461	Engineering consulting services	15/09/2026	E141443	$	19,525.00
20188	**PRO CRACK SEAL THE TRUSTEE FOR JAS FAMILY TRUST T/AS**			**$**	**6,963.00**
20188	Roads and paving supplies - asphalt and bitumen	15/09/2026	E141692	$	5,412.00
20188	Roads and paving supplies - asphalt and bitumen	30/09/2026	E142046	$	1,551.00
16558	**PROFESSIONAL SEARCH GROUP AUSTRALIA - PSG PROFESSIONAL SEARCH GROUP PTY LTD T/AS**			**$**	**7,569.12**
16558	Temporary labour	15/09/2026	E141552	$	5,046.08
16558	Temporary labour	30/09/2026	E141928	$	2,523.04
19506	**PWE PROPERTY CONSULTANTS & VALUERS PWE CONSULTING (WA) PTY LTD T/AS**			**$**	**880.00**
19506	Valuation services	30/09/2026	E142011	$	880.00
13693	**QED ENVIRONMENTAL SERVICES PTY LTD**			**$**	**847.00**
13693	Environmental consultancy services	15/09/2026	E141495	$	847.00
10977	**QUALITY PRESS THE TRUSTEE FOR ALBA UNIT TRUST T/AS**			**$**	**476.30**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10977	Outsourced printing	15/09/2026	E141452	$	476.30
16280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**23,462.79**
16280	Roofing services	15/09/2026	E141543	$	11,232.07
16280	Roofing services	30/09/2026	E141917	$	12,230.72
20010	**RE.CYCLE (CANNING VALE) PTY LTD**			**$**	**850,079.73**
20010	Fogo and Green waste Gate fees July	7/09/2026	E141347	$	445,015.44
20010	Fogo and Green waste Gate fees August	30/09/2026	E142034	$	405,064.29
20114	**RED HAWK INVESTMENTS PTY LTD**			**$**	**2,975.00**
20114	Carpentry services	15/09/2026	E141679	$	2,975.00
17599	**RED TENT EVENTS KYLIE WHEATLEY T/AS**			**$**	**561.00**
17599	Community events	30/09/2026	E141960	$	561.00
19109	**REDIMED PTY LTD**			**$**	**6,228.75**
19109	Medical expenses	30/09/2026	E141991	$	6,228.75
12002	**RENT A FENCE PTY LTD THE TRUSTEE FOR THE RENT A FENCE AUSTRALIA TRUST T/AS**			**$**	**708.53**
12002	Fencing supplies and services	30/09/2026	E141856	$	708.53
16853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**5,192.05**
16853	Road line marking	15/09/2026	E141567	$	1,733.09
16853	Road line marking	30/09/2026	E141942	$	3,458.96
10703	**RICOH AUSTRALIA PTY LTD**			**$**	**29.28**
10703	Other IT and telecommunications expenses	30/09/2026	E141840	$	29.28
14401	**ROSIE O FACEPAINTERS AND ENTERTAINERS THE TRUSTEE FOR THE WIRIHANA FAMILY TRUST T/AS**			**$**	**700.00**
14401	Entertainers	15/09/2026	E141512	$	700.00
17535	**ROSMECH SALES & SERVICES PTY LTD**			**$**	**1,753.27**
17535	Other vehicles and trailers	15/09/2026	E141589	$	1,753.27
20149	**RPS AAP CONSULTING PTY LTD**			**$**	**8,360.00**
20149	Environmental consultancy services	30/09/2026	E142041	$	8,360.00
13864	**SAFETY BARRIERS WA SAFETY BARRIERS WA PTY LTD T/AS**			**$**	**58,212.00**
13864	Supply and Install 18 x OmniStop Ultra Energy Absorbing Bollard - Powder Coated	30/09/2026	E141881	$	58,212.00
10615	**SATELLITE SECURITY SERVICES**			**$**	**7,538.19**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10615	Security systems/Monitoring	15/09/2026	E141448	$	88.47
10615	Security systems/Monitoring	30/09/2026	E141838	$	7,449.72
10911	**SCOTT PRINTERS PTY LTD**			**$**	**3,204.30**
10911	Outsourced printing	15/09/2026	E141450	$	646.80
10911	Outsourced printing	30/09/2026	E141842	$	2,557.50
19894	**SCP CONSERVATION AND LAND MANAGEMENT THE TRUSTEE FOR THE SAM SMITH FAMILY TRUST T/AS**			**$**	**1,034.00**
19894	Fencing supplies and services	30/09/2026	E142029	$	1,034.00
19425	**SEASHORE ENGINEERING PTY LTD**			**$**	**8,195.00**
19425	Engineering consulting services	15/09/2026	E141650	$	8,195.00
19444	**SECURE FENCING WA**			**$**	**1,936.00**
19444	Building maintenance and services	30/09/2026	E142008	$	1,936.00
20001	**SENVERSA PTY LTD**			**$**	**4,950.00**
20001	Other waste expenses	15/09/2026	E141675	$	4,950.00
19003	**SERCUL SOUTH EAST REGIONAL CENTRE FOR URBAN LANDCARE INC T/AS**			**$**	**51,176.26**
19003	Fusilade control of grasses at Piney Lakes between 9 June and 21 August 2026.	15/09/2026	E141619	$	51,176.26
20238	**SERIN TOWING & RECOVERY PTY LTD**			**$**	**462.50**
20238	Vehicle towing	30/09/2026	E142052	$	462.50
19502	**SERVO CLEAN PTY LTD**			**$**	**1,102.20**
19502	Commercial cleaning	30/09/2026	E142010	$	1,102.20
16550	**SHRED-X PTY LTD**			**$**	**242.15**
16550	Records management services	15/09/2026	E141550	$	242.15
17882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**12,216.47**
17882	Playground equipment and maintenance	30/09/2026	E141965	$	12,216.47
15122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**12,125.03**
15122	Building construction materials and services	30/09/2026	E141895	$	12,125.03
15791	**SITE ARCHITECTURE STUDIO THE TRUSTEE FOR SAS UNIT TRUST T/AS**			**$**	**17,292.00**
15791	Architectural and design services	30/09/2026	E141904	$	17,292.00
14214	**SLATER GARTRELL SPORTS ATF GARTRELL FAMILY TRUST T/AS**			**$**	**151.80**
14214	Sport and recreation equipment	15/09/2026	E141506	$	151.80

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,351.82**
19139	Councillor expenses	15/09/2026	E141635	$	3,351.82
19897	**SOPHIA PENELOPE HALL**			**$**	**1,700.00**
19897	Other consulting services	15/09/2026	E141666	$	1,700.00
15327	**SOUTH SHORE SWIMMING CLUB INC.**			**$**	**36,851.77**
15327	2026 July and August Swim Coach Services	15/09/2026	E141522	$	36,851.77
13969	**SPANDEX ASIA PACIFIC PTY LTD**			**$**	**949.28**
13969	Other signage and sign writing	15/09/2026	E141504	$	949.28
16880	**SPORTS CIRCUIT LINEMARKING JV HOLDINGS WA PTY LTD T/AS**			**$**	**693.00**
16880	Park maintenance charges	15/09/2026	E141569	$	231.00
16880	Park maintenance charges	30/09/2026	E141943	$	462.00
15440	**SPRAYLINE SPRAYING EQUIPMENT MATOPOS PTY LTD MALEMI UNIT TRUST T/AS**			**$**	**687.50**
15440	General hardware and tools	15/09/2026	E141525	$	687.50
11220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			**$**	**759.00**
11220	External training courses	15/09/2026	E141458	$	453.00
11220	External training courses	30/09/2026	E141849	$	306.00
10491	**STATE EMERGENCY SERVICE MELVILLE (SES MELVILLE) MELVILLE STATE EMERCENCY SERVICE UNIT (INC) T/AS**			**$**	**1,706.31**
10491	Community services and respite	30/09/2026	E141834	$	1,706.31
10131	**STATE LIBRARY OF WESTERN AUSTRALIA**			**$**	**5,240.64**
10131	Other Library Expenses	15/09/2026	E141431	$	5,240.64
11472	**STILES ELECTRICAL & COMMUNICATION SERVICES STILES ELECTRICAL & COMMUNICATION SERVICES PTY LTD T/AS**			**$**	**6,109.42**
11472	Electrical and lighting maintenance supplies and services	7/09/2026	E141339	$	6,109.42
19593	**STORMBOX GLOBAL1 PTY LTD T/AS**			**$**	**1,350.36**
19593	Advertising and media buy	15/09/2026	E141651	$	1,350.36
20153	**Strata Administration Services Pty Ltd OWNERS OF 12 HAYDEN COURT SS 26542 T/AS**			**$**	**2,538.14**
20153	Property sale costs	30/09/2026	E142043	$	2,538.14
17635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			**$**	**7,017.66**
17635	Landscaping services and supplies	15/09/2026	E141591	$	1,489.50
17635	Landscaping services and supplies	30/09/2026	E141962	$	5,528.16

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15875	**SUPERCRANE SERVICE PARTS & TRAINING PTY LTD**			**$**	**261.80**
15875	Plant maintenance	30/09/2026	E141906	$	261.80
13539	**SUPERIOR PAK PTY LTD**			**$**	**15,438.14**
13539	Trucks	15/09/2026	E141492	$	12,149.03
13539	Trucks	30/09/2026	E141874	$	3,289.11
19289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			**$**	**1,526.25**
19289	Landscaping services and supplies	15/09/2026	E141646	$	1,526.25
20070	**SWIFT FLOW THE TRUSTEE FOR THE SWIFT FLOW UNIT TRUST T/A**			**$**	**19,939.08**
20070	Plumbing maintenance supplies and services	15/09/2026	E141676	$	13,065.00
20070	Plumbing maintenance supplies and services	30/09/2026	E142035	$	6,874.08
16605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			**$**	**518,680.24**
16605	Electricity Charges	7/09/2026	E141342	$	361,777.81
16605	Electricity Charges	15/09/2026	E141553	$	125,299.12
16605	Electricity Charges	30/09/2026	E141929	$	31,603.31
13014	**SYRINX SYRINX ENVIRONMENTAL PTY LTD T/AS**			**$**	**2,530.00**
13014	Consulting services	30/09/2026	E141865	$	2,530.00
16881	**TASTY FRESH PTY LTD**			**$**	**171.60**
16881	Food and beverage	15/09/2026	E141570	$	127.60
16881	Food and beverage	30/09/2026	E141944	$	44.00
19790	**TBB PLANNING PTY LTD**			**$**	**39,003.58**
19790	LPS6 Residential Density Review	30/09/2026	E142020	$	39,003.58
16341	**TECHNOGYM AUSTRALIA PTY LTD**			**$**	**2,008.09**
16341	Sport and recreation equipment	15/09/2026	E141546	$	2,008.09
18870	**TECHNOLOGY ONE LIMITED**			**$**	**4,730.00**
18870	IT software/licensing and maintenance	15/09/2026	E141616	$	4,730.00
19372	**TELSTRA LIMITED**			**$**	**3,903.58**
19372	Telecommunication services	30/09/2026	E142005	$	3,903.58
16940	**THE ART BRANCH PATON-WILLIAMS, JULIETTE ALLISON T/AS**			**$**	**450.00**
16940	Artists and artworks	30/09/2026	E141946	$	450.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16170	**THE EMBROIDERERS' GUILD OF WESTERN AUSTRALIA INC**			**$**	**400.00**
16170	Other Library Expenses	30/09/2026	E141914	$	400.00
19060	**THE POSTER GIRLS THOMPSON, LEONIE HELEN T/AS**			**$**	**298.65**
19060	Outsourced printing	15/09/2026	E141625	$	298.65
20160	**THEA ROSSEN**			**$**	**300.00**
20160	Entertainers	15/09/2026	E141687	$	300.00
19206	**THREE CHILLIES DESIGN PTY LTD**			**$**	**15,053.61**
19206	Landscape design and architecture services	30/09/2026	E141998	$	15,053.61
12076	**TIGER TEK PTY LTD**			**$**	**528.00**
12076	General hardware and tools	15/09/2026	E141467	$	528.00
11019	**TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS**			**$**	**225.28**
11019	Light Vehicle purchase	15/09/2026	E141454	$	225.28
12528	**TNS PAYMENT PLATFORMS PTY LIMITED**			**$**	**3,085.04**
12528	Cash collection services	15/09/2026	E141473	$	3,085.04
19246	**TOBIAS BUSCH**			**$**	**598.00**
19246	Architectural and design services	15/09/2026	E141644	$	598.00
18415	**TOP NOTCH FENCING & MAINTENANCE THE TRUSTEE FOR THE WATSON FAMILY TRUST 2 T/AS**			**$**	**4,840.00**
18415	Fencing supplies and services	30/09/2026	E141977	$	4,840.00
19099	**TOTAL TOOLS O'CONNOR TOOLCO PTY LTD T/AS**			**$**	**4,864.00**
19099	General hardware and tools	15/09/2026	E141630	$	4,864.00
12663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			**$**	**5,951.59**
12663	Uniforms and corporate wardrobe	15/09/2026	E141476	$	4,978.75
12663	Uniforms and corporate wardrobe	30/09/2026	E141863	$	972.84
13562	**TRAINING SERIVCES AUSTRALIA PTY LTD ATF TROTT FAMILY TRUST T/AS**			**$**	**2,156.00**
13562	Training services	30/09/2026	E141875	$	2,156.00
17037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$**	**276,001.05**
17037	Arborists and tree services	15/09/2026	E141576	$	136,661.50
17037	Arborists and tree services	30/09/2026	E141950	$	139,339.55
14158	**TRITON ELECTRICAL CONTRACTORS PTY LTD**			**$**	**17,165.50**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
14158	Electrical and lighting maintenance supplies and services	15/09/2026	E141505	$	14,674.00
14158	Electrical and lighting maintenance supplies and services	30/09/2026	E141883	$	2,491.50
17588	**TRUCK CENTRE WA PTY LTD**			**$**	**42,259.52**
17588	Fleet Operational Purchases services	15/09/2026	E141590	$	39,356.66
17588	Fleet Operational Purchases services	30/09/2026	E141959	$	2,902.86
13835	**TSYR CHIAT CHEW COM EMPLOYEE**			**$**	**39.00**
13835	Other staff reimbursements	15/09/2026	E141500	$	39.00
16320	**TURNER & TOWNSEND PTY LTD**			**$**	**5,500.00**
16320	Business and management consulting and services	30/09/2026	E141918	$	5,500.00
18070	**UDLA UDLA PTY LTD ATF UDLA UNIT TRUST T/AS**			**$**	**1,015.30**
18070	Landscape design and architecture services	15/09/2026	E141600	$	1,015.30
14960	**ULTIMO CATERING & EVENTS PTY LTD**			**$**	**40,026.35**
14960	Catering services and supplies	15/09/2026	E141517	$	22,371.95
14960	Catering services and supplies	30/09/2026	E141892	$	17,654.40
15458	**ULVERSCROFT LARGE PRINT BOOKS ULVERSCROFT LARGE PRINT (AUSTRALIA) PTY LTD T/AS**			**$**	**424.97**
15458	Other Library Stock	30/09/2026	E141898	$	424.97
11592	**UNITED FORKLIFT AND ACCESS SOLUTIONS UNITED EQUIPMENT PTY LIMITED T/AS**			**$**	**477.40**
11592	Community events	15/09/2026	E141462	$	477.40
20120	**UNITED NATIONS YOUTH WESTERN AUSTRALIA INC.**			**$**	**-**
20120	Community events	8/09/2026	E141253	-$	150.00
20120	Community events	15/09/2026	E141680	$	150.00
20120	Community events	18/09/2026	E141680	-$	150.00
20120	Community events	30/09/2026	E142039	$	150.00
19164	**UNITING GLOBAL PTY LTD**			**$**	**30,847.37**
19164	Commercial cleaning	7/09/2026	E141344	$	24,825.62
19164	Commercial cleaning	15/09/2026	E141636	$	6,021.75
18889	**UNIVERSITY OF WESTERN AUSTRALIA**			**$**	**354.20**
18889	Scientific research services	30/09/2026	E141984	$	354.20
16075	**URBIS PTY LTD**			**$**	**20,181.15**
16075	Real estate and property management	30/09/2026	E141911	$	20,181.15

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**125,025.29**
19087	General recycling	15/09/2026	E141628	$	125,025.29
19089	**VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS**			**$**	**308.00**
19089	Security systems/Monitoring	15/09/2026	E141629	$	308.00
16683	**VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**25,517.33**
16683	Data cabling services	15/09/2026	E141558	$	25,517.33
14227	**VORGEE PTY LTD**			**$**	**2,835.80**
14227	Swimming pool costs	30/09/2026	E141884	$	2,835.80
10426	**WA BLUEMETAL THE TRUSTEE FOR RANSBERG UNIT TRUST T/AS**			**$**	**4,436.11**
10426	Pavement construction and streetscape services	15/09/2026	E141441	$	4,436.11
13325	**WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS**			**$**	**579.39**
13325	Trucks	15/09/2026	E141487	$	579.39
10577	**WA LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA**			**$**	**3,960.00**
10577	Regulatory fees and government charges	30/09/2026	E141836	$	3,960.00
12334	**WATER CORPORATION**			**$**	**128,740.96**
12334	Hydro	15/09/2026	E141472	$	73,311.22
12334	Hydro	30/09/2026	E141861	$	55,429.74
11195	**WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS**			**$**	**1,433.75**
11195	Plant maintenance	15/09/2026	E141457	$	1,433.75
14281	**WEBSITE WEED AND PEST (WA) PTY LTD**			**$**	**50,194.07**
14281	Park maintenance charges	15/09/2026	E141509	$	50,194.07
20131	**WEST AUSTRALIAN BALLET COMPANY (INC)**			**$**	**550.00**
20131	Entertainers	15/09/2026	E141684	$	550.00
13112	**WEST COAST WATERFILTER MAN**			**$**	**640.75**
13112	Catering services and supplies	15/09/2026	E141483	$	519.75
13112	Catering services and supplies	30/09/2026	E141868	$	121.00
12168	**WESTERN AUSTRALIAN ELECTORAL COMMISSION**			**$**	**84,584.71**
12168	Election services	30/09/2026	E141858	$	84,584.71
12319	**WESTERN AUSTRALIAN LOCAL GOV ASSOC**			**$**	**1,375.00**

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12319	Local Government	15/09/2026	E141470	$	1,375.00
10311	**WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS**			**$**	**11,803.54**
10311	Electricity	7/09/2026	E141337	$	2,456.05
10311	Electricity	15/09/2026	E141438	$	3,388.00
10311	Electricity	30/09/2026	E141830	$	5,959.49
16382	**WESTERN RESOURCE RECOVERY PTY LTD**			**$**	**594.00**
16382	Waste collection and disposal	30/09/2026	E141922	$	594.00
13782	**WEST-SURE GROUP PTY LTD**			**$**	**924.00**
13782	Parking meters	15/09/2026	E141497	$	924.00
19860	**WHAT LUCK PTY LTD**			**$**	**915.60**
19860	Catering services and supplies	30/09/2026	E142027	$	915.60
14639	**WILDFLOWER SOCIETY OF WESTERN AUSTRALIA INC WILDFLOWER SOCIETY OF WA INC T/AS**			**$**	**550.00**
14639	Community events	30/09/2026	E141889	$	550.00
16956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$**	**154.50**
16956	Gas	30/09/2026	E141947	$	154.50
20130	**WINTHROP AUSTRALIA DELLA MADDALENA FAMILY TRUST NO 3 T/A**			**$**	**26,704.70**
20130	IT hardware	15/09/2026	E141683	$	26,704.70
11509	**WORKPOWER INCORPORATED**			**$**	**669.90**
11509	Arborists and tree services	15/09/2026	E141460	$	669.90
16328	**WORMALD AUSTRALIA PTY LTD**			**$**	**16,476.47**
16328	Fire equipment and maintenance services	15/09/2026	E141545	$	5,118.60
16328	Fire equipment and maintenance services	30/09/2026	E141919	$	11,357.87
17103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**			**$**	**1,089.00**
17103	Hygiene services	15/09/2026	E141578	$	1,089.00
20232	**WURTH AUSTRALIA PTY LTD**			**$**	**1,195.06**
20232	General hardware and tools	30/09/2026	E142051	$	1,195.06
11473	**XCELLERATE IT PTY. LIMITED**			**$**	**19,888.00**
11473	IT software/licensing and maintenance	30/09/2026	E141852	$	19,888.00
19090	**YABINI KICKETT MCDOWELL, ESTHER MARY T/AS**			**$**	**250.00**

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19090	Artists and artworks		30/09/2026	E141989	$	250.00
20157	**YIRA DESIGNS PHILLIP MORGAN SILLIFANT T/AS**				**$**	**3,900.00**
20157	Creative services and graphic design		15/09/2026	E141686	$	3,900.00
19066	**ZALI REBECCA MORGAN**				**$**	**4,317.50**
19066	Artists and artworks		30/09/2026	E141988	$	4,317.50
13582	**ZENIEN THE TRUSTEE FOR ASTUTA TRUST T/AS**				**$**	**5,445.00**
13582	Security systems/Monitoring		30/09/2026	E141876	$	5,445.00
19760	**ZENITH EXECUTIVE SEARCH PTY LTD**				**$**	**16,638.46**
19760	IT technical services		15/09/2026	E141657	$	12,460.84
19760	IT technical services		30/09/2026	E142019	$	4,177.62
19129	**ZHI HOONG LIM COUNCILLOR**				**$**	**3,351.82**
19129	Councillor expenses		15/09/2026	E141633	$	3,351.82
11045	**ZIPFORM PTY LTD**				**$**	**19,130.91**
11045	Outsourced printing		7/09/2026	E141338	$	19,130.91
13023	**ZIRCODATA PTY LTD**				**$**	**2,930.53**
13023	Document storage and archive		15/09/2026	E141481	$	2,930.53
99996	**SUNDRY TRUST CREDITOR**				**$**	**111,890.00**
99996	Mrs A M Lomma	Verge Bond Refund	15/09/2026	E141392	$	1,900.00
99996	Artistic Homes	Verge Bond Refund	15/09/2026	E141393	$	1,900.00
99996	Mr M A Nicoli	Verge Bond Refund	15/09/2026	E141394	$	1,900.00
99996	D R Nash	Verge Bond Refund	15/09/2026	E141395	$	1,790.00
99996	Vinsan Contracting Pty Ltd	Verge Bond Refund	15/09/2026	E141396	$	1,800.00
99996	Mr B D Whipp	Verge Bond Refund	15/09/2026	E141397	$	1,900.00
99996	ABN Residential WA Pty Ltd T/A Celebrati	Verge Bond Refund	15/09/2026	E141398	$	1,900.00
99996	Mr S Toluwade	Verge Bond Refund	15/09/2026	E141399	$	1,900.00
99996	Blue Gum Park Tennis Club Inc	Verge Bond Refund	15/09/2026	E141400	$	1,900.00
99996	Mr C H Lai	Verge Bond Refund	15/09/2026	E141401	$	1,900.00
99996	Insite Building Group Pty Ltd	Verge Bond Refund	15/09/2026	E141402	$	1,900.00
99996	Davley Building Pty Ltd	Verge Bond Refund	15/09/2026	E141403	$	1,900.00
99996	Nexus Home Improvements Pty Ltd	Verge Bond Refund	15/09/2026	E141404	$	1,900.00
99996	Newspace Homes Pty Ltd	Verge Bond Refund	15/09/2026	E141405	$	1,900.00
99996	Mr B J Rushton	Verge Bond Refund	15/09/2026	E141406	$	1,900.00
99996	Robert Logan Homes Pty Ltd	Verge Bond Refund	15/09/2026	E141407	$	1,900.00
99996	Nexus Home Improvements Pty Ltd	Verge Bond Refund	15/09/2026	E141408	$	1,900.00

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99996	Miss C De Pledge	Verge Bond Refund	15/09/2026	E141409	$	1,900.00
99996	Add A Splash Pools	Verge Bond Refund	29/09/2026	E141797	$	1,900.00
99996	Oswald Homes (1972) Pty Ltd	Verge Bond Refund	29/09/2026	E141798	$	1,900.00
99996	R Grynychyn	Verge Bond Refund	29/09/2026	E141799	$	1,900.00
99996	M Rimkus	Verge Bond Refund	29/09/2026	E141800	$	1,900.00
99996	Alex Reid Construction Pty Ltd	Verge Bond Refund	29/09/2026	E141801	$	1,900.00
99996	ABN Residential WA Pty Ltd T/A Webb & Br	Verge Bond Refund	29/09/2026	E141802	$	1,900.00
99996	Alex Reid Construction Pty Ltd	Verge Bond Refund	29/09/2026	E141803	$	1,900.00
99996	ABN Residential WA Pty Ltd	Verge Bond Refund	29/09/2026	E141804	$	1,900.00
99996	Civil Con Holdings Pty Ltd T/A Jag Demol	Verge Bond Refund	29/09/2026	E141805	$	1,900.00
99996	Dale Alcock Homes Pty Ltd	Verge Bond Refund	29/09/2026	E141806	$	1,900.00
99996	Planning Horizons Development Solutions	Verge Bond Refund	29/09/2026	E141807	$	1,900.00
99996	Fournine Building Company Pty Ltd	Verge Bond Refund	29/09/2026	E141808	$	1,900.00
99996	Fournine Building Company Pty Ltd	Verge Bond Refund	29/09/2026	E141809	$	1,900.00
99996	Scott Perry T/A AAA Demolition & Tree Se	Verge Bond Refund	29/09/2026	E141810	$	1,900.00
99996	Civil Con Holdings Pty Ltd	Verge Bond Refund	29/09/2026	E141811	$	1,900.00
99996	Blue Crescent Homes Pty Ltd	Verge Bond Refund	29/09/2026	E141812	$	1,900.00
99996	R White	Verge Bond Refund	29/09/2026	E141813	$	1,900.00
99996	Ricupero Developments Pty Ltd	Verge Bond Refund	15/09/2026	E141410	$	1,900.00
99996	L E McKeeman	Verge Bond Refund	29/09/2026	E141814	$	1,900.00
99996	Bennett Construction Group	Verge Bond Refund	15/09/2026	E141411	$	1,900.00
99996	Mr C N Power	Verge Bond Refund	15/09/2026	E141412	$	1,900.00
99996	Mista Reno Pty Ltd	Verge Bond Refund	29/09/2026	E141815	$	1,900.00
99996	S Ubale	Verge Bond Refund	29/09/2026	E141816	$	1,900.00
99996	Tc5 Pty Ltd	Verge Bond Refund	15/09/2026	E141413	$	1,900.00
99996	Vyom Associates Pty Ltd	Verge Bond Refund	15/09/2026	E141414	$	1,900.00
99996	N Jolley	Verge Bond Refund	15/09/2026	E141415	$	1,900.00
99996	Ms R J Birch	Verge Bond Refund	15/09/2026	E141416	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	29/09/2026	E141817	$	1,900.00
99996	Freedom Pools & Spas	Verge Bond Refund	29/09/2026	E141818	$	1,900.00
99996	Mr K Kua	Verge Bond Refund	15/09/2026	E141417	$	1,900.00
99996	Mr M I Dunn	Verge Bond Refund	15/09/2026	E141418	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	15/09/2026	E141419	$	1,900.00
99996	Mr B L Visser	Verge Bond Refund	15/09/2026	E141421	$	1,900.00
99996	Mr E P Mokdad	Verge Bond Refund	15/09/2026	E141422	$	1,900.00
99996	Mrs J L Glaskin	Verge Bond Refund	15/09/2026	E141423	$	1,900.00
99996	Dennis Holdings (Aust) Pty Ltd	Verge Bond Refund	15/09/2026	E141420	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	29/09/2026	E141819	$	1,900.00
99996	C J M Mott	Verge Bond Refund	29/09/2026	E141822	$	1,900.00
99996	Riverina Pools	Verge Bond Refund	29/09/2026	E141823	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	29/09/2026	E141820	$	1,900.00
99996	Four Roses WA Pty Ltd	Verge Bond Refund	29/09/2026	E141821	$	1,900.00

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99998	**SUNDRY EFT CREDITOR**				**$**	**117,439.09**
99998	Mrs Denise Ann Tanya Brown	Refund - infringement withdrawal	7/09/2026	E141349	$	90.00
99998	Peter Jamvold	Refund - Infringement withdrawal	7/09/2026	E141350	$	90.00
99998	Zest Hunter	Youth Steering Group meeting August 2026	7/09/2026	E141351	$	50.00
99998	Sascha Finlay-Collins	Youth Steering Group meeting August 2026	7/09/2026	E141352	$	50.00
99998	Oliver Lim	Youth Steering Group meeting August 2026	7/09/2026	E141353	$	50.00
99998	Lauren Hardbottle	Youth Steering Group meeting August 2026	7/09/2026	E141354	$	50.00
99998	Clarissa Sandjaja	Youth Steering Group meeting August 2026	7/09/2026	E141355	$	50.00
99998	Aisling Doyle	Youth Steering Group meeting August 2026	7/09/2026	E141356	$	50.00
99998	Chaojiao Sun	Refund - infringement issued in error	7/09/2026	E141357	$	90.00
99998	Murdoch University Melville Football Club	Refund - DA-2025-775	7/09/2026	E141358	$	147.00
99998	Richard Morris	AFMAF for Mr Richard Morris	7/09/2026	E141359	$	300.00
99998	L Y LING	AFMAF for Mrs CHOI FUNG CHAN	7/09/2026	E141360	$	300.00
99998	Wilson Young	AFMAF for Mr Wilson Young	7/09/2026	E141361	$	289.48
99998	JP JE Doherty	AFMAF for Mrs Janice Doherty	7/09/2026	E141362	$	300.00
99998	Geoffrey P Garnett	AFMAF for Mr Geoffrey Garnett	7/09/2026	E141363	$	300.00
99998	Dianne Mazzini	AFMAF for Ms Dianne Mazzini	7/09/2026	E141364	$	300.00
99998	V J Jack	AFMAF for Mrs Valma Jack	7/09/2026	E141365	$	300.00
99998	Gillian Coelho	AFMAF for Mrs Gillian Coelho	7/09/2026	E141366	$	300.00
99998	Margaret Bunyan	AFMAF for Ms Margaret Bunyan	7/09/2026	E141367	$	300.00
99998	Nancy Sun	AFMAF for Mrs Nancy Sun	7/09/2026	E141368	$	300.00
99998	Linda Swara	AFMAF for Ms Linda Swara	7/09/2026	E141369	$	247.50
99998	Jane Brown	AFMAF for Mrs Jane Brown	7/09/2026	E141371	$	300.00
99998	Graeme John Craig	AFMAF for Mr Graeme John Craig	7/09/2026	E141372	$	300.00
99998	Jasper Tapley	YouthSport Grant - Mr Jasper Tapley	7/09/2026	E141373	$	200.00
99998	Darryl McCormick	YouthSport Grant - Miss Bailey McCormick	7/09/2026	E141374	$	200.00
99998	Scott Bowden	YouthSport Grant - Miss Lily Bowden	7/09/2026	E141375	$	200.00
99998	Yuanqian He	YouthSport Grant - Miss Ruoyi Zhao	7/09/2026	E141376	$	200.00
99998	N & RV Gunasekera	Refund - DD full payment made in error	7/09/2026	E141377	$	5,743.40
99998	James and Holly Clark	Reimbursement of Windscreen repair	7/09/2026	E141378	$	495.00
99998	Gemma King	Reimbursement-SWIM Coaches INV# 247ylmj4	7/09/2026	E141379	$	180.00
99998	Patricia Loh	Refund-Dog sterilised within 1st year	15/09/2026	E141699	$	150.00
99998	Seventh-day Adventist Care (WA) Limited	Infringement Refund - Technical error	7/09/2026	E141380	$	90.00
99998	Kailie Watson	Infringement Refund-within grace period	7/09/2026	E141381	$	100.00
99998	Aaron M Stone	Aaron Stone-Unit 3-CPCCBS6104 03/9/2026	7/09/2026	E141382	$	1,500.00
99998	Dominique Coiffait	MOS Artwork Sales - GST registered	7/09/2026	E141383	$	4,060.00
99998	Peter Grant	Refund for DA-2026-817	7/09/2026	E141384	$	49.50
99998	Trevor Walley	Workshop Facilitation - 30 August 2026	7/09/2026	E141385	$	800.00
99998	Kate Sale	Artwork Sale MOS Exhibition	7/09/2026	E141386	$	262.50
99998	TUNG SIEW WAH	Refund - infringement withdrawal	7/09/2026	E141387	$	90.00
99998	Housing Authority	Refund - paid in error for 3 properties	7/09/2026	E141388	$	3,153.18

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99998	AL Fialho	Refund - DD full payment made in error	7/09/2026	E141389	$	1,880.62
99998	Vanja Marjanovic	Staff Reimbursement - Staff BBQ	7/09/2026	E141390	$	260.27
99998	Patricia Loh	Cancelled Payment	9/09/2026	E141348	-$	150.00
99998	Mary M Hill	Cancelled Payment	9/09/2026	E141370	-$	210.00
99998	Nicole Danielle O'Brien	Sterilised within first year of lifetime	15/09/2026	E141701	$	150.00
99998	Audrey Pfister	Goolugatup Shop Sales - July 2026	15/09/2026	E141702	$	41.25
99998	Basil Hanna	Goolugatup Shop Sales - July 2026	15/09/2026	E141703	$	18.75
99998	Carla Adams	Goolugatup Shop Sales - July 2026	15/09/2026	E141704	$	46.50
99998	Elena Betros Lopez	Goolugatup Shop Sales - July 2026	15/09/2026	E141705	$	9.38
99998	Gurjot Kaur	Goolugatup Shop Sales - July 2026	15/09/2026	E141706	$	30.00
99998	Matthew Roesner	Goolugatup Shop Sales - July 2026	15/09/2026	E141707	$	37.50
99998	James Enderby (ONO Records)	Goolugatup Shop Sales - July 2026	15/09/2026	E141708	$	45.00
99998	Tia Tokic (BOSA)	Goolugatup Shop Sales - July 2026	15/09/2026	E141709	$	345.00
99998	RJ & ND McPhee	Rates refund - paid twice	15/09/2026	E141710	$	1,127.70
99998	Addolarata Colalillo	Refund of sellers state rebate	15/09/2026	E141711	$	869.37
99998	MCWauchope and JA Taylor	Parking Infringement refund	15/09/2026	E141712	$	90.00
99998	Mr Jacob Chi Ming To	Age Friendly Melville Assitance Fund	15/09/2026	E141713	$	300.00
99998	Mrs Carline Kelers	Age Friendly Melville Assistance Fund	15/09/2026	E141714	$	300.00
99998	C Bennett	Age Friendly Melville Assistance Fund	15/09/2026	E141715	$	300.00
99998	Jannette M Johnson	Age Friendly Melville Assistance Fund	15/09/2026	E141716	$	300.00
99998	Patricia Loh	Dog Sterilisation refund	7/09/2026	E141348	$	150.00
99998	Mary M Hill	Age Friendly Melville Assistance Fund	7/09/2026	E141370	$	210.00
99998	Mrs C M Shue	Age Friendly Melville Assistance Fund	15/09/2026	E141717	$	300.00
99998	Marie Frances Davies	Age Friendly Melville Assistance Fund	15/09/2026	E141718	$	300.00
99998	C M Charnock	Age Friendly Melville Assistance Fund	15/09/2026	E141719	$	198.00
99998	Valerie P Ross	Age Friendly Melville Assistance Fund	15/09/2026	E141720	$	300.00
99998	JOE KUAN WYE SOH AND MAGGIE KWAN SOH	Age Friendly Melville Assistance Fund	15/09/2026	E141721	$	154.00
99998	Thi Mai Dung Ho	Age Friendly Melville Assistance Fund	15/09/2026	E141722	$	300.00
99998	Shigeru Omori	Age Friendly Melville Assistance Fund	15/09/2026	E141723	$	300.00
99998	Maria Blom	Age Friendly Melville Assistance Fund	15/09/2026	E141724	$	300.00
99998	Terry and Suza Paparone	Age Friendly Melville Assistance Fund	15/09/2026	E141725	$	300.00
99998	Po Ling Tsui	Age Friendly Melville Assistance Fund	15/09/2026	E141726	$	300.00
99998	Asha Mansharamani	Age Friendly Melville Assistance Fund	15/09/2026	E141727	$	300.00
99998	J C M TO AND Y M CHAN	Age Friendly Melville Assistance Fund	15/09/2026	E141728	$	300.00
99998	CINDY AND LAWRENCE LOW	Age Friendly Melville Assistance Fund	15/09/2026	E141729	$	600.00
99998	CAROL ANNE WALSH	Age Friendly Melville Assistance Fund	15/09/2026	E141730	$	300.00
99998	GC LM Shipster	Age Friendly Melville Assistance Fund	15/09/2026	E141731	$	199.51
99998	Mrs J A Dargie	Age Friendly Melville Assistance Fund	15/09/2026	E141732	$	300.00
99998	Lesley Robyn Lyon	Age Friendly Melville Assistance Fund	15/09/2026	E141733	$	300.00
99998	Margaret Boulden	Age Friendly Melville Assistance Fund	15/09/2026	E141735	$	300.00
99998	Ms Dorothea Ferrall	Age Friendly Melville Assistance Fund	15/09/2026	E141736	$	300.00
99998	Mr Takahiko Chiba Ms Kate Maria Zaknic	Age Friendly Melville Assistance Fund	15/09/2026	E141737	$	300.00

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99998	Ronald Jervis	Age Friendly Melville Assistance Fund	15/09/2026	E141738	$	247.00
99998	Pauline Meek	Age Friendly Melville Assistance Fund	15/09/2026	E141739	$	300.00
99998	Robert Higgins	Age Friendly Melville Assistance Fund	15/09/2026	E141740	$	195.00
99998	Anthony Paul Browning	Age Friendly Melville Assistance Fund	15/09/2026	E141741	$	269.00
99998	Evelyn Faye Everett	Age Friendly Melville Assistance Fund	15/09/2026	E141742	$	300.00
99998	Robyn House	Age Friendly Melville Assistance Fund	15/09/2026	E141743	$	300.00
99998	Irene Cheong	Age Friendly Melville Assistance Fund	15/09/2026	E141744	$	300.00
99998	Paul W.Y Cheong	Age Friendly Melville Assistance Fund	15/09/2026	E141745	$	300.00
99998	Peter and Sheelah Walsh	Age Friendly Melville Assistance Fund	15/09/2026	E141746	$	600.00
99998	Neil Coote	Age Friendly Melville Assistance Fund	15/09/2026	E141747	$	300.00
99998	Rosa Spinella	Age Friendly Melville Assistance Fund	15/09/2026	E141748	$	300.00
99998	Gyeonghun Son	Infringement Refund - Issued in Error	15/09/2026	E141749	$	90.00
99998	Ava Hitchcock	Refund - Dog Sterilised	15/09/2026	E141750	$	30.00
99998	Matthew Veryard	Refund - Dog sterilised within 2 yrs reg	15/09/2026	E141751	$	51.65
99998	Mark Eley	Refund - Dog sterilised	15/09/2026	E141752	$	150.00
99998	Melissa Arangio	Refund - Dog sterilised	15/09/2026	E141753	$	51.65
99998	Anne Beyer	Refund - Dog sterilised	15/09/2026	E141754	$	2.50
99998	Rebecca O'Brien	Infringement Refund - issued in error	15/09/2026	E141755	$	90.00
99998	Mr Nicholas Maddever	Infringement Refund - issued in error	15/09/2026	E141756	$	90.00
99998	Alvin Royce Marfori Gamboa	Infringement Refund - issued in error	15/09/2026	E141757	$	90.00
99998	Inggrid Kusnadi Teh	Infringement Refund - issued in error	15/09/2026	E141758	$	90.00
99998	Melissa Butler	Refund - Dog sterilised	15/09/2026	E141759	$	150.00
99998	Flora Iwansantoso	Refund - Shirley Strickland Event Bond	15/09/2026	E141760	$	470.00
99998	Mrs Victoria Claire Jones	Rates Refund - Duplicate Payment	15/09/2026	E141761	$	3,572.09
99998	Realty Property Group Trust Account	Rates Refund-Duplicate Payment	15/09/2026	E141762	$	1,992.39
99998	Realty Property Group Trust Account	Rates Refund-Duplicate Payment Marcus	15/09/2026	E141763	$	2,690.65
99998	Caitlin Hepworth	Rates Refund - Overpaid	15/09/2026	E141764	$	1,100.00
99998	Realty Property Group Trust Account	Rates Refund-Duplicate Payment Reynolds	15/09/2026	E141765	$	2,187.75
99998	Realty Property Group Trust Account	Rates Refund - Duplicate Payment Marmion	15/09/2026	E141766	$	2,571.12
99998	Dean Anderson	Staff Reimbursement - Uber costs	15/09/2026	E141767	$	139.62
99998	Stuart Sinclair	Refund - Charged for Incorrect Bin	15/09/2026	E141768	$	220.45
99998	Off The Field Pty Ltd	OTF Venue Hire	15/09/2026	E141769	$	1,386.00
99998	Alison Burden	Staff Reimburse - Catering for Quizon	15/09/2026	E141770	$	22.50
99998	Ullani D Caetano	DYFP Document	15/09/2026	E141771	$	1,585.00
99998	Kate Goodman SOSNT Coordinator	CATERING Reimbursement FOR SOSNT EVENT	15/09/2026	E141772	$	726.00
99998	MELVILLE BOWLING CLUB (INC)	ActiveLink Vouchers - #15; #17; #68	15/09/2026	E141773	$	850.00
99998	Cleverley Done Patios	Refund - Application withdrawn	15/09/2026	E141774	$	182.65
99998	Penno Pty Ltd T/As Harcourts Property Sp	Refund - DD Full Payment made in error	15/09/2026	E141775	$	771.72
99998	Sau Kuen Tse	Rates Refund - Duplicate payment	15/09/2026	E141776	$	3,374.06
99998	Vivid Property Perth	Refund - Owner will be paying the rates	15/09/2026	E141777	$	593.65
99998	Vikas Sehgal	Rates Refund - Duplicate Payment	15/09/2026	E141778	$	4,735.64
99998	Baoquan Du	Rates Refund - Duplicate Payment	15/09/2026	E141779	$	2,263.45

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Vivid Property Perth	Refund-DD Full Payment made in error	15/09/2026	E141780	$	716.68
99998	Diamond Realty Trust Account	Rates Refund - Overpaid	15/09/2026	E141781	$	1,607.32
99998	S L RADICI	Infringement refund P5012834	30/09/2026	E142055	$	90.00
99998	S L RADICI	Cancelled Payment	18/09/2026	E141306	-$	90.00
99998	Mrs Mary M Hill	AFMAF for Mrs Mary Hill	30/09/2026	E142056	$	210.00
99998	Peter John Lyon	Age Friendly Melville Assistance Fund	30/09/2026	E142057	$	300.00
99998	Prisitine Realty Pty Ltd	Rates Refund Ass 39966-7	15/09/2026	E141782	$	1,607.90
99998	Zainal Abidin Bin Ibrahim	Infringement error	15/09/2026	E141783	$	90.00
99998	Pin Chi Chen	Infringement refund P5015105	15/09/2026	E141784	$	90.00
99998	Allyson Collier	Infringement refund P0286387	15/09/2026	E141785	$	90.00
99998	Cherrie Hosken	Dog Sterilisation 1291563	15/09/2026	E141786	$	100.00
99998	Noelene Mantellato	Catering supplies for Yagan Mia	15/09/2026	E141787	$	73.37
99998	Melville Bowling Club Inc	Reimbursement of supplies	15/09/2026	E141788	$	344.56
99998	Rebecca O'Brien	Infringement refund P5007402	15/09/2026	E141789	$	90.00
99998	Stacey Thomas	Dog Sterilisation	15/09/2026	E141790	$	30.00
99998	AG & SL Hyde	Rate Refund Assessment: 336875	15/09/2026	E141791	$	2,229.09
99998	D & N Lomma	Rate Refund Assessment: 288241	15/09/2026	E141792	$	16.74
99998	Melville City Climate Action Network Inc	Shirley Strickland Large Event Bond	15/09/2026	E141793	$	800.00
99998	Mandeep Arya	Youth Sport Grant - YSG416-Suniska Arya	15/09/2026	E141794	$	200.00
99998	AWS JASIM	Crossover Subsidy - Lot 800 DP 425494	15/09/2026	E141795	$	495.00
99998	Faisal Alhasan	Crossover Subsidy - Lot 801 DP 425494	15/09/2026	E141796	$	495.00
99998	Mary M Hill	Cancelled Payment	18/09/2026	E141700	-$	210.00
99998	Peter John Lyon	Cancelled Payment	18/09/2026	E141734	-$	300.00
99998	Philip Stroud	Phil Stroud Trio @ Goolugatup Sounds	30/09/2026	E142058	$	1,200.00
99998	Nick McKenzie	Live Audio - June 30 - July 1, Aug 2026	30/09/2026	E142059	$	1,312.50
99998	Pamika Reynolds	DJ Services - Goolugatup Sounds 31	30/09/2026	E142060	$	300.00
99998	Georgia Hewitson	Test Application lodged -REIMBURSMENT	30/09/2026	E142061	$	115.69
99998	Scott Kerr	Reimbursement for parking	30/09/2026	E142062	$	9.16
99998	Katie Hunter	Dog Sterilisation refund Tag: 262497	30/09/2026	E142063	$	30.00
99998	Kharlyna J Coffey	Infringement refund P5012730	30/09/2026	E142064	$	90.00
99998	Graham Kennedy	Dog Sterilisation refund Tag: 263153	30/09/2026	E142065	$	15.00
99998	Simmone and Anthony Mitchell	Duplicate Dog Registration refund	30/09/2026	E142066	$	100.00
99998	Bayu Sinclair	Refund of duplicated Dog rego payment	30/09/2026	E142067	$	130.00
99998	Hallmark Developments WA Pty Ltd	BA-2026-645 – Refunded due to delay	30/09/2026	E142068	$	499.66
99998	Mr Larry Joe Shryock	Dog Sterilisation refund Tag 260291	30/09/2026	E142069	$	15.00
99998	Ahmed Ibrahim	CAAG meeting 2 September 2026	30/09/2026	E142070	$	100.00
99998	Belinda Xie	CAAG meeting 2 September 2026	30/09/2026	E142071	$	100.00
99998	Grant Loveday	CAAG meeting 2 September 2026	30/09/2026	E142072	$	100.00
99998	Josh Wyatt	CAAG meeting 2 September 2026	30/09/2026	E142073	$	100.00
99998	Michelle Ridsdale	CAAG meeting 2 September 2026	30/09/2026	E142074	$	100.00
99998	Emerson Raine	Refund of FOI application fee	30/09/2026	E142075	$	30.00
99998	Ellie Creedy	Staff Reimbursement-Training Rev Barbell	30/09/2026	E142076	$	160.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Luke Kelley	Youth Sport Grant - YSG415 - Luke Kelley	30/09/2026	E142077	$	200.00
99998	Miss Debbie-Lee Sorensen	Youth Sport Grant - YSG417-Elodie Dawson	30/09/2026	E142078	$	200.00
99998	Noelle Freir	YouthSport Grant-YSG418-Caoimhe Steele	30/09/2026	E142079	$	200.00
99998	Mod Property Group Trust Account	Rates Refund - overpayment	30/09/2026	E142080	$	527.90
99998	Ultimate Additions Pty Ltd	Refund – Application withdrawal	30/09/2026	E142081	$	182.65
99998	HL RW Bolton	Youth Sport Grant - Miss Sophie Bolton	30/09/2026	E142082	$	200.00
99998	Kristy Mularczyk	Youth Sport Grant - Miss Kiri Golden	30/09/2026	E142083	$	200.00
99998	Kristy Mularczyk	Youth Sport Grant - Mr Shea Golden	30/09/2026	E142084	$	200.00
99998	Anna L Schwartz	Youth Sport Grant - Mr Oscar Barratt	30/09/2026	E142085	$	200.00
99998	Pathma N Ramalingam	Youth Sport Grant - Mr Kyven Thayalan	30/09/2026	E142086	$	200.00
99998	Laura De Rossi	Food for Staff Recognition Event	30/09/2026	E142087	$	61.00
99998	Michael Naea	Petrol - Verge Truck Fuel card would not	30/09/2026	E142088	$	433.75
99998	Mary M Hill	Age Friendly Melville Assistance Fund	15/09/2026	E141700	$	210.00
99998	Peter John Lyon	Age Friendly Melville Assistance Fund	15/09/2026	E141734	$	300.00
99998	Frances D'Souza	CAAG meeting 2 Sept 2026- sitting fee	30/09/2026	E142089	$	100.00
99998	Elizabeth West	Western Power Artwork Licensing	30/09/2026	E142090	$	600.00
99998	Gabrielle Bruce	Artwork licensing fee - western power	30/09/2026	E142091	$	660.00
99998	Jesse Dominic Owens	Application Withdrawn	30/09/2026	E142092	$	3,579.19
99998	Ella Cockburn	Application Withdrawn BA-2026-1006	30/09/2026	E142093	$	2,331.32
99998	Ms Yoke Yee Chan	Age Friendly Melville Assistance Fund	30/09/2026	E142094	$	300.00
99998	Mr Peter John MIlner	Age Friendly Melville Assistance Fund	30/09/2026	E142095	$	300.00
99998	Mrs Maureen MILNER	Age Friendly Melville Assistance Fund	30/09/2026	E142096	$	300.00
99998	Ms Nella Zentner	Age Friendly Melville Assistance Fund	30/09/2026	E142097	$	300.00
99998	AS Ruban & AM Ruban	Rates Refund ASS 470625	30/09/2026	E142098	$	1,781.58
99998	Margaret Josephine Khan	Rate Refund 300707	30/09/2026	E142099	$	2,055.98
99998	Tarakan Holdings Pty Ltd	Refund of pool fees	30/09/2026	E142100	$	229.50
99998	M Higgins	Rates Refund Ass 202671	30/09/2026	E142101	$	1,163.69
99998	Micah Huts	Refund of Infringement P5008348	30/09/2026	E142102	$	90.00
99998	Gary Perceval	Infringement refund 5012678	30/09/2026	E142103	$	90.00
99998	SARAH MARY-ANNE SHARPE	Dog sterilisation refund 16490	30/09/2026	E142104	$	150.00
99998	Adam Clarke	Infringement refund P5015666	30/09/2026	E142105	$	110.00
99998	Ron Barinque	Infringement Refund P5014558	30/09/2026	E142106	$	90.00
99998	Laura De Rossi	Office works - HDMI cable	30/09/2026	E142107	$	29.00
99998	Peter Varelis	Parking Reimbursement	30/09/2026	E142108	$	114.05
99998	Bibbul Ngarma Aboriginal Association Inc	History in Conversation Event - Speaker	30/09/2026	E142109	$	825.00
99998	Melville Palmyra Tennis Club	ActiveLink Voucher AL26-27 190,122, 16	30/09/2026	E142110	$	900.00
99998	Uche Nwannukwu	Rates Refund Ass 45927-1	30/09/2026	E142111	$	4,736.44
99998	Javier Moreno-Badell	Self Defense Workshop Blue Gum Community	30/09/2026	E142112	$	500.00
99998	Roaming Technologies Pty Ltd	Supply of 15 x Tablet Holders and cables	30/09/2026	E142113	$	4,983.00
99998	Michael Ramsay	Compost Bin Rebate	30/09/2026	E142114	$	49.99
99998	Charlie Cheang and Lai Sing Ow	Rebate Refund	30/09/2026	E142115	$	920.90
99998	Kelli Featherstone	Voucher for Artist Xanthe Nairn	30/09/2026	E142116	$	152.40

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Ebony Risdon	Decorations - RUOK day - DEI committee	30/09/2026	E142117	$	50.00
99998	Diabetes WA Ltd	Shirley Strickland Event Cancellation	30/09/2026	E142118	$	1,177.50
99998	DM Bolitho	Refund - Direct Debit set up incorrectly	30/09/2026	E142119	$	753.77
99998	Emily Chappell	Staff Reimbursement - Parking Fees	30/09/2026	E142120	$	40.38
99998	Mark Regel	Refund of senior rebate	30/09/2026	E142121	$	284.63
99998	Chellam Chidambaram	Refund of state govt rebate Ass 362616	30/09/2026	E142122	$	178.09
99998	Denise Pelajic	Refund due to incorrect payment Ass 413807	30/09/2026	E142123	$	50.00
99998	Choi Fung Chan	Refund of extra payment rates Ass 464719	30/09/2026	E142124	$	702.76

Cancelled Payme	7	-$	1,260.00
Cheque Payment	0	$	-
EFT Payments	788	$	7,114,738.25
Total Payments	795	$	7,113,478.25

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THE LIST OF PAYMENTS MADE USING CORPORATE AND PURCHASE CARDS

PAYEE	DESCRIPTION	DATE	AMOUNT
CARD FEE 0000	Card Fee	02-Sep-2026	$ 15.00

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PAYEE	DESCRIPTION	DATE	AMOUNT
CARD FEE 0000	Card Fee	02-Sep-2026	$ 15.00
SP DONUT KING OCCASION ROBINA AU 5814	Catering	02-Sep-2026	$ 560.00
SP GYM PLUS CANNING VALE AU 5734	Leisurefit Equipment	02-Sep-2026	$ 1,163.35
SP WHO GIVES A CRAP MELBOURNE AU 5399	Office Supplies	02-Sep-2026	$ 195.50
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	02-Sep-2026	$ 59.20
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	02-Sep-2026	$ 30.90
CARD FEE 0000	Card Fee	02-Sep-2026	$ 15.00
CARD FEE 0000	Card Fee	02-Sep-2026	$ 15.00
CARD FEE 0000	Card Fee	02-Sep-2026	$ 15.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	02-Sep-2026	$ 4.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	02-Sep-2026	$ 89.65
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	01-Sep-2026	$ 44.27
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	01-Sep-2026	$ 27.36
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciations	01-Sep-2026	$ 55.95
COLES 7545 HILTON AU 5411	Office Supplies	01-Sep-2026	$ 56.60
EVENT AND CONFERENCE C WENBLEY AU 7392	Event	01-Sep-2026	$ 137.02
FACEBK *676EL4JMS4 Dublin	Advertising	01-Sep-2026	$ 549.09
FACEBK *8HM6B5APC4 Dublin	Advertising	01-Sep-2026	$ 1,024.60
IGA WILLAGEE WILLAGEE AU 5411	Catering	01-Sep-2026	$ 66.99
IGLOOCOMPANY SINGAPORE SG	Club Spark program	01-Sep-2026	$ 5.77
KMART 1024 KARDINYA AU 5310	Office Supplies	01-Sep-2026	$ 76.40
MELVILLE BIN HIRE BIBRA LAKE AU 4900	Bin Hire	01-Sep-2026	$ 890.40
MITTI BY SAFETYCULTURE TOWNSVILLE CI AU 5734	Staff Training	01-Sep-2026	$ 633.60
MYAREE PHARMACY MYAREE AU 5912	Office Supplies	01-Sep-2026	$ 41.98
PETBARN BOORAGOON AU 5995	Dog Pound Materials	01-Sep-2026	$ 208.00
PREZZEE* AU4DC22017 SYDNEY AU 5399	Staff Appreciations	01-Sep-2026	$ 101.27
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	01-Sep-2026	$ 38.40
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	01-Sep-2026	$ 23.60
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacements	31-Aug-2026	$ 31.75
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	31-Aug-2026	$ 118.82
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	31-Aug-2026	$ 94.68
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	31-Aug-2026	$ 38.94
COLES 4790 SECRET HBR AU 5411	Office Supplies	31-Aug-2026	$ 43.97
COLES 0332 BOORAGOON AU 5411	Office Supplies	31-Aug-2026	$ 114.65
ED RESOURCES PTY LTD ULTIMO AU 5331	Library Resource Replacements	31-Aug-2026	$ 59.98
FACEBK *RTAWB4SLS4 Dublin	Advertising	31-Aug-2026	$ 1,287.50
HARTLEYS OUTDOOR LIVIN OSBOURNE PARK AU 5712	Leisurefit Equipment	31-Aug-2026	$ 954.00
IGA WILLAGEE WILLAGEE AU 5411	Catering	31-Aug-2026	$ 15.02
IGA WILLAGEE WILLAGEE AU 5411	Catering	31-Aug-2026	$ 15.89
IGA WILLAGEE WILLAGEE AU 5411	Catering	31-Aug-2026	$ 14.90
BUNNINGS 317000 MELVILLE AU 5200	KEY SAFE BOX	31-Aug-2026	$ 58.60
KMART Mulgrave AU 5310	Office Supplies	31-Aug-2026	$ 87.26
KMART 1162 BOORAGOON AU 5310	Office Supplies	31-Aug-2026	$ 12.00
LIQUORLAND 3374 BOORAGOON AU 5921	Event Ice	31-Aug-2026	$ 6.50
Marmion St Fresh and Melville AU 5411	Catering	31-Aug-2026	$ 280.00
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	31-Aug-2026	$ 157.00
PAYPAL *BIG W 4029357733 AU 5331	Library Resource Replacements	31-Aug-2026	$ 325.00
PAYPAL *BOOKTOPIADI 4029357733 AU 5942	Library Resource Replacements	31-Aug-2026	$ 88.44
PAYPAL *JB HI-FI JB HI 4029357733 AU 5732	Library Resource Replacements	31-Aug-2026	$ 73.95
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacements	31-Aug-2026	$ 258.29
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacements	31-Aug-2026	$ 43.82
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	31-Aug-2026	$ 119.26
THE GOOD GROCER CANN APPLECROSS AU 5411	Office Supplies	31-Aug-2026	$ 6.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	31-Aug-2026	$ 20.90
WESTERN POWER PERTH AU 4900	Traffic Signal Connection Design Fee	31-Aug-2026	$ 1,329.64
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	31-Aug-2026	$ 67.70
WWW.BLOOMEX.COM.AU AUBURN AU 5992	Fresh Flowers	31-Aug-2026	$ 109.90
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacements	28-Aug-2026	$ 119.78
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacements	28-Aug-2026	$ 27.99
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	28-Aug-2026	$ 29.76
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	28-Aug-2026	$ 206.42
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	28-Aug-2026	$ 22.40
BOOKTOPIA ST PETERS AU 5942	Library Resource Replacements	28-Aug-2026	$ 118.39
COLES 0332 BOORAGOON AU 5411	Office Supplies	28-Aug-2026	$ 21.00
COLES 0352 MELVILLE AU 5411	Office Supplies	28-Aug-2026	$ 96.80
COLES 0352 MELVILLE AU 5411	Office Supplies	28-Aug-2026	$ 93.55
JACKSONS DRAWING SUPPL ALFRED COVE AU 5943	Creative Learning supplies	28-Aug-2026	$ 34.85
SP SHOPIFY ASPECTS KINGS PARK AU 5399	flower books for toddlers	28-Aug-2026	$ 79.70
IGA WILLAGEE WILLAGEE AU 5411	Catering	28-Aug-2026	$ 43.48
KMART Mulgrave AU 5310	Pups in the park gift bags and prizes	28-Aug-2026	$ 438.00
MADKEN WASHROOM CARINGBAH AU 5399	paper towel dispenser	28-Aug-2026	$ 254.10
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	28-Aug-2026	$ 26.81

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PAYEE	DESCRIPTION	DATE	AMOUNT
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	28-Aug-2026	$ 38.63
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	28-Aug-2026	$ 1,490.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	28-Aug-2026	$ 1,490.00
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	28-Aug-2026	$ 36.92
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	28-Aug-2026	$ 36.92
SUSHI SUSHI BOORAGOON BOORAGOON AU 5814	Catering	28-Aug-2026	$ 68.50
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	28-Aug-2026	$ 13.09
KIT BAG MIDVALE AU 5331	Staff Uniform	28-Aug-2026	$ 349.80
Woolworths Online BellaVista AU 5411	Office Supplies	28-Aug-2026	$ 153.70
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	28-Aug-2026	$ 15.00
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacements	27-Aug-2026	$ 18.00
BUNNINGS 317000 MELVILLE AU 5200	Masonry Bits and Hooks	27-Aug-2026	$ 32.41
ECO ENVIRONMENTAL HOLD BURSWOOD AU 5599	Calibration of Water Quality Meter	27-Aug-2026	$ 313.60
COLES 0352 MELVILLE AU 5411	Office Supplies	27-Aug-2026	$ 10.65
Coles Online Hawthorn East AU 5411	Office Supplies	27-Aug-2026	$ 75.76
DEPT OF RACING GAMIN EAST PERTH AU 9399	Staff Training	27-Aug-2026	$ 149.00
EZI*THE STOREHOUSE CO. Coolbellup AU 5499	Catering	27-Aug-2026	$ 378.78
Harvey Norman Online Homebush West AU 5311	Leisurefit Equipment	27-Aug-2026	$ 841.00
IGA WILLAGEE WILLAGEE AU 5411	Catering	27-Aug-2026	$ 28.42
IGA WILLAGEE WILLAGEE AU 5411	Catering	27-Aug-2026	$ 24.17
KMART Mulgrave AU 5310	Office Supplies	27-Aug-2026	$ 21.93
KMART 1162 BOORAGOON AU 5310	Office Supplies	27-Aug-2026	$ 81.75
KRISPY KREME MYAREE MYAREE AU 5499	Staff Appreciations	27-Aug-2026	$ 34.95
KRISTY GRAY - PGG/TSBC NOLLAMARA AU 7999	G8 Education	27-Aug-2026	$ 525.00
LS Jayleas Patisserie Willagee AU 5812	Catering	27-Aug-2026	$ 18.81
MELVILLE NEWSPOWER BICTON AU 5994	Program Supplies	27-Aug-2026	$ 17.00
MODERN TEACHING AIDS FRENCHS FORES AU 8299	Materials for YPS program	27-Aug-2026	$ 56.84
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	27-Aug-2026	$ 26.85
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	27-Aug-2026	$ 28.89
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	27-Aug-2026	$ 38.14
REBEL MELVILLE MELVILLE AU 5941	Community Centre Supplies	27-Aug-2026	$ 59.99
Rootlab Technologies P Marrickville AU 5999	Materials for YPS program	27-Aug-2026	$ 92.92
AMAZON MARKETPLACE AU SYDNEY AU 5999	spoons for soap flakes	27-Aug-2026	$ 30.84
BULL CREEK FRESH HUB BULL CREEK AU 5812	Food Complaint	27-Aug-2026	$ 19.60
THE GOOD GROCER MOUN MOUNT PLEASAN AU 5411	Office Supplies	27-Aug-2026	$ 6.75
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	27-Aug-2026	$ 6.25
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	26-Aug-2026	$ 71.74
CCF SA LTD GEPPS CROSS AU 8699	Materials	26-Aug-2026	$ 145.80
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	Childrens' Book Week Materials	26-Aug-2026	$ 110.00
FACEBK *9YY9342PC4 Dublin	Advertising	26-Aug-2026	$ 1,333.85
AMAZON MARKETPLACE AU SYDNEY AU 5999	garden signs	26-Aug-2026	$ 40.98
IGA WILLAGEE WILLAGEE AU 5411	Catering	26-Aug-2026	$ 30.15
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	26-Aug-2026	$ 4.20
MERCHANDISINGLIBRARIES DECEPTION BAY AU 5999	Program Supplies	26-Aug-2026	$ 223.58
MISS MAUD NORTH PERTH AU 5812	Catering	26-Aug-2026	$ 219.80
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	26-Aug-2026	$ 24.18
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	26-Aug-2026	$ 25.49
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	26-Aug-2026	$ 27.63
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	26-Aug-2026	$ 29.02
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	26-Aug-2026	$ 52.73
PREZZEE* AU49E08E18 SYDNEY AU 5399	Staff Appreciations	26-Aug-2026	$ 50.64
PREZZEE* AUD19F2FEB SYDNEY AU 5399	Staff Appreciations	26-Aug-2026	$ 50.64
R U OK LIMITED SYDNEY AU 8398	Are You OK Day	26-Aug-2026	$ 218.71
ROSSMOYNE IGA ROSSMOYNE AU 5411	Catering	26-Aug-2026	$ 25.10
ROYAL LIFE SAVING BROADWAY AU 8398	Refund	26-Aug-2026	-$ 130.00
SP WORLD FITNESS AU289 CHELTENHAM AU 5941	Leisurefit	26-Aug-2026	$ 199.00
WWW.WARRANG-B* RLVSUVQ FORRESTFIELD AU 7991	Yagan Mia Djinanginy Event	26-Aug-2026	$ 1,100.00
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	25-Aug-2026	$ 32.75
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	25-Aug-2026	$ 14.75
BIGW ONLINE BELLA VISTA AU 5331	Leisurefit Materials	25-Aug-2026	$ 72.31
BILBY YARNS WILLAGEE AU 5970	Program Supplies	25-Aug-2026	$ 9.50
BLACKWELLS LTD LONDON	Library Resource Replacements	25-Aug-2026	$ 23.38
BLACKWELLS LTD LONDON	Library Resource Replacements	25-Aug-2026	$ 35.09
BLACKWELLS LTD LONDON	Library Resource Replacements	25-Aug-2026	$ 35.91
FACEBK *W8UDS4NLS4 Dublin	Advertising	25-Aug-2026	$ 1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Catering	25-Aug-2026	$ 66.37
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	25-Aug-2026	$ 7.58
Etsy.com*Whimsyhandmad Sydney AU 5399	Supplies	25-Aug-2026	$ 116.95
OFFICEWORKS 0616 O'CONNOR AU 5943	MONITOR CABLE \	25-Aug-2026	$ 39.00
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	25-Aug-2026	$ 29.17
PAYPAL *BLACKWELLBO 35314369001	Library Resource Replacements	25-Aug-2026	$ 71.56
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	25-Aug-2026	$ 23.60

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PAYEE	DESCRIPTION	DATE	AMOUNT
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciations	25-Aug-2026	$ 279.75
BCF MYAREE MYAREE AU 5941	2 x Life Jackets	24-Aug-2026	$ 119.98
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacements	24-Aug-2026	$ 35.89
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	24-Aug-2026	$ 158.80
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	24-Aug-2026	$ 45.68
884Pin* AusQ Training BUnbury AU 8249	Staff Training	24-Aug-2026	$ 1,500.00
Australian Native Nur Oakford AU 5261	Plants	24-Aug-2026	$ 712.00
BUNNINGS 453000 O'CONNOR AU 5200	Event Materials	24-Aug-2026	$ 5.05
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering for Aboriginal Art Group	24-Aug-2026	$ 56.41
ZLR*Boab Tree Cafe Booragoon AU 5812	Coffee WAPOL new OIC meeting	24-Aug-2026	$ 19.00
BCF MYAREE MYAREE AU 5941	exhibition install supplies	24-Aug-2026	$ 51.97
FUSSY MEATS PTY LTD APPLECROSS AU 5422	Catering	24-Aug-2026	$ 40.00
HOYTS STORE 1300345664 AU 7832	October Safety Month	24-Aug-2026	$ 360.00
IGA WILLAGEE WILLAGEE AU 5411	Catering	24-Aug-2026	$ 15.95
IGA WILLAGEE WILLAGEE AU 5411	Catering	24-Aug-2026	$ 11.39
Intuit Sydney AU 5817	Subscription	24-Aug-2026	$ 63.69
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	24-Aug-2026	$ 102.00
PAYPAL *BIG W 4029357733 AU 5331	Library Resource Replacements	24-Aug-2026	$ 369.00
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	24-Aug-2026	$ 16.00
QBD BOOKS RICHLANDS AU 5942	Library Resource Replacements	24-Aug-2026	$ 178.36
SQ *BAKEHOUSE ON SOMER Winthrop AU 5462	Catering	24-Aug-2026	$ 24.50
WINTHROP GARDENS SUP WINTHROP AU 5411	Catering	24-Aug-2026	$ 87.41
SQUIZIFY AUGUSTINE HEI AU 5734	Staff Training	24-Aug-2026	$ 1,100.00
THE JAFFA ROOM EAST FREMANTL AU 7832	Program Supplies	24-Aug-2026	$ 242.00
WILSON PARKING PER097 PERTH AU 7523	Event Parking	24-Aug-2026	$ 58.03
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	24-Aug-2026	$ 27.55
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	24-Aug-2026	$ 86.45
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	24-Aug-2026	$ 6.20
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	21-Aug-2026	$ 83.59
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	21-Aug-2026	$ 71.37
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	21-Aug-2026	$ 71.37
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	21-Aug-2026	$ 542.72
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	21-Aug-2026	$ 63.96
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	21-Aug-2026	$ 21.99
BESTWAY SEWING AND EMB WILLETTON AU 5949	Willagee Community Centre sewing group	21-Aug-2026	$ 390.00
BOOKTOPIA ST PETERS AU 5942	Library Resource Replacements	21-Aug-2026	$ 233.53
COLES 0332 BOORAGOON AU 5411	Office Supplies	21-Aug-2026	$ 23.75
COLES 0352 MELVILLE AU 5411	Office Supplies	21-Aug-2026	$ 255.39
W A LIBRARY SUPPLIES FORRESTDALE AU 5111	DISPLAY BOARD	21-Aug-2026	$ 620.00
EPLATFORM.CO EBOOKS BROOKVALE AU 5815	Library Resource Replacements	21-Aug-2026	$ 104.60
FACEBK *KVC4W4WLS4 Dublin	Advertising	21-Aug-2026	$ 1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Catering	21-Aug-2026	$ 42.63
IGA WILLAGEE WILLAGEE AU 5411	Catering	21-Aug-2026	$ 19.48
IGA WILLAGEE WILLAGEE AU 5411	Catering	21-Aug-2026	$ 14.00
INDUSTRIAL PROTECTIV MYAREE AU 5085	Staff Uniform	21-Aug-2026	$ 179.03
PLANNING INSTITUTE AUS BARTON AU 8699	Industry Equity Lunch	21-Aug-2026	$ 825.00
KITCHEN WAREHOUSE MELVILLE AU 5200	Materials	21-Aug-2026	$ 14.95
MYO*SNELLS DISTRIBUTIO CHARTERS TOWE AU 5815	Library Resource Replacements	21-Aug-2026	$ 201.81
PALMYRA VETERINARY H PALMYRA AU 742	Dog Pound Materials	21-Aug-2026	$ 163.77
PREZZEE* AU3CBDA975 SYDNEY AU 5399	Staff Appreciations	21-Aug-2026	$ 101.27
WWW.SAGEHORT.COM.AU HALLAM AU 5261	solar panels for aquaponics	21-Aug-2026	$ 387.21
SPOTLIGHT MELVILLE MYAREE AU 5714	Event Materials	21-Aug-2026	$ 159.00
Temu temu.com AU 5311	Program Supplies	21-Aug-2026	$ 100.57
THE GOOD GROCER MYAR MYAREE AU 5411	Event Supplies	21-Aug-2026	$ 80.98
WILSON PARKING PER097 PERTH AU 7523	Event Parking	21-Aug-2026	$ 58.03
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	21-Aug-2026	$ 39.70
KMART Mulgrave AU 5310	YPS stores and materials	21-Aug-2026	$ 71.00
BIGW ONLINE BELLA VISTA AU 5331	Library Resource Replacements	20-Aug-2026	$ 52.00
IGA WILLAGEE WILLAGEE AU 5411	Book Week catering	20-Aug-2026	$ 20.38
COLES 0332 BOORAGOON AU 5411	Office Supplies	20-Aug-2026	$ 106.85
COLES 0352 MELVILLE AU 5411	Office Supplies	20-Aug-2026	$ 10.65
Coles Online Hawthorn East AU 5411	Office Supplies	20-Aug-2026	$ 68.96
TICKETS*DIG 2026 C 0272026035 AU 8398	Dieback Information Group Conference	20-Aug-2026	$ 369.50
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	20-Aug-2026	$ 210.00
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	20-Aug-2026	$ 208.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	20-Aug-2026	$ 8.80
IGA WILLAGEE WILLAGEE AU 5411	Catering	20-Aug-2026	$ 23.98
IGA WILLAGEE WILLAGEE AU 5411	Catering	20-Aug-2026	$ 22.32
JB DELIGHTS BOORAGOON AU 5812	Catering	20-Aug-2026	$ 30.00
KENNARDS HIRE PTY LTD SEVEN HILLS AU 7394	Dog Pound Materials	20-Aug-2026	$ 300.00
KENNARDS HIRE PTY LTD SEVEN HILLS AU 7394	Dog Pound Materials	20-Aug-2026	$ 300.00
KMART 1162 BOORAGOON AU 5310	Office Supplies	20-Aug-2026	$ 37.00

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PAYEE	DESCRIPTION	DATE	AMOUNT
KMART 1162 BOORAGOON AU 5310	Office Supplies	20-Aug-2026	$ 15.50
KMART 1162 BOORAGOON AU 5310	Office Supplies	20-Aug-2026	$ 10.00
LS THE POTTERS MARKET OCONNOR AU 5999	Program Supplies	20-Aug-2026	$ 35.65
MELVILLE NEWSPOWER BICTON AU 5994	Program Supplies	20-Aug-2026	$ 17.00
OFFICEWORKS Bentleigh Eas AU 5943	Office Supplies	20-Aug-2026	$ 37.00
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	20-Aug-2026	$ 39.00
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	20-Aug-2026	$ 29.00
THE GOOD GROCER MOUN MOUNT PLEASAN AU 5411	Catering	20-Aug-2026	$ 27.88
THE GOOD GUYS O'CONNOR AU 5722	Leisurefit Supplies	20-Aug-2026	$ 496.00
TRANSPORT WA SUCCESS SUCCESS AU 9399	Operations	20-Aug-2026	$ 32.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	20-Aug-2026	$ 12.45
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	20-Aug-2026	$ 98.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	20-Aug-2026	$ 32.55
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	20-Aug-2026	$ 22.70
ACTIMED AUSTRALIA OSBORNE PARK AU 5499	Subscription	19-Aug-2026	$ 114.40
COLES 0332 BOORAGOON AU 5411	Catering	19-Aug-2026	$ 104.10
HOME SPIRIT BOORAGOON BOORAGOON AU 5722	Catering Supplies	19-Aug-2026	$ 29.98
COLES 0332 BOORAGOON AU 5411	Office Supplies	19-Aug-2026	$ 179.55
COLES 0332 BOORAGOON AU 5411	Office Supplies	19-Aug-2026	$ 30.00
COLES 0332 BOORAGOON AU 5411	Office Supplies	19-Aug-2026	$ 4.20
Coles Online Hawthorn East AU 5411	Office Supplies	19-Aug-2026	$ 103.35
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor Licence for Event	19-Aug-2026	$ 35.21
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	19-Aug-2026	$ 213.00
ED RESOURCES PTY LTD ULTIMO AU 5331	Office Supplies	19-Aug-2026	$ 49.17
ENGAGEMENT INSTITUTE TOOWONG AU 8699	Events	19-Aug-2026	$ 65.00
IGA WILLAGEE WILLAGEE AU 5411	Catering	19-Aug-2026	$ 69.39
KMART Mulgrave AU 5310	Office Supplies	19-Aug-2026	$ 20.00
LEEMING IGA LEEMING AU 5411	Catering	19-Aug-2026	$ 23.45
MOTORSPORT SERVICE KENWICK AU 7538	Dog Pound Materials	19-Aug-2026	$ 439.35
R U OK LIMITED SYDNEY AU 8398	Leisurefit Supplies	19-Aug-2026	$ 214.96
SOCIAL MEDIA PERTH MT HAWTHORN AU 7392	Advertising	19-Aug-2026	$ 2,755.50
SPE*PARTYRAMA REYNELLA AU 5947	Library Supplies	19-Aug-2026	$ 44.91
COLES 0332 BOORAGOON AU 5411	Wireless Hill museum kitchen supplies	19-Aug-2026	$ 19.25
Woolworths Online BellaVista AU 5411	Office Supplies	19-Aug-2026	$ 111.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	19-Aug-2026	$ 1.85
COLES 0332 BOORAGOON AU 5411	Staff Appreciations	18-Aug-2026	$ 55.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciations	18-Aug-2026	$ 284.74
COLES 0332 BOORAGOON AU 5411	Office Supplies	18-Aug-2026	$ 260.00
DD *DOORDASH COSTCO MELBOURNE AU 5812	Catering	18-Aug-2026	$ 32.20
EVENT AND CONFERENCE C WENBLEY AU 7392	Conference	18-Aug-2026	$ 1,494.08
IGA WILLAGEE WILLAGEE AU 5411	Catering	18-Aug-2026	$ 46.85
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	18-Aug-2026	$ 10.68
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	18-Aug-2026	$ 4.89
MISS MAUD NORTH PERTH AU 5812	Catering	18-Aug-2026	$ 78.65
WALGA WEST LEEDERVI AU 8699	Staff Training	18-Aug-2026	$ 715.00
SP ST JOHN WA BELMONT AU 5399	First Aid Kit supplies	18-Aug-2026	$ 24.70
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	18-Aug-2026	$ 14.90
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	18-Aug-2026	$ 11.80
THE REJECT SHOP A351 BOORAGOON AU 5310	Office Supplies	18-Aug-2026	$ 12.50
Under The Sun Kardiny Kardinya AU 5310	Catering	18-Aug-2026	$ 85.04
WALGA WEST LEEDERVI AU 8699	Staff Training	18-Aug-2026	$ 297.00
WALGA WEST LEEDERVI AU 8699	Staff Training	18-Aug-2026	$ 297.00
WANEWSDTI OSBORNE PARK AU 2741	West Australian Newspaper	18-Aug-2026	$ 205.19
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	17-Aug-2026	$ 117.49
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	17-Aug-2026	$ 164.60
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	17-Aug-2026	$ 158.15
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	17-Aug-2026	$ 72.38
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	17-Aug-2026	$ 39.53
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacements	17-Aug-2026	$ 26.99
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	17-Aug-2026	$ 70.96
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	17-Aug-2026	$ 30.99
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	17-Aug-2026	$ 17.99
BUNNINGS 453000 O'CONNOR AU 5200	Applecross Community Space	17-Aug-2026	$ 347.38
CAMPAIGNMONITOR 0285187100 AU 5817	Advertising	17-Aug-2026	$ 2,992.88
BUNNINGS 317000 MELVILLE AU 5200	Creative learning supplies	17-Aug-2026	$ 310.38
THE REJECT SHOP A351 BOORAGOON AU 5310	Creative learning supplies	17-Aug-2026	$ 9.00
DD *DOORDASH COSTCO MELBOURNE AU 5812	Catering	17-Aug-2026	$ 114.47
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	17-Aug-2026	$ 169.00
EMPATHY STUDIOS LLC HOMELESSTRAIN US	Staff Training	17-Aug-2026	$ 1,097.33
FACEBK *ZCMYS2JMS4 Dublin	Advertising	17-Aug-2026	$ 1,287.50
REDFISHFISHCHIPSANDGRI 01300196314 AU 5812	Food sampling of gluten free products	17-Aug-2026	$ 37.51
IGA WILLAGEE WILLAGEE AU 5411	Catering	17-Aug-2026	$ 41.44

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PAYEE	DESCRIPTION	DATE	AMOUNT
INDUSTRIAL PROTECTIV MYAREE AU 5085	Staff Uniform	17-Aug-2026	$ 182.66
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Membership Renewal	17-Aug-2026	$ 560.00
MYZONE* MYZONE OSBORNE PARK AU 7929	Subscription	17-Aug-2026	$ 210.50
MADKEN WASHROOM CARINGBAH AU 5399	Office Supplies	17-Aug-2026	$ 1,222.18
PAYPAL *BIG W 4029357733 AU 5331	Library Resource Replacements	17-Aug-2026	$ 342.00
PAYPAL *BIG W 4029357733 AU 5331	Library Resource Replacements	17-Aug-2026	$ 63.00
PAYPAL *BOOKTOPIADI 4029357733 AU 5942	Library Resource Replacements	17-Aug-2026	$ 84.36
PAYPAL *QBDBOOKSHOP 0732917444 AU 5942	Library Resource Replacements	17-Aug-2026	$ 26.94
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacements	17-Aug-2026	$ 94.65
POSH PIZZA BICTON BICTON AU 5814	Gluten Free Discretionery Sampling Project	17-Aug-2026	$ 6.08
POST HAMILTON HILL LPO HAMILTON HILL AU 9402	Postage	17-Aug-2026	$ 87.00
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	17-Aug-2026	$ 20.25
AMAZON MARKETPLACE AU SYDNEY AU 5999	solar panel mounts for aquaponics	17-Aug-2026	$ 55.49
SP KUDDLY KIDS BUDERIM AU 5945	Program Supplies	17-Aug-2026	$ 70.00
SPOTLIGHT PTY LTD 1300305405 AU 5200	Program Supplies	17-Aug-2026	$ 76.69
SPOTLIGHT PTY LTD 1300305405 AU 5200	Program Supplies	17-Aug-2026	$ 28.00
SUBWAY MELVILLE MYAREE AU 5814	Catering	17-Aug-2026	$ 128.00
TARGET 5076 BULL CREEK AU 5310	Refund	17-Aug-2026	-$ 17.00
TOTALLY WORKWEAR MYARE MYAREE AU 5691	Staff Uniform	17-Aug-2026	$ 94.95
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	17-Aug-2026	$ 8.50
WORK CLOBBER O'CONNOR AU 5631	Staff Uniform	17-Aug-2026	$ 200.00
WWW.ARTISTPAPERCLUB.CO SCULLIN AU 5970	Program Supplies	17-Aug-2026	$ 47.40
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	14-Aug-2026	$ 102.86
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	14-Aug-2026	$ 665.35
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	14-Aug-2026	$ 632.44
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	14-Aug-2026	$ 234.74
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	14-Aug-2026	$ 28.75
KUDITJ.COM.AU PERTH AU 5811	Catering	14-Aug-2026	$ 816.75
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor Licence for Event	14-Aug-2026	$ 35.00
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor Licence for Event	14-Aug-2026	$ 35.00
COLES 0332 BOORAGOON AU 5411	Office Supplies	14-Aug-2026	$ 28.00
COSTCO WHOLESALE AUSTR CASUARINA AU 5300	Catering	14-Aug-2026	$ 129.55
SPOTLIGHT 063 CANNINGTON AU 5714	Creative learning materials	14-Aug-2026	$ 109.20
SPOTLIGHT 063 CANNINGTON AU 5714	Creative learning materials	14-Aug-2026	$ 27.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Creative learning supplies	14-Aug-2026	$ 9.00
FACEBK *3ZC8236MS4 Dublin	Creative learning materials	14-Aug-2026	$ 1,287.50
FOOD ODYSSEY OPERATION BOORAGOON AU 5814	Food Sampling	14-Aug-2026	$ 9.29
GRONBEK SECURITY FREMANTLE AU 7399	Dog Pound Materials	14-Aug-2026	$ 366.11
IGA WILLAGEE WILLAGEE AU 5411	Catering	14-Aug-2026	$ 34.25
IGA WILLAGEE WILLAGEE AU 5411	Catering	14-Aug-2026	$ 7.50
ORIGIN RETAIL BARANGAROO AU 4900	Origin natural gas bill	14-Aug-2026	$ 24.78
SPOTLIGHT PTY LTD 1300305405 AU 5200	Refund	14-Aug-2026	-$ 8.40
TARGET 5076 BULL CREEK AU 5310	Program Supplies	14-Aug-2026	$ 17.00
TEMU.COM PARRAMATTA AU 5399	Program Supplies	14-Aug-2026	$ 67.90
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	14-Aug-2026	$ 10.65
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	14-Aug-2026	$ 92.45
ZLR*Boab Tree Cafe Booragoon AU 5812	Catering	14-Aug-2026	$ 15.00
APPLECROSS PIZZA ARDROSS AU 5812	Gluten Free Discretionery Sampling Project	13-Aug-2026	$ 28.18
ASIC Sydney AU 9399	ASIC check for a noise infringement	13-Aug-2026	$ 10.00
BOOKTOPIA ST PETERS AU 5942	Library Resource Replacements	13-Aug-2026	$ 175.76
COLES 0332 BOORAGOON AU 5411	Office Supplies	13-Aug-2026	$ 83.30
COLES 0332 BOORAGOON AU 5411	Office Supplies	13-Aug-2026	$ 95.77
SQ *FRANCO PIZZERIA Applecross AU 5814	Gluten Free Discretionery Sampling Project	13-Aug-2026	$ 34.54
IGA WILLAGEE WILLAGEE AU 5411	Catering	13-Aug-2026	$ 36.89
JACKSONS DRAWING SUPPL PERTH AU 5970	Program Supplies	13-Aug-2026	$ 72.44
MELVILLE NEWSPOWER BICTON AU 5994	Library Resource Replacements	13-Aug-2026	$ 17.00
BITE* BBPOSH PIZZA SANCROX AU 5812	Gluten Free Discretionery Sampling Project	13-Aug-2026	$ 31.85
SQ *APPLECROSS PIZZA B Ardross AU 5814	Proactive food sampling – Gluten Survey	13-Aug-2026	$ 4.00
THE GOOD GROCER APPL APPLECROSS AU 5411	Catering	13-Aug-2026	$ 53.69
THE PANTRY BY WOK FLAM BICTON AU 5812	food sampling of gluten free products	13-Aug-2026	$ 22.37
TICKETS*AMONGST TH 0272026035 AU 8398	Event Tickets	13-Aug-2026	$ 924.00
Woolworths Online BellaVista AU 5411	Office Supplies	13-Aug-2026	$ 147.45
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	13-Aug-2026	$ 1.85
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciations	12-Aug-2026	$ 427.80
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor Licence for Event	12-Aug-2026	$ 35.00
EB *Civil Site Design 801-413-7200 AU 7399	Staff Training	12-Aug-2026	$ 190.00
Coulter Ventures Austr Ingleburn AU 5941	Leisurefit Equipment	12-Aug-2026	$ 813.84
OFFICEWORKS 0616 O'CONNOR AU 5943	Exhibition installation materials	12-Aug-2026	$ 100.50
OFFICEWORKS 0616 O'CONNOR AU 5943	Exhibition installation materials	12-Aug-2026	$ 20.75
IGA WILLAGEE WILLAGEE AU 5411	Catering	12-Aug-2026	$ 21.49
KMART Mulgrave AU 5310	Program Supplies	12-Aug-2026	$ 90.00
LS Jayleas Patisserie Willagee AU 5812	Catering	12-Aug-2026	$ 51.23

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PAYEE	DESCRIPTION	DATE	AMOUNT
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	12-Aug-2026	$ 80.00
AMZNPRIMEA* AMZNPRIMEA SYDNEY SOUTH AU 5968	Refund	12-Aug-2026	-$ 9.99
SP ARTSUP ART SUPPLY KINGSWOOD AU 5970	Program Supplies	12-Aug-2026	$ 158.90
SP MEGA MUSIC MYAREE AU 5733	Heathcote Event	12-Aug-2026	$ 911.20
TOTALLY WORKWEAR MYARE MYAREE AU 5691	Staff Uniform	12-Aug-2026	$ 193.01
WALGA WEST LEEDERVI AU 8699	Staff Training	12-Aug-2026	$ 297.00
WALGA WEST LEEDERVI AU 8699	Staff Training	12-Aug-2026	$ 297.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	12-Aug-2026	$ 5.65
WORK CLOBBER O'CONNOR AU 5631	Staff Uniform	12-Aug-2026	$ 133.00
WORK CLOBBER O'CONNOR AU 5631	Staff Uniform	12-Aug-2026	$ 131.90
THE GOOD GROCER CANN APPLECROSS AU 5411	Office Supplies	11-Aug-2026	$ 7.30
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacements	11-Aug-2026	$ 35.75
Aust Institute of Ma Perth AU 8220	Staff Training	11-Aug-2026	$ 1,225.00
BOOKTOPIA ST PETERS AU 5942	Library Resource Replacements	11-Aug-2026	$ 79.77
FACEBK *49EC22JMS4 Dublin	Advertising	11-Aug-2026	$ 1,287.50
FACEBK *F45A5ZRNC2 Dublin	Advertising	11-Aug-2026	$ 1,333.85
IGA WILLAGEE WILLAGEE AU 5411	Catering	11-Aug-2026	$ 70.81
IGA WILLAGEE WILLAGEE AU 5411	Catering	11-Aug-2026	$ 13.45
IGA WILLAGEE WILLAGEE AU 5411	Catering	11-Aug-2026	$ 7.58
IGA WILLAGEE WILLAGEE AU 5411	Catering	11-Aug-2026	$ 5.95
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	11-Aug-2026	$ 4.89
MISS MAUD NORTH PERTH AU 5812	Catering	11-Aug-2026	$ 178.95
PLANNING INSTITUTE AUS BARTON AU 8699	PIA Conference	11-Aug-2026	$ 462.00
KMART 1162 BOORAGOON AU 5310	Office Supplies	11-Aug-2026	$ 100.00
PRIMIVOGRP FIRSTAIDKIT WEST END AU 8099	Leisurefit Equipment	11-Aug-2026	$ 319.00
SP ARMOR-X.COM HONG KONG HK	Environmental Program Materials	11-Aug-2026	$ 151.41
SP CBCA MERCHANDISE SOUTH BRISBAN AU 8641	Library Supplies	11-Aug-2026	$ 195.16
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	11-Aug-2026	$ 40.80
INSTITUTE OF PUBLIC WO PERTH AU 8299	2026 Annual City Meeting	10-Aug-2026	$ 446.60
INSTITUTE OF PUBLIC WO PERTH AU 8299	2026 Annual City Meeting	10-Aug-2026	$ 446.60
Aust Institute of Ma Perth AU 8220	Staff Training	10-Aug-2026	$ 574.00
CANTEEN PIZZA APPLECROSS AU 5812	Gluten Free Discretionery Sampling Project	10-Aug-2026	$ 58.64
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering for Aboriginal Art Group	10-Aug-2026	$ 43.93
COLES 0352 MELVILLE AU 5411	Office Supplies	10-Aug-2026	$ 160.00
CPP STATE LIBRARY PERTH AU 7523	Parking	10-Aug-2026	$ 12.12
FACEBK *7XCAE26MS4 Dublin	Advertising	10-Aug-2026	$ 1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Catering	10-Aug-2026	$ 72.33
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Aug-2026	$ 2.90
MATILDA BAY PARKING SW CRAWLEY AU 7523	Parking	10-Aug-2026	$ 10.80
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Aug-2026	$ 4.89
MISS MAUD BOORAGOON AU 5462	Catering	10-Aug-2026	$ 74.25
BUNNINGS 317000 MELVILLE AU 5200	Exhibition installation supplies	10-Aug-2026	$ 305.05
PAYPAL *RIDERS LINE 0412776461 AU 5611	Event Supplies	10-Aug-2026	$ 263.40
BEACON EQUIPMENT CANNING VALE AU 5046	Pins for auger attachments	10-Aug-2026	$ 46.71
SP MEGA MUSIC MYAREE AU 5733	Heathcote Event	10-Aug-2026	$ 494.90
SP MEGA MUSIC MYAREE AU 5733	Heathcote Event	10-Aug-2026	$ 227.80
SQ *BUFO'S COFFEE BAR Como AU 5814	Catering	10-Aug-2026	$ 27.60
KMART 1162 BOORAGOON AU 5310	Aboriginal Art Group at Atwell house	10-Aug-2026	$ 42.00
TICKETS*AMONGST TH 0272026035 AU 8398	Event Tickets	10-Aug-2026	$ 1,848.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	10-Aug-2026	$ 1.85
WWC-COMMUNITIES EAST PERTH AU 9399	Work with Children Check	10-Aug-2026	$ 87.00
IGA WILLAGEE WILLAGEE AU 5411	YPS event catering	10-Aug-2026	$ 3.95
LEO MIKA PTY LTD WILLAGEE AU 5814	YPS event catering	10-Aug-2026	$ 3.20
AUSTSWIM LIMITED CLAYTON AU 8299	Leisurefit Equipment	07-Aug-2026	$ 279.23
BILBY YARNS WILLAGEE AU 5970	Program Supplies	07-Aug-2026	$ 25.34
COLES 0332 BOORAGOON AU 5411	Office Supplies	07-Aug-2026	$ 24.35
COLES 7545 HILTON AU 5411	Office Supplies	07-Aug-2026	$ 172.82
W A LIBRARY SUPPLIES FORRESTDALE AU 5111	Dewey Decimal Mat	07-Aug-2026	$ 1,660.51
EasyPark PRAHRAN AU 7523	Staff Parking	07-Aug-2026	$ 20.90
FACEBK *8KM5JZMMS2 Dublin	Advertising	07-Aug-2026	$ 1,372.32

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STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2026 to 30 September 2026

	September Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*
OPERATING ACTIVITIES					
Revenue from operating activities					
Grants & Contributions	16,018	248,887	282,505	33,618	14%
Fees & Charges	1,309,763	7,845,545	8,139,725	294,181	4%
Service Charges	-	4,573,139	4,561,844	(11,295)	0%
Investment Earnings	729,888	2,172,070	2,122,537	(49,533)	-2%
Other Revenue	73,682	261,219	401,906	140,687	
	2,129,352	15,100,860	15,508,518	407,658	
Expenditure from operating activities					
Employee Costs	(5,805,242)	(18,351,296)	(17,756,365)	594,931	-3%
Materials & Contracts	(4,028,943)	(12,268,747)	(13,378,971)	(1,110,224)	9%
Utilities	(423,642)	(1,204,489)	(1,197,412)	7,077	-1%
Insurance	(2,471)	(761,784)	(686,214)	75,570	-10%
Depreciation	(3,079,630)	(10,713,630)	(9,238,889)	1,474,741	-14%
Other Expenditure	170,021	(516,285)	94,053	610,338	-118%
	(13,169,907)	(43,827,962)	(42,178,785)	1,649,177	
Non-cash amounts excluded from operating activities					
(Profit)/Loss on Asset Disposals	-	0	6,455	6,455	64549700%
Depreciation on Assets	3,079,630	10,713,630	9,238,889	(1,474,741)	-14%
Plant Capital Charge	-	-	-	-	100%
Plant Investment Provision					
Movement in Deferred Rates	340,701	-	(23,996)	(23,996)	100%
	3,420,331	10,713,630	9,221,348	(1,492,282)	
Investing Activities					
Capital grants, subsidies and contributions	-	120,000	120,000	-	
Proceeds from Disposal of Assets	-	113,750	13,801	(99,949)	-88%
Recoup from self-supporting loans	-	71,618	76,500	4,882	7%
Purchase of Furniture & Equipment	(87,582)	(493,209)	(451,704)	41,505	-8%
Purchase of Plant & Equipment	(628,607)	(950,996)	(643,200)	307,796	-32%
Purchase of Land & Buildings	(341,906)	(1,157,965)	(1,290,108)	(132,143)	11%
Purchase of Infrastructure Assets	(714,955)	(4,169,565)	(3,109,514)	1,060,051	-25%
	(1,773,050)	(6,466,366)	(5,284,224)	1,177,260	
Financing Activities					
Repayment of Carawatha Equity	-	-	-	-	
Repayment of self supporting loans	-	(76,500)	(76,500)	(0)	0%
	-	(76,500)	(76,500)	(0)	
Estimated surplus / (deficit) - B/Fwd	112,062,835	-	2,206,307		
Estimated (surplus) / deficit - C/Fwd	(102,664,201)	(97,428,961)	(102,664,201)		
Amount to be raised from general rates	**5,359**	**(121,985,300)**	**(123,267,538)**		

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Annual Budget $
5,554,750
21,298,153
4,576,889
8,297,743
1,020,186
40,747,721
(78,588,305)
(47,885,659)
(4,817,958)
(1,539,134)
(42,932,480)
(720,097)
(176,515,336)
-
43,295,774
-
235,305
-
43,531,079
11,911,226
455,000
169,949
(1,887,008)
(2,303,500)
(22,346,642)
(29,888,091)
(43,889,066)
-
(198,886)
13,479,401
(122,646,200)

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STATEMENT OF COMPREHENSIVE INCOME
For the period 1 July 2026 to 30 September 2026

	September Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*
Revenue					
Rates	(5,360)	121,985,300	123,267,538	1,282,238	1%
Grants & Contributions	16,018	248,887	282,505	33,618	14%
Fees & Charges	1,309,763	7,845,545	8,139,725	294,181	4%
Service Charges	-	4,573,139	4,561,844	(11,295)	0%
Investment Earnings	729,888	2,172,070	2,122,537	(49,533)	-2%
Expenses					
Employee Costs	(5,805,242)	(18,351,296)	(17,756,365)	594,931	-3%
Materials & Contracts	(4,028,943)	(12,268,747)	(13,378,971)	(1,110,224)	9%
Utilities	(423,642)	(1,204,489)	(1,197,412)	7,077	-1%
Insurance	(2,471)	(761,784)	(686,214)	75,570	-10%
Depreciation	(3,079,630)	(10,713,630)	(9,238,889)	1,474,741	-14%
Finance Costs	-	(11,731)	(14,987)	(3,256)	28%
	(11,045,915)	**93,258,198**	**96,597,271**	**3,339,073**	**4%**
Grants/Contributions for the Development of Assets					
Non-Operating Grants, Subsidies and Contributions	-	120,000	120,000	0	0%
(Profit)/Loss on Disposal of Assets					
Proceeds on Disposal	-	113,750	13,801	(99,949)	-88%
Net Book Value from Disposal of Assets	-	(113,750)	(20,256)	93,494	-82%
	-	(0)	(6,455)	(6,455)	64549700%
NET RESULT	**(11,045,915)**	**93,378,198**	**96,710,816**	**3,332,618**	**4%**
TOTAL COMPREHENSIVE INCOME	**(11,045,915)**	**93,378,198**	**96,710,816**		

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Annual Rev. Budget $
122,646,200
5,870,182
21,298,153
4,576,889
8,297,743
(78,597,191)
(50,795,159)
(4,817,958)
(1,539,134)
(42,854,519)
(31,704)
(16,069,471)
15,418,132
1,312,400
(455,000)
857,400
206,061
206,061

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REPRESENTATION OF NET WORKING CAPITAL
AS AT 30 SEPTEMBER 2026

Net Current Assets Represented by	*30 SEPTEMBER 2026*		*31 AUGUST 2026*	
Current Assets				
Cash & Cash Equivalents				
Cash in Hand	7,690		7,690	
Cash at Bank/(Overdraft)	6,061,422		4,904,073	
Investments	205,517,004		205,517,004	
		211,586,116		210,428,767
Trade & Other Receivables				
Debtors - Rates	54,791,867		62,479,468	
Debtors - Security Charge	459,973		793,354	
Debtors - Pool Inspection Fee	104,461		187,871	
Debtors - Instalment Fee	0		0	
Debtors - UGP	953,614		996,562	
Debtors - Refuse	910,277		1,114,538	
FESA Levy Debtors	11,639,952		12,629,039	
Pensioner Rebates	2,533,475		3,866,068	
Sundry Debtors	2,812,456		893,658	
Less : Provision for Doubtful Debts	(4,228)		(4,228)	
		74,201,847		82,956,329
Inventories	175,782	175,782	176,497	176,497
Other Financial Assets				
Accrued Income	2,327,951		1,996,747	
Prepayments	893,227		893,227	
Other	0		0	
GST Claim (Net)	144,767		460,279	
		3,365,945		3,350,252
Total Current Assets		**289,329,691**		**296,911,846**
Current Liabilities				
Trade & Other Payables				
FESA Levy Payable	20,628,801		20,544,039	
Sundry Creditors	20,068,530		18,357,705	
Amount Received in Advance	537,997		409,640	
		41,235,328		39,311,383
Provisions				
Provision for Long Service Leave	4,281,850		4,131,210	
Provision for Annual Leave	5,650,627		5,639,744	
Accrued Wages	8,174		8,174	
		9,940,651		9,779,128
Total Current Liabilities		**51,175,979**		**49,090,512**
Net Current Assets		**238,153,712**		**247,821,335**
Less: Restricted Assets				
Reserves	140,182,240		139,024,542	
		140,182,240		139,024,542
Timing Difference		(4,692,729)		(3,266,042)
Net Working Capital		**102,664,201**		**112,062,835**

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NET WORKING CAPITAL RECONCILIATION
FOR THE MONTH OF SEPTEMBER 2026

	YTD Actual $
Net Result	96,710,816
Add:	
Surplus B/Fwd.	2,206,307
Proceeds on disposal of Assets	13,801
Self Supporting Loans - Principal (Net)	153,000
Depreciation Written back	9,238,889
Plant Capital Charge	-
(Profit)/Loss on Asset Disposal	6,455
Sub Total	**108,329,268**
Less:	
Acquisition of Fixed assets	2,385,012
Proceeds from Carawatha Equity	
Expenditure on Infrastructure assets	3,109,514
Reserve: Funds to be Set Aside	
Non Current Adjustments	170,541
Sub Total	**5,665,067**
Net Working Capital	**102,664,201**

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REPRESENTATION OF NET WORKING CAPITAL
AS AT 30 SEPTEMBER 2026

Net Current Assets Represented by	*30 SEPTEMBER 2026*		*31 AUGUST 2026*	
Current Assets				
Cash & Cash Equivalents				
Cash in Hand	7,690		7,690	
Cash at Bank/(Overdraft)	6,061,422		4,904,073	
Investments	205,517,004		205,517,004	
		211,586,116		210,428,767
Trade & Other Receivables				
Debtors - Rates	54,791,867		62,479,468	
Debtors - Security Charge	459,973		793,354	
Debtors - Pool Inspection Fee	104,461		187,871	
Debtors - Instalment Fee	0		0	
Debtors - UGP	953,614		996,562	
Debtors - Refuse	910,277		1,114,538	
FESA Levy Debtors	11,639,952		12,629,039	
Pensioner Rebates	2,533,475		3,866,068	
Sundry Debtors	2,812,456		893,658	
Less : Provision for Doubtful Debts	(4,228)		(4,228)	
		74,201,847		82,956,329
Inventories	175,782	175,782	176,497	176,497
Other Financial Assets				
Accrued Income	2,327,951		1,996,747	
Prepayments	893,227		893,227	
Other	0		0	
GST Claim (Net)	144,767		460,279	
		3,365,945		3,350,252
Total Current Assets		**289,329,691**		**296,911,846**
Current Liabilities				
Trade & Other Payables				
FESA Levy Payable	20,628,801		20,544,039	
Sundry Creditors	20,068,530		18,357,705	
Amount Received in Advance	537,997		409,640	
		41,235,328		39,311,383
Provisions				
Provision for Long Service Leave	4,281,850		4,131,210	
Provision for Annual Leave	5,650,627		5,639,744	
Accrued Wages	8,174		8,174	
		9,940,651		9,779,128
Total Current Liabilities		**51,175,979**		**49,090,512**
Net Current Assets		**238,153,712**		**247,821,335**
Less: Restricted Assets				
Reserves	140,182,240		139,024,542	
		140,182,240		139,024,542
Timing Difference		(4,692,729)		(3,266,042)
Net Working Capital		**102,664,201**		**112,062,835**

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STATEMENT OF FINANCIAL POSITION AS AT 30 September 2026		
	2026-2027 30 September 2026 $	***2025-2026 30 June 2026 $***
Current assets		
Cash & cash equivalents	75,885,193	31,231,114
Trade and other receivables	76,708,988	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	175,782	169,590
Contract assets	-	-
Other assets	893,227	1,931,399
Total current assets	**289,539,794**	**181,609,585**
Non current assets		
Trade and other receivables	1,949,182	2,101,022
Other financial assets	12,236,494	15,326,577
Property, plant & equipment	486,963,704	496,497,951
Infrastructure	745,320,498	707,410,134
Investment property	64,197,754	60,846,541
Total non current assets	**1,310,667,630**	**1,282,182,225**
TOTAL ASSETS	**1,600,207,424**	**1,463,791,810**
Current liabilities		
Trade and other payables	34,486,125	22,539,878
Other liabilities		68,974
Contract liabilities	6,783,626	2,451,905
Borrowings	175,680	209,511
Employee related provisions	9,940,651	9,330,106
Total current liabilities	**51,386,082**	**34,600,374**
Non current liabilities		
Trade and other payables	316,556	286,510
Other liabilities		1,160,463
Borrowings	2,044,449	997,621
Employee related provisions	1,080,444	972,066
Other provisions	7,284,222	6,893,140
Total non current liabilities	**10,725,671**	**10,309,800**
TOTAL LIABILITIES	**62,111,753**	**44,910,174**
NET ASSETS	**1,538,095,671**	**1,418,881,636**
Equity		
Retained surplus	459,546,977	369,753,939
Reserve accounts	137,866,844	146,700,966
Revaluation surplus	940,681,850	902,426,731
TOTAL EQUITY	**1,538,095,671**	**1,418,881,636**

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City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 30 September 2026

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*$ Diff Current Mth to Current Mth Last Yr*	*% Diff Current Mth to Current Mth Last Yr*
RATE DEBTORS							
Opening Balance - 1 July	3,965,659	3,965,659	*0*	*0%*	4,240,118	*(274,459)*	*-6%*
Rates & Charges Raised	123,586,831	123,289,508	*297,323*	*0%*	114,913,552	*8,673,278*	*8%*
Payments Received	(72,760,623)	(64,775,698)	*(7,984,924)*	*12%*	(69,346,147)	*(3,414,476)*	*5%*
Closing Balance	54,791,867	62,479,468	*(7,687,601)*	*-12%*	49,807,524	*4,984,343*	*10%*
REFUSE DEBTORS							
Opening Balance - 1 July	66,142	66,142	*0*	*0%*	60,362	*5,780*	*10%*
Rates & Charges Raised	2,392,066	2,390,774	*1,291*	*0%*	1,882,407	*509,658*	*27%*
Payments Received	(1,547,930)	(1,342,378)	*(205,552)*	*15%*	(1,215,150)	*(332,780)*	*27%*
Closing Balance	910,277	1,114,538	*(204,260)*	*-18%*	727,619	*182,658*	*25%*
FESA DEBTORS							
Opening Balance - 1 July	1,035,791	1,035,791	*0*	*0%*	791,999	*243,792*	*31%*
Rates & Charges Raised	20,651,727	20,636,756	*14,970*	*0%*	20,667,738	*(16,011)*	*0%*
Payments Received	(10,047,566)	(9,043,509)	*(1,004,058)*	*11%*	(10,161,657)	*114,091*	*-1%*
Closing Balance	11,639,952	12,629,039	*(989,087)*	*-8%*	11,298,080	*341,872*	*3%*
UNDERGROUND POWER DEBTORS							
Opening Balance - 1 July	214,593	214,593	*0*	*0%*	55,814	*158,779*	*284%*
Rates Raised	1,317,076	1,312,263	*4,814*	*0%*	2,780,981	*(1,463,905)*	*-53%*
Payments Received	(578,055)	(530,294)	*(47,762)*	*9%*	(1,037,327)	*459,272*	*-44%*
Closing Balance	953,614	996,562	*(42,948)*	*-4%*	1,799,468	*(845,854)*	*-47%*
POOL DEBTORS							
Opening Balance - 1 July	20,686	20,686	*0*	*0%*	18,243	*2,444*	*13%*
Rates & Charges Raised	696,662	695,236	*1,426*	*0%*	658,533	*38,129*	*6%*
Payments Received	(612,888)	(528,051)	*(84,837)*	*16%*	(582,662)	*(30,225)*	*5%*
Closing Balance	104,461	187,871	*(83,411)*	*-44%*	94,114	*10,347*	*11%*
SECURITY DEBTORS (SECL)							
Opening Balance - 1 July	109,606	109,606	*0*	*0%*	106,571	*3,036*	*3%*
Rates & Charges Raised	3,279,447	3,273,926	*5,521*	*0%*	3,034,054	*245,393*	*8%*
Payments Received	(2,929,079)	(2,590,178)	*(338,901)*	*13%*	(2,727,297)	*(201,782)*	*7%*
Closing Balance	459,973	793,354	*(333,380)*	*-42%*	413,327	*46,647*	*11%*
INSTALMENT FEE DEBTORS							
Opening Balance - 1 July	0	0	*0*	*#DIV/0!*	18	*(18)*	*-100%*
Rates & Charges Raised	0	0	*0*	*0*	0	*0*	*0%*
Payments Received	0	0	*0*	*0*	0	*0*	*0%*
Closing Balance	0	0	*0*	*#DIV/0!*	18	*(18)*	*-100%*
TOTAL DEBTOR MOVEMENT							
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*139,353*	*3%*
Debtors Raised	151,923,808	151,598,462	*325,346*	*0%*	143,937,266	*7,986,543*	*6%*
Payments Received	(88,476,141)	(78,810,108)	*(9,666,033)*	*12%*	(85,070,241)	*(3,405,900)*	*4%*
Closing Balance	68,860,144	78,200,832	*(9,340,687)*	*-12%*	64,140,149	*4,719,995*	*7%*

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SUMMARY OF RATE DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*$ Diff Current Mth to Current Mth Last Yr*	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*139,353*	*3%*
Debtors Raised	151,923,808	151,598,462	*325,346*	*0%*	143,937,266	*7,986,543*	*6%*
Payments Received	(88,476,141)	(78,810,108)	*(9,666,033)*	*12%*	(85,070,241)	*(3,405,900)*	*4%*
Closing Balance	68,860,144	78,200,832	*(9,340,687)*	*-12%*	64,140,149	*4,719,995*	*7%*

SUMMARY OF SUNDRY DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*$ Diff Current Mth to Current Mth Last Yr*	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	826,259	826,259	0	*0%*	428,089	398,170	*93%*
Invoices Raised	3,889,076	1,485,584	2,403,492	*162%*	1,901,275	1,987,801	*105%*
Receipts	(1,910,525)	(1,410,794)	(499,730)	*35%*	(1,725,088)	(185,436)	*11%*
Prepayments	7,646	(7,390)	15,036	*-203%*	12,357	(4,711)	*-38%*
Closing Balance	2,812,456	893,658	1,918,798	*215%*	616,632	2,195,824	*356%*

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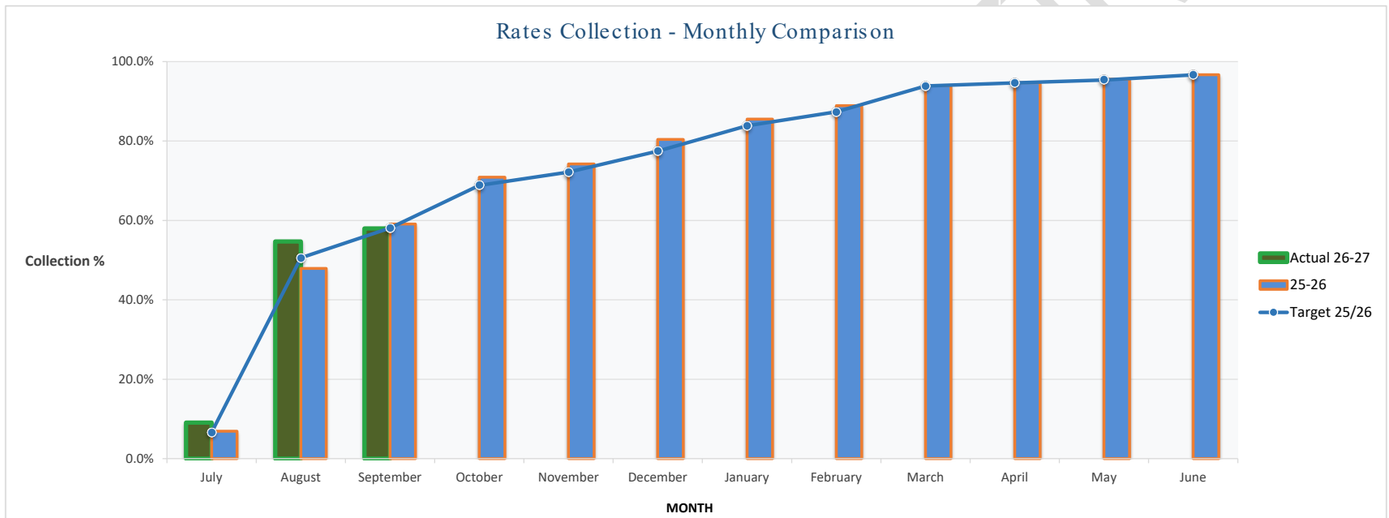
Rates Collection Progress

Month	TARGET Target 25/26	CURRENT Actual 26-27	%Diff Curr v Tar	Prior Year 25-26	%Diff Curr V Prev	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10 / 11	09/10	07/08	3 year average 06/07	
July	6.6%	9.1%	-2.5%	6.9%	-2.2%	6.6%	6.3%	6.5%	6.4%	1.5%	7.9%	2.6%	9.0%	10.2%	7.4%	27.5%	13.0%	23.3%	11.3%	0.0%	6.6%	25.1%	25.5%	6.6%
August	50.6%	54.7%	-4.1%	47.9%	-6.8%	50.1%	53.8%	54.4%	55.4%	21.1%	56.5%	57.0%	55.4%	56.2%	57.5%	60.8%	60.0%	55.5%	61.3%	56.2%	58.4%	68.9%	69.1%	52.0%
September	58.1%	58.0%	0.1%	59.1%	1.1%	57.0%	58.2%	58.8%	60.5%	54.5%	59.8%	60.3%	60.5%	61.9%	63.0%	64.8%	65.1%	61.3%	63.9%	62.3%	61.2%	71.1%	71.2%	58.7%
October	68.8%		68.8%	70.9%	70.9%	66.4%	69.1%	69.4%	67.7%	62.8%	68.9%	69.5%	70.4%	70.6%	71.6%	74.2%	74.2%	72.6%	73.0%	69.1%	73.1%	77.5%	78.0%	69.8%
November	72.2%		72.2%	74.2%	74.2%	70.4%	72.0%	72.1%	71.7%	67.3%	72.3%	72.4%	71.8%	73.2%	73.8%	76.0%	76.1%	76.8%	75.8%	75.6%	75.0%	80.0%	79.3%	72.8%
December	77.5%		77.5%	80.4%	80.4%	76.4%	75.6%	75.9%	77.0%	69.7%	75.7%	76.4%	75.5%	81.7%	81.4%	80.1%	79.9%	79.8%	80.9%	78.5%	82.4%	85.8%	85.5%	77.3%
January	83.8%		83.8%	85.5%	85.5%	83.3%	82.7%	82.5%	82.7%	78.6%	81.0%	82.1%	82.2%	84.2%	83.8%	84.9%	85.2%	83.8%	84.7%	84.0%	84.3%	87.6%	88.2%	83.6%
February	87.4%		87.4%	88.9%	88.9%	86.2%	87.0%	86.6%	86.7%	81.7%	84.8%	85.8%	86.8%	86.8%	92.0%	89.4%	89.0%	88.7%	88.2%	86.2%	88.7%	93.5%	94.5%	87.5%
March	93.9%		93.9%	94.0%	94.0%	93.8%	93.8%	93.8%	93.0%	90.9%	90.8%	92.3%	94.3%	94.2%	94.5%	95.5%	94.8%	94.6%	94.9%	94.0%	93.6%	94.8%	95.5%	93.9%
April	94.6%		94.6%	94.7%	94.7%	94.7%	94.5%	94.6%	94.9%	92.4%	91.4%	93.2%	94.7%	94.8%	95.8%	96.1%	95.7%	95.4%	95.8%	95.5%	94.5%	95.5%	95.9%	94.6%
May	95.4%		95.4%	95.6%	-95.6%	95.5%	95.0%	95.7%	94.8%	93.2%	91.9%	93.9%	95.1%	95.9%	96.5%	96.5%	96.8%	96.1%	96.4%	96.2%	95.1%	96.0%	96.3%	95.4%
June	96.7%		96.7%	96.7%	-96.7%	96.5%	96.8%	96.6%	95.8%	94.4%	92.7%	94.7%	96.6%	96.7%	97.3%	97.2%	97.6%	97.1%	97.5%	97.2%	96.2%	96.7%	97.0%	96.7%



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SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 30 SEPTEMBER 2026

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
87571	Individual	$360	Demand letter sent.
	Total on Recoveries Legal	**$360**	
Payment arrangements			
506014	Brentwood Karoonda Sporting Association	$9,011	Arrangement to pay $1,000 per month. Responsible Officer email club 2 October 2026 requesting club to contact finance direct.
832568	Individual	$5,498	Arrangement to pay $200.00 per fortnight. No payment since September 26. Email sent 2 October 2026 requesting payment.
862151	South Perth Futsal Club	$2,162	Arrangement to pay $150.00 per month. No payment since September. Email sent 2 October 2026 requesting payment.
863209	Individual	$1,678	Arrangement to pay $300.00 per fortnight maintained.
873760	Individual`	$4,000	Arrangement to pay $100.00 per week. No payments in August, email sent 3 September 2026 and 2 October 2026.
876151	Jimmy and Gau Pty Ltd	$4,321	Arrangement to pay $220.00 per fortnight maintained
	Total on Payment Arrangement	**$26,669**	
Ordinary Debtors			
507723	GIO Insurance	$532	Responsible Officer is contacting insurer. No response from Physio of GIO, responsible officer to follow up.
508879	LGISWA	$36,781	Payment of $21,278 to be allocated in October 2026.
516054	Leeming Dental Centre	$216	Debtor emailed 1 October 2026.
841957	Striker Indoor Sports and Fitness	$8,717	Debtor emailed 1 October 2026.
848168	J Bento Japanese Restaurant	$245	Debtor emailed 1 October 2026.
855783	Advanced Traffic Management	$828	Bankruptcy. The final distribution of funds should be received in the next few
867390	The West Australian Music Industry Assoc (WAM)	$827	Lease has ceased. Debt will be cleared using the bond money.
867515	Greenstar Interiors WA Pty Ltd	$55	Debtor emailed 1 October 2026.
874115	Jimmy and Gau Pty Ltd	$18,293	Preparing council item for write off.
874412	Individual	$17,519	The City is considering further action with solicitors.
875336	Individual	$3,344	McLeod's have referred the debt to Fines Enforcement Registry (FER)
875864	Australian Pilot Services	$210	Payment received 3 October 2026.
876144	Hazelton Property Group Pty Ltd	$5,946	Court was scheduled for 25 August 2026 and now been adjourned till February 2027.
	Total Ordinary Debtors	**$93,513**	
Sporting & Community Organisations			
520262	Palmyra Rugby Union Club	$1	Customer is aware of the $0.60 and will pay the balance with next invoice.
848085	Brentwood Booragoon Football Club	$2,272	Responsible officer is contacting the treasurer.
873356	Tompkins Park Community & Recreation Association	$35,049	Disputing invoice due to loss of income.
	Total Sporting & Community Organisations	**$37,322**	
Loans			
507491	Tompkins Park & Recreational Association	$72,105	Loan 399.
875070	Brentwood Karoonda Sporting Association (Loans)	$21,737	Loan 415.
	Total Loans	**$93,843**	
GRAND TOTAL	**Total 90 Days and over**	**$251,707**	

	Total Sundry Debts Outstanding	**$2,831,744**
	90 Days and Over % of Total Debt	**9%**
	90 Days and over -Total No. of Debtors (excl Loans)	**23**

PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF SEPTEMBER 2026

BUDGET AMENDMENTS - GENERAL

Account Number	Description	DR	CR	Budget Amendments >$100,000 Total Amount	Comments
361-22439-7879-000	Furniture and Equipment	$ 5,000			
361-22439-7126-000	ICT costs, repairs and maintenance, removal costs	$ 50,000			
310-29330-7900-000	Sport and Recreation Infrastructure - Donations/Contributions/Sponsorships/Grants		$ 30,000		A review of funding requirements for the Pop-Up Library confirmed total establishment costs of $55,000. Funding sources have been identified across existing Recreation Services, Community Development - People, Arts and Culture, Libraries and Communications budgets , reducing the need for new funding allocations at this point in time.
371-26343-7900-000	Age Friendly Melville Assistance Fund - Donations/Contributions/Sponsorships/Grants		$ 7,000	$ 55,000	
365-26482-7900-000	Cultural Development Sponsorship - Donations/Contributions/Sponsorships/Grants		$ 3,000		
360-80106-1565-000	Library Services - Furniture and Equipment		$ 15,000		
		$ 55,000	**$ 55,000**	**$ 55,000**	

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City of Melville

67 Canning Beach Road and 2 Kintail Road, Applecross Location Plan

14/10/2026	1:4514

DISCLAIMER - Whilst the City of Melville makes every effort to ensure the information contained herein is up-to-date and accurate it accepts no liability for any loss or damage howsoever caused as a result of reliance upon information contained in this document.

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ARBOR URBAN

TREE MANAGEMENT AND CONSULTANCY

Arboricultural Assessment

Canning Beach Library

Report compiled for:

City of Melville

Riley Munro

Paul Bradford – Consulting Arborist

Graduate Certificate Arboriculture (AQF 8)

Registered QTRA User – No 1771

QTRA REGISTERED USER

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APPENDIX 1 - Table of Tree Data……(1i)-(1ii)

APPENDIX 2 - Retention Value Aerial……(2i)

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1. Introduction

1.1 The purpose of this arboriculture assessment is to determine the health, structure, and retention value of the trees located in and around the Canning Bridge Library buildings and carpark.

1.2 Nineteen trees were assessed as part of the inspection. These trees were plotted and numbered for identification purposes as presented in the aerial image below.

1.3 The trees were inspected from the ground on 23 January 2026 in still and clear weather conditions. No aerial or below ground inspections were undertaken.



Aerial image: Inspected tree locations at Canning Beach Library

2. Method

2.1 Assessment

- The trees were assessed using the Visual Tree Assessment (VTA) method developed by Mattheck & Breloer (1994) which is a practical method of assessing trees. The VTA method identifies structural defects or abnormalities which will reduce the mechanical stability of a given branch or stem resulting in a higher likelihood of failure.
- Trees were only inspected from the ground, no aerial or below ground inspections were undertaken.
- Trees were inspected on 20 January 2026 in clear and sunny conditions weather conditions.
- Tree height was measured with a clinometer (***Nikon Forest Pro II***) and rounded to the nearest metre.
- Canopy widths (average of the north/south and east /west widths) were measured using a measuring wheel and rounded to the nearest metre.
- Diameter at Standard Height (DSH) is measured accurately using a measuring tape or calliper at 1.4 meters above soil level and is expressed in centimetres. When a tree has multiple stems, measurements are calculated as outlined in AS4970: Protection of trees on development sites to determine the Diameter at Standard Height (DSH). The DSH is recorded for the purpose of calculating a Notional Root Zone (NRZ).
- Note: as per the revised AS4970 (2025), Diameter at Standard Height (DSH) replaces the previously used terminology Diameter at Breast Height (DBH).

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2.2 Tree Age

Typically, younger trees can adapt better to root disturbance, whereas older trees are generally less resilient to change and slower to recover from root loss. Therefore, identifying a tree's age assists in determining the resilience of the tree. Tree age has been defined within this report using the following criteria:

- **Young (Y) -** a recently planted or juvenile tree.
- **Semi-mature (SM)** - a tree which has begun to process of increasing in size, generally having a narrow trunk taper and lack of canopy spread, occasionally producing flowers or fruit.
- **Early mature (EM)** - a tree which is nearing maturity, generally having more substantial canopy width, and producing flowers and fruit.
- **Mature (M)** - a tree which has reached its expected size for the species, generally having substantial trunk diameter and proportionately wide canopy.
- **Post mature (PM)** - a tree which is past its maturity and generally reducing in vitality and increasing in structural defects. These trees have an inherent increase in risk however support more fauna and wood decay fungi so a higher ecological value.

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2.3 Tree Health

A tree's capacity to recover from root disturbance or damage is significantly affected by its health and vitality. Trees in good health typically have good vitality. This means a tree has a large amount of stored carbohydrates, which it can utilise for wound repair and new root development. Tree health has been defined within this report using the following criteria:

- **Good (G)** - a tree which has a high percentage of canopy cover (100 – 86%) and presents foliage of a good size, shape, and colour. A tree showing signs of good vitality, such as the production of reaction wood and/or woundwood development.

- **Moderate(M)** - a tree which has reduced percentage of canopy cover (85 – 71%) generally presenting foliage of good size, shape, and colour. A tree may show signs of reduced vitality by way of affected development of reaction wood and/or woundwood.

- **Poor (P)** - a tree which have a low percentage of canopy cover (70 – 41%) generally having foliage which has an altered size, shape, and colour. A tree will show signs of reduced vitality by way of limited development of reaction wood and/or woundwood.

- **Moribund (MB)** - a tree which have a low percentage of canopy cover (40 – 1%) having foliage which has affected size, shape, and colour. A tree will show signs of no vitality due to lack of reaction wood and/or woundwood development.

- **Dead (D)** - a tree which has no live foliage or presence of live cambium.

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2.4 Structural Condition

The structural condition of a tree takes into consideration the expected form of a particular species and assesses the physical state of a tree's trunk, branches, and visible roots, assessing their ability to withstand environmental stresses and prevent failure. Factors being looked for may include elongated limbs, cracks, decay, and other defects, as well as any history of limb failures/pruning. Structural condition has been defined within this report using the following categories:

- **Good (G)** – This tree has a well-balanced canopy and exhibits characteristics of excurrent or decurrent forms. The major branches are well-structured with proper taper, and there are no significant defects at the branch unions or damage to the root plate. Overall, the tree has a low risk of substantial branch failure.

- **Moderate (M)** – The tree has a symmetrical canopy, with growth patterns that vary by species. While minor defects may be present in the secondary and tertiary branches, the primary branches are healthy and free of visible issues. There are no signs of soil heave or root plate damage, but the tree has an increased risk of branch failure.

- **Fair (F)** - The tree may have an unbalanced canopy shape, either excurrent or decurrent, which can increase torsional stress in windy conditions. It exhibits structural issues with secondary and tertiary branches and minor defects in the primary ones. There are no major signs of soil upheaval or damage to the root plate, but the likelihood of large branch failure is higher, so management may be advisable if near potential targets.

- **Poor (P)** - The tree has an unbalanced canopy with inadequate branch taper and significant structural defects, increasing the risk of branch failure near potential targets. There may also be soil heave or damage to structural roots. Management may be necessary, even in areas with few targets.

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2.5 Anticipated Life Expectancy (ALE)

For each assessed tree, the ALE has been defined within this report using the following categories:

- **High (H)** – A tree that is expected to survive for over 40 years in its growing environment.
- **Moderate (M)** – A tree that is expected to survive for 15 to 40 years in its growing environment.
- **Low (L)** – A tree that is expected to survive for 5 to 15 years in its growing environment.
- **Very low (VL) -** A tree that is expected to survive for less than 5 years in its growing environment.

2.6 Retention Value (RV)

For each assessed tree, the retention value has been defined within this report using the following categories:

- **High (H)** – A tree that exemplifies its species, especially if it is rare or unusual, can be significant. Additionally, trees that are essential components of groups or formal and semi-formal arboricultural features, such as the dominant or principal trees in an avenue, are noteworthy. This encompasses trees, groups, or woodlands that are visually significant as arboricultural or landscape features.
- **Moderate (M)** – A tree may be classified as having high retention value but could be downgraded due to its impaired condition. This includes significant, though remediable, defects such as unsympathetic past management and storm damage. As a result, the tree is unlikely to be suitable for retention beyond 40 years. Additionally, there are trees that may not possess the exceptional qualities required to warrant a higher designation.
- **Low (L)** – A tree deemed unremarkable usually has minimal value or is in such poor condition that it does not meet higher standards. These trees can be found in groups or woodlands, but they do not significantly enhance the overall landscape value. These trees offer little to no lasting landscape benefits and lack significant conservation or cultural value.

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2.7 Origin

Tree origin has been categorised into four classifications, with each tree being allocated to one classification. However, for native trees, when they fit into more than one, the most local category will be listed (ie, local native will be listed as local native, although it is also a WA native and an Australian native). Origin for each assessed tree has been defined within this report using the following categories:

- **Local Native (LN)** – Tree species endemic to the local area.
- **WA Native (WA)** – Tree species endemic to Western Australia.
- **Native (N)** – Tree species endemic to Australia.
- **Exotic (E)** – Tree species that are not endemic to Australia.

2.8 Ecological Value (EV)

For each assessed tree, the retention value has been defined within this report using the following categories:

- **Habitat (H)** – A tree that provides natural hollows that can be utilised by local native fauna.
- **Nesting (N)** – A tree that could present with nesting potential for local native fauna.
- **Nest Box (NB)** – A tree, generally larger in size, that nesting boxes could be attached to.
- **Food Source (FS)** – A tree that provides a food source to local native fauna.
- **Endangered Fauna (EF) –** A tree that is recognised as a food source for endangered species such as the Carnaby's and Baudin's Black Cockatoo.

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3. Tree images

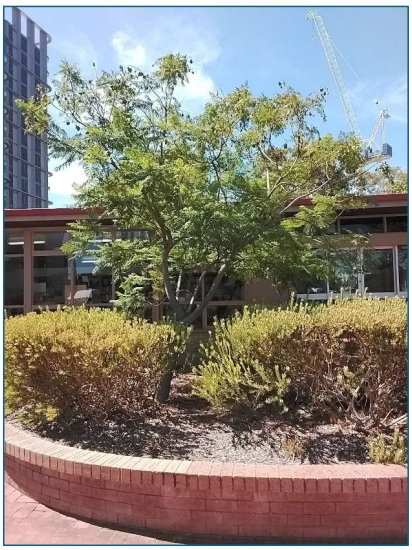

Image1: Tree #1 – Jacaranda

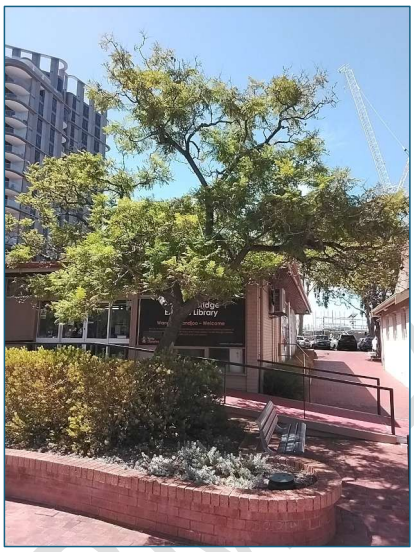

Image 2: Tree #2 – Jacaranda



Image 3: Tree #3 – Jacaranda

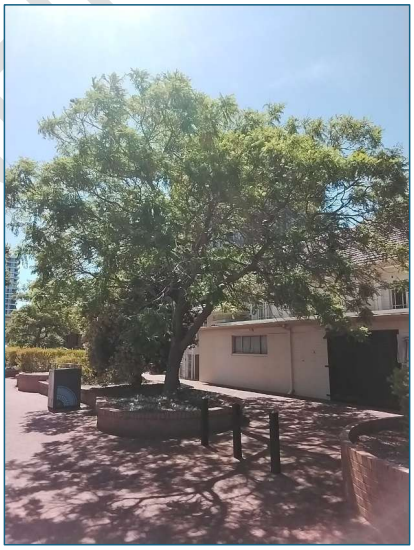

Image 4: Tree #4 – Jacaranda



Image5: Tree #5 – Jacaranda



Image 6: Tree #6 – Jacaranda



Image 7: Tree #7 – Swamp Sheoak



Image 8: Tree #8 – Weeping Bottlebrush



Image 9: Tree #9 – Bottlebrush KPS

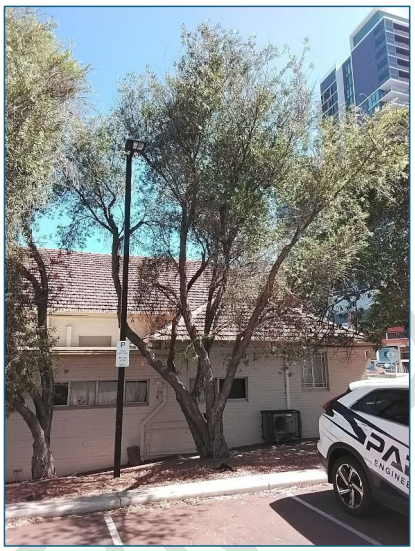

Image 10: Tree #10 – Bottlebrush KPS



Image 11: Tree #11 – Brush Box



Image 12: Tree #12 – Brush Box



Image13: Tree #13 – Lemon Scented Gum



Image 14: Tree #14 – Lemon Scented Gum

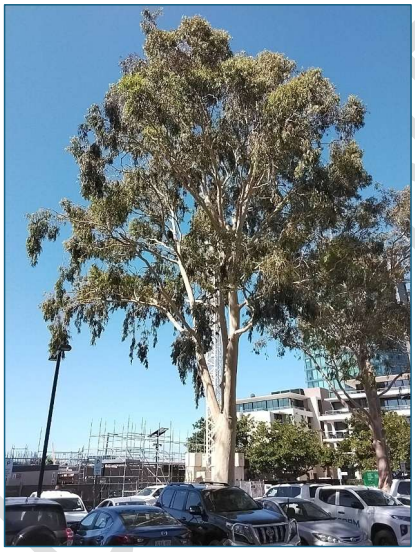

Image 15: Tree #15 – Lemon Scented Gum



Image 16: Tree #16 – Lemon Scented Gum



Image17: Tree #17 – Lemon Scented Gum



Image 18: Tree #19 – Coral Tree



Image 19: Tree #18 – Lemon Scented Gum

Note: The image for Tree #18 needed to be in landscape view to capture the width of the canopy. As such, image 18 shows Tree#19 and image 19 shows Tree #18 for the aesthetic configuration of this report.

4. Observations and Discussion

4.1 See Appendix 2 – Tree Data Table, for detailed outcomes.

4.2 The trees within the inspection site consisted of a number of species, in various health and structural conditions. For the purposes of this discussion, they have been collected into zones.

- Zone 1: Tree #'s 1 - 6. Jacarandas on the Kintail Road side of the library.
- Zone 2: Tree #'s 7 - 12. Various smaller species on the north side of the buildings.
- Zone 3: Tree #'s 13 - 18. Lemon scented Gums within the car park area.
- Zone 4: Tree #19. Coral Tree on Canning Beach Road.

4.3 Zone 1. The Jacarandas presented in moderately good health and form, ranging in age from semi mature to mature. They align to the theme of Jacaranda trees within Applecross and provide an entry statement into the City of Melville. All six trees are located within raised garden beds, that are surrounded by wall constructions (see images 1 – 6). Any development around these trees would need to retain the soil level within the raised gardens as the tree's root systems will have developed at this level, removal/lowering of the soil would compromise the health and structural stability of these trees.

Although the trees have a high retention value, Tree #'s 4 – 6 present as the larger, mature specimens which should be given priority for retention, and as such have been rated with a high retention value. Tree #'s 1 – 3 have been rated with a moderate retention value due to their younger age. Although they have a longer anticipated life expectancy than Tree #'s 4 – 6, they could also be replaced more readily.

A power dome was located in close proximity to the base of Tree #5 and the tree's root system will need to be investigated further, should any works be required to move or excavate near that power dome (see image 20).



Image 20: Power dome located near the base of Tree #5

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4.4 Zone 2. This area contains a few different species, with the trees generally presenting in poor health and structure. Although the trees present with some ecological values such as providing nesting opportunities for smaller birds, the condition of the trees and their locations reduces their retention value to low.

The Swamp Sheoak (Tree #7) is at the end of its life and is in decline. The bark is deteriorating and there are some large pruning wounds presents, probably due to the removal of dead or failed stems (see images 21 and 22 below).





Images 21 & 22: Pruning wounds, deteriorating bark, and cracking through the main stems

The three Callistemon species, Tree #'s 8 – 10, (one Weeping Bottlebrush and two King's Park Specials) all present with poor structure and health. Their location is on a small sloping garden bed and in close proximity to the theatre building. The King's Park Special Bottlebrush's are listed as a local native for the purposes of this report, although they're actually a local cultivar of eastern states Callistemons.

Tree #11 is a Brush Box in average health and condition. The tree has been topped in the past and the main structure is formed from resurgent epicormic shoots (see image 11). The tree has hard infrastructure in close proximity also, which adds to its reduced retention value.



Image 23: Proximity of infrastructure to Tree #11

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Tree #12 is a Brush Box in poor health (appears to be showing signs of heat stress - lack of water). It is located within an elevated garden bed within the walled courtyard of the library. Level changes around the tree would further reduce its viability and structural stability.

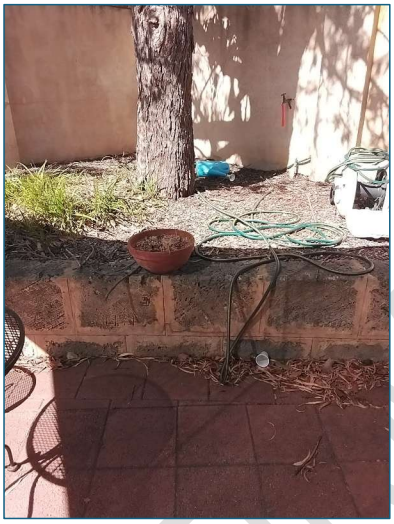

Image 24: Elevated location of Tree #12 and large walls in proximity

4.5 Zone 3. This area is the main carpark that contains six Lemon Scented Gums (Tree #'s 13 – 18). Although these trees are not native to Western Australia, they are widely planted throughout the Perth area, and present as large shade trees that provide food source and habitat to native fauna.

Tree #'s 14, 15, and 18 present as well established and very good specimens of this species and as such have been categorized as having a high retention value.

Tree #13 has a diminished canopy coverage and health (see image 13) and as such has been categorized as having a moderate retention value.

Tree #16 has a lower trunk wound and also presents with a codominant stem formation (see images 25 and 26). Due to these factors, it has been categorized as having a moderate retention value.

Tree #17 presents as semi mature with a suppressed form (see image 17) and as such has been categorized as having a moderate retention value.

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Image 25: Bark wound On Tree #16



Image 26: Codominant stem structure on Tree #16

4.6 Zone 4. This zone consists of one Coral Tree which displays as having been topped in the past and/or damaged due to storms. The tree contains a beehive, so that should be taken into consideration if the tree was to be removed. The location in proximity to infrastructure (see image 19) reduces its retention value to low. However, this tree (along with others of the same species in proximity) may have a heritage value which is not know to this consultant as part of this assessment, and that heritage value (if present) would increase this tree's retention value significantly. The tree has been listed an a native as this hybrid was considered to have originated within Australia.

5. References

- Mattheck, C., & Breloer, H. (1994). Field guide for visual tree assessment (VTA). Arboricultural Journal, 18(1), 1–23.

6. Limit of Liability

Trees are dynamic living organisms which can be affected by environmental factors which are unforeseen. The report only covers identifiable defects which are observed at the time of inspection. Arbor Urban cannot guarantee that the tree(s) contained in this report will remain structurally sound under all circumstances and conditions. All trees present some form of risk and although the recommendations contained in this report are designed to reduce risk to a broadly acceptable level, this is not always achievable. The visual observations are designed to highlight possible issues with the tree(s) contained in the report however there is a degree of reasonable practicability given that the trees are observed as best as they can be seen from the ground (unless otherwise stated). Arbor Urban accepts no liability for any recommendations made and cannot guarantee nor be responsible for the accuracy on the information provided in this report.

The report or any section of the report cannot be used or proliferated without the permission of Arbor Urban.

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APPENDIX 1 – Tree Data Table

Tree Number	Botanical Name	Common Name	Age	Health	Structure	ALE	RV	Origin	EV	Height (m)	Canopy Width (m)	DSH (cm)
1	*Jacaranda mimosifolia*	Jacaranda	SM	G	M	H	M	E	N	5	6	14
2	*Jacaranda mimosifolia*	Jacaranda	EM	M	G	H	M	E	N	5	8	21
3	*Jacaranda mimosifolia*	Jacaranda	SM	G	M	H	M	E	N	4	6	18
4	*Jacaranda mimosifolia*	Jacaranda	M	M	M	M	H	E	N	6	15	38
5	*Jacaranda mimosifolia*	Jacaranda	M	M	M	M	H	E	N	6	11	43
6	*Jacaranda mimosifolia*	Jacaranda	M	M	M	M	H	E	N	7	13	37
7	Casuarina obtusa	Swamp Sheoak	PM	MB	P	VL	L	LN	H	6	5	79
8	Callistemon viminalis	Weeping Bottlebrush	PM	P	M	M	L	N	N,FS	6	7	34
9	Calistemon “King’s Park Special”	Bottlebrush KPS	M	M	P	M	L	LN	N,FS	6	4	39
10	Calistemon “King’s Park Special”	Bottlebrush KPS	M	M	P	M	L	LN	N,FS	6	8	54
11	Lophostemon confertus	Brush Box	M	M	M	M	L	N	N,FS	8	10	54
12	Lophostemon confertus	Brush Box	M	P	M	L	L	N	N,FS	7	6	49

(1i)

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APPENDIX 1 – Tree Data Table Continued

Tree Number	Botanical Name	Common Name	Age	Health	Structure	ALE	RV	Origin	EV	Height (m)	Canopy Width (m)	DSH (cm)
13	Corymbia citriodora	Lemon Scented Gum	EM	M	G	H	M	N	FS	12	11	46
14	Corymbia citriodora	Lemon Scented Gum	M	G	G	H	H	N	H,N,NB, FS	16	17	73
15	Corymbia citriodora	Lemon Scented Gum	M	G	G	H	H	N	H,N,NB, FS	16	16	82
16	Corymbia citriodora	Lemon Scented Gum	M	M	M	H	M	N	H,N,NB, FS	14	13	76
17	Corymbia citriodora	Lemon Scented Gum	SM	M	F	H	M	N	FS	9	8	38
18	Corymbia citriodora	Lemon Scented Gum	M	G	G	H	H	N	H,N,NB, FS	12	27	89
19	*Erythrina x sykesii*	Coral Tree	M	M	P	M	L	N	EF	6	8	48

(1ii)

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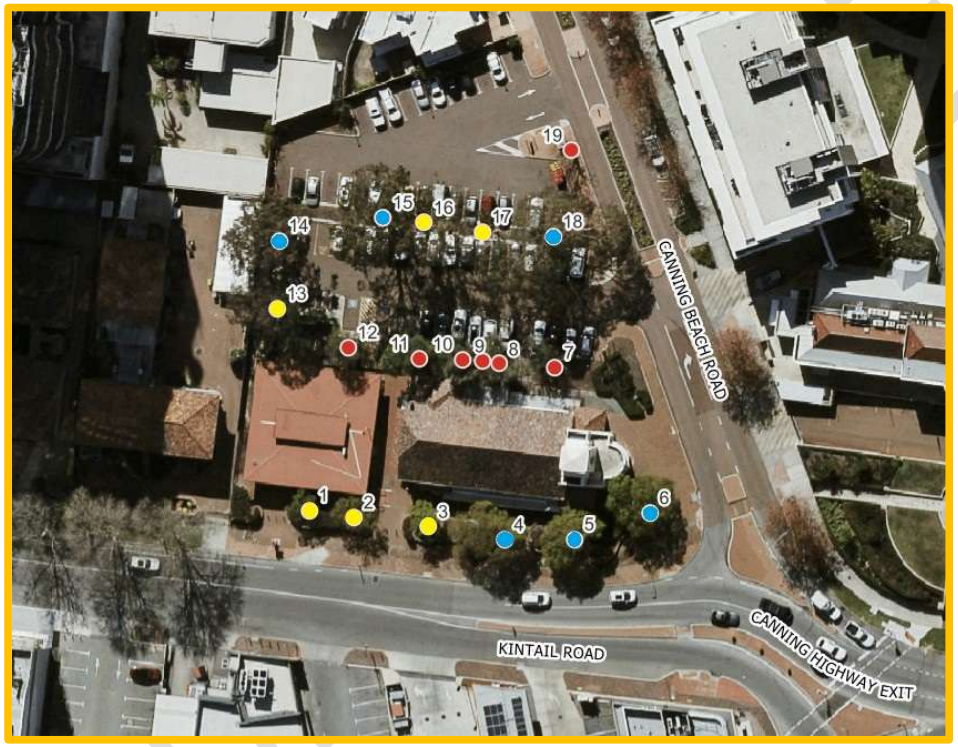
APPENDIX 2 – Retention Value Aerial



	RETENTION VALUE
	HIGH
	MEDIUM
	LOW

(2i)


URBIS
Applecross District Hall (Tivoli)
Conservation Management Plan
June 2026

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence.
It shall only be used in this context and shall not be made available to third parties without client authorisation.
Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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urbis.com.au

Urbis staff responsible for this report

Director	Marc Beattie, MA (Hons), MSc IHBC, ICOMOS
Senior Consultant	Isabella Bellotti, M. Architecture, BA Design (Architecture) M.ICOMOS
Consultant	Wade Goldwyer, BA Archaeology (Hons), M. ICOMOS
Creative Designer	Christian Oshiro
Project Code	P0053992
Report Number	Final

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DISTRICT HALL

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DISTRICT HALL

Executive Summary

This Conservation Management Plan (CMP) for Applecross District Hall (Tivoli) (the subject site) has been prepared by Urbis for the City of Melville. The CMP provides the principal guiding document for the conservation, management and future use of this important heritage place and forms part of broader planning and feasibility investigations for the potential redevelopment of the subject site and the City's surrounding landholding.

This CMP updates the earlier Conservation Plan prepared by Ian Molyneux & Associates in 1996. The previous document no longer reflects current Heritage Council of Western Australia (HCWA) guidance or contemporary best practice. This updated CMP incorporates new historical research, analysis of physical fabric and condition, and a revised assessment of cultural heritage significance. It establishes a clear and robust policy framework to support informed decision-making and ensure that future change is managed in a way that conserves the heritage values of Applecross District Hall while allowing for ongoing use and adaptation.

Study Area

Applecross District Hall is located on Kintail Road, Applecross, approximately 9 km south of the Perth central business district. The place occupies Lot 180 on Plan P001751 and is positioned within the Canning Bridge Activity Centre, identified as part of the Q1 Kintail Quarter precinct.

The study area for this CMP includes the heritage-listed hall building and part of the open-air car park immediately to the north, both of which are owned by the City of Melville. The broader City landholding, including the Canning Bridge Express Library to the west, is considered where relevant to understanding the setting of the heritage place and to providing guidance for future development feasibility.

Historic Overview

Prior to European settlement, the subject site formed part of the traditional country of the Beeliar Noongar, a clan group of the Whadjuk Noongar people. The area sits within a broader cultural landscape associated with the Derbarl Yerrigan (Swan and Canning Rivers), which supported long-standing patterns of seasonal movement, camping, fishing and hunting. Nearby places such as Goolugatup (Point Heathcote) and the Canning River foreshore remain of cultural significance.

Following colonisation, the land was part of the Point Walter grant selected by Alfred Waylen in 1830. Development of the wider area was closely tied to river transport, ferry crossings and the strategic importance of the Canning Bridge crossing. From the late 19th century, subdivision of the Applecross Estate and improvements to transport infrastructure supported the transition from rural land use to a river-oriented suburban community.

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The Applecross District Hall was constructed in 1934 during a period when district halls played a central role in local social, cultural and civic life. The hall was commissioned by the Melville Roads Board, designed by W. G. Bennett of the architectural firm Eales, Cohen and Bennett, and constructed by Harold Doust at a cost of £3,750. It was opened on 1 September 1934 and designed to accommodate cinema screenings, dances, meetings and community events.

Since its opening, the Hall has been in continual use as a community facility. From 1973 it has been the home of the Tivoli Club of Western Australia, reinforcing its ongoing role as a place of performance and entertainment.

Built Heritage

Applecross District Hall is a single-storey Inter-War Art Deco community hall with a prominent entrance tower, executed in painted face brick and render. The building is characterised by its strong civic presence, symmetrical eastern façade, columned entrance portico, stepped tower massing and finely detailed interior.

Internally, the Hall retains a high level of integrity, including the original auditorium volume, stage and proscenium, face brick dado walls, moulded plaster decoration, steel-framed windows and exposed roof structure. While the original north and south verandah colonnades have been removed and enclosed through post-war alterations, the primary 1934 form and spatial arrangement remain legible.

The Hall occupies a landmark corner position and forms part of a modest civic precinct with the adjacent Canning Bridge Express Library and the nearby Raffles Hotel. Despite increasing density within the Canning Bridge Activity Centre, the Hall remains a highly recognisable and valued local landmark.

Condition

The Applecross District Hall is generally in good condition and continues to function effectively as a community and performance venue. The building exhibits age-related maintenance issues typical of a structure of its period, including roof deterioration, water ingress, failing rainwater goods, localised cracking to masonry and wear to internal finishes.

These issues are considered manageable through timely conservation and maintenance works. The CMP identifies priorities for repair and ongoing maintenance to ensure the long-term protection of significant fabric and to reduce the risk of progressive deterioration.

Cultural Heritage Significance

Applecross District Hall is included on the State Register of Heritage Places (P1543) and on the City of Melville Heritage List, reflecting its importance at both a State and local level.

The place has cultural heritage significance for its:

- Historical association with the development of Applecross and local governance during the inter-war period.
- Rarity as an inter-war suburban community hall incorporating Art Deco and early Moderne architectural expression.
- Landmark value arising from its prominent corner location and distinctive entrance tower.
- Aesthetic and technical qualities, including its well-resolved planning, craftsmanship and use of locally sourced materials.
- Strong and enduring social value as a focal point for community, cultural and performance activities since 1934.

Zones and elements of significance have been graded in accordance with the HCWA five-tier system to guide future conservation and change. The 1934 hall form, entrance tower, principal façades and original interior spaces are assessed as being of **considerable significance.**

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Conservation Policy

Applecross District Hall is of considerable cultural heritage significance to the people of Western Australia and the local community. This CMP provides policies to guide conservation, adaptive reuse, maintenance and any future development affecting the place and its setting.

The CMP also provides guidance for future development within the broader City of Melville landholding, recognising opportunities to support the long-term conservation of the Hall while ensuring that new development respects its heritage significance, important views and civic presence.

The following have been selected as key policy principles:

Policy 1	*The assessment of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning for the Applecross District Hall.*
Policy 2	*All future decisions relating to use or any other matters likely to affect the heritage value of the Applecross District Hall should be made with reference to this Conservation Management Plan.*
Policy 4	*Elements or areas identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*
Policy 5	*Elements or areas identified as having some significance should be retained and conserved where possible. Conservation is recommended but adaptation is acceptable if undertaken in a sensitive manner that considers the building's cultural heritage significance holistically. If removed, their significance should be recognised through an archival record.*
Policy 8	*In addition to this CMP, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation and development of the place.*
Policy 11	*Future use of the place should be compatible with the original building fabric and use, involving minimal change to significant fabric, use and site context.*
Policy 12	*New works may be acceptable if they do not detract from the place's significance or its interpretation. New works should be clearly distinguishable, sympathetic in siting, form, scale, character and materials, and avoid faux heritage imitation.*
Policy 13	*Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage practitioner and appropriate specialist advice should be sought as required.*
Policy 17	*The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care.*
Policy 19	*The Conservation Management Plan should be reviewed every ten years to account for the passage of time, conservation and adaptation works, and the effectiveness of the conservation policies.*

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Policy 22 *New development, including additions to the Applecross District Hall or development within its setting, must recognise and respect the heritage significance and landmark values of the place and must not intrude upon significant views and vistas.*

Policy 47 *Maintenance of the place should be the primary component of the conservation program, with ongoing and informed attention to minimising deterioration of the physical fabric.*

Policy 51 *The continued use of Applecross District Hall for performance, rehearsal, teaching and community activities is strongly supported and should be prioritised as the most compatible use of the place.*

Policy 56 *Any adaptation required to support ongoing or compatible use should be limited, reversible where practicable, and located primarily within areas identified as having little or no heritage significance.*

Policy 60 *The original 1934 Applecross District Hall building, including its landmark tower, primary elevations and significant internal volumes, must be retained and conserved as the core heritage element of the site.*

Policy 65 *New development must be sited, scaled and articulated to ensure that the Applecross District Hall remains the dominant built form, particularly when viewed from key approach routes.*

Policy 70 *All development proposals must be supported by appropriate heritage documentation, including a Heritage Impact Statement, demonstrating compliance with this CMP and delivering a net positive conservation outcome.*

Policy 49 *Should unexpected historical archaeological material be encountered, the advice of a suitably qualified archaeologist should be sought and material managed in accordance with best-practice heritage procedures.*

Policy 87 *Interpretation of the Applecross District Hall shall be informed by this CMP and based on accurate, evidence-based information that reflects the place's assessed cultural heritage significance.*

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1 Introduction

1.1 Purpose

This Conservation Management Plan (CMP) for Applecross District Hall (Tivoli) (hereafter referred to as the 'subject site') has been commissioned by the City of Melville to guide the conservation, management and future use of this significant heritage place as part of broader planning and feasibility study for the potential redevelopment of the subject site and the City's broader land holding.

This CMP presents information relating to the historical development, physical fabric and condition of the place. It identifies and assesses the cultural heritage significance of Applecross District Hall, a single-storey Inter-War Art Deco community hall with tower constructed in 1934. This CMP establishes clear conservation policies to guide future actions including conservation works, adaptive reuse, interpretation, routine maintenance and any future development of both the subject site and its immediate setting.

Applecross District Hall is included on the State Register of Heritage Places (Place No. P1543) and on the City of Melville's Heritage List. The place has landmark value due to its prominent corner location and tower, is an innovative and technically advanced design for its time, and is strongly associated with the social, recreational and cultural life of the local community since its construction. It retains a high degree of authenticity, with limited alterations to the original fabric, and has important associations with the architectural firm Eales, Cohen and Bennett, builder Harold Doust, and E. F. Edwards, Chairman of the Melville Road Board at the time of construction.

This CMP has been prepared as an update of the previous CMP prepared in 1996 by Ian Molyneux and Associates. The existing CMP is now outdated, does not align with current Heritage Council of Western Australia guidelines, and lacks the level of historical analysis and conservation policy required to guide contemporary redevelopment proposals. This updated CMP documents changes to the place, incorporates new research and understanding of its heritage values, and provides revised, site-specific policy guidance.

The CMP provides a strategic framework to support informed decision-making and ensure that any future works or redevelopment are undertaken in a manner that conserves the heritage significance of Applecross District Hall, while allowing for its ongoing use and adaptation. It is intended to assist the City of Melville, consultants and decision-makers in managing change to the place in a coordinated, transparent and best-practice manner.



Figure 1 Location plan

1.2 Site Location

Applecross District Hall, also known as the Tivoli Club of WA Inc., is located on Kintail Road, Applecross, approximately 9 km south of the Perth central business district. The place occupies a prominent site along Kintail Road, a key east–west thoroughfare within the suburb.

The place is situated on land described as Lot 180 on Plan P001751. The curtilage includes the building and part of the open aired carpark also owned by the City of Melville located immediately north of the building. The rest of the carpark and the adjacent Canning Bridge Express Library located immediately west of the Hall at 2 Kintail Road are also part of the City's landholding.

These areas are considered within the scope of this report's guidance on the future development feasibility of the City of Melville's landholding.

1.3 Heritage Listings

1.3.1 Built Heritage Listings

Places of cultural heritage value in Western Australia are identified through a range of different heritage listings. Some of these listings give statutory protection to heritage places, through requirements for heritage-related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys.

The Heritage Act 2018 (the Act) outlines the functions and responsibilities of the Heritage Council of Western Australia (HCWA). It also provides for a range of regulatory orders that the Heritage Minister may issue to provide special protection for a place. The subject site is protected under the Act, due to its entry on the State Register of Heritage places.

The Act also requires the Local Government Authority, in this case the City of Melville to compile and maintain an inventory of places (referred to as a Local Heritage Survey; previously Municipal Heritage Inventory) within its municipality which are considered of local heritage significance. The study area has been included on this inventory of places of local heritage significance.

Heritage places included on the Municipal Heritage Inventory do not have statutory protection unless specifically included on the Heritage List defined under the provisions of the Local Planning Scheme, which are protected under the Planning and Development Act, 2005 and its associated regulations.

Table 1 Applicable heritage listings

No.	Place or Item	Description	Listed
Heritage Council of Western Australia			
01543	*Applecross District Hall*	*Executed in the Inter-war Art Deco style, Applecross District Hall is a distinctive and unusual building. The interior of the Hall displays fine aesthetic elements.*	05 Nov 1999
Heritage List			
01543	*Applecross District Hall*	-	16 Jun 2020
Other Heritage Listings & Surveys			
City of Melville LHS	*Applecross District Hall*	*Category 1 : Essential to the heritage of the locality. Rare or outstanding example.*	17 Jun 2014

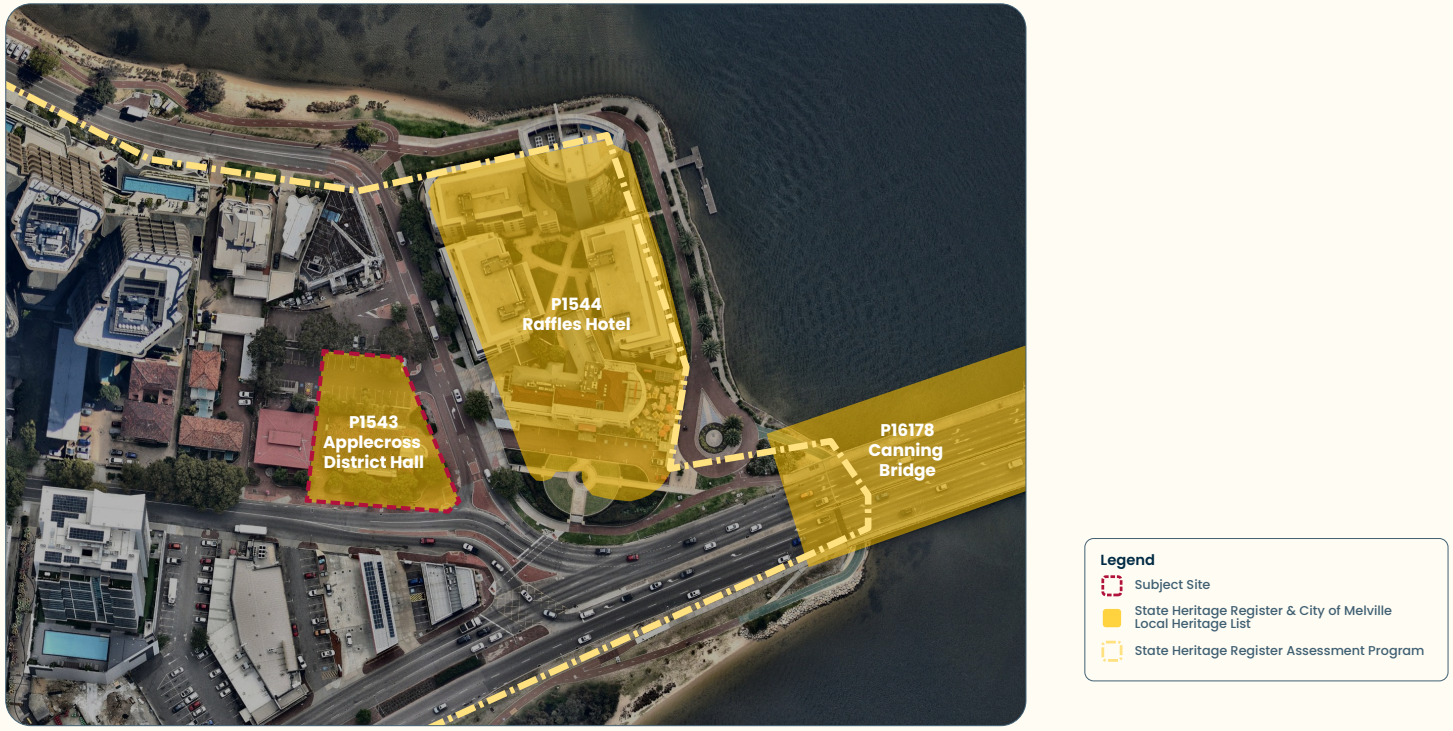

Figure 2 Historical heritage listings and places within the subject site boundary.

1.3.2 *Aboriginal Heritage Act 1972*

Aboriginal heritage in Western Australia is protected and managed by the Aboriginal Heritage Act 1972 (AHA).

The Aboriginal Heritage Legislative Amendment and Repeal Bill 2023 received royal assent in late October 2023 and the Aboriginal Cultural Heritage Act 2021 (ACHA) was repealed. An amended version of the AHA 1972 became operational on 15 November 2023, for registered places of the ACHA 2021.

Under Section 17 of the AHA 1972 it is an offence to disturb, damage, alter or conceal an Aboriginal site (ACH Register or ACH Lodged) without the permission of the Registrar of Aboriginal Sites under Section 16 or the consent of the Minister under Section 18. An 'Aboriginal Site' is defined by Section 5 of the AHA 1972.

The Register of Aboriginal Heritage Places is maintained by the Department of Planning, Lands and Heritage (DPLH) through its digital interface, the Aboriginal Cultural Heritage Inquiry System (ACHIS). The ACHIS includes Registered Aboriginal Cultural Heritage (ACH) sites, which are places that have been assessed by the ACHC as meeting Section 5 of the AHA 1972, Historic ACH (places assessed as not meeting the criteria of Section 5), and Lodged ACH (places that have been lodged but not yet assessed).

The ACHIS also includes information about previous heritage surveys that have been conducted, and their associated reports. A request can be made to view any unrestricted site files and reports.

As part of this assessment, Urbis conducted a search of the ACHIS that encompassed a 1 km radius from the centre of the subject site to gather information about the types of Aboriginal Sites and OHPs that are currently known and recorded in the area.

The ACHIS search indicated that there are:

- **Five (5) Registered ACH sites** in proximity to the subject site, including Swan River (ID# 3536) and Canning River (ID# 3538), which are registered as Creation / Dreaming narrative sites, Goolugatup (ID# 18623), a multiuse site containing camp and hunting grounds, a birthplace, and an ochre source with ritual, ceremonial and mythological significance, Foreshore Camping Ground (ID# 3705), which is a camp and hunting site, and Winjan (ID# 119), which has historical significance for Aboriginal people.
- **One (1) Lodged ACH place** in proximity to the subject site, Canning River Midden 2 (ID# 22963), which was lodged as a midden site on the east coast of the river.
- **One (1) Historic ACH place** in proximity to the subject site, Raffles Hotel Site (ID# 20442), which is located between the subject site and Canning River and was recorded as containing sub-surface cultural material, artefacts scatters, a birthplace, camping ground, meeting place, rock shelter, ochre and plant resources, shells, fish traps, and creation / dreaming narratives.

Of these, none are located within the actual boundaries of the subject site.

It should be noted that the ACHIS is not necessarily a comprehensive record of all Aboriginal Sites or Other Heritage Places (OHP) that exist in an area. It represents what is currently known which is largely dependent on whether any heritage investigations have been conducted within the area and if that information has been submitted to DPLH.

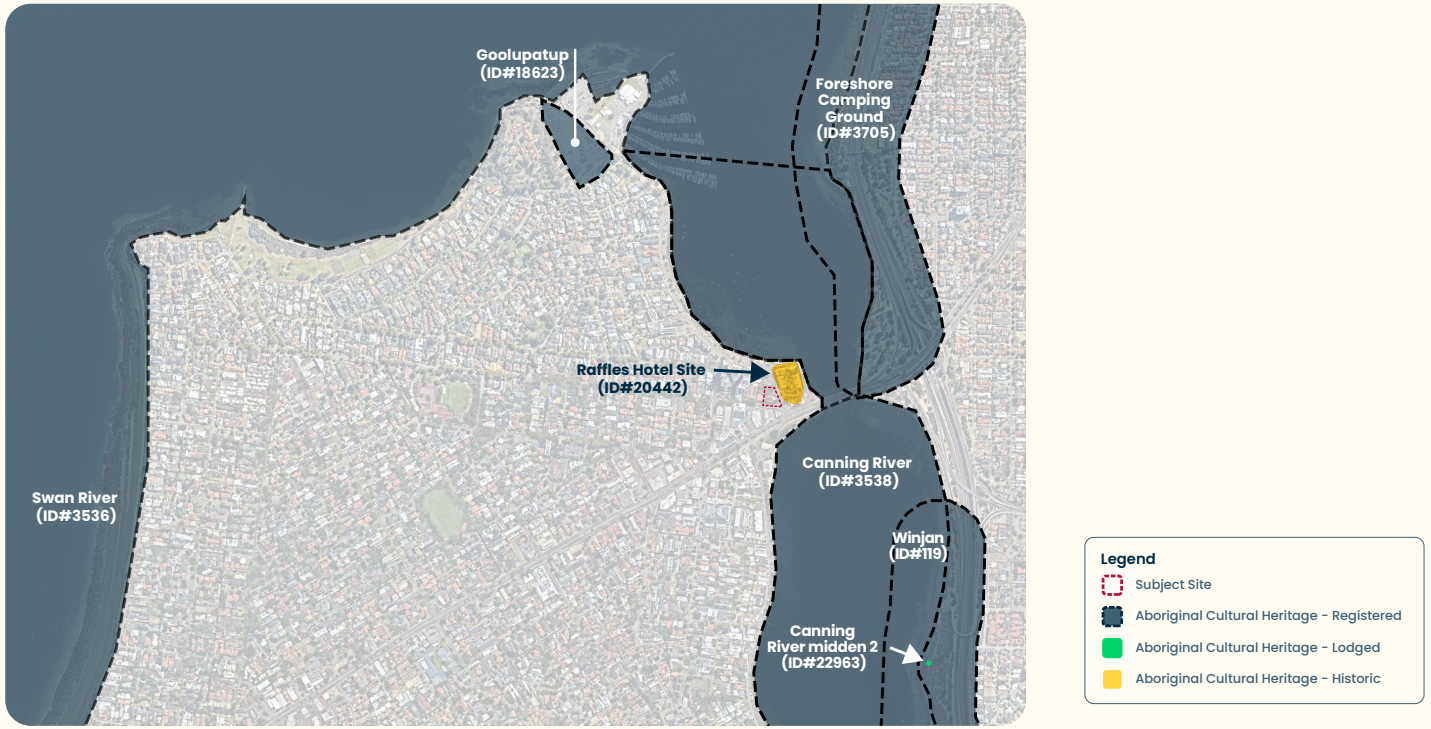

Figure 3 Aboriginal Sites and places in proximity to the subject site.
Source: Urbis, 2026.

1.4 Statutory Context

The following statutory framework is applicable to the statutory heritage listed status of the subject site:

1.4.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) provides the statutory framework for land use planning across the Perth metropolitan region. Under the MRS, the Applecross District Hall site is zoned Urban, allowing for a range of urban land uses consistent with local planning controls.

1.4.2 City of Melville Local Planning Scheme

The City of Melville Local Planning Scheme No. 6 (LPS6) is the principal statutory planning instrument guiding land use and development within the local government area. The scheme establishes zones, development standards and heritage provisions, including the identification and protection of heritage places.

The Applecross District Hall is included on the City of Melville Heritage List, and as such is afforded statutory protection under the heritage provisions of LPS6. Any development, alteration or demolition of the place is subject to heritage assessment and approval requirements under the Scheme.

1.4.3 Canning Bridge Activity Centre

The Canning Bridge Activity Centre is a State-designated strategic centre intended to accommodate higher-density, mixed-use development focused around a major public transport hub, supporting Perth's long-term urban consolidation and transit-oriented growth objectives.

Planning for the centre is guided by a WAPC-endorsed Activity Centre Structure Plan, which establishes the vision, land use mix, built form, and movement network required to deliver a vibrant, connected and sustainable urban precinct. Within this framework, the City of Melville is responsible for implementing these objectives through its local planning scheme, policies, and development assessment processes.

The site is located within the Canning Bridge Activity Centre Area and identified as part of the Q1 Kintail Quarter precinct and mixed-use heart of the activity centre plan.

1.5 Methodology

This plan has been prepared in accordance with the requirements set out in 'An Information Guide to Conservation Management Plans,' Department of Planning, Lands and Heritage (DPLH), 2013, and developed in accordance with the following stages prepared in sequence:

1. Understand the subject site's cultural heritage significance.
2. Assess the subject site's cultural heritage significance.
3. Identify opportunities and constraints.
4. Develop policies to guide the conservation, adaption and future development of the subject site.
5. Provide guidance on how to implement the conservation of the subject site in accordance with the significance and policies.

This CMP includes future development guidance as a portion of this document. This guidance is intended to inform the owner of the site and the surrounding landholdings (currently the City of Melville) about development outcomes that are appropriate for the landholding and that do not adversely affect the significance of the heritage place. This guidance also responds to the statutory context of the site, including its location within the Canning Bridge Activity Centre.

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1.5.1 Guiding Documents

- Heritage Council of Western Australia 'An Information Guide to Conservation Management Plans,' 2013.
- Australia ICOMOS 'Burra Charter', 2013.

1.5.2 Key Supporting Documents

The following documents have supported production of this report:

- HCWA, 05/11/1999. Register of Heritage Places – Permanent entry, Applecross District Hall.
- HCWA, 05/11/1999. Register of Heritage Places – Assessment Documentation, Applecross District Hall.
- Ian Molyneux & Associates, 1996. Applecross District Hall– Conservation Plan.
- City of Melville, 2016. Local Planning Strategy.
- Canning Bridge Activity Centre Plan, 2015.
- City of Melville, Place Record Form (AP08 - Applecross District Hall) 2014

1.6 Explanatory Notes

1.6.1 Noongar Consultation

Consultation with the Whadjuk Aboriginal Corporation and other recognised Aboriginal knowledge holders has not yet been undertaken. It is strongly recommended that this engagement occur prior to any ground disturbance works to reduce the risk of non-compliance with Aboriginal Heritage Act 1972 and to avoid potential impacts on significant Aboriginal cultural heritage values.

1.6.2 Structural Condition

This report has been prepared based on a visual inspection only and has been limited to those areas and sections of the place fully accessible and/or visible to the authors on the date of inspection. Where the condition of building fabric is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition unless otherwise noted.

This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant physical defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

1.6.3 Abbreviations and Definitions

Common abbreviations and definitions used throughout the report are provided in the table below:

Table 2 Abbreviations

Abbreviation	Definition
The Act	Heritage Act 2018
AHA	Aboriginal Heritage Act 1972
The City	The City of Perth
CMP	Conservation Management Plan
DPLH	Department of Planning, Lands and Heritage
HCWA	Heritage Council of Western Australia
ICOMOS	International Council on Monuments and Sites
SLWA	State Library of Western Australia
SRO	State Records Office of Western Australia
WAPC	West Australian Planning Commission

1.6.4 Terminology

Heritage terms included in this report are as defined in the Burra Charter and the DPLH's 'Assessment Criteria for Cultural Heritage Significance.'

Where Noongar terms are used, we acknowledge that contemporary Noongar language is a shared language that is spoken throughout Noongar Booja today and as an oral tradition, there are alternative spellings and pronunciations of Noongar words and other interpretations are likely to exist.

Table 3 Terms and Definitions.

Term	Definition
Australia ICOMOS	The national committee of the International Council on Monuments and Sites.
Authenticity	Authenticity explains the extent to which the original intention is evident, and the compatibility of current use.
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the Burra Charter is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council.
Condition	The state of the fabric regarding its appearance and working order. Is a consideration that helps to determine if a place is a good, fine or excellent example of its type.
Conservation	All the processes of looking after an item to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these.
Conservation Management Plan (CMP)	A CMP is the principal guiding document for the conservation and management of a heritage place. The main objective of the CMP is to ensure that decisions are made with regard to the cultural heritage significance of a heritage place. To that end, a CMP identifies the heritage significance of the place and provides clear policies for the sustainable future of the place.
Conservation Management Strategy (CMS)	A CMS is an owner's practical guide to the maintenance of a heritage place. Amongst other things, it contains a Building Condition Assessment Report, conservation management schedule and maintenance schedule. It can also form part of a Conservation Management Plan.
Conservation Policy	Conservation policy sets out clear, evidence-based guidance for managing a place in a way that protects and communicates its significance. Drawing on the Statement of Significance, it outlines how the heritage values of a place will be retained or revealed, how future uses can be compatible with those values, how statutory obligations will be met, and how conservation outcomes can be achieved within available resources.
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb.

Term	Definition
Cultural Heritage Significance	Of Aesthetic, Historic, Scientific, Social or Spiritual value for individuals or groups within Western Australia.
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide.
Heritage Place	A geographically defined area of land, landscape, building or other work, group of billings or other works, tree, lake geographical feature or space. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity).
Integrity	A heritage zone or element is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact. Integrity explains the extent to which the fabric is in its original state.
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place.

Term	Definition
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction.
Setting	The area around a heritage place or element that contributes to its heritage significance, which may include views to and from the heritage element; the listing boundary or curtilage of a heritage subject site does not always include the whole of its setting.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place.

2 Documentary Evidence

2.1 Brief History

2.1.1 Pre-Settlement

Prior to European settlement, the land on which the Applecross District Hallis located formed part of the traditional country of the Beeliar Noongar, a clan group of the Whadjuk Noongar people.[1] The Beeliar Noongar maintained a close and enduring relationship with the waterways, wetlands and riverine landscapes of the Derbarl Yerrigan (Swan and Canning rivers), which shaped patterns of movement, seasonal occupation and resource use over many thousands of years.

Approximately 1.22 km north-west of the subject site lies Goolugatup (Point Heathcote), a place whose name is understood to mean "place of the children."

This area held particular cultural importance as a regular fishing and camping location.[2]

The elevated ground at Goolugatup was used for hunting and as a vantage point for observing movement across the river and surrounding landscape, while the lower riverine flats provided access to abundant food resources, including fish and other aquatic species.

Seasonal use of the area extended to the locality immediately surrounding the present-day Applecross District Hall. During the summer months, the Beeliar Noongar group used the area opposite the subject site, now associated with the Raffles Hotel site, as a campsite and hunting ground.[3] The proximity of the river, wetlands and foreshore environments made this location a reliable and productive source of food, supporting fishing, foraging and hunting activities.

Together, these places formed part of an interconnected network of campsites, pathways and resource areas along the river corridor.

The Applecross District Hall site sits within this broader cultural landscape, shaped by the natural features of the river, foreshore and elevated landforms that influenced patterns of Aboriginal movement and land use long before the arrival of European settlers.

1 City of Cockburn, 2026. Aboriginal Language, Culture and History, https://www.cockburn.wa.gov.au/Community/Aboriginal-and-Torres-Strait-Islander/Aboriginal-Language,-Culture-and-History
2 Liebetrau, L. & S., Lyons, 2023. The Beautiful is Useful, p. 7.
3 HCWA, 2001. inHerit - Raffles Hotel, https://inherit.dplh.wa.gov.au/public/inventory/printsinglerecord/6224c001-563a-40be-acf3-4dd5dbbcd305

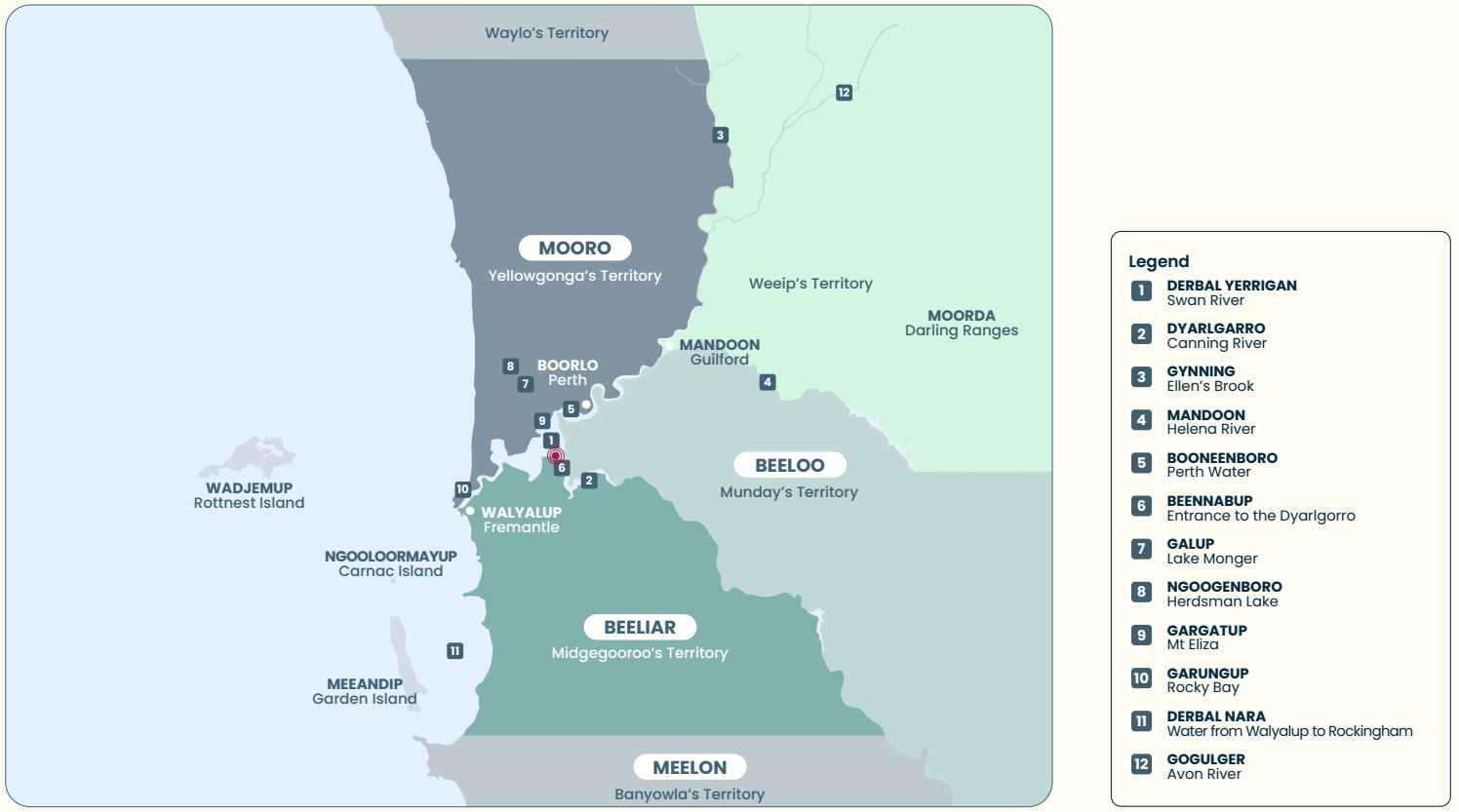

Figure 4 Map showing the traditional territorial boundaries at the time of contact with European settlers. The subject site is circled in red.

2.1.2 Early Settlement

The Applecross District Hall occupies land historically associated with early European settlement along the southern bank of the Swan and Canning rivers. In January 1830, Alfred Waylen arrived in Fremantle aboard the Skerne and selected approximately 1,096 acres at Point Walter, including the site on which the Hall now stands.[4] Figure 5 shows the original land grant for Alfred Waylen.

The surrounding area retains several place names associated with Waylen, including Waylen Bay, Point Waylen and Alfred Cove. Waylen's contribution to the early settlement of the district is commemorated by an incised bronze tablet located in the Hall's foyer.[5]

Waylen's landholdings and activities were closely tied to river transport, with ferries operating across the Swan and Canning rivers to move people, stock and goods between Fremantle, Perth and the southern districts.

Waylen constructed an inn at Point Walter to service ferry traffic and cut a channel through the sand spit to improve river navigation.[6]

The early development of Applecross was shaped by river crossings and transport infrastructure. Prior to development, the area now occupied by the Canning Bridge was known as "Hell's Gate", a difficult but strategically important ferry crossing used to transport goods between the port city and Perth.[7]

In January 1850, the first bridge across the Canning River was opened near the site of the Hall. [8] Designed by Henry Trigg, this early bridge reinforced the strategic importance of the locality as a transport corridor and key point of access between Perth and the southern districts.

4 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 38
5 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 38
6 City of Melville, 2020. Local Heritage Survey 2019, p. 10
7 Hon. John Castrilli, 2012. Canning Bridge's heritage celebrated – WA Gov, https://www.wa.gov.au/government/media-statements/Barnett%20Liberal%20National%20Government/Canning-Bridge%27s-heritage-celebrated-20120328
8 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 38

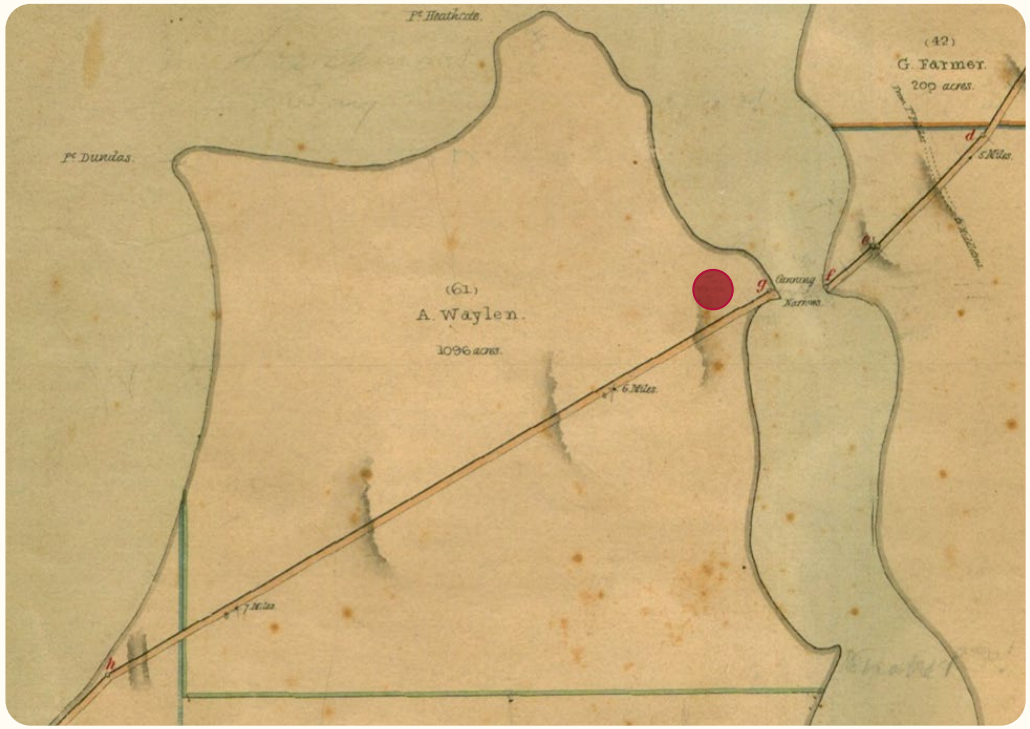

Figure 5 Map showing the land grant of Alfred Waylen, dated 1845-1846. The subject site is circled in red.

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2.1.3 Early Community Development

For much of the mid-19th century, land in the Applecross and Melville district was used for grazing, small-scale agriculture and timber cutting, often owned by Fremantle-based businessmen.[9] More intensive development followed the gold-driven economic expansion of the late 19th century.

In 1896, Sir Alexander Percival Matheson acquired large tracts of land extending from Melville Water to Point Walter and commenced systematic subdivision, including the Applecross Estate, named after a fishing village in Scotland.[10]

Subdivision, improved ferry services and the presence of a river jetty supported a gradual transition from rural landholdings to a suburban settlement.[11] Applecross developed as a river-oriented residential area, with transport routes converging near Canning Bridge reinforcing the importance of the locality as both a gateway and a community focus.

The formal governance of the district developed in the early 20th century. On 22 March 1901, the first meeting of the Melville Roads Board was held at the Canning Bridge Hotel (later the Raffles Hotel), which by 1900 had become a permanent landmark.[12] Community infrastructure continued to expand, with a school operating from a hall in Kintail Road between 1905 and 1915.

By the early 1920s, the rehabilitation of Canning Highway further improved access to the area and supported residential growth.[13] The Roads Board played a central role in shaping local infrastructure, including roads, transport services and community facilities. By the early 20th century, Applecross was developing a recognisable civic identity, supported by schools, churches, sporting clubs and local halls.

A significant figure in the development of the district was Ethelbert F. Edwards, a local farmer who was elected Chairman of the Melville Roads Board on 14 April 1928.[14]

Edwards held this position for eleven years, a period that encompassed the planning and construction of the Applecross District Hall.[15]

Correspondence from the Western Australian Government Tramways and Electricity Supply in June 1928 indicates the existence of a hall at that time, though not yet metered, suggesting earlier community facilities preceding the current building.[16]

2.1.4 Applecross District Hall

During a period when district halls across Melville were central to social and cultural life. Halls hosted public meetings, dances, film screenings, sporting clubs and civic events, functioning as focal points for emerging suburban communities.

In January 1934, the Melville Roads Board raised a loan for the construction of a new district hall.[17] The foundation stone was laid on 2 June 1934 by E. F. Edwards, at a time when the Roads Board district contained 1,077 dwellings.[18]

9 City of Melville, 2020. Local Heritage Survey 2019, p. 20
10 City of Melville, 2020. Local Heritage Survey 2019, p. 21
11 City of Melville, 2020. Local Heritage Survey 2019, p. 21
12 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 38
13 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 38
14 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 39
15 Cooper & McDonald, ibid, pp. 178, 190.
16 Melville Historical Society Collection.
17 Cooper & McDonald, ibid, p. 197.
18 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 39

The Hall was formally opened on 1 September 1934 by the Lieutenant-Governor, Sir James Mitchell, who also unveiled the memorial tablet commemorating Alfred Waylen and fellow settlers James Henty and Thomas Bannister.

The Hall was designed by W. G. Bennett, a partner in the prominent architectural firm Eales, Cohen and Bennett, and constructed at a cost of £3,750.[19] Capable of seating approximately 300 people, it was envisaged as a centre for cinema, dances, public debate and related community functions.

After opening the hall was used as an infant health centre.[20] The building was executed in the Inter-War Art Deco style, reflecting the architectural fashion of the early 1930s and the growing provision of purpose-designed civic buildings in suburban Perth.

The period of construction coincided with the aftermath of the Great Depression, during which Western Australia experienced economic recovery linked to rising gold prices.

This was followed later in the decade by the onset of the Second World War, which imposed restrictions on materials and labour. The Hall therefore represents a period of somewhat constrained but carefully considered civic development.[21]

The construction of the building sources locally made materials including local sands, Swan Portland Cement Ltd brand cement, columns and fittings provided by the Hume Pipe Company (Aust.) Ltd., Jarrah beams, flooring lining and joinery fittings provided by Millars' Timber and Trading Company, fibrous plaster modelled work supplied by Perth Modelling Works, hardware provided by W. Drabble Ltd., colour-blend tiles provided by H.L.

Brisbane and Co.[22] In their insistence upon local materials, the Melville Board also chose locally manufactured furnishings, including the seats manufactured by Hearn Bros. and Stead, and the drop curtain made by Bon Marché Ltd. [23]



Figure 6 Aerial of the subject site during the construction of the Applecross District Hall, dated 1932.

19 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 39
20 Daily News (Perth, WA: 1882 - 1955), Wednesday 8 May 1935, page 8
21 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 42
22 Daily News (Perth, WA : 1882 - 1955), Saturday 1 September 1934, page 16
23 Daily News (Perth, WA : 1882 - 1955), Saturday 1 September 1934, page 16

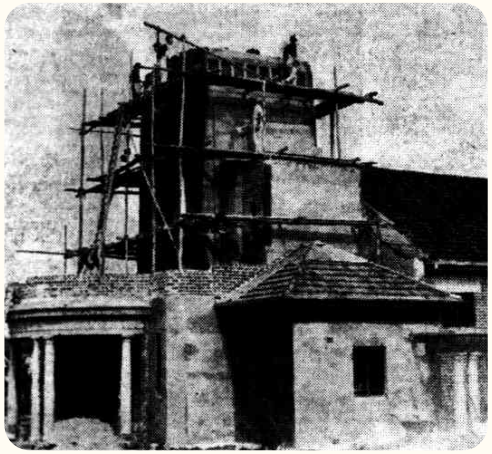

Figure 7 Applecross District Hall during construction, dated 1934.



Figure 8 Chairman of the Melville Road Board (Mr E.F. Edwards) laying the foundation stone of the Applecross District Hall during construction, dated 1934.



Figure 9 Public gathering at the laying the foundation stone, dated 1934.

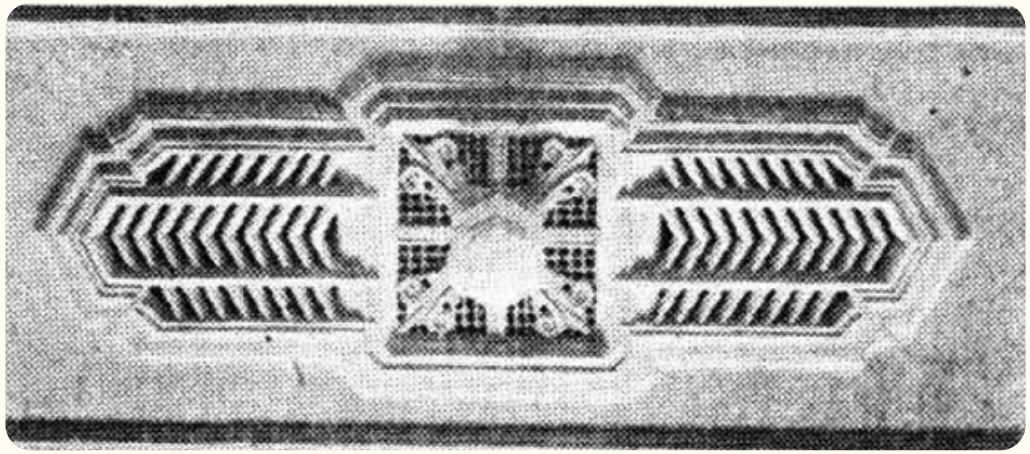

Figure 10 Section of the ceiling treatment for ventilation, dated 1934.

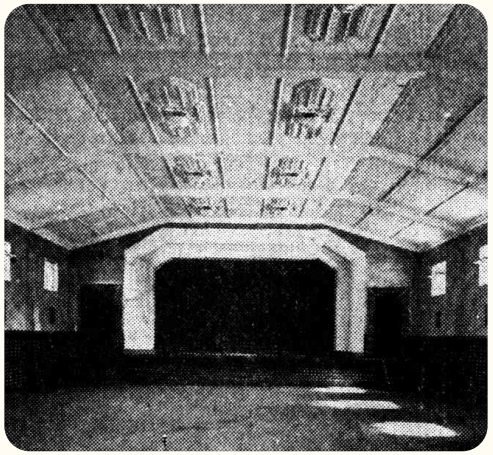

Figure 11 Interior of the subject site, dated 1934.



Figure 12 Opening of the Applecross District Hall with Lieutenant Governor (Sir James Mitchell) addressing the crowd, dated 1934.

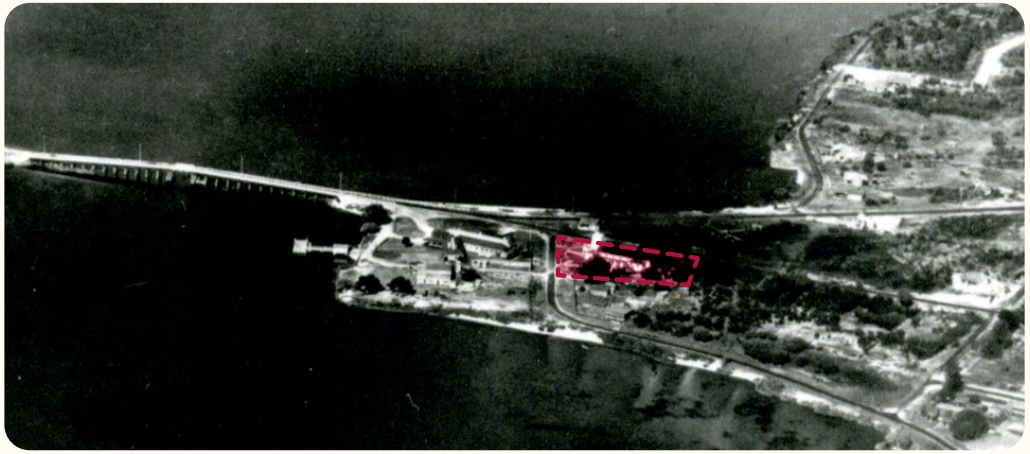

Figure 13 Aerial of the subject site (red outline) and surrounds, dated 1935.

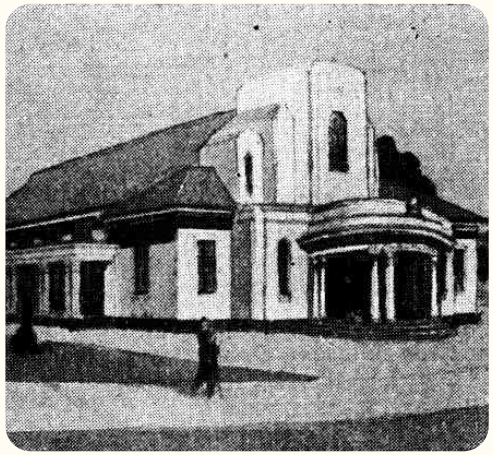

Figure 14 Illustration of Applecross District Hall after construction, c. 1937.

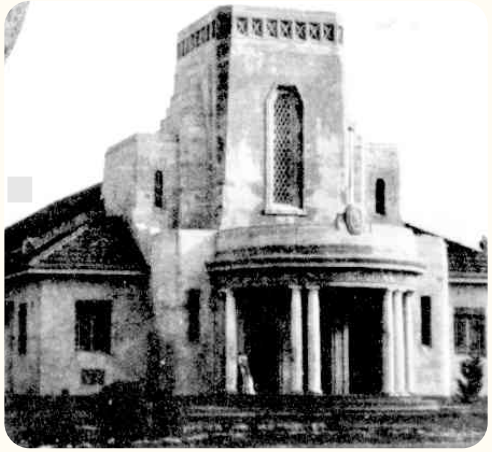

Figure 15 Photo of Applecross District Hall after construction, c. 1937.



Figure 16 View of the subject site, dated c. 1938.



Figure 17 Applecross District Hall during construction, dated 1934.



Figure 18 Raffles Hotel with the subject site to the left, dated 1939.

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2.1.5 Early Architectural Configuration

The original design of the Hall included a formal entrance porch with paired Tuscan columns supporting a Classical cornice, which transitions subtly into an Art Deco parapet to a flat roof.[24]

Evidence from architectural drawings prepared in May 1946 by architect Eliot T. Dickens, which relate to proposed works that were apparently not carried out, provides valuable insight into the building as originally executed (see Figure 19).[25]

These drawings indicate that the Hall originally incorporated flat-roofed flanking verandahs at the north and south elevations, supported by paired Classical columns matching those of the entrance portico. In section, the verandahs featured gutters and gutter boards forming a Classical cornice-like profile.

On plan, the columns are represented as elongated piers, interpreted as shorthand for the plinths of paired columns. Together, this evidence suggests a coherent Classical and Art Deco composition that extended beyond the entrance façade.[26]

Internally, the 1946 drawings show two sets of stairs leading to the stage at either side of the auditorium, a trussed roof structure combining timber and steel elements concealed within the roof-ceiling space, and a fitted kitchen located in what is now a dressing room at the north-west corner of the backstage area.[27]

2.1.6 Post-War Alterations & Additions

In the post-Second World War period, the Hall underwent a series of alterations, primarily involving the demolition and additions of the flanking verandah colonnades. Those works to the former north verandah are documented in a City of Melville drawing dated 1952 and titled Specifications, Alterations and Additions. Kitchen, Dressing Rooms, etc (see Figure 21). These drawings indicate an extension east of the existing kitchen with demolition of the original est wall. One original steel window was replaced with a larger format aluminium framed window.

This drawing shows that the original colonnade verandah had already been replaced with the existing skillion roofed brick structure to the east.

During this phase, the sills of two auditorium windows were raised to accommodate the abutting kitchen roof.[28] Additional alterations included the creation of a shop and the addition of lavatories accessed from the original men's cloakroom, possibly reflecting the replacement of earlier detached toilet facilities prior to the introduction of sewerage.

The southern verandah colonnade was similarly demolished and new addition constructed on the footprint of the original verandah to incorporate toilets accessed from the women's cloakroom and expanded dressing room facilities.[29]

2.1.7 Later Community Associations

The replacement of Canning Bridge in 1938 and post-war residential expansion helped shape the growth of Applecross.[30] These changes were followed by the proclamation of the City of Melville in 1968, which consolidated Applecross as an established riverside suburb.[31] While commercial and retail activity increasingly shifted elsewhere, the Applecross District Hall retained its role as a community landmark and meeting place.

24 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 14
25 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 14
26 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 14
27 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 39
28 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 40
29 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 40
30 City of Melville, 2020. Local Heritage Survey 2019, p. 11
31 City of Melville, 2020. Local Heritage Survey 2019, p. 12

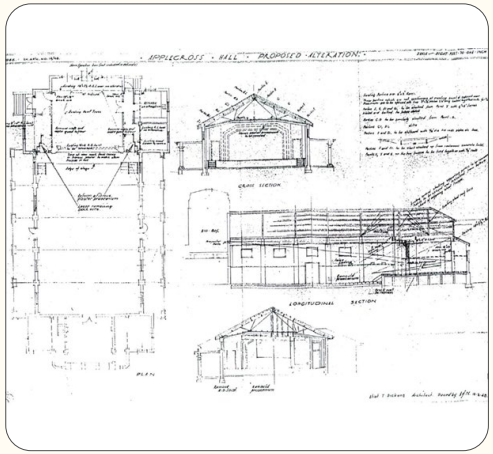

Figure 19 Working Drawing of Backstage Modifications. May 1946. Eliot T. Dickens, Architect.



Figure 20 Applecross District Hall, Applecross, dated 1944. This date is inaccurate as the visible south verandah-colonnade is already altered, which suggests early c. 1950s.

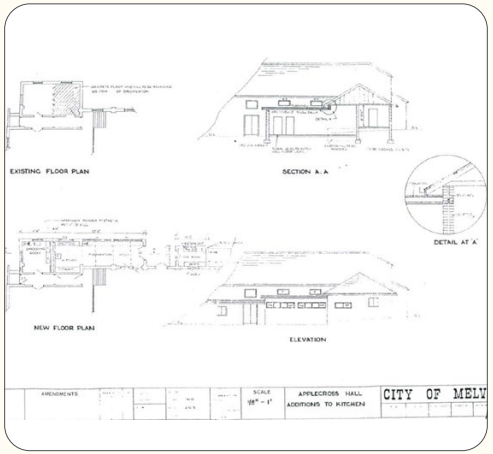

Figure 21 The Vice-Regal party inspects London Court after the official opening.



Figure 22 Aerial of the subject site (red outline), dated 1953.



Figure 23 TSunday School, Applecross, dated c. 1950.



Figure 24 Sunday School inside the subject site, dated c. 1950.

The Canning Bridge Express Library occupies land immediately west of the Applecross District Hall within the long-established Canning Bridge precinct, an area that has functioned as a focal point for movement, services and community activity since the early 19th century. The proximity of the two buildings reflects the historic role of the locality as a civic node associated with transport infrastructure and public gathering.

The establishment of the Canning Bridge Library (constructed around c. 1965) represents a later stage in the evolution of the precinct, aligned with post-war suburban consolidation and the expansion of local government services in the City of Melville.

Libraries formed part of a broader suite of community infrastructure introduced to support growing residential populations and increased emphasis on education, literacy and public access to information. Locating the library adjacent to the District Hall reinforced the civic character of the site and strengthened its function as a shared community destination.

Today, the Hall stands as tangible evidence of the evolution of Applecross from an Aboriginal cultural landscape, through early river-based settlement and transport, to a planned suburban community with a strong civic identity. Its historical significance is closely tied to the enduring importance of the Swan and Canning rivers, the Canning Bridge crossing, and the development of local government and community life in the City of Melville.

In February 1973, the Hall became the home of the Tivoli Club of Western Australia[32] , a use that continues to reinforce the place's role as a centre for performance and community activity.

By the time of its 50th anniversary in 1984, the Hall had been used by more than seventy clubs and organisations for a wide range of purposes, including fetes, chest x-ray clinics, Sunday schools, holiday workshops, and meetings of community, sporting, cultural and social groups.[33]

A jubilee celebration held on 14 August 1984, reported in the Canning Melville Times on 1 September 1984, included a commemorative tea provided by the nearby Raffles Hotel, underscoring the long-standing social connections between key landmarks in the Applecross area.[34]



Figure 25 Frontage of the subject site, dated 12 September c. 1970s.

32 Melville Historical Society newsletter, March 1984.
33 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 40
34 Ian Molyneux & Associates, 1996. Applecross District Hall – Conservation Plan, p. 40

2.1.8 Ongoing Use

Since the 1980s, the Applecross District Hall has continued to function primarily as a community facility, reflecting broader shifts in how local government and community spaces are used in Western Australia. During the 1980s and 1990s, the Hall remained in regular use for community meetings, private functions and local events. Over this period, many older district halls across the metropolitan area faced declining use as newer, purpose-built community centres emerged. Applecross District Hall was no exception, and questions about its ongoing role and maintenance began to surface.

In the 2010s, attention shifted more strongly towards heritage management and adaptive use. The Hall continued to be hired for community and private events, but planning discussions increasingly considered how it could be better integrated into the surrounding civic and public realm, particularly as Applecross evolved with higher-density housing and changing community needs. The City of Melville logo on the building front was removed sometime between c. 2015-2017 (see Figure 35 and Figure 36).

More recently, the Hall has been the subject of further conservation planning and review, focusing on long-term upkeep, accessibility improvements and compliance with contemporary standards. Its role as a valued local landmark and community asset has remained consistent, even as expectations for amenity, inclusivity and functionality have evolved.



Figure 26 Partial view of the subject site (southern corner), dated 1969. The Canning Bridge Express Library building is shown on the left.



Figure 27 View of the subject site, dated 1974



Figure 28 Aerial view of the subject site, dated 1977

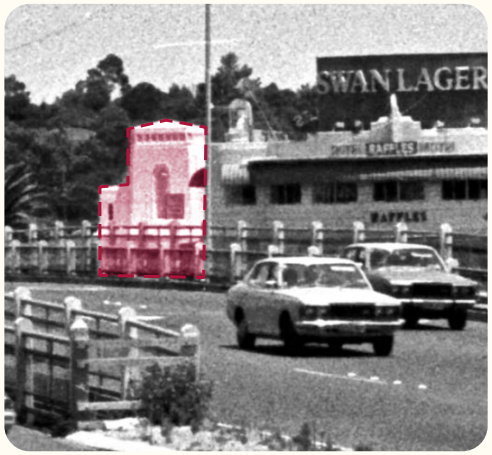

Figure 29 Partial view of the subject site from Canning Bridge (red outline), dated 1980.



Figure 30 Frontage of the subject site, dated 1981.



Figure 31 Frontage of the subject site, dated 1981.



Figure 32 Guard of Honour, Applecross District Hall, Applecross, dated 1984.



Figure 33 Frontage of the subject site, dated 1997.



Figure 34 Applecross District Hall, Applecross, dated 2003.



Figure 35 City of Melville branding prior to removal, dated October 2015.



Figure 36 The City of Melville branding has since been removed, dated November 2017.

2.2 Associations

2.2.1 Alfred Waylen

Alfred Waylen was one of the earliest European settlers associated with the land on which the Applecross District Hall stands. He arrived in Fremantle in January 1830 aboard the Skerne and selected approximately 1,096 acres at Point Walter, including the subject site. Waylen played a formative role in the early settlement of the southern Swan and Canning River foreshore, and his legacy is reflected in local place names such as Waylen Bay, Point Waylen and Alfred Cove.

Waylen's contribution to the district is explicitly commemorated within the Applecross District Hall by an incised bronze tablet located in the foyer. The inclusion of this memorial demonstrates the Hall's intended role not only as a community facility, but also as a place of civic memory and local historical acknowledgement.

2.2.2 Ethelbert F. Edwards

Ethelbert F. Edwards was a central figure in the planning and construction of the Applecross District Hall. A local farmer, Edwards was elected Chairman of the Melville Roads Board on 14 April 1928 and held the position for eleven years. His tenure coincided with a period of significant suburban growth and civic investment within the district.

Edwards laid the foundation stone for the Hall on 2 June 1934, formalising the Roads Board's commitment to providing a purpose-designed community facility for Applecross. Correspondence from June 1928 indicates that a hall already existed on the site at that time, suggesting Edwards' involvement in both earlier and later phases of community infrastructure development.

2.2.3 William Garnsworthy Bennett

Architect W. G. Bennett was responsible for the design of the Applecross District Hall. Bennett was a partner in the prominent Perth architectural firm Eales, Cohen and Bennett, a practice that was highly active and influential in Western Australia during the inter-war period.

The Hall, completed in 1934 at a cost of £3,750, was designed in the Inter-War Art Deco style and reflected contemporary approaches to suburban civic architecture. Bennett's design provided a flexible and durable venue capable of accommodating cinema screenings, dances, public meetings and other community functions, reinforcing the Hall's role as a focal point of local social life.

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2.2.4 Melville Roads Board

The Melville Roads Board was the public authority responsible for commissioning, funding and overseeing the construction of the Applecross District Hall. The Board raised a loan for the Hall in January 1934, at a time when the district comprised 1,077 dwellings, indicating the growing demand for formal community infrastructure.

The Hall represents a tangible expression of the Roads Board's role in shaping local governance, civic identity and community life in Applecross during the inter-war period.

2.2.5 Tivoli Club of Western Australia

Since February 1973, the Applecross District Hall has been associated with the Tivoli Club of Western Australia, which established the Hall as its home venue. This long-term occupancy has reinforced the Hall's role as a place of performance, entertainment and community gathering.

The Tivoli Club's continued use of the building demonstrates the adaptability of the Hall and its enduring social value as a community asset.

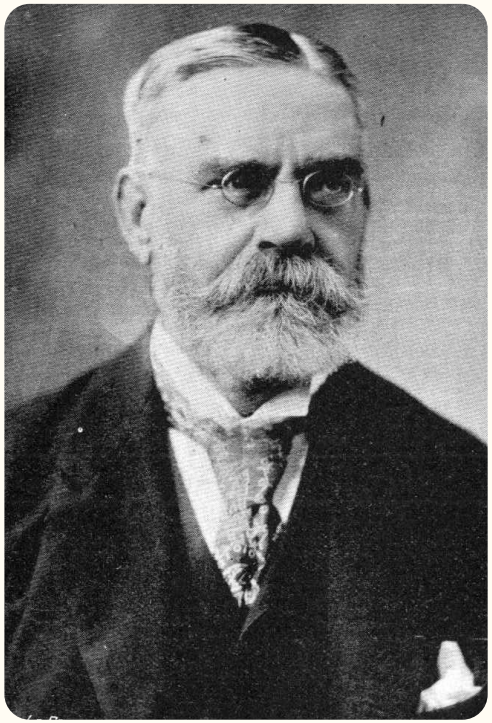

Figure 37 Alfred Waylen in 1897.



Figure 38 William Garnsworthy Bennett, dated 1936.



Figure 39 Melville Road Board, dated 1924.



Figure 40 Tivoli Club of Western Australia logo.

2.3 Summarised Chronology

Pre-settlement: (Prior to 1829)	The site forms part of the traditional country of the Beeliar Noongar, a clan group of the Whadjuk Noongar people. The area is embedded within a broader cultural landscape associated with the Derbarl Yerrigan (Swan and Canning rivers), supporting long-standing patterns of seasonal movement, camping, fishing, hunting and resource use over many thousands of years. Nearby Goolugatup (Point Heathcote), approximately 1.22 km north-west, holds particular cultural importance as a fishing, camping and hunting place. Seasonal use extended to the locality surrounding the present-day Applecross District Hall.
Jan 1830	Alfred Waylen selects approximately 1,096 acres at Point Walter, including the site of the future Applecross District Hall.
1850	Opening of the first Canning River bridge near the site reinforces the area's role as a key transport corridor.
1896	Sir Alexander Percival Matheson acquires extensive landholdings in the area and commences subdivision, including the Applecross Estate, supporting the transition from rural land use to a river-oriented residential suburb.
Mid-19th century	The area is used primarily for grazing, small-scale agriculture and timber cutting, with development closely tied to river transport, ferry crossings and navigation improvements along the Swan and Canning rivers.
By 1900	The Canning Bridge Hotel (later the Raffles Hotel) is established as a local landmark.
1901	First meeting of the Melville Roads Board held nearby.
1905–1915	A school operates from a hall in Kintail Road.
Early 1920s	Upgrading of Canning Highway supports residential and community growth.
14 April 1928	Ethelbert F. Edwards is elected Chairman of the Melville Roads Board, a role he holds throughout the planning and construction of the Applecross District Hall.

June 1928	Records indicate a hall in use, suggesting an earlier community building on or near the site.
Jan 1934	Loan raised for a new district hall.
Jun 1934	Foundation stone laid by E. F. Edwards.
1 Sep 1934	Hall officially opened. Designed by W. G. Bennett in the Inter-War Art Deco style with Classical elements, seating approximately 300 people.
1934-1945	Hall functions as a venue for cinema, dances, public meetings and community events.
C.1950's	Internal reconfiguration including new kitchen, toilets, dressing rooms and a shop. These works reduce the openness of the original design but retain the primary hall form.
C.1965	Construction of the Canning Bridge Library (now Express Library) immediately west of the hall, reinforcing the precinct's civic role and responding to post-war population growth.
1968	Proclamation of the City of Melville consolidates Applecross as an established riverside suburb.
1973	Hall becomes home of the Tivoli Club of Western Australia.
1984	50th anniversary marked after extensive multi-purpose community use.
Present Day	Hall remains in continuous use for community and performance activities, retaining its landmark status and social value.

3 Physical Evidence

3.1 Current Functions

The subject site functions as a community hall for hire as well as the home of the Tivoli Club of WA since 1973. The Tivoli Club of WA Inc provides a variety/cabaret style shows to the public. Other current uses of the hall include community meetings dance classes, performances and exhibitions.

3.2 Setting & Context

The Applecross District Hall is located on the corner of Canning Beach Road and Kintail Road, immediately south of Canning Highway, at the eastern gateway to the suburb of Applecross, approximately 9 km south of the Perth CBD. The place occupies a prominent corner site within the City of Melville and forms part of the Canning Bridge Activity Centre, a rapidly transitioning commercial and residential precinct that was historically characterised by low-scale residential development.

The Hall's prominent corner position, combined with open car parking to the north, provides three clear street frontages. The north, south and east elevations are largely unobscured and highly visible from the public realm, reinforcing the Hall's landmark presence within the local streetscape. The tower element in particular remains a recognisable marker at the approach to Applecross from South Perth and Como via Canning Bridge.

Immediately to the west of the Hall is a single-storey, 1960s post-war International Style community library. Together, the Hall and library form a modest but identifiable civic precinct that addresses the surrounding streets and reinforces the site's long-standing community function. Associated pavement treatments and landscape elements contribute to the setting of the place, although they are generally of limited cultural heritage significance.

To the east, the Raffles Hotel occupies the same street block and provides a complementary Art Deco civic presence within the broader context.

The Derbarl Yerrigan (Swan River) lies approximately 50 metres east of the site, with Canning Bridge forming a significant piece of nearby infrastructure and a strong visual landmark. This proximity to the river and bridge contributes to the Hall's broader geographic and visual setting.

The surrounding area is undergoing significant change in line with the Canning Bridge Activity Centre Plan. Contemporary high-rise apartment buildings and mixed-use developments now line Canning Beach Road, Kintail Road and Canning Highway, repositioning the Hall within a denser urban environment. While views of the Hall from the western approach along Canning Highway are partially obscured by a grocery store and petrol station, the building remains highly visible from local streets and pedestrian routes within the activity centre.



Figure 41 Setting and context of the Applecross District Hall.

An avenue of Jacaranda trees lines the southern elevation of the site, contained within raised brick garden beds installed in the c.1980s. These trees contribute to the broader setting of the place within Applecross, where Jacaranda street trees are a common and valued feature.

However, the Jacarandas, particularly the easternmost tree, have matured to a point where they significantly obscure views of the Hall's southern elevation and part of the eastern elevation. A raised garden bed addresses the level change across the site and forms a visual and physical separation between the Hall and the northern car park.

This area contains medium-sized tree plantings, with larger and more mature gum trees located further within the northern car park. Collectively, these landscape elements soften the setting of the Hall but also influence views to and from the building.



Figure 42 View of Applecross District Hall looking West from Canning bridge showing the emerging high density residential context.



Figure 43 The Raffles hotel initially constructed in 1896 with later interwar additions is located immediately east of the Applecross District Hall and underwent development in 2004/5 with the highrise residential development behind visible.

3.3 Description of Fabric

3.3.1 Exterior Appearance

The Hall is composed as a basilica-like auditorium of five structural bays, oriented east–west. The original form was flanked to the north and south by open verandah-colonnades, which have since been mostly demolished. At the western end, the auditorium is terminated by a backstage section expressed through a series of projecting hipped, skillion and gabled forms. The eastern end is defined by a prominent entrance tower incorporating stepped plan forms and a semi-circular porch or portico.

The main hall roof is finished with a truncated gable that is clad in battened, painted flat sheeting. The auditorium roof is terra cotta tiled on timber purlins supported by trusses with timber and steel chords. The tower roof is flat, clad in corrugated asbestos-reinforced cement sheeting[35] with box gutters concealed behind a parapet.

The entrance porch is articulated by paired Tuscan columns supporting a Classical cornice that transitions subtly into an Art Deco–influenced parapet above.

Architectural drawings dated May 1946 indicate that the original design included matching flanking verandahs with flat roofs and Classical columns, forming a symmetrical composition with the entrance portico.

External walls are constructed of painted face brickwork, with the tower structure and front portion of the building finished in smooth cement render with ruled margins, also painted. Decorative elements include blind and pierced grillages within the upper tower and a date crest incorporated into the portico cornice. Original steel-framed casement windows are finely proportioned and remain in place, with unpainted red clay brick soldier-course lintels visible in the tower.

Later enclosures of the former verandahs are of painted brick with horizontally proportioned aluminium-framed windows and low-pitched corrugated sheet roofing. It appears that only the original painted concrete floors of the verandahs remain. These works are considered visually and architecturally inconsistent with the original design and of limited heritage value.

The current external paint scheme is predominantly white with yellow ochre detailing to gutters and boards and is unlikely to reflect the original finish.



Figure 44 East elevation, principal entrance existing condition note Jacaranda trees to the south.

35 As documented by the 1996 Conservation Management Plan for the place.



Figure 45 South elevation as viewed from Kintail Road, existing condition, note mostly concealed by the row of Jacaranda trees.



Figure 46 West elevation existing condition.



Figure 47 North elevation as viewed from Canning Beach Road.



Figure 48 C. 1950s alterations and additions to the north elevation which replaced the original colonnade verandahs.



Figure 49 Foundation Stone located on the east elevation.



Figure 50 Extended kitchen block existing condition



Figure 51 South elevation with altered original verandah.

3.3.2 Internal Appearance

Internally, the Hall retains a high level of architectural articulation and material quality consistent with its civic function. The auditorium is defined by exposed roof trusses expressed within a plaster soffit ceiling. These trusses bear on engaged brick piers within the walls, reinforcing the rhythm established by the external structural bays.

Internal walls are constructed of face brickwork to dado height, laid in precise decorative patterns that include stack-bonded bullnosed and chamfered reveals, soldier-course dado terminations, and articulated door surrounds. Above dado level, walls are plastered. The interior also incorporates moulded plaster decoration to walls and ceilings, including pierced grillages and a stepped proscenium arch detail reflecting restrained Art Deco influence.

Floors throughout the building are suspended timber construction to the original 1934 portion of the building with concrete slab flooring to the rest which has been altered and the original tower bio box. Original red linoleum flooring with a black border lines the floors of the entry lobby. The Windows are steel-framed casements, consistent with the original building campaign.

The interior paint scheme comprises a mix of white and off-white finishes, with later applications of red and imitation gilt paint to selected elements, particularly within the theatre space. While not consistent with the original decorative intent and tending to flatten the modelling of some details, these finishes are reversible and do not compromise the underlying fabric.

Evidence of unpainted brickwork remains visible in window heads and at the chimney, indicating that some surfaces were originally intended to remain exposed.

Overall, the building is in good condition and well maintained. The interior presents the functional character of an active community theatre, with visible services, props and cabling, but without substantive loss of original fabric or spatial integrity.



Figure 52 Entry lobby front doors.



Figure 53 Overview of the hall as viewed from the Bio Box.



Figure 54 Timber stair to the bio box.



Figure 55 Overview of the entry lobby.

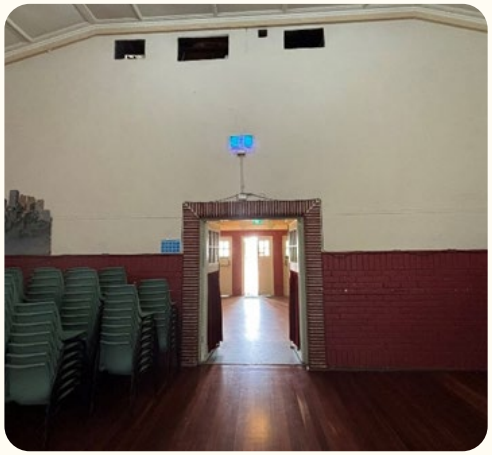

Figure 56 East wall of the hall showing face brick door architrave and dado (contemporary paint).



Figure 57 Existing condition of the stage.



Figure 58 Kitchen wing located on the north.



Figure 59 Flooring between the north storeroom an kitchen is presumed to be the concrete from the original colonnaded verandah.



Figure 60 South wing containing dressing room.



Figure 61 Storeroom/dressing room located in the north-east wing. Note original fireplace opening on the east wall.



Figure 62 Strapped ceiling to the stage with circular roof ventilators.



Figure 63 North hallway running alongside the stage.

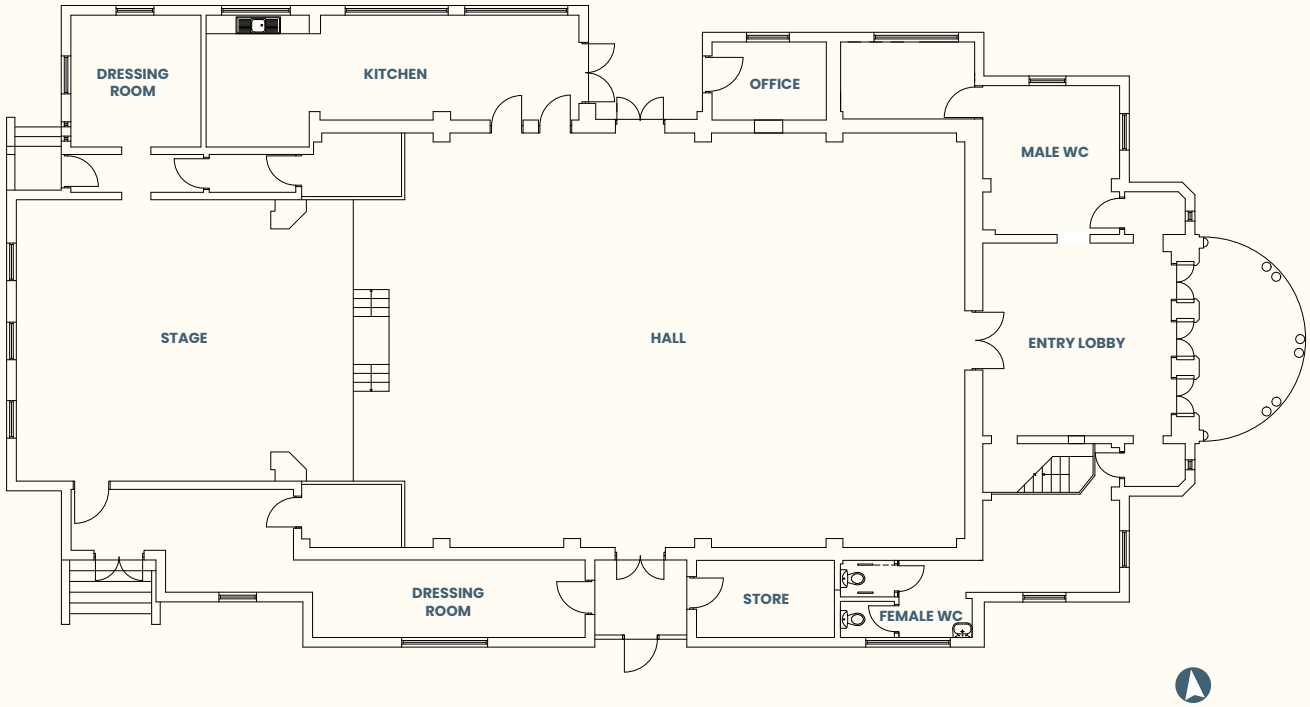

Figure 64 Applecross District Hall Ground Floor plan existing condition.

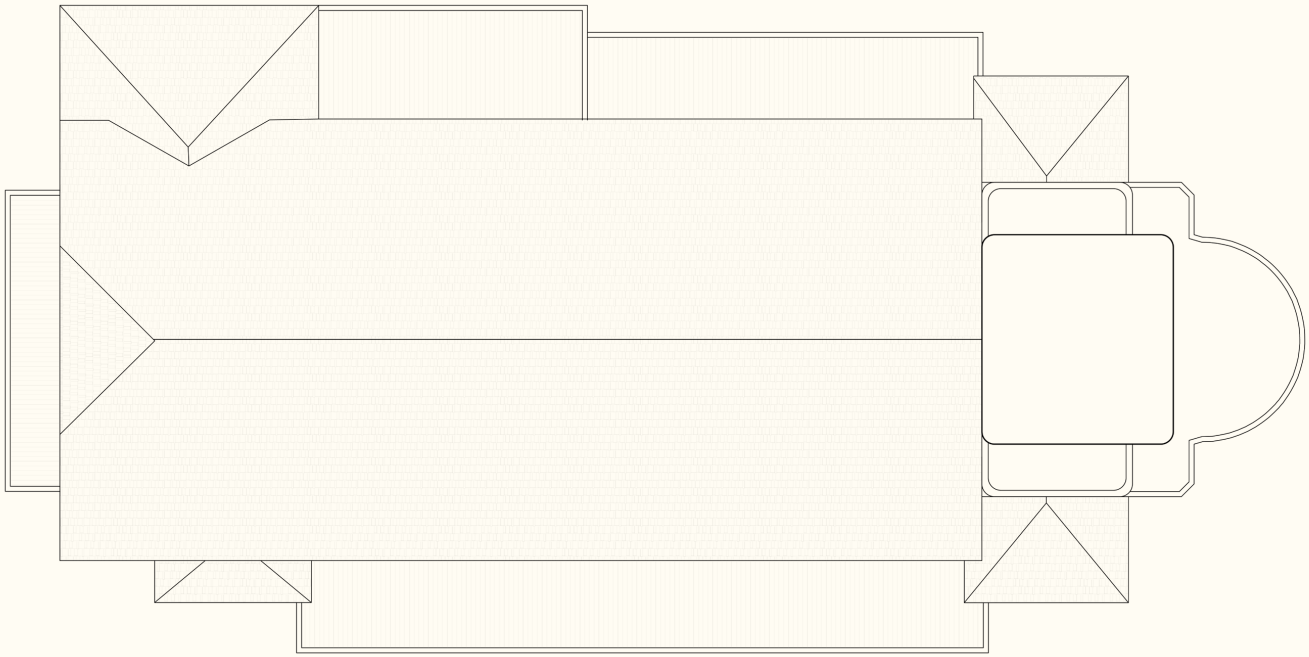

Figure 65 Applecross District Hall Roof plan existing condition.

3.4 Architectural Style

Inter-War Art Deco emerged internationally between the First and Second World Wars as a visually engaging and optimistic expression of modernity. Popularised by the Exposition des Arts Décoratifs et Industriels Modernes held in Paris in 1925, the style offered an accessible and emotionally engaging alternative to the more austere and theoretical strands of European modernism.

Rather than prioritising functional purity, Art Deco celebrated the energy of the machine age through geometric abstraction, stylised ornament and dramatic three-dimensional massing.

It drew inspiration from new technologies, speed, industry and progress, and was particularly well suited to contemporary building types such as cinemas, theatres, commercial buildings and civic landmarks.

In Australia, the style was widely adopted during the 1920s and 1930s, particularly in urban and high-density suburban settings, where emphatic vertical elements, stepped silhouettes, towers and low-relief decorative motifs conveyed confidence, optimism and forward momentum.[36]

The Applecross District Hall reflects these Inter-War Art Deco principles most clearly in its entrance tower and eastern façade. The stepped tower form, geometric massing, stylised grillage and emphasis on vertical expression align with characteristic Art Deco devices used to create landmark presence and civic identity.

While the building incorporates elements of neo-Classical symmetry and Arts and Crafts material expression, the dominant visual language of the tower is Art Deco in spirit and intent. This synthesis is typical of Australian inter-war architectural practice and contributes to the Hall's rarity as an idiosyncratic district hall and theatre that embodies the optimism, theatricality and modern aspirations of the period, while now increasingly being located in a high density suburban setting.[37]

36 Apperly, R., Irving, R. & Reynolds, P., 1989. A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus & Robertson, Sydney, pp. 188–191.
37 Ian Molyneux & Associates, Applecross District Hall Conservation Plan, City of Melville, December 1996.

3.5 Evidence of Changes to Original Fabric

Changes to the Applecross District Hall that have occurred since its original construction in 1934 include:

- **Alterations to North and South Verandah - Colonnades and Associated Enclosures**

The original open verandah-colonnades to the north and south elevations have been progressively demolished and enclosed. By the early 1950s, these former verandah areas were adapted to accommodate a kitchen, dressing rooms and toilet facilities. These works replaced the original Classical columns and flat-roofed verandahs shown in Eliot T. Dickens' 1946 drawings with new wall and roof structures, introduced internal partitions, altered floor levels and created new door openings. The original painted concrete verandah floors appear to have been retained beneath later finishes.

- **Raising and Modification of Auditorium Windows**

The sills of two auditorium windows on the northern elevation were raised to allow abutment of the later kitchen roof, resulting in the partial loss of original window proportions and brick detailing.

- **Alteration to Stage Access and Configuration**

Original stage access arrangements, which included paired stairways at either side of the auditorium, were altered to a single off-centre stair. Associated changes include later wings, screens and steps introduced to suit theatrical use.

- **Introduction of Aluminium-Framed Windows**

Horizontally proportioned sliding aluminium window sashes were installed within the former verandah enclosures. These differ materially and stylistically from the original steel-framed casement windows.

- **Addition of Fluorescent Lighting and Services**

Post-war installation of fluorescent light fittings and associated services within the auditorium ceiling partially obscures original Art Deco ventilation grilles and ceiling detailing.

- **Application of Later Paint Finishes**

Both internal and external surfaces have been painted over time, including face brickwork and decorative elements that were originally intended to remain exposed. Internally, the introduction of red and imitation gilt finishes has altered the legibility of the original three-dimensional decorative scheme.

- **Insertion of Window Shutters and Light-Control Devices**

Makeshift shutters and screening devices have been added to auditorium windows to control daylight for performances, affecting the original window detailing and internal presentation.

- **Minor Alterations to Backstage Areas**

Changes to backstage spaces include the removal or redundancy of original kitchen and fireplace elements, retention of an obsolete chimney and the adaptation of rooms for storage and teaching purposes.

- **New toilets**

New toilet facilities have been installed to the north and south of the entry lobby in the last 5 years. This includes new vinyl flooring, fit outs and services.

3.6 Assessment of Physical Condition

The Applecross District Hall is generally in good physical condition, with defects largely consistent with a building of its age, construction type and ongoing community use. The building remains structurally serviceable and continues to function well; however, a number of maintenance-related issues require attention to prevent gradual deterioration of significant heritage fabric and are listed below:

Roof and Water Ingress

The tiled roof appears to be largely original and is approaching the end of its practical service life. Evidence of water ingress has been observed, with leaks impacting plaster ceilings within the hall. While damage is currently confined to limited areas, ongoing moisture penetration presents a risk to internal finishes and concealed timber elements if not addressed in a timely manner.

Rainwater Goods and Drainage

Failed and deteriorated rainwater goods, combined with insufficient or poorly performing roof flashings, have contributed to moisture related issues across the building envelope. Cracking to exterior masonry is evident, particularly at parapets and around openings to the tower.

These defects appear to be associated with inadequate drainage from the tower's flat roof, a condition that has historically contributed to concrete cancer within the tower structure and intermittent internal leaks. Previous repairs are evident; however, further investigation is required to confirm their effectiveness and identify any concealed defects.

External Fabric

Externally, the masonry walls are generally in fair to good condition, with isolated cracking, minor water staining to the tower and areas of paint failure. These issues do not currently appear to compromise structural stability but detract from the building's presentation and, if left untreated, may accelerate fabric decay.

Windows and Openings

Original windows, including steel framed units and timber windows to the tower, remain largely intact but show signs of corrosion, failed putty and deteriorated paint finishes, reducing weather tightness.

Internal Finishes and Decorative Elements

Decorative elements such as moulded plaster cornices have detached or cracked in places, possibly as a result of building movement, moisture ingress or vibration from adjacent development. Ceiling damage is evident in zones affected by roof leaks, particularly throughout the hall. Above the stage, ceiling paint is peeling and there are holes in the ceiling sheeting.

Flooring

In the entry lobby, a portion of the vinyl flooring's black border located immediately in front of the men's bathroom entrance has been damaged by heat during the installation of adjacent vinyl flooring.

Overall, the Applecross District Hall is a well-maintained heritage place with a high level of integrity. With ongoing maintenance and sensitive repair works, the hall can continue to serve the community while retaining its heritage value and contribution to the local streetscape.



Figure 66 Water damage to the auditorium ceiling.

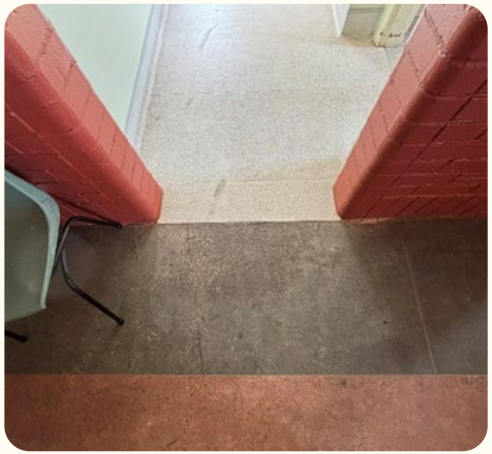

Figure 67 Heat damaged vinyl flooring in the entry lobby.



Figure 68 Historic water damaged ceiling to the tower staircase to the bio box.

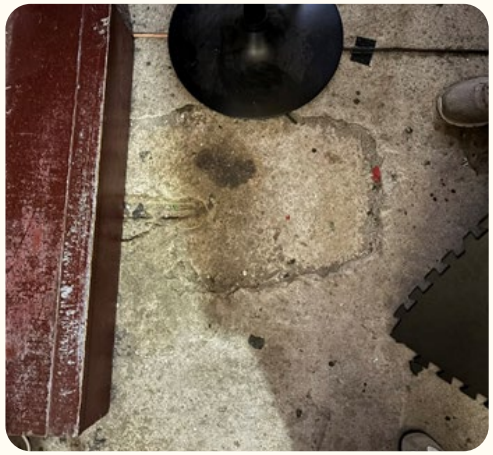

Figure 69 Delaminated concrete slab floor in the bio box.



Figure 70 Paint peeling and cracks to the strapped ceiling above the stage.



Figure 71 Water damaged ceiling in the north-west hallway.



Figure 72 Cracking to the tower.



Figure 73 Cracking to the tower concentrated to areas near rainwater goods or the parapets which have ox gutters behind.



Figure 74 Substantial water staining to the entry portico.



Figure 75 North-east elevation gutter to the auditorium roof has rusted out and slipped from the eaves.



Figure 76 North-west elevation gutter has rusted out to the main auditorium and there are extensive flashings to the roof hip instead of downpipes or spreaders.



Figure 77 Tivoli signage is showing signs of wear

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3.7 Assessment of potential for Archaeological remains

The following section describes the archaeological potential of the subject site in the context of both Aboriginal archaeology and more recent historical archaeology. This section is intended to inform the development of policies for the future and ongoing management of archaeological resources at the subject site.

This is intended to compliment statutory requirements and does not constitute their replacement. The potential for archaeological resources to survive in a particular subject site is significantly affected by later activities that may have caused ground disturbance within the subject site. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

3.7.1 Aboriginal Archaeology

There is a moderate-high potential for Aboriginal archaeological remains, particularly beneath the paved areas and garden beds surrounding the Applecross District Hall building.

The site's proximity to water sources, makes the area distinctly suitable for sustained habitation and cultural activity. The Derbarl Yerrigan (Swan River) is a significant entity and a Registered Aboriginal site, functioning as an ongoing source of connection between people, land, water, and the spiritual realm.[38]

The bordering river also provided an ideal location for fishing, launching of watercrafts, and foraging. These combined environmental and cultural features, suggest the area now occupied by the Applecross District Hall may once have formed part of a network of campsites, pathways and ritual sites used by the Whadjuk Noongar people for thousands of years. Natural resources tend to be more abundant and predictable near water leading to a build-up of cultural materials over time.

In geomorphological terms, waterways can help to bury, preserve and protect deposits from disturbance, underscoring the high potential for Aboriginal archaeological remains.

The subject site is also adjacent to the historic Aboriginal place Raffles Hotel Site (ID 20442), which the Registry describes as containing: Sub surface cultural material; Artefacts / Scatter; Birthplace; Camp; Ritual / Ceremonial; Creation / Dreaming Narrative; Fish Trap; Historical; Hunting Place; Meeting Place; Ochre; Plant Resource; Quarry; Rock Shelter; Shell.

Although the subject site underwent significant development in the early 20th century with the construction of the District Hall, there remains potential for subsurface Aboriginal archaeological material to survive in less disturbed areas and below the construction disturbance zone. These include areas surrounding the District Hall building, such as courtyards, car parks, former open spaces, garden beds or other areas with minimal alteration.

Aboriginal archaeology may also still exist below the building construction layers. Potential evidence may include stone artefacts from tool-making activities, hearths or charcoal deposits from campfires, shell middens linked to food processing and consumption, or post-contact cultural materials reflecting the adaptation and continuity of Noongar lifeways following European settlement. Such evidence would contribute significantly to understanding the deep-time and recent Aboriginal use of the City of Melville.

38 Government of Western Australia, 2026. River Guardians. Aboriginal history of the Swan River. Available at https://www.riverguardians.com/about-us/650-2/

3.7.2 Historical Archaeology

Prior to the construction of the current building in 1934, the site appears to have been used informally in association with nearby community activity focused on the Canning Bridge precinct. While documentary sources suggest the existence of an earlier hall in use by 1928, this structure had been demolished by 1932, and no evidence indicates substantial or long-term occupation predating the 1930s.

As a result, the likelihood of encountering intact archaeological features such as foundations, cesspits, wells or substantial occupational deposits predating the construction of the present Hall is considered low.

The construction of the Applecross District Hall in 1934 would have involved site levelling, excavation and footing works, which are likely to have removed or disturbed any earlier shallow deposits. Subsequent alterations to the building have been relatively limited and largely confined to additions and service installations.

While these later works suggest that some areas of the site may not have been subject to extensive disturbance since the mid-20th century, the primary phase of disturbance associated with the original construction substantially reduces the potential for surviving historical archaeological remains.

The use of tongue-and-groove timber flooring within the Hall further limits the likelihood of artefact accumulation beneath the building. Overall, while minor or highly fragmentary remains cannot be entirely ruled out, the potential for historically significant archaeological deposits at the subject site is assessed as low.

4 Analysis of Evidence

This section provides a sequence of development based on the evidence. It also provides a comparative analysis between the subject site and other similar places at the local, State and National level based on heritage values and thematic associations.

This section draws upon the findings of the documentary evidence contained in Section 2 and the physical evidence contained in Section 3. It provides an overview of the development of the site.

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4.1 Sequence of Development

The Applecross District Hall has undergone significant changes since its initial construction. Key developments organised by date are outlined in the following timeline.

Pre- Settlement (prior to 1829)
The subject site forms part of the traditional country of the Beeliar Noongar. The locality is used seasonally as part of an interconnected river-based cultural landscape associated with the Derbarl Yerrigan (Swan and Canning rivers). Use focuses on camping, fishing, hunting and movement along established pathways linking riverine, wetland and foreshore environments. No permanent structures are established.

Early Colonial Period (1830 - mid 19th century)
Following European settlement, the land becomes part of Alfred Waylen's Point Walter grant (selected January 1830). Use of the broader area is associated with river transport, ferry crossings and early navigation infrastructure rather than permanent development on the subject site itself. The site remains largely undeveloped.

Mid-to-Late 19th century
The Applecross and Melville district is used primarily for grazing, small-scale agriculture and timber cutting. Activity remains dispersed, and there is no evidence of substantial or permanent structures on the subject site.

Late 19th century – Early 20th century (c. 1896–1920s)
Subdivision of the Applecross Estate from 1896 supports a gradual transition to suburban settlement. The subject site becomes increasingly associated with the Canning Bridge precinct, a focal point for transport and community activity. Community infrastructure develops nearby, including the Canning Bridge Hotel and early governance functions.

Early Community Use (by c. 1928)
Documentary evidence indicates the existence of a hall in use by June 1928, suggesting an earlier community building on or near the subject site. This structure is likely modest and temporary in nature, reflecting growing local demand for communal meeting space.

Pre-1934 Clearance and Site Preparation (by 1932)
Aerial photography confirms that the earlier hall has been demolished by 1932, and the site cleared in preparation for the construction of a new purpose-built district hall. Ground disturbance associated with demolition and site preparation occurs during this phase.

1934
Construction of a purpose-built district hall establishing the building's primary form and character. Works include:

- A symmetrical façade with a columned entrance portico.
- Flat-roofed verandahs to the north and south with Classical colonnades.
- A large auditorium with stage, side stairs and a concealed trussed roof.
- Backstage kitchen and support spaces.

c. 1940 – c. 1943
The original open north and south verandah colonnades are enclosed. This represents the first alteration to the 1934 building form.

c. early 1950s
Further post-war alterations and enclosures are undertaken, including:

- Progressive enclosure of the northern and southern verandahs with brick infill walls, aluminium windows and low-pitched corrugated roofs.
- Reconfiguration and enlargement of kitchen facilities.
- Installation of internal toilets.
- Expansion of dressing rooms.
- Addition of a shop.

1970s-present
Ongoing use of the building as a performance and community venue continues, with no major additional physical changes identified. The building largely retains its 1934 form, as modified by mid-20th century alterations.

4.2 Comparative Analysis

4.2.1 Heritage Themes

Comparative analysis primarily considers other places with similar use, period, region, style and/or associations to the subject place. In order to determine the basis for the selection of comparable places, it is useful to identify the principal historic themes associated with the place. The following themes are the most relevant to Applecross District Hall.

Table 4 Heritage Themes.

Heritage Themes
Thematic History of Western Australia[39]
Peopling WA
▪ **Colonisation**
Description:
▪ *1946–1950s Perth metropolitan area substantially expands, particularly through government estates guided by the State Housing Commission.*
Infrastructure
▪ **Development of Settlers and Services**
Description:
▪ *1928: Town Planning and Development Act 1928 (first town planning act in Australia) introduces zoning for Western Australia's built environment;*
▪ *1930s Sustenance labour utilised for government infrastructure projects, including bridges, roads, dams, irrigation, sewerage; shift of focus through the decade from longstanding government emphasis on rural infrastructure to urban; some urban areas condemned as slums during Depression, as large older houses are converted into low quality flats.*
▪ *Latter 1930s Renewed business confidence leads to new styles of building, especially Art Deco, purpose-built flats and high-rise buildings; flurry of construction of new fire stations*
▪ *1939–1946 War halts attempts to modernise townscapes; only building to support war effort permitted; infrastructure and housing fall behind requirements*

39 Menck, C 2022. A Thematic History of Western Australia. Available at https://www.wa.gov.au/system/files/2022-10/Thematic_History_of_WA.pdf

Cultural Life

- **Recreation – Arts, Culture and Entertainment**

Description:

- *1920s Professional theatre develops; classical arts expand, including ballet, opera and orchestras; popular entertainment often linked to fundraising activities, including White City amusement park (1922-1929, closed as an eyesore associated with gambling and social problems but popular with working classes); cinema very popular, but local film industry does not develop; Western Australia emerges as setting and theme for fiction, the relationship of characters to natural environment often key.*
- *1929 Introduction of 'talking pictures' puts many cinema musicians out of work.*
- *1930s Several notable writers express Communist sympathies, including Western Australia's pre-eminent inter-war author, Katharine Susannah Prichard; Radical Workers Art Guild becomes Perth's main theatre company, producing many locally written plays; art dominated by British exhibitions and influences.*
- *1947-1950s Touring exhibitions expand from British to include American and European shows; local contemporary artists emerge, including Howard Taylor, Guy Grey Smith and Robert Juniper; Western Australian authors of note include Tom Hungerford, Mary Durack and Randolf Stow; American cultural influences shape popular culture, especially for young people, including juke boxes, milk bars, rock-n-roll and public dancing; common entertainment included hotel beer gardens, dances, social sport and speedway; Hollywood movies dominate; drive-in cinemas open; new migrant groups found ethnic clubs; church and community groups operate budget campsites for group events, especially for teens; outdoor cultural performances become popular; Australian country music evolves and becomes particularly popular among Aboriginal communities*
- *1950s–1960s Classical arts become more professional and diverse; State ballet company, chamber orchestra and opera formed; composer James Penberthy produces Western Australian-themed ballets, symphonies and operas, including exploration of Aboriginal-colonist relationships; talented performer mostly have to relocate to advance professionally*
- *2000-2010s Government funding for the arts tightens; arts patronage increases, but mostly corporate rather than private philanthropy; declining volunteering and increased insurance premiums cause some clubs, organisations and venues to close; Western Australia progressively integrated into national culture and global interaction; internet opens new platforms for artistic expressions and allows widespread 'self-publishing' across all art forms.*

Heritage Council of WA Heritage Themes[40]	
104	*Land allocation and subdivision*
111	*Depression and boom*
307	*Intellectual activities, arts and crafts*
401	*Government and politics*
404	*Community services and utilities*
405	*Sport, recreation and entertainment*
407	*Cultural activities*
603	*Local heroes and battlers*
605	*Famous and infamous people*

Australian Historic Themes Framework[41]	
5.4	*Urban Design and planning*
5.6	*Transport, Communication and Infrastructure*
5.8	*Knowledge and Social systems*
6.3	*Australians at play*
6.5	*Memorialising events and people*

4.2.2 Community Halls (Art Deco Style)

There are no comparable examples within the City of Melville.

A search of the HCWA InHerit database indicates that there are relatively few inter-war community halls and theatre buildings in Western Australia that combine Art Deco or early Moderne architectural expression with a strong civic presence. An even smaller number are included on the State Register of Heritage Places, particularly those designed as purpose-built suburban halls with theatrical facilities.

Comparable places entered on the State Register of Heritage Places include:

- Guildford Town Hall, Meadow Street, Guildford (P1605).
- Kojonup Memorial Hall, Albany Highway, Kojonup (P11845).
- Katanning Shire Hall, Clive Street, Katanning (P2648).

These places share broad functional similarities with the Applecross District Hall as civic buildings intended for public assembly, performance and community use. However, their architectural expression varies considerably. Both the Kojonup Memorial Hall and Katanning Shire Hall were constructed earlier and reflect more conservative architectural idioms, with limited engagement with Art Deco or Moderne design principles and without the strong vertical emphasis or landmark entrance tower evident at Applecross.

The Guildford Town Hall (1937) provides the closest stylistic and chronological comparison. Designed by the same architectural firm, Bales and Cohen, and constructed by the same builder, it demonstrates a comparable approach to inter-war civic architecture. Like the Applecross District Hall, it occupies a prominent civic position and employs disciplined massing, restrained ornamentation and carefully controlled vertical elements to achieve civic presence and legibility within the streetscape.

Despite these similarities, the Applecross District Hall remains unusual for its scale and suburban context, particularly in its use of an Art Deco entrance tower as a dominant compositional element within a community hall typology. This reinforces its relative rarity within the State's surviving inter-war civic buildings. Further comparison can be made with Art Deco–influenced halls such as the Nedlands Masonic Hall and the Narembeen Public Hall. Both examples are locally listed. While differing in scale and setting, both share a broadly similar internal structure, with a clear separation between public foyer spaces and the main hall or auditorium.

This internal planning approach reflects common functional requirements of community and ceremonial buildings of the period and reinforces the Applecross District Hall 's place within a wider typology, despite its more refined architectural expression.

40 Heritage Council n.d. Heritage Themes. Available at https://www.wa.gov.au/system/files/2021-05/HER-heritage-themes-info-sheet.pdf
41 Australian Heritage Council 2022. National Thematic Framework. Available at https://www.dcceew.gov.au/sites/default/files/documents/national-thematic-framework.pdf

4.2.3 Bales and Cohen Architecture

The architectural firm Bales and Cohen made a significant contribution to civic, institutional and recreational architecture in Western Australia during the inter-war period. Several works by the firm, or closely associated with its principals, are included on the State Register of Heritage Places, providing a useful framework for comparative assessment.

State Registered Places associated with the practice include:

- Guildford Town Hall, Meadow Street, Guildford (P1605).
- Perth College: Chapel of St Michael and All Angels, Lawley Crescent, Mount Lawley (P2031).
- Royal Kings Park Tennis Club Southern (Members') Grandstand, Kings Park (P1971).

These buildings demonstrate consistent characteristics of the firm's work, including careful attention to proportion, disciplined massing, and the integration of Arts and Crafts influenced interiors with more eclectic or emerging modern external forms.

The use of face brickwork expressed structure, and restrained detailing is a recurring theme across these projects. The Applecross District Hall sits comfortably within this body of work. It also marks a progression toward a more confident adoption of Art Deco and Moderne principles, particularly in the articulation of the entrance tower and façade.



Figure 78 Guildford Town Hall exterior front view.



Figure 79 Guildford Town Hall interior.

This evolution is consistent with the influence of John Fitzhardinge, a younger member of the practice, whose later work, including the Coal Miners' Union Building, Collie (P2089), demonstrates a more overt engagement with Modern Movement ideas.

4.2.4 Conclusion

The Applecross District Hall is a rare and accomplished example of an interwar community hall in Western Australia. It is particularly rare within the City of Melville as the only known purpose-built civic hall from this period to combine locally sourced construction materials with Art Deco and early Moderne architectural expression and a strong civic presence. Designed by Bales and Cohen and constructed by the same builder as the Guildford Town Hall, it demonstrates a consistent and considered approach to civic architecture of the late 1930s, particularly in its prominent siting as a vista stop and its distinctive entrance tower.

While few comparable halls exist across Perth and regional Western Australia, and those that do are generally earlier or stylistically different, the Applecross District Hall stands out at both a local and state level for its architectural refinement, intact planning, and theatrical emphasis. Its internal structure aligns with examples such as the Nedlands Masonic Hall and the Narembeen Public Hall, while its external form and detailing reflect the evolving influence of Moderne and Modern Movement architecture in the state.

Collectively, these attributes underscore the Hall's significance as a comparatively rare and important milestone in the development of civic architecture in Western Australia.

4.3 Opportunities for Further Research

The assessment of cultural heritage significance of Applecross District Hall has been informed by available documentary, physical and comparative evidence and provides a sound basis for conservation and management. It is recognised, however, that further research may refine understanding of the Hall's history, fabric, associations and cultural context over time.

In accordance with the Burra Charter, any new information that contributes to a clearer understanding of the cultural heritage significance of the place should be considered as part of its ongoing management and interpretation.

The following have been identified

- **Aboriginal Cultural Heritage:**
  - Consultation with Whadjuk Noongar knowledge holders to identify Aboriginal cultural values associated with the site and its setting.
  - Targeted archaeological and cultural heritage investigations to better understand pre-European use of the area, particularly given the site's proximity to the Derbarl Yerrigan (Swan River) and nearby Registered Aboriginal sites.
- **Pre-1934 Site Use and Early Community Development:**
  - Further archival and documentary research to clarify the nature, location and form of community use of the site prior to the construction of the present Hall in 1934, including the earlier hall known to have existed by 1928.
  - Review of Roads Board records, correspondence, plans and aerial photography to better understand early site preparation, demolition of earlier structures and the transition to a purpose-built district hall.
- **Social History:**
  - Oral history research with long-term users and community groups, including the Tivoli Club of Western Australia, to document intangible heritage values, patterns of use and community associations not well represented in archival records.
- **Historical Imagery & Documentary Research:**
  - Review of undigitised material held by the City of Melville Library, including the Brown foolscap file (Resource ID M1998.213), to clarify the Hall's development, use and historical context.



Figure 80 Kojonup Memorial Hall exterior.



Figure 81 Katanning Shire Hall exterior.



Figure 82 Nedlands Masonic Hall exterior.



Figure 83 Nedlands Masonic Hall interior.



Figure 84 Narembeen Public Hall exterior.



Figure 85 Narembeen Public Hall interior, dated 1996.



Figure 86 Royal King's Park Tennis Club Southern (Members') Grandstand.



Figure 87 Perth College's Chapel of St Michael and All Angels exterior.



Figure 88 Perth College's Chapel of St Michael and All Angels interior.

5 Assessment of Significance

The assessment of significance outlines the heritage values of the place, which are derived from the evidence and analysis presented in the previous sections.

The values are drawn from those identified in the Heritage Council of Western Australia assessment (1997), the Conservation Plan (1996) and by further research.

The values are assessed by considering the place against various criteria; are presented in a new way, as per the National Heritage Conventions (HERCON) set out in the Heritage Act 2018.

5.1 Heritage Values Assessment

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors laid out in Section 38 of the Heritage Act 2018.

5.1.1 Registered Values (1996 Criterion)

The Applecross District Hall registration predates section 38 of the Heritage Act 2018 and was originally assessed against the 1996 HCWA criterion. The following assessment of values has been taken from the places Register of Heritage Places Assessment Documentation from 1999.

Table 5 1996 Criterion Assessment.

Burra Charter Values	Assessment
Aesthetic Value	*Executed in the Inter-war Art Deco style, Applecross District Hall is a distinctive and unusual building. The interior of the Hall displays fine aesthetic elements. (Criterion 1.1)*
Historic Value	*The building demonstrates excellence and innovation in planning and design, through the proportions of its spaces and the various building elements and through the unity of its materials. (Criterion 1.2)*
Scientific Value	*The place is a critical component of the townscape and sense of place of the locality of Applecross. The prominent corner location of the place and its significant tower gives the place presence as a landmark site. (Criterion 1.4)*
Social Value	*Applecross District Hall is representative of the suburban development of Applecross and the wider metropolitan area of Perth. (Criterion 2.2)*

5.1.2 HERCON Criteria

In determining whether a place has cultural heritage significance to the State of Western Australia, the assessment must consider nine Heritage Convention (HERCON) factors set out in the Heritage Act 2018 s.38(1). This has been completed in Table 6.

Table 6 Assessment of Applecross District Hall against the HERCON criteria.

HERCON Criteria	Assessment
(a) Importance in demonstrating the evolution or pattern of Western Australia's history.	*Applecross District Hall demonstrates the evolution of suburban development and local governance in Western Australia during the inter-war period. Constructed in 1934, the Hall reflects the consolidation of Applecross as a suburban community following improvement to transport infrastructure, including the Canning Bridge and Canning Highway. It provides tangible evidence of the Melville Roads Board's role in delivering civic infrastructure during a period of economic recovery following the Great Depression. The Hall's continued use as a community venue since its opening illustrates long-term patterns of civic, social and recreational life in suburban Perth.*
(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage.	*The Hall is a rare example of an inter-war community hall and theatre in Western Australia that combines Art Deco and early Moderne architectural expression with a prominent entrance tower. Few comparable buildings of this type and scale survive in Perth or regional Western Australia, particularly those with such a strong landmark presence and intact internal planning. Its rarity is reinforced by the limited number of civic halls of this period designed with theatrical emphasis and pronounced vertical expression.*
(c) Potential to yield information that will contribute to an understanding of Western Australia's history.	*The place has moderate to high potential to yield archaeological information relating to Aboriginal occupation. Its proximity to the Derbarl Yerrigan (Swan River) and nearby Registered Aboriginal sites indicates strong potential for subsurface Aboriginal archaeological material.*
(d) Its importance in demonstrating the characteristics of a broader class of places.	*Applecross District Hall clearly demonstrates the principal characteristics of an inter-war suburban civic hall and community theatre. These characteristics include a large auditorium with stage, supporting foyer and backstage spaces, robust construction using locally sourced materials, and a formal, symmetrical façade addressing a prominent public intersection. The combination of Art Deco massing, Classical references and Arts and Crafts-influenced interiors is representative of Australian civic architecture of the period.*

HERCON Criteria	Assessment
(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations.	*Applecross District Hall has strong and enduring social and cultural meaning for the Applecross and wider Melville community. Since its opening in 1934, the Hall has functioned continuously as a focal point for community life, accommodating public meetings, dances, cinema screenings, health services, educational activities, and a wide range of social and cultural events. Its long-standing use by more than seventy community groups over time demonstrates its central role in fostering social cohesion and civic identity. The Hall's association with the Tivoli Club of Western Australia since 1973 has further strengthened its cultural meaning as a place of live performance and entertainment.*
(f) Its importance in exhibiting particular aesthetic characteristics valued by any group or community.	*The Hall is valued for its aesthetic qualities as a prominent and distinctive civic landmark within Applecross. The entrance tower, stepped massing and restrained Art Deco detailing contribute to its visual prominence at the junction of Canning Beach Road and Kintail Road and mark the eastern gateway to the suburb. The building's scale, symmetry and architectural presence are widely recognisable within the local streetscape. Internally, the finely detailed brickwork, plaster ornamentation and articulated proscenium arch are valued for their craftsmanship and visual character. These aesthetic characteristics contribute to the community's appreciation of the Hall as a dignified and expressive public building.*
(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history.	*Applecross District Hall has special associations with several individuals and organisations of importance in Western Australia's history. It was designed by W. G. Bennett of the architectural firm Eales, Cohen and Bennett, a practice that made a significant contribution to inter-war architecture in the State. It was built by Harold Doust. The Hall is also closely associated with the Melville Roads Board, which commissioned and funded its construction, and with Ethelbert F. Edwards, Chairman of the Board, who laid the foundation stone and oversaw its development.*
(h) Its importance in demonstrating a high degree of creative or technical achievement.	*The Hall demonstrates a high degree of creative achievement in the integration of Art Deco, Classical and Arts and Crafts influences within a modest suburban civic building. The entrance tower and eastern façade show confident use of Art Deco massing and vertical emphasis to create landmark presence, while the interior exhibits careful craftsmanship in face brickwork, plaster detailing and spatial planning. The building also reflects sound technical achievement through its durable construction, use of locally sourced materials, combining timber and steel elements. These qualities illustrate a thoughtful and skilled architectural response to functional, aesthetic and economic constraints of the inter-war period.*

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5.2 Degree of Significance

The following degrees of significance apply to the Applecross District Hall.

5.2.1 Rarity

Applecross District Hall is a notable and relatively rare example of an inter-war district hall and community theatre in Western Australia. While district halls were once common features of suburban development, few survive with the scale, architectural ambition and landmark qualities demonstrated by this place.

The Hall is an uncommon example of a community hall incorporating strong Art Deco and early Moderne influences, expressed most clearly through its prominent entrance tower, vertical emphasis and stepped massing. Civic buildings of this period that combine theatrical function with such pronounced architectural expression are increasingly rare in the metropolitan area, reinforcing the Hall's significance under this criterion.

5.2.2 Representativeness

Applecross District Hall is representative of inter-war suburban district halls established to serve growing local communities across Western Australia. It clearly demonstrates the principal characteristics of this class of place, including a large auditorium and stage, associated foyer and backstage spaces, robust masonry construction, and a formal, symmetrical façade addressing a prominent public intersection.

The Hall reflects the role of local government authorities in providing civic, social and recreational infrastructure during the inter-war period and is a good example of how architectural styling, including Art Deco, Classical and Arts and Crafts influences, was applied to modest but symbolically important community buildings.

5.2.3 Condition

Applecross District Hall is in good condition and well maintained.

5.2.4 Integrity

Applecross District Hall has a moderate degree of authenticity. While the place retains a substantial proportion of its original fabric, form and detailing dating from its construction in 1934, a number of alterations have occurred that have modified aspects of the original design.

In particular, the demolition and additions of the original north and south verandahs and subsequent internal changes have altered elements of the original fabric and presentation. These alterations are readily identifiable as later interventions and have not resulted in the complete loss of original material, but they reduce the extent to which the place survives entirely in its original state.

5.2.5 Authenticity

Applecross District Hall has undergone some level of change with the removal of the north and south colonnaded verandah and internal alterations to stage configurations and back of house. These changes have resulted in a moderate degree of authenticity.

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5.3 Statement of Cultural Heritage Significance

The statement of significance defines the cultural heritage significance of Applecross District Hall in a succinct statement and forms the basis for the conservation management policies.

5.3.1 Current Statement of Significance

This statement of significance has been extracted from the HCWA assessment documentation for the subject site. This statement is used as the basis for assessing impact of future development.

The following statement of significance has been attributed to the place by the HCWA.

> *Applecross District Hall, a single-storey community hall with tower, in the Inter-War Art Deco style, has cultural heritage significance for the following reasons*:
>
> *a distinctive and unusual building, the place has landmark value due to its prominent corner location and tower. The design of the Hall is innovative, technically advanced for its time, and an achievement of merit;*
>
> *the place is strongly associated with the numerous members of the local community who have used the place for recreation, entertainment and social activities since 1934;*
>
> *the place is highly valued by the local community for its social, cultural, aesthetic and educational associations and as an important congregational and entertainment venue, contributes to their sense of place;*
>
> *the place was designed by the prominent Western Australian architectural firm of Eales, Cohen and Bennett and was built by Harold Doust. The place is also associated with E. F. Edwards, Chairman of the Melville Road Board at the time of the Hall was built; and,*
>
> *the place retains a high degree of authenticity, there having been few alterations to the fabric of the place aside from alterations in 1952.*
>
> *The surrounding pavement treatments and landscape elements are considered to have little cultural heritage significance.*[42]

5.3.2 Proposed updated Statement of Significance

The significance assessment undertaken as part of this CMP has identified additional evidence, including material not previously documented, that supports further refinement of the existing Statement of Significance. While the overall level and nature of significance remain unchanged, this assessment provides a clearer and more comprehensive understanding of the place's heritage values.

Should the Heritage Council of Western Australia wish to review or update the Statement of Significance, it is recommended that the following be considered to ensure the statement fully reflects the significance of the place as identified in accordance with the HERCON Criteria.

Applecross District Hall, a single-storey community hall with tower, in the Inter-War Art Deco style, has cultural heritage significance for the following reasons:

Applecross District Hall is of considerable cultural heritage significance as a place that demonstrates the evolution of suburban development and local governance in Western Australia during the inter war period.

Constructed in 1934, the Hall reflects the consolidation of Applecross as an established suburban community following improvement to transport infrastructure, including the Canning Bridge and Canning Highway.

It provides tangible evidence of the role of the Melville Roads Board in delivering civic infrastructure during a period of economic recovery following the Great Depression, and illustrates enduring patterns of civic, social and recreational life in suburban Perth through its continuous community use since opening.

42 HCWA, 1999. Register of Heritage Places – Permanent Entry Applecross District Hall.

The Hall is a rare surviving example of an inter war suburban community hall and theatre in Western Australia. Its combination of Art Deco and early Moderne architectural expression, together with a prominent entrance tower and intact internal planning, distinguishes it from other civic buildings of the period. Few comparable buildings of this type and scale remain in Perth or regional Western Australia, particularly those designed with a strong theatrical function and pronounced vertical landmark presence.

Applecross District Hall clearly demonstrates the principal characteristics of an inter war suburban civic hall and community theatre. These include a large auditorium and stage, supporting foyer and backstage spaces, robust construction using locally sourced materials, and a formal, symmetrical façade addressing a prominent public intersection. The building's architectural composition, combining Art Deco massing with Classical references and Arts and Crafts influenced interiors, is representative of Australian civic architecture of the period.

The place is valued for its aesthetic qualities as a distinctive civic landmark within Applecross. The entrance tower, stepped massing and restrained Art Deco detailing contribute to its visual prominence at the intersection of Canning Beach Road and Kintail Road and mark an eastern gateway to the suburb. Internally, the brickwork, plaster ornamentation and articulated proscenium arch are valued for their craftsmanship and visual character, contributing to the Hall's dignified civic presence.

Applecross District Hall has strong and enduring social and cultural associations for the Applecross and wider Melville community. Since 1934 it has functioned as a focal point for community life, accommodating public meetings, dances, cinema screenings, health and educational services, and a wide range of social and cultural activities. Its use by more than seventy community groups over time demonstrates its central role in fostering social cohesion and civic identity. Its long standing association with the Tivoli Club of Western Australia since 1973 has further reinforced its cultural significance as a place of live performance and entertainment.

The Hall has special associations with individuals and organisations important in Western Australia's history. It was designed by W. G. Bennett of Eales, Cohen and Bennett, a firm that made a notable contribution to inter war architecture in the State and constructed by Harold Doust. The place is closely associated with the Melville Roads Board and its Chairman, Ethelbert F. Edwards, who oversaw its development and laid the foundation stone.

The place demonstrates a high degree of creative and technical achievement in the integration of Art Deco, Classical and Arts and Crafts influences within a modest suburban civic building. Its confident use of massing and vertical emphasis, combined with careful interior detailing and durable construction using timber and steel elements, reflects a skilled architectural response to the functional, aesthetic and economic constraints of the inter war period.

Applecross District Hall also has moderate to high potential to yield archaeological information relating to Aboriginal occupation. Its proximity to the Derbarl Yerrigan (Swan River) and nearby Registered Aboriginal sites indicates potential for subsurface Aboriginal archaeological material, contributing to an understanding of Aboriginal land use and occupation in the area.

5.4 Graded Zones and elements of Significance

The Heritage Council's 'An Information Guide to Conservation Management Plans' (2013) outlines a five-tier grading system to identify zones, sections and element of significance within a heritage place as a means to assist in management. It should be noted that:

- These grades are considered in a State context, and all five tiers may not apply to each place. This will depend on the nature of the place and the assessment of significance.
- All parts of the subject site, archaeological potential, setting, buildings, physical features and elements are assessed.
- Areas and elements within each grading are managed differently. In general, the higher the level of significance of the place the greater care needs to be taken in determining actions which may affect its heritage values.

The significance levels are described in the following table and illustrated below.

Table 7 Definitions of graded zones of significance.

Level	Explanation
Exceptional significance	*Places or items of exceptional significance would warrant inclusion on any register of heritage places. Conservation is essential. These may be considered significant within a state and national context.*
Considerable significance	*Places or items of considerable significance have a high sensitivity to change, and conservation is essential with 'like for like' repairs if required. Minimal aesthetic alteration is recommended to sustain the fabric.*
Some significance	*Places of this level warrant inclusion for entry in the State Register of Heritage Places. Items of some significance are important in terms of the place as a whole and conservation is recommended. There is the ability to accept some sympathetic alteration to suit contemporary requirements.*
Little significance	*Items of some significance are important in terms of the place as a whole and conservation is recommended. There is the ability to accept some sympathetic alteration to suit contemporary requirements. Items of Little Significance neither add or detract from the significance of the place and may be considered for removal as part of a broader scope of conservation or adaptation.*
Intrusive Elements	*Intrusive elements detract from the overall the heritage significance of the place and may adversely affect other elements of greater significance. Their removal should be prioritised in a program of conservation or adaptive re-use.*

5.4.1 Exceptional Significance

- Nil.

5.4.2 Considerable Significance

- Overall form, scale and massing of the 1934 hall building.
- Prominent Art Deco entrance tower, including stepped plan form, rendered surfaces, grillage detailing and landmark function.
- Eastern (Canning Beach Road) façade, including entrance portico, Tuscan columns, Classical cornice and Art Deco parapet.
- Original 1934 auditorium volume, including spatial proportions and relationship to stage and foyer.
- Original roof form of the auditorium and tower (excluding later roof cladding materials).
- Face brick external walls to the original 1934 building.
- Original steel-framed casement windows and door openings to principal elevations.
- Internal face brickwork to dado height, including patterned brickwork, chamfered and bullnosed reveals and soldier-course detailing.
- Plaster decorative elements to walls and ceilings, including grillages and proscenium detailing.
- Foundation stone and memorial tablets, including associated lettering and materials.
- Original foyer space and circulation layout.
- Stage, proscenium arch and original stage volume (excluding later fittings and finishes).

5.4.3 Some Significance

- Original roof truss system (timber and steel), where legible.
- Original internal timber flooring.
- Backstage spaces and original support rooms
- Visual and spatial relationship between the Hall, Canning Beach Road and surrounding streets.

5.4.4 Little Significance

- Post-war north and south wings which replaced the former verandah colonnades
- Aluminium-framed windows and infill walls to enclosed verandah areas.
- Post-1950s internal partitions and reconfigured service spaces.
- Later internal finishes, paint schemes and decorative treatments not consistent with the original design intent.
- Non-original light fittings, cabling and exposed services.
- Later floor coverings and linings applied over original fabric.
- Setting and curtilage immediately surrounding the Hall, including trees, landscaping, car parking.

5.4.5 Intrusive

- Low-pitched corrugated sheet roofing to former verandah enclosures.
- Stylistically inconsistent external additions associated with post-war works.
- Visually obtrusive service infrastructure where it impacts original spaces.
- Later applied decorative finishes (including imitation gilt and theatrical paint schemes) that obscure original material expression.
- Any non-original openings or alterations to original external walls that diminish the clarity of the 1934 form.
- Internal timber shutters to hall windows.
- Paint finish the original face brick dado of the hall.
- Altered windowsills of two of the auditorium's windows.

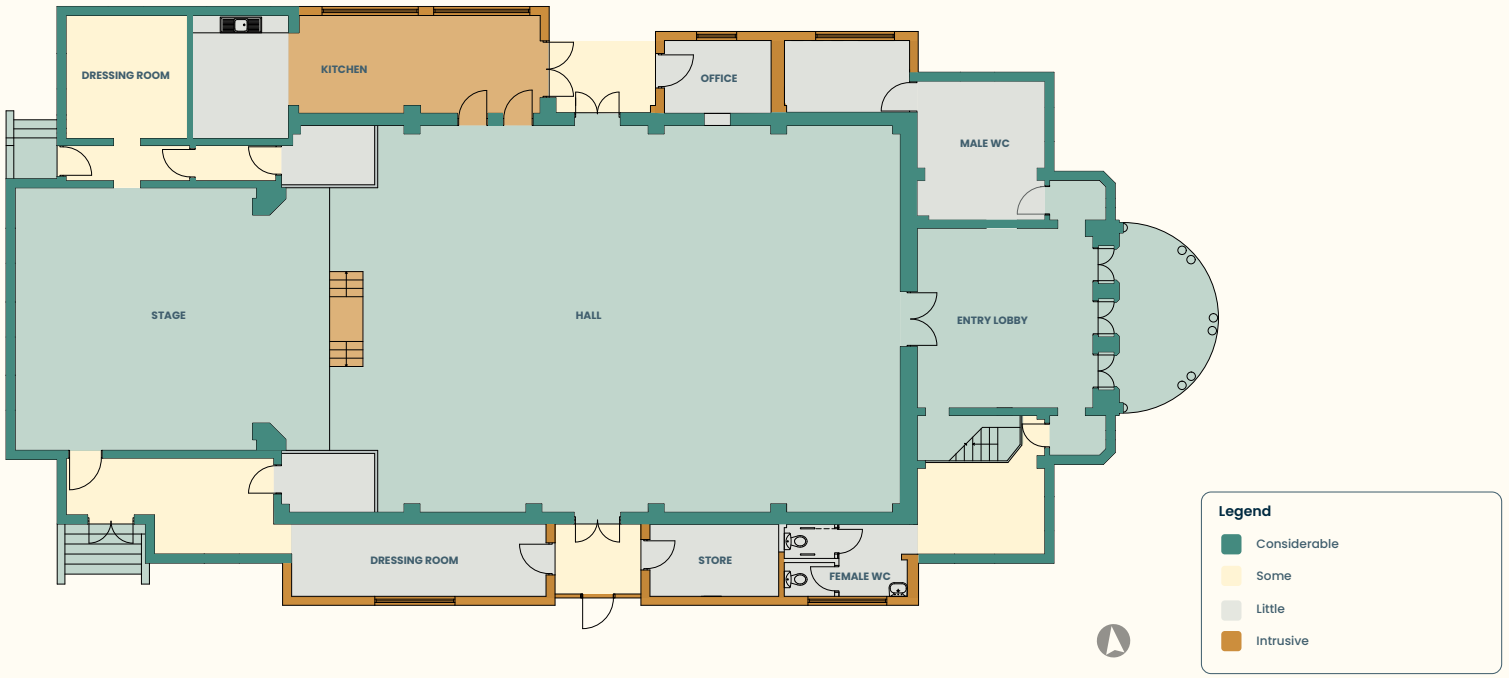

Figure 89 Ground floor, graded zones and elements of significance.

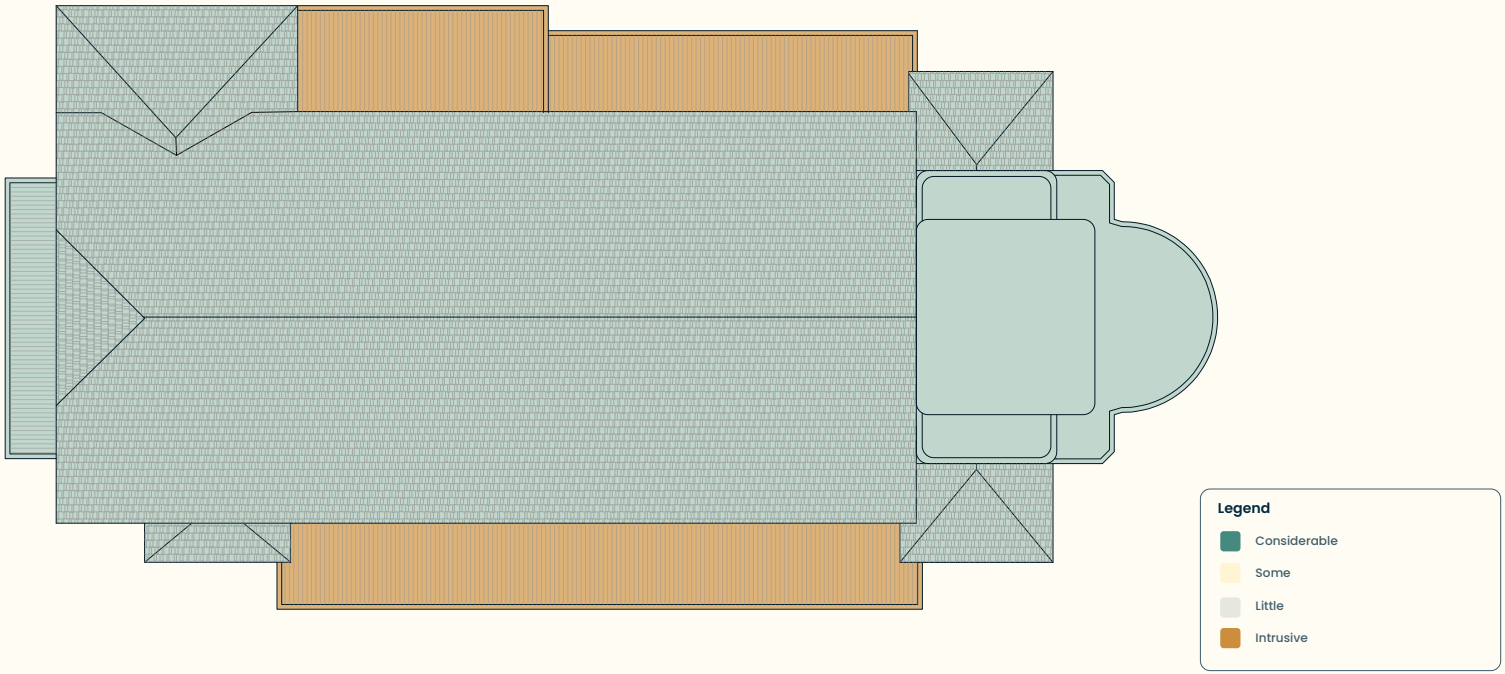

Figure 90 Roof plan, graded zones and elements of significance.

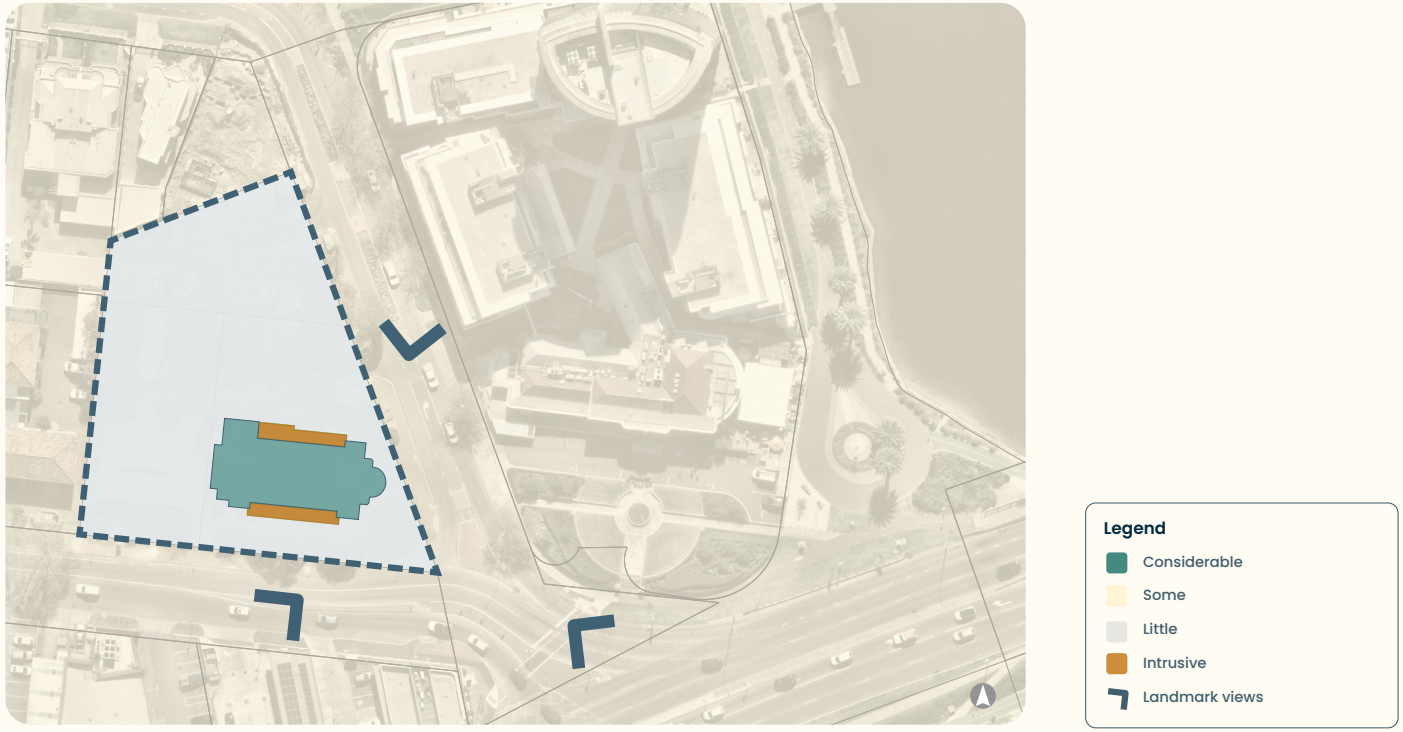

Figure 91 Site plan showing all of City of Melville current landholding, graded zones and elements of significance.

6 Considerations for Policy Development

Conservation policy aims to offer a flexible framework for managing and utilising the site.

It should be adaptable enough to acknowledge the site's constraints and needs, support compatible development, and simultaneously preserve and, in some instances, partially restore the site's significance.

Based on the evidence (Sections 2, 3 and 4), the Assessment and Statement of Significance (Sections 5 and 6) together with an understanding of the owners' requirements and resources, this section explores the potential opportunities and constraints of the place and its immediate context.

This exercise ensures that the development of the conservation polices to follow (Section 7) are based on a sound appreciation of the opportunities and constraints of the place.

There are a number of considerations that define how and why policies are developed, such as:

- The significance of the subject site.
- The stories associated with the subject site.
- The inherent physical constraints.
- The condition of the subject site.
- Conserving the site and its fabric.
- The requirements of the owner/s and users.
- Any potential or proposed changes in use.
- Statutory requirements.
- Requirements of current heritage listings.

The following opportunities and constraints have been prepared for the City of Melville landholding that surrounds the Heritage Listed place including the full carpark to the north and the Canning Bridge Express Library to the west.

Considering the site as part of its broader landholding, rather than in isolation, allows opportunities to be explored that holistically maintain the significance of the heritage place while acknowledging that sensitive and appropriate development can occur.

6.1 Opportunities and Constraints

The continued use of the Applecross District Hall will ensure its evolution and provide protection of the places tangible and intangible heritage values. The following table outlines opportunities and constraints arising from the policy considerations outlined previously. Key opportunities and constraints have been illustrated at the end of this section.

Table 8 Definitions of graded zones of significance.

Policy	Opportunities	Constraints
Significance	▪ Retain and enhance significance through conservation works, and reconstructing significant heritage features where applicable. ▪ Educate all users of the space about the significance of the subject site. ▪ Conserve elements of considerable and some significance. ▪ Opportunity for more extensive change in zones and elements graded intrusive and of some and little significance. ▪ The Applecross District Hall provides a strong sense of place and local identity within the Canning Bridge Activity Centre, offering continuity in an area experiencing substantial redevelopment.	▪ Elements or areas identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy. ▪ Limited change should occur in zones and elements of considerable significance which have a high sensitivity to change. ▪ The Hall's heritage significance limits the extent of acceptable physical change, particularly where alterations may affect significant fabric, form or important views
Interpretation	▪ Opportunity to develop an Interpretation Strategy for the subject site outlining key themes, stories and strategies to guide appropriate interpretive outcomes to explain the significance of the subject site. It will be informed by this CMP and prepared early in the project to integrate interpretation into future works. ▪ Embed interpretative opportunities and outcomes developed by an Interpretation Plan into all aspects of building management including wayfinding, lighting, branding and marketing. ▪ Increased pedestrian movement within the activity centre creates opportunities to improve interpretation of the Hall's history and heritage significance. ▪ The juxtaposition of the historic Hall with contemporary development can be used to strengthen public understanding of the area's evolution.	▪ Interpretation must be accurate, respectful and evidence-based. Some stories may require further research or consultation before being presented. ▪ Ensuring that stories told through interpretation are compatible with future use.

Policy	Opportunities	Constraints
Compatible future use	▪ Create an economically sustainable asset with heritage at its core, managing change in accordance with significance of the subject site. ▪ Future use should facilitate the use of the subject site by a broad spectrum of the community. ▪ Appreciate and highlight the landmark qualities of The Applecross District Hall. ▪ Embrace the flexibility for change established in the significance assessment, to accommodate future changes of use if required. ▪ To draw on the history and significance on the subject site as a point of difference. Applecross District Hall is a draw card in Applecross and should be highlighted as destination. ▪ The Hall's location within a major activity centre supports ongoing community, cultural or civic uses that align with planning objectives. ▪ Improved access to public transport and surrounding amenities may broaden the range of viable and compatible uses. ▪ Opportunity to leverage the conservation of the heritage listed building and adaptive reuse of the site to offset more commercially viable large-scale development on the empty carpark to the north.	▪ Large open plan auditorium and small side wings may not be suitable for contemporary uses. ▪ The enduring and original community cultural/performance uses are the most compatible use of the place. ▪ High community expectations and conflicting opinions regarding the future use of the site may need to be managed. ▪ Uses should be appropriate to the subject site and not require adverse alteration of the considerable significance fabric. ▪ Planning Scheme requirements must be adhered to. ▪ Economic cost-benefit should provide a balance that values community amenity. ▪ Cost implications of restoring Applecross District Hall for future uses. ▪ New development to the north and east of the site should maintain significant view corridors to the Halls principal façade and tower.
The inherent physical constraints	▪ Existing robust construction and large auditorium volume offer flexibility for compatible uses such as performance, events and community activities. ▪ The existing form, scale and orientation of the Hall provide a clear and legible historic presence within the activity centre.	▪ Fixed structural layout, ceiling heights, tower structure and limited back-of-house areas constrain reconfiguration. Accessibility upgrades may be challenging. ▪ The hall may be sensitive to changes in surrounding scale, overshadowing and visual competition from nearby development.
The condition of the subject site	▪ Generally, the building's good condition allows focus on conservation, interpretation and adaptation rather than major reconstruction. ▪ Preventative maintenance can prolong fabric life.	▪ Existing wear, ageing services and non-original finishes may require upgrade or replacement, which must be carefully managed to avoid impacts on significant fabric. ▪ The roof appears to be nearing the end of its practice life span, implications of shutdowns due to works and cost.

Policy	Opportunities	Constraints
Conserving the site and its fabric	▪ Opportunity to undertake best practice conservation works, setting a standard for like-for-like repair and restore original features such as the north and south verandah colonnade in the future if budgets and uses permit.	▪ Existing wear, ageing services and non-original finishes may require upgrade or replacement, which must be carefully managed to avoid impacts on significant fabric. ▪ The roof appears to be nearing the end of its practice life span, implications of shutdowns due to works and cost. ▪ Conservation requirements restrict the choice of materials, methods and extent of change. ▪ Ongoing maintenance issues needs to be addressed particularly e.g. Faulty rainwater goods, exterior masonry cracking, roof leaks etc.
Statutory requirements -services and accessibility	▪ The services should be audited and updated to meet with provisions of National Construction Code (NCC), Building Code of Australia, and other relevant regulations and Australian Standards. ▪ Universal access should be audited and upgraded to meet requirements of the Disability Discrimination Act.	▪ Adaptive reuse will require early specialised heritage and other consultant advice to bring the site up to NCC, and Access, Fire and Health standards. ▪ Heritage fabric must be protected and conserved through this process. ▪ Performance-based or alternative compliance solutions may be required
Statutory compliance - Heritage listings	▪ To apply for HCWA State Heritage works and documentation grants which are available for private owners of heritage places. ▪ To utilise the Heritage Act Part 6, which provides conservation assistance and planning dispensations for heritage places. ▪ To leverage Heritage Listings to ensure protection of the Applecross District Hall. ▪ Capitalise on the perceived community value and recognition of Applecross District Hall.	▪ All work not considered as maintenance in accordance with the Heritage Regulations, 2019 will require development approval and referral to the HCWA and limit the scope of change, with potential implications for cost and program. ▪ HCWA may subject the site to a Heritage Agreement which will specify specific ▪ Works and actions to be carried out in relation to conservation and management require greater scrutiny by statutory stakeholders. ▪ There may be a perceived restriction to development caused by heritage listing. ▪ All works will need to be aligned with the heritage values of the subject site and this Conservation Management Plan.

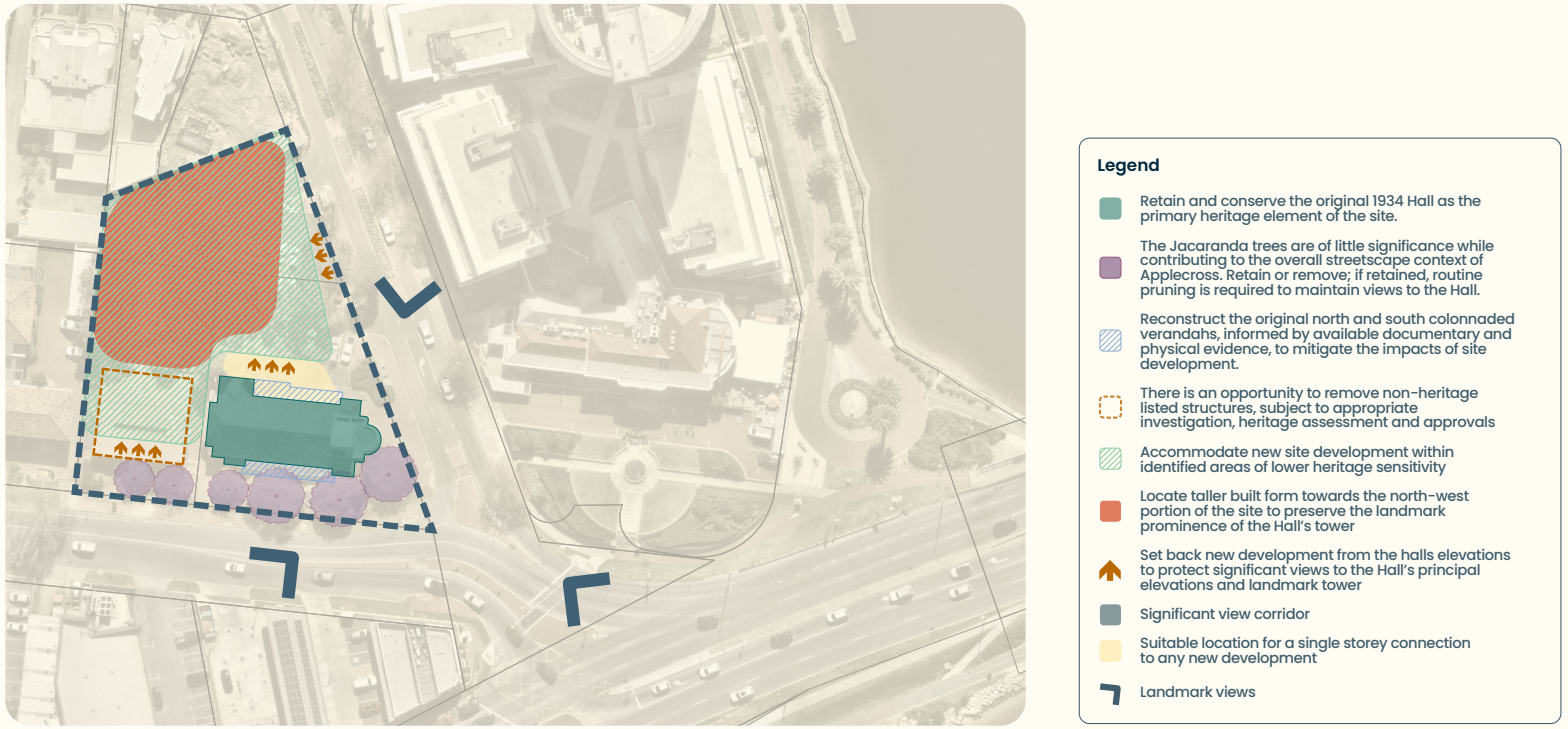

Figure 92 Applecross District Hall opportunities and constraints.


APPLECROSS
DISTRICT HALL
CHARLIE CARTER
DISTRICT HALL

7 Conservation Policy

Developing a conservation policy involves evaluating all relevant information about the place's future, including its significance, to create a suitable framework for decision-making.

The following policies offer practical guidelines for the future of Applecross District Hall, considering the owner's needs, future use, current condition, statutory requirements, and heritage listings, with the primary goal of preserving its cultural heritage significance.

The major issues considered in this section are:

- Managing the retention of identified cultural heritage significance of the Applecross District Hall through the adaptive re-use process.
- The condition of the Applecross District Hall and recommendations for conservation works.
- Retention of the landmark predominance of Applecross District Hall and its contribution to the streetscape context of Kintail Road and Canning Bridge Street.

7.1 Key Policy Statements

7.1.1 *Overarching Principles*

Applecross District Hall has a high degree of heritage significance to the people of Western Australia and the Local Community specifically. The following overarching principles will apply:

- Conservation and adaptation of Applecross District Hall in accordance with the recommendations of this CMP and the principles of the Australia ICOMOs Burra Charter.
- The management and implementation of the policies set out in this plan is the responsibility of the owner and lessee, and whomever else is responsible for the management of the subject site.
- Where further change might occur, it must be in accordance with this document and policies and be sympathetic to the heritage values of the Applecross District Hall.

7.1.2 *Acceptance of Approach*

The following conservation policies are guided by the assessment of significance of the place as outlined in this Conservation Management Plan.

Policy 1. *The assessment of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning for the Applecross District Hall.*

Policy 2. *All future decisions relating to use or any other matters likely to affect the heritage value Applecross District Hall should be made with reference to this Conservation Management Plan.*

7.1.3 *General Approaches to Zones and Levels of Significance*

The levels of significance as outlined earlier in this document provide a guide to conservation actions. Greater care is to be taken for fabric and elements of more significance. Adaption, and in some cases, removal of fabric is possible for elements of lesser or no significance.

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Policy 3. *The greater the significance of a fabric or a feature of the place, the more care should be taken in actions which may affect it.*

Policy 4. *Elements or areas identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*

Policy 5. *Elements or areas identified as having some significance should be retained and conserved where possible. Conservation is recommended but adaptation is acceptable if undertaken in a sensitive manner that considers the building's cultural heritage significance, holistically. If removed, their significance should be recognised through an archival record.*

Policy 6. *Items identified as having little significance may be modified or removed. If removed their significance should be recognised through an archival record.*

Policy 7. *Elements or areas identified as being intrusive should be prioritised for removal.*

7.1.4 Use of the Burra Charter

The Burra Charter (ICOMOS 2013) sets out the principles for the conservation of heritage places in Australia. It forms an important reference document for the present and future custodians of place name and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in this Conservation Management Plan.

Policy 8. *In addition to this CMP, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation and development of the place.*

Policy 9. *Future conservation be focussed on the retention of the cultural heritage significance of the place and include the provision for its safeguard, its maintenance and its future (Article 2 Burra Charter AICOMOS 2013).*

Policy 10. *Conservation should be based on a respect for the existing fabric, its use, associations and meanings. A cautious approach to change is required, changing only as much as necessary but as little as possible as to not distort the evidence provided by the existing fabric (Article 3 of the Burra Charter AICOMOS 2013).*

Policy 11. *Future use of the place should be compatible with the original building fabric and use, involving minimal change to the significant, fabric, use and site context (Article 7 of the Burra Charter AICOMOS 2013).*

Policy 12. *New works may be acceptable if they do not detract from the place's significance or interpretation of this significance. New works should be clearly distinguishable as such, and sympathetic in terms of siting, form, scale, character and materials while avoiding faux heritage imitation. (Article 22 of the Burra Charter AICOMOS 2013).*

7.1.5 Expert Advice

Caring for a culturally significant place requires expert skills. Conservation practices associated with the conservation of the place should be carried out under the direction of an appropriately qualified conservation professional with proven experience on sites of cultural heritage significance.

Policy 13. *Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage practitioner and appropriate specialist advice should be sought as required.*

Policy 14. *Structural investigation should be undertaken with due priority with advice provided by a structural engineer with heritage expertise.*

Policy 15. *The preparation of any reports, guidelines, or technical management plans for place name should be informed by this CMP, and an integrated approach is recommended.*

7.1.6 Records

The need to keep publicly available records about places of cultural significance is guided by the Burra Charter. It is recommended that a record of the building containing relevant documentation and places is kept by the owners. If maintained and added to over time, the records will continue to be of use to future generations and will ensure that the most comprehensive and up to date information is available to all parties with interests in the place.

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Policy 16. *A record of actions that have affected the place should be maintained by the owner.*

Policy 17. *The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care.*

Policy 18. *In accordance with the WA Legal Deposit Act 2012, a copy of this Conservation Management Plan should be placed in the State Library of Western Australia, the City of Melville local history centre and/or local historical society, and the Heritage Council of Western Australia's library. This document may also be made freely available and accessible from the LGA website in a downloadable format, and a digital copy may be submitted to the National Library of Australia via the National e-deposit (https://ned.gov.au/ned/).*

7.1.7 Review of Conservation Management Plan

New documentary and physical evidence may come to light after the development of this Conservation Management Plan. This may afford a different interpretation of the place, its significance and the way it should be managed.

Circumstances relating to the custody, management and conservation of the place are also likely to change over time. For this reason, the periodic updating of the Conservation Management Plan for place name will be necessary. The conservation policies may be reviewed by the owners with their conservation consultants at any stage when the need for change occurs.

Policy 19. *The Conservation Management Plan should be reviewed every ten years to take into account the effects of the passage of time, conservation and adaption works, the applicability of the Conservation Policies and to assess the manner in which they have been implemented.*

7.1.8 Management

This Conservation Management Plan should be adopted by the owner and leaseholders. The owner and leaseholders should be committed to ensure management arrangements and resources to the extent that they are available and provide support and processes to facilitate the effective implementation of this CMP.

Policy 20. *A clear management and implementation framework for owners and leaseholders at Applecross District Hall is important for the co-operative long-term management of the site and to ensure effective implementation of this CMP.*

Policy 21. *The management of Applecross District Hall should be holistic. Encompassing its individual components, including previous, existing and subsequent layers of history.*

7.2 Policies Relating to the Physical Setting

The heritage significance of the Applecross District Hall is derived not only from its architectural form and fabric, but also from its landmark presence, long-standing community use and its relationship with surrounding civic, transport and riverine infrastructure.

There is a need to carefully manage the relationship between the historic building and its evolving urban context so that both tangible and intangible heritage values are retained and respected.

As guiding principles, the following conservation policies relate to conserving the physical setting of the Applecross District Hall, including its views.

Specific guidance regarding conserving the places landmark qualities and its relationship to surrounding future development can be found in section 7.5 Policies relating to Compatible Future Use with specific opportunities and constraints illustrated in Section 6. Considerations for Policy Development.

7.2.1 Views

The Applecross District Hall is a prominent local landmark, particularly due to its Art Deco entrance tower and its position at the junction of Canning Beach Road and Kintail Road, near the eastern gateway to the suburb of Applecross.

The tower is visually prominent from multiple approach routes, including along Canning Beach Road, Kintail Road and from the vicinity of Canning Bridge. These views contribute directly to the Hall's aesthetic, civic and landmark significance.

Key views include:

- Views of the eastern façade and entrance tower from Canning Beach Road.
- Oblique and approach views from Kintail Road and nearby intersections.
- Longer views from the Canning Bridge and approaches to Applecross, where the tower reads as a marker of entry to the suburb.

Visual relationships with nearby civic buildings, particularly the Raffles Hotel, which together reinforce the inter-war character of the precinct.

Views to later additions and enclosed verandah areas to the north and south are of lesser significance and do not contribute substantially to the heritage values of the place.

Policy 22. *New development, including any additions to the Applecross District Hall or development within its immediate setting, must recognise and respect the heritage significance and landmark values of the place. Development should not intrude upon or diminish significant views and vistas to the eastern façade and entrance tower, particularly from Canning Beach Road, Kintail Road and key approach routes.*

Policy 23. *Development within areas where views are of lesser significance, including to later verandah enclosures and service areas, may be considered where it is demonstrated that such works do not adversely impact the legibility, prominence or appreciation of the original 1934 building form and tower.*

Policy 24. *Any future development should be designed to reinforce the Hall's role as a civic landmark through appropriate setbacks, location of scale, height and articulation, ensuring that the entrance tower remains visually prominent within the streetscape.*

7.3 Policies Arising from the Physical Condition of the Place

7.3.1 Exterior

The exterior of the Applecross District Hall is of considerable cultural heritage significance and is fundamental to the place's landmark value, civic presence and streetscape contribution.

The original 1934 form, massing and architectural expression—particularly the Art Deco entrance tower, eastern façade and face brick fabric—are key elements that convey the building's historic, aesthetic and social values.

Later alterations, including the enclosure of the former verandah-colonnades and the introduction of non-original materials and openings, have reduced the clarity of the original design intent in some areas. These elements are generally of lesser significance and present opportunities for sensitive improvement, rationalisation or removal where appropriate.

The following policies guide the conservation, repair, alteration and potential enhancement of the exterior of the Applecross District Hall. They seek to ensure that future works retain and reinforce the legibility of the 1934 building, protect significant fabric, and manage change in a manner that respects the place's heritage significance and ongoing use.

Policy 25. *The original external form, scale and massing of the 1934 Applecross District Hall shall be retained and conserved. Works must not obscure, diminish or visually compete with the dominant form of the auditorium and entrance tower.*

Policy 26. *The Art Deco entrance tower, including its stepped plan form, rendered surfaces, grillage detailing and parapet profile, is of considerable significance and must be conserved. Any repair or maintenance works shall be undertaken on a like-for-like basis using materials, finishes and techniques that match the original fabric as closely as possible.*

Policy 27. *Original face brickwork to the exterior of the 1934 building is to be retained and conserved. Cleaning, repointing or repair works shall be minimal, non-abrasive and undertaken using mortar mixes and finishes compatible with the original brickwork in colour, texture and composition.*

Policy 28. *Original steel-framed casement windows and door openings to principal elevations are of considerable significance and must be retained wherever possible. Repair is preferred over replacement. Where replacement is unavoidable due to condition, new elements shall match the original profiles, proportions and materials.*

Policy 29. *Later exterior elements assessed as having little or intrusive significance including the post-war verandah alterations, aluminium-framed windows and low-pitched corrugated roofing may be altered, rationalised or removed, provided such works do not adversely impact significant fabric and improve the overall legibility of the 1934 design.*

Policy 30. *There is potential, subject to further detailed investigation and feasibility, to interpret or partially reinstate elements of the original north and south verandah-colonnades where this would enhance understanding of the original architectural composition. Any such works should be clearly distinguishable as contemporary interpretation and should not involve conjectural reconstruction.*

Policy 31. *External paint schemes and finishes should be informed by physical investigation and historical research where possible. Colours and finishes should be restrained and complementary to the building's Art Deco and Classical elements and should not obscure the expression of original materials or detailing.*

7.3.2 Roofs and Rainwater Goods

The roof forms and rainwater disposal systems of the Applecross District Hall are integral to the building's physical performance and long-term conservation. The original 1934 roof forms—including the tiled auditorium roof, flat-roofed entrance tower and associated parapets, contribute to the building's distinctive massing and Art Deco expression, particularly when viewed from surrounding streets and approach routes.

While some roof cladding materials and rainwater goods have been altered or replaced over time, the overall roof geometry, pitch, parapet profiles and drainage intent remain legible and are of heritage value. Later roof elements associated with post-war verandah enclosures are of lesser significance and provide opportunities for rationalisation or improvement.

The following policies guide the conservation, repair and upgrading of roofs and rainwater goods to ensure the protection of significant fabric, the effective management of water, and the compatibility of any new works with the heritage significance of the place.

Policy 32. *Roofs and rainwater goods shall be regularly inspected and maintained to ensure they remain watertight and effective, with defects such as leaks, corrosion, blockages or failed joints addressed promptly to prevent damage to significant fabric.*

Policy 33. *Original and early roof structures and cladding materials shall be retained and repaired where possible. Replacement should only occur where fabric has deteriorated beyond repair and must be undertaken on a like-for-like basis using compatible materials and construction techniques.*

Policy 34. *Rainwater goods, including gutters, box gutters, downpipes and flashings, shall be conserved and repaired in preference to replacement. Where replacement is required, new elements should match the original or early fabric in material, profile and finish where this can be reasonably determined.*

Policy 35. *All works to roofs and rainwater goods shall be undertaken by suitably experienced trades and guided by heritage advice, with works documented to support ongoing conservation and maintenance planning.*

7.3.3 Interior

The interior of the Applecross District Hall contains fabric of considerable cultural heritage significance, including the original auditorium volume, face brickwork, plaster detailing, timber floors, roof structure and joinery. Together, these elements express the building's civic character, craftsmanship and inter-war design intent.

The ongoing use of the Hall as a performance and community venue has introduced wear and later finishes, but the underlying significant fabric remains largely intact. The conservation of interior fabric should prioritise its physical condition, ensuring that deterioration is addressed through timely maintenance, sensitive repair and like-for-like replacement where necessary.

The following policies focus solely on the care and conservation of interior fabric to support the long-term retention of the Hall's heritage values.

Policy 36. *Significant interior fabric, including original face brickwork, plaster finishes, decorative elements, timber floors, roof structure and joinery, shall be regularly inspected and maintained to prevent deterioration and loss of material integrity.*

Policy 37. *Repair of interior fabric shall be prioritised over replacement. Where elements are damaged or degraded, repairs should be undertaken using materials, finishes and techniques compatible with the original fabric.*

Policy 38. *Replacement of interior fabric should only occur where original material has deteriorated beyond repair. Any replacement shall be on a like for like basis and should not alter the original detailing, proportions or construction logic of the interior spaces.*

Policy 39. *All works affecting interior fabric shall be carried out by suitably experienced trades under heritage guidance, with works recorded to inform future maintenance and conservation planning.*

7.3.4 Paint

Historical photographs indicate that the building's exterior was original painted. The building currently has a cream paint finish to the face brick and render with off white windows and light blue entry doors The plinth and portico floor are painted a brick red. Further analysis is required to determine the original interior colour schemes but the paint finish to the face brick dado in the auditorium is not original and considered intrusive.

Policy 40. *Historic paint and decorative finishes investigations should be undertaken to determine the original or early colour schemes of the interiors in areas identified as having considerable and some significance and restore original decorative finishes as appropriate.*

Policy 41. *Restore the original colour scheme of the building to match the original following investigation. Removal of the paint finish to the auditorium face brick dado is recommended.*

7.3.5 Signage

The painted signage on the principal facade is original and of considerable significance. It has since been painted.

Policy 42. *"Applecross District Hall' and 'Tivoli' signage on the buildings Collie Street and Marine Terrace facades should be retained and restored as required. Original finishes should be investigated and restoration based on documentary evidence.*

Policy 43. *Retain and conserve original painted signage. Original signage should be protected throughout any façade restoration works and strategies for long term conservation investigated.*

Policy 44. *New signs should be readily removeable. Fixings for new signs should not damage the significant fabric of the Applecross District Hall l.*

Policy 45. *All new and temporary signage is to be designed and located in accordance with a purpose-written signage strategy for the place and should be in keeping with the style of the building as to not detract from the places noted aesthetic significance.*

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7.3.6 Security

Heritage places were often developed without particular consideration for security, which can present challenges when trying to retrospectively address these issues.

Security measures are important for protecting the significant fabric from vandalism, however intrusive security elements should be avoided where possible as they can detract from the significance of a place.

> ***Policy 46.*** *Should new security services be necessary at the Applecross District Hall they should be specified to minimise the visual intrusion on the aesthetic significance of the place and be located as to have the least impact on the place's heritage fabric*

7.3.7 Maintenance

As noted previously in this report the condition of the place is considered to be good overall. Once works in the Conservation Works Schedule have been attended to, maintenance should be an ongoing undertaking.

> ***Policy 47.*** *Maintenance of the place should be the primary component of the conservation program and should involve informed supervision of both minor and major works, together with vigilant and ongoing attention to minimising deterioration of the physical fabric.*

7.4 Policies relating to Archaeological Potential

The Applecross District Hall site forms part of a broader cultural landscape with demonstrated and ongoing significance to Whadjuk Noongar people. Due to its proximity to the Derbarl Yerrigan (Swan River) and adjacent recorded Aboriginal places, the site has moderate to high potential for Aboriginal archaeological remains, particularly in areas that have experienced limited ground disturbance.

In contrast, the site has low potential for historical archaeological remains associated with European occupation. While an earlier hall is known to have existed prior to construction of the present building in 1934, the nature of that structure is uncertain, and its archaeological survivability is considered limited due to later construction impacts. As such, historical archaeological material is unlikely to be encountered, although the possibility cannot be entirely discounted.

Future works at the site should be managed in a manner that recognises this differential archaeological potential and complies with relevant statutory requirements.

> ***Policy 48.*** *Ensure that contractors are aware of their obligations to protect items of potential cultural significance that may be discovered during the course of any ground disturbing work should future development require excavation. This includes the use of an unexpected finds procedure.*

> ***Policy 49.*** *Given the low potential for historical archaeological remains, no proactive historical archaeological investigation is required prior to development. However, should unexpected historical material be encountered, the advice of a suitably qualified archaeologist should be sought. The material should be recorded and managed in accordance with best-practice heritage procedures.*

> ***Policy 50.*** *Records of projects and artefact collections from site works and disturbances should be prepared and if appropriate catalogued and curated as evidence of the earlier use of the site.*

7.5 Compatible Future Use

7.5.1 Compatible Use

The ongoing use of Applecross District Hall is essential to the conservation of its cultural heritage significance. The Hall was purpose-designed as a place of community assembly and performance, and its significance is closely associated with this use. Continued occupation and active use support the social value of the place, encourage regular care and maintenance, and reinforce the Hall's role as a landmark and focal point within Applecross.

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In accordance with the Burra Charter, a compatible use is one that involves no change, or only minimal and reversible change, to significant fabric and spaces.

Uses for Applecross District Hall should therefore align with its historic function, retain the legibility of significant spatial qualities, and allow for ongoing public access and appreciation of the place.

Any change in use must be carefully managed to ensure that it does not diminish the aesthetic, historic or social values of the Hall.

Policy 51. *The continued use of Applecross District Hall for theatrical performance, rehearsal, teaching, community meetings and related cultural activities, particularly in association with the Tivoli Club which contributes to the places social value is strongly supported and should be prioritised as the most compatible use of the place.*

Where the existing or historic use of the Hall cannot be sustained, alternative uses may be supported where they are compatible with the cultural heritage significance of the place, align with its historic function as a place of community assembly and performance, and support its long-term conservation.

Policy 52. *Uses that may be compatible with the cultural heritage significance of the Hall include, but are not limited to, performing arts and live theatre, community meetings and events, cultural education, rehearsals and workshops, exhibitions and small-scale public gatherings. Such uses should not require permanent alteration of significant fabric and should support ongoing public engagement with the place.*

Policy 53. *Should non cultural/performance-based uses be proposed such as commercial or hospitality these should retain the auditorium as the primary and dominant space within the Hall. The legibility of significant internal volumes, including the auditorium, foyer and stage, must be retained, and these spaces should not be permanently subdivided. Instead, areas of little or no significance may be further adapted to service these new uses.*

Policy 54. *Public access to the Hall, particularly to significant spaces such as the foyer, auditorium and stage, should be retained wherever practicable and form a key consideration in any future use or management arrangement.*

Policy 55. *Uses or adaptations that would require substantial subdivision of the auditorium, permanent obstruction of key views or circulation routes, or extensive removal or alteration of fabric of considerable or some significance should be avoided to maintain the halls cultural heritage values.*

Policy 56. *Any adaptation required to support an ongoing or compatible use should be limited, reversible where practicable, and located primarily within areas identified as having little or no heritage significance.*

Policy 57. *New internal partitions, fittings and structures may be introduced where required for a compatible use, provided they minimise physical intervention into original fabric, avoid cutting or removal of significant masonry, plaster or timber elements, and do not obscure or damage fabric of heritage significance.*

Policy 58. *Where adaptation requires intervention in areas of some significance, works should be limited in extent, carefully detailed, and undertaken so the original form and fabric remain identifiable. Any removal or alteration of original internal fabric must be preceded by appropriate archival recording.*

Policy 59. *Upgrades to services, accessibility or life safety systems, and any new external works, must be undertaken in accordance with this Conservation Management Plan, minimise impacts on significant fabric and spaces, and be clearly identifiable as contemporary, secondary to the 1934 building, and reversible where practicable.*

7.6 Future Development

Future development within the Applecross District Hall site and the adjacent broader landholding can be supported as a strategic mechanism to enable the long-term conservation, adaptation and ongoing viable use of the Hall as a place of cultural heritage significance. Development is not separate from conservation but an integral component of ensuring the continued relevance, maintenance and enhancement of the heritage place.

The Applecross District Hall, including its 1934 form, landmark Art Deco tower, principal elevations and significant internal volumes, remains the primary heritage element of the site. Its physical and visual primacy must be retained in all future development scenarios, with new built form designed to support and enhance, rather than compete with, the heritage building.

Opportunities exist to accommodate new development within areas of lower heritage sensitivity, including the northern portion of the site currently used as car parking. Such development should be balanced by a suite of conservation works to the heritage building, and where appropriate, by the removal or mitigation of intrusive elements to enhance the presentation and integrity of the original design.

Policy 60. *The original 1934 Applecross District Hall building, including its landmark tower, primary elevations and significant internal volumes, must be retained and conserved as the core heritage element of the site.*

Policy 61. *The altered north and south verandah are of no significance and intrusive and may be adapted or removed. Reconstruction of the original open verandah colonnades is supported where feasible and may be used as a mitigation measure to enhance the heritage presentation of the Hall in the context of wider site development.*

Policy 62. *Development of the broader landholding may be supported where it demonstrably contributes to the long-term conservation, adaptation and viable use of the Applecross District Hall.*

This may include funding or delivery of conservation works, removal of intrusive elements, enhancement of setting, or improved public access and interpretation outcomes.

Policy 63. *New development may be supported within the northern portion of the site currently used for car parking, provided it is demonstrated that the primacy of the Hall and its landmark tower is maintained and that development does not visually overwhelm or diminish the cultural heritage values of the place*

Policy 64. *Development may occur in stages, provided it is guided by an overarching masterplan or coordinated development framework that ensures*:

- Consistency of design intent across the site.
- No prejudice to future development potential.
- Ongoing protection of the primacy and setting of the Applecross District Hall.

Policy 65. *New development must be sited, scaled and articulated to ensure that the Applecross District Hall remains the dominant built form within the site, particularly when viewed from Canning Beach Road, Kintail Road and key approach routes. Development should be set back from the Hall to the north and west to maintain clear physical and visual separation and reinforce the legibility of the Hall as a freestanding civic landmark.*

Policy 66. *Taller built form should be concentrated toward the north-western portion of the site, away from the principal elevations of the Hall, and arranged to minimise visual dominance through appropriate setbacks, modulation of massing and transition in scale.*

Policy 67. *New development must be clearly identifiable as contemporary architecture and avoid imitation of the heritage building.*

It should, however, be sympathetic in terms of siting, scale, form, materiality and overall civic character, ensuring a respectful relationship with the Hall.

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Policy 68. *Development should contribute to an improved public realm and civic setting for the Hall, including:*

- Enhanced forecourt or civic space.
- Improved pedestrian connectivity and legibility of access.
- Landscape design that reinforces the landmark and civic qualities of the Hall.

Policy 69. *Car parking and access arrangements may be reconfigured or relocated as part of a future redevelopment, provided that impacts on the heritage setting are minimised and opportunities are taken to reduce the visual dominance of parking areas and enhance the civic presentation of the Hall.*

Policy 70. *All development proposals must be supported by appropriate heritage documentation, including a Heritage Impact Statement, demonstrating compliance with this Conservation Management Plan and clearly evidencing how the proposal:*

- *Responds to the cultural heritage significance of the place.*
- *Delivers a net positive outcome for the long-term conservation and interpretation of the Applecross District Hall.*

7.6.1 Heritage Listings

Applecross District Hall is entered on the State Register of Heritage Places and is included on the City of Melville Heritage List. As a consequence, the place is afforded statutory protection under the Heritage Act 2018 and the relevant local planning framework. Any works or development that are not exempt as maintenance are subject to statutory approval processes and referral to the Heritage Council of Western Australia.

The heritage listing of Applecross District Hall provides an important framework for the conservation, management and future development of the place. All decisions relating to change, adaptation or development must be informed by an understanding of the cultural heritage significance of the Hall and undertaken in accordance with this Conservation Management Plan, the Burra Charter and Heritage Council of Western Australia guidelines.

Policy 71. *Any development proposal concerning Applecross District Hall is to be referred to the Heritage Council of Western Australia for advice.*

Policy 72. *Engagement with the City of Melville, the Heritage Council of Western Australia and any other relevant decision-making body should be undertaken in the early design development stages of any major development of the site, well before the lodgement of a development application.*

7.6.2 Other Statutory Requirements

The provisions of health and fire regulations, the Building Code of Australia, and all other relevant Acts, Regulations and Local Laws, including the provision of access and facilities for people with disabilities will influence any future use of place name.

Where compliance with a regulation or by-law would compromise the heritage value of the building, the HCWA's advice should be sought.

Policy 73. *Where elements have been assessed as having heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this CMP to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.*

Policy 74. *Provide compliant safe access to the roof for ongoing inspections by consultants and contractors.*

Policy 75. *it is recommended to engage a Fire Engineer to assess the buildings compliance, identify risks and recommended suitable measures. All proposed upgrades must be developed and reviewed in consultation with a heritage architect to ensure that interventions respect and retain the Applecross District Hall s heritage values.*

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7.6.3 Heritage Impact Statement

An appropriate means of reviewing the effect proposed changes may have on the cultural significance of a place is to obtain a professionally prepared Heritage Impact Statement.

Such statements can be valuable for conservation planning, as they can be project specific in ways that this CMP, or other conservation plans, cannot be. They are also required to be submitted as part of any development application for changes to the place.

Policy 76. *Heritage Impact Statements specific to proposals for major works or new development, either at the place or in the vicinity of its setting, should be prepared and proposals modified in light of the findings.*

7.7 Policies Relating to Services and Renewable Energy Systems

7.7.1 Services

As a State-registered heritage place that continues to function as a community and performance venue, the Applecross District Hall will require ongoing upgrading of plumbing, electrical, mechanical, fire and communications services to support contemporary use and compliance.

Such upgrades must be undertaken in a manner that conserves the cultural heritage significance of the place and avoids unnecessary impact on significant fabric and spaces. The installation or replacement of services should be planned holistically and based on a lowest-impact approach, giving priority to the retention of original fabric, the legibility of the 1934 design, and the minimisation of visual intrusion within significant interiors and external elevations.

Policy 77. *Any required new services should be installed sympathetically and should not have an adverse visual or physical impact on the noted cultural heritage significance of the place. The installation of services should not be visible from the significant streetscape Canning Beach Road or Kintail Road.*

Policy 78. *It is recommending the surface mount new services on original walls where possible. Develop a methodology to service Applecross District Hall based on lowest impact and bundling services together, prioritising care and conservation of original building fabric.*

Policy 79. *Service installations should avoid cutting, chasing or removing original masonry, plaster or timber fabric. Where installation on original walls is unavoidable, surface-mounted solutions are preferred and should be reversible.*

Policy 80. *Future works should be cognisant of environmentally sustainable design to reduce greenhouse gas emissions, decrease mains water demands, maximise waste recycling and improve waste management procedures.*

Policy 81. *The routing of services should be coordinated and bundled to minimise clutter and repeated disturbance of significant fabric, with service pathways planned to align with existing routes, cavities or later interventions.*

Policy 82. *Externally mounted services, vents, grilles and plant must not be visible from key public viewpoints, including Canning Beach Road, Kintail Road and principal approach routes, where such visibility would detract from the landmark and streetscape values of the Hall.*

Policy 83. *Service upgrades should be integrated with a broader strategy for building performance, fire safety, access and functionality, ensuring that compliance requirements are met without compromising significant spaces or fabric.*

7.7.2 Renewable Energy

The installation of renewable energy systems on existing buildings is becoming common practice and needs to be carefully considered in relation to its potential impact upon the setting and building fabric.

Policy 84. *Renewable energy systems should only be installed where they do not have an adverse visual or physical impact on significant heritage fabric or the setting of the Applecross District Hall.*

Policy 85. *Solar panels and associated infrastructure should be located on new built elements or on roof areas graded as little or intrusive significance and must be concealed from key public viewpoints and significant views and vistas.*

Policy 86. *The installation of renewable energy systems must be reversible and should avoid penetration or alteration of significant roof forms, structures or fabric associated with the 1934 building.*

7.8 Policies Relating to Interpretation

Interpretation plays an important role in communicating the cultural heritage significance of the Applecross District Hall to users, visitors and the wider community. Effective interpretation supports understanding of the place's history, architecture, social value and ongoing community role, while reinforcing the reasons for its conservation.

Interpretation at the Hall should be accurate, evidence-based and respectful, drawing on the research contained within this Conservation Management Plan. It should enhance appreciation of the place without obscuring, damaging or competing with significant fabric or spaces. Interpretation should also be flexible and capable of evolving as new research and understandings emerge.

Policy 87. *Interpretation of the Applecross District Hall shall be informed by this Conservation Management Plan and based on accurate, well researched and evidence based information that reflects the place's assessed cultural heritage significance.*

Policy 88. *When funding opportunities arise, an Interpretation Strategy should be prepared to guide the design, content and location of interpretation initiatives within and around Applecross District Hall.*

This Conservation Management Plan should inform the interpretation strategy and key interpretive messages.

Policy 89. *Interpretation should explain the Hall's key themes, including its inter war Art Deco design, role in the development of Applecross, long standing community use, and associations with significant people and organisations, while avoiding conjecture or unsupported narratives.*

Policy 90. *Interpretive material shall be designed and located to minimise physical and visual impact on significant fabric and spaces. Wherever possible, interpretation should be reversible and integrated in a manner that does not obscure or detract from the appreciation of original architectural elements.*

Policy 91. *Interpretation should be reviewed and updated over time to reflect new research, community input and evolving understandings, while remaining consistent with the conservation principles and policies set out in this CMP.*

Policy 92. *Interpretation relating to Aboriginal cultural heritage and archaeological potential at the Applecross District Hall shall be developed in consultation with relevant Whadjuk Noongar representatives and knowledge holders and be based on confirmed evidence and agreed narratives.*

Interpretation should acknowledge the site's location within a broader Aboriginal cultural landscape associated with the Derbarl Yerrigan (Swan River), while avoiding conjecture, disclosure of sensitive information or disturbance to potential archaeological material.

8 Policy Implementation

8.1 Introduction

This section is concerned with the implementation of the conservation policy, primarily relating to the conservation and maintenance works to be undertaken by the current and future users of the place.

The owner and leaseholder of the place are responsible for carrying out the schedule of works outlined below, and all works should be carried out in accordance with the Conservation Policies outlined in this Conservation Management Plan. The maintenance regime needs to be revisited as a priority by the lessee and maintained by the responsible party of the time. Works to the fabric may vary in nature, depending on the future use of the place; however, they should generally be undertaken in order of priority, its acknowledge that some works may be logically grouped together for ease of delivery, but this should not delay urgent or immediate works being delivered.

The works are divided into six types:

1. **Immediate Works** - Works required to prevent serious disruption of activities and/or may incur higher costs if not addressed within one year.
2. **Urgent Works** - Works that need to be addressed between one to two years to prevent serious deterioration.
3. **Medium -Term Works** - Works likely to require rectification within five years.
4. **Long - Term Works** - Works that can be safely and economically deferred beyond three years.
5. **Ongoing** – Works that involve ongoing monitoring
6. **Desirable Works** - These items address desirable actions that will assist in enhancing the heritage values of the place and its ongoing use. While they could be carried out at any time, they are more likely to be achieved as part of redevelopment proposals for the site.

Following the Recommended Conservation Works is a Maintenance Works Schedule, which sets out the ongoing works that should be undertaken, as the title suggests, as part of a maintenance regime.

8.2 Building Condition Assessment

The following notes the condition of general elements and areas of the building as identifiable by visual inspection only, during the site visit undertaken in April 2026. Where the condition of building fabric is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection.

It is not a statement of structural condition.

This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

8.3 Recommended Conservation Works

The following conservation works should be carried out by the owners or, through agreement, the occupiers of the place. Any repairs should be undertaken in accordance with conservation policies, informed by this plan. The conservation works schedule was prepared based on an inspection in April 2026 and relates to all original fabric in the current existing form of the building that was available for inspection on the day.

Note the substage and sub floor space under the hall was inaccessible at the time of survey.

8.4 Recommended Maintenance Works Schedule

The following conservation works should be carried out by the owners or, through agreement, the occupiers of the place. Any repairs should be undertaken in accordance with conservation policies, informed by this plan.

The conservation works schedule was prepared based on an inspection in April 2026 and relates to all original fabric in the current existing form of the building that was available for inspection on the day.

8.4.1 Immediate Attention (to be addressed within 12 months)

Roof:

- Provide safe high level access to enable a full inspection of the tower roofs and parapets by a heritage architect and suitably qualified structural engineer, to confirm condition, investigate cracking and identify any concealed or unknown defects.
- Engage a structural engineer to review the roof structure and assess historic repairs to concrete cancer within the tower. Required remedial works are to be documented in collaboration with the heritage architect.
- Investigate the cause of water ingress affecting the hall ceilings and undertake appropriate remedial works to prevent further damage.
- Refix loose roof flashings and ensure all flashings are weather tight and appropriately detailed.

Rainwater goods:

- Remove debris from all gutters.
- Replace rusted gutters to match the existing profile and material and refix slipped gutters where salvageable.
- Undertake localised repairs to timber fascias and bargeboards affected by failed rainwater goods.

Investigation works

- Inspect inaccessible substage areas and timber subfloors to the hall and south-west wing to assess condition and identify any concealed defects.
- Ensure regular termite and pest inspections include the roof space and timber subfloors to the hall, stage and south-west wing of the building.
- Investigate the extent of original verandah fabric contained within the north and south additions.

8.4.2 Urgent (to be addressed within 1 - 2 years)

Exterior Walls

- Undertake localised repairs to exterior masonry cracking, followed by repainting of the entire exterior in colours matched to known historic paint schemes.
- Clean minor water staining to the tower masonry using methods appropriate to the historic fabric.
- Repaint the Tivoli signage to the front of the tower, matching documented historic colours and detailing.

Windows

- De-rust, re-putty and repaint original steel-framed windows, retaining as much original fabric as possible.
- Repair, re-putty and repaint timber window frames to the tower.

8.4.3 Medium Term (to be addressed within 3 years)

Roof

- Replace tiled roofing with new tiles matching the original colour, profile and layout, retaining sound original tiles where feasible.

Timber floors:

- Refinish the hall floors with a durable, hard-wearing finish suitable for the range of activities undertaken in the hall, while minimising impact on the original fabric.

Internal decorative elements

- Spot repairs to the vinyl flooring in the entrance lobby to match existing.
- Refix slipped moulded plaster cornices to the hall and stage areas. Undertake localised crack repairs as required and repaint to match the documented historic paint finish.
- Remove paint finish from the face brick dado of the hall, restore brick mortar as required and repoint to match original.

Windows:

- Checks all hinges, stays, and locks to ensure windows operate smoothly and can be securely closed.

Doors:

- Check all hinges, handles/knobs, locks and door jambs to ensure doors operate smoothly and can be securely closed.

Ceilings

- Spot repairs to ceilings where water ingress has occurred where required.
- Repaint peeling paint on the stage ceilings.

General conservation works:

- Generally, all base build nonurgent conservation works have been listed as Medium Term (to be addressed within the next 3 years). This includes spot repairs to ceilings, walls, window and door joinery, services and painting etc.

Landscaping

- Ensure paved areas are draining away from the building.

8.4.4 Long Term (can be addressed beyond three years)

- Reinstate missing ceiling roses and ceiling ventilators to match the profile and detail of surviving original elements.
- Remove and replace termite damaged kitchen cupboards, with new joinery designed to meet user requirements.
- Implement recurring cleaning and corrosion treatment of gutters and rainwater goods.
- Remove any organic growth from building surfaces and clean surface staining.
- Remove redundant surface mounted conduits and services on the north and south elevations and consider rationalising and relocating to less prominent locations.

8.4.5 Ongoing

Refer to section 8.4 Recommended Maintenance Schedule for full list of recommended works.

8.4.6 Desirable

- Reinstate original Tuscan columned verandah to the north and south of the hall. Restoring the extant concrete slab floor finish.

8.5 Recommended Maintenance Works Schedule

Generally, Applecross District Hall is in good condition, however maintenance is required to protect the significance of the fabric.

The following schedule of ongoing maintenance is recommended to be undertaken following the delivery of the recommended conservation works.

Table 9 Maintenance Works Schedule

Building Elements	Maintenance Task	Responsibility	Frequency
Generally	Ask managers of the place to report any defects they note during daily occupation of the place, including broken glass, windows, hardware, leaks, mould, dust buildup etc.	Occupant and owner	Weekly
Maintenance schedule	To be revised and updated.	Occupant and owner	Annually
Roofs			
Roof areas generally	Inspect areas from the ground and report any damage.	Owner	After storms but generally annually
Flashing and ridges	Inspect condition of all flashing and soakers. Make repairs as required (e.g., dress back flashing and make good joints in a 'like for like' fashion).	Roofing contractor with advice from a Heritage Architect if there is any potential for impact upon significant fabric.	Annually
Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report damage.	Owner	After storms but generally annually
Gutters	Clear all gutters of debris and ensure they are functioning. Cover with mesh if necessary. Inspect for cracks, corrosion or sections that do not overlap. Reclip.	Owner/ Contractor	During rain is the best time or annually as minimum
Downpipes	Clear downpipes and rod if necessary. Inspect downpipes for cracking and corrosion. Ensure water is removed from foundations.	Contractor	Annually

Building Elements	Maintenance Task	Responsibility	Frequency
Below ground drainage	Once documented, manage stormwater drainage system inspections. Check downpipe outlets are not blocked at the base. When a downpipe is installed, open up for inspection at foot of downpipes. Check to ensure gullies and gratings are free twice per year from silt and debris and that stormwater discharges to soak wells to soak away.	Owner/ Contractor	Annually
External Area			
External walls generally	Inspect walls from the ground and accessible high points and report any damage and signs of movement (i.e. widening mortar joints, cracking of render or masonry units).	Owner	After storms but generally annually
External walls	Inspect with high level access and identify any cracks or damage that may allow water penetration. Inspect render for cracking. If salts appear on the wall face action should be taken immediately to remediate dampness and/or source of salts.	Heritage contractor with advice from Heritage Architect.	Annually
Masonry walls	Masonry walls should be inspected for decayed mortar and repointed as necessary with suitable repair mortar. If salts appear on the brick face action should be taken immediately to remediate dampness and/or source of salts.	Heritage contractor with advice from Heritage Architect	Annually
Paint	Repaint the building including any original painted external walls, windows and door frames and rainwater goods.	Contractor with advice from Heritage Architect on colour.	Repaint building every 5 years or as often as required
Windows & glazed doors	Inspect windows for damage to frames and glazing. Check to ensure they are in working condition.	Owner/ Contractor	Annually
Doors	Check operation for all external doors to ensure they are operating in a secure and functional manner. i.e., locks, hinges and handles should all be in good order and the door should be hung correctly. Hardware can be oiled.	Owner	Biannually

Building Elements	Maintenance Task	Responsibility	Frequency
Ground levels	Inspect ground levels around the building and remove build-up of soil and other pollutants that can trap moisture.	Heritage contractor with advice from Heritage Architect.	Annually
Internal Areas			
Internal spaces generally	Inspect roof voids, under floors and all internal rooms with an interface to the heritage fabric and report on any water ingress, rising damp or other damage. Clean regularly.	Owner	Monthly
Internal structure and fabric	Inspect internal structure and fabric particularly at intersections with the heritage fabric including roof timbers and floor joists, wall, floor and ceiling finishes and timber architraves and skirtings. Report on any fungal growth, or vandalism.	Owner	Quarterly
Miscellaneous			
Vermin and Pest control	Check for white ants and vermin regularly. If noted, then appropriate action should be taken.	Owner/Pest Control	Biannually
Electrical Services	Check defective bulbs and fuses and attend to minor faults. For switch boards and wiring these should be regularly checked by a qualified electrician.	Owner/ Electrician	Quarterly
Fire Alarm & Suppression	Check fire alarms are in fully functional working order. This includes portable extinguishers or sprinklers.	Owner/ Specialist consultants	Monthly
	Ensure all points of egress remain clear.	Owner/ occupant	Weekly
Electrical Services	Building should be secure 24 hours a day to avoid breaking and entering. security alarms should be provided if not existing and regularly checked.	Owner	Monthly
	Ensure all points of access including doors and windows are locked and the security system is operational.	Occupant	Weekly



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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.


URBIS
Applecross District Hall (Tivoli) Conservation Management Plan

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ALTERNATIVE MOTION
Submitted in accordance with clauses 7.3 & 11.5(2)(a) of the
City of Melville Local Government (Meeting Procedures) Local Law 2022

Presented to	Ordinary Meeting of Council to be held 17 November 2026
Related to Item	CD26/77 Melville Bowling and Recreation Club Redevelopment Planning – Needs Analysis
Submitted by	Cr N Robins
Attachments	Nil.

ALTERNATIVE MOTION

That Council not proceed with any investment into the Melville Bowling Club site until:

1. **Council has considered and determined the proposed Leasing and Licensing Policy; and**
2. **Council has had the opportunity to consider the broader equity implications of financial obligations, benefits and revenue-generating opportunities available to sporting and community organisations using City-owned land, facilities and sporting infrastructure, with the aim of achieving more equitable outcomes;**

with the matter to be subsequently presented to Council for determination, together with any amendments arising from those considerations.

REASONS FOR THE MOTION

Council is currently considering the proposed Leasing and Licensing Policy, which is intended to establish the City's framework for the use and occupation of City-owned land and facilities. It is appropriate that Council determine that framework prior to making decisions that may establish important precedents for future leasing, licensing or occupancy arrangements.

The proposed arrangement may provide benefits and opportunities that are not necessarily available to all sporting and community organisations. Before proceeding, Council should have the opportunity to consider the overall financial obligations, benefits and revenue-generating opportunities available to clubs across City-owned land, facilities and sporting infrastructure.

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ECM Number Date Received
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Officer Comment / Notes

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OFFICER ADVICE NOTE

Meeting Date	Ordinary Meeting of Council to be held 17 November 2026
Related to Item	CD26/77 Melville Bowling and Recreation Club Redevelopment Planning – Needs Analysis
Submitted by	Director Community Development
Attachments	Nil.

The information provided below is intended to provide additional officer advice in relation to the above motion proposed by Cr N Robins.

Introductory Text

For the purposes of this Advice Note, it is assumed the Alternative Motion is intended that Council does not proceed any investment and not progress the Officer Recommendation to proceed with the Feasibility Study; and it only be considered to progress once the Leasing and Licensing Policy is determined.

Engagement Implications

Would carrying out the motion require officers to undertake engagement?

Yes	☒
No	☐

If yes, what level of engagement would be required to carry out the proposed motion?

City Officers would need to engage with impacted user groups to outline Council's possible decision to put on hold and reconsider commencing the Feasibility Study at a later date.

Financial Implications

If the motion proceeds, are there financial implications involved in carrying out the work required?

Yes	☒
No	☐

If yes, what is the projected extent of such financial implications?

While the alternative motion will defer current committed expenditure, it is likely that if the City was to recommence work once the Leasing and Licensing Policy is formally determined, current contracted consultants could seek an increased variation in fees due to the deferred timeframe.

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Legislative and Policy Implications
Are there any legislative or policy-related implications associated with carrying out the motion?

Yes	☐
No	☒

Consequences or Alternative Options
Does the proposed motion pose any notable consequences?

Yes	☒
No	☐

If yes, how and why?

As previously advised, there may be initial financial implications to the decision.

Furthermore, not progressing the project at this time may result in:

- Further deferment of suitable facilities for the Perth Saints Soccer Club
- Further determent of fit-for-purpose facilities (including parking) for the Melville Bowling and Recreation Club and its hire groups.
- An inability to seek external capital funding in the short to medium term should Council deem the project a priority.
- Increased maintenance renewal costs of building elements should a decision be deferred to develop the building.
- Brand reputation risk to user groups of the existing facility.

Are there any alternative options that could mitigate or remove these consequences entirely?

Yes	☒
No	☐
N/A	☐

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OFFICER ADVICE NOTE

Please elaborate on your response provided above:
An option exists to proceed with the Officer Recommendation and the progress to the Feasibility Study stage.

It is not uncommon for Strategies, Plans and Policies to be reviewed and/or are introduced while facility projects are in planning and development. Officers and consultants will work alongside internal teams to ensure alignment where applicable and possible.

Importantly, while the Feasibility Study will assess various management options and recommend a preferred which includes outlining key assumptions that relate to the proposed Leasing and Licensing Policy, it will not provide the final lease, license or other management arrangement.

These key assumptions will be considered by Council at a later date as part of presenting the Feasibility Study to Council and City Officers do not consider a high material risk.

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Local Planning scheme No 6 Amendment No 19 – Schedule of Submissions			
Submission Number	Submission	Response to Submission	Recommendation
1	Our street is a cul de sac. As such is totally impractical and above all, unsafe to increase the dwelling density. Access for emergency vehicles will be hindered as a result of increased street parking, especially on a no through road. There is a great possibility access to a fire hydrant point will be impacted	While the submitters opposition to the proposed amendment is noted this appears to be based on a misunderstanding of what is proposed in the amendment. The proposed amendment does not affect any other property other than the subject site; it reinstates a zoning that previously existed at the subject site and under which the current development in place was approved. The amendment will result in no change to either the extent or the operation of the existing development on site with no implication for any surrounding property. The amendment proposes no change to the zoning or density of the submitter's property.	The submission is not supported.

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RISELEY ACTIVITY CENTRE
PRECINCT STRUCTURE PLAN



DRAFT - NOVEMBER 2026

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ENDORSEMENT PAGE

This Precinct Structure Plan is prepared under the provisions of XXXXX Local Planning Scheme No.7.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

_____

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Various amendments to maintain consistency with the manner and form. Updates and revisions to development provisions.		

Project No: 45196

Project Name: Riseley Activity Centre Structure Plan Review

Prepared for: City of Melville

Hames Sharley

www.hamessharley.com.au

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EXECUTIVE SUMMARY

The Riseley Centre is a designated District Activity Centre, situated in the heart of Ardross and Applecross. It is a key focal point in the local area for retail, employment, health, entertainment, and other essential services. The City of Melville's Local Planning Strategy identifies the Riseley Centre as a Development Area with a focus on infill residential and commercial opportunities.

The vision for the Riseley Centre is for a vibrant, safe, sustainable and inclusive urban hub that fosters a strong sense of community and celebrates the unique qualities of the local area. This Precinct Structure Plan (PSP) represents the evolution of the existing Riseley Activity Centre Structure Plan, with the review process having been informed by relevant updates to respond to the current State Planning Framework, and an engagement process that has sought to understand how the Riseley Centre is performing and how it could be improved. Both elements have ensured a well thought out updated design approach. The revised document has been prepared in accordance with the following key State planning documents:

+ State Planning Policy 7.0 - Design of the Built Environment;
+ State Planning Policy 7.2 - Precinct Design; and
+ WA Planning Manual - Guidance for Structure Plans Manner and Form.

It incorporates the following:

+ Part One - Implementation: Is the 'rule book', it sets out the structure plans purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications.
+ Part Two - Explanatory Section: Includes detailed background investigations, this includes a thorough analysis of the community, governance, and physical context. These findings inform the design approach, framed around six key elements of precinct design: Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built form.

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STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF
Total area covered by the Precinct Structure Plan	2.37 Hectares	1.1
Estimated Number of Dwellings (additional)	400 dwellings	5.5.4
Estimated Non-Residential Floor Space (additional)	9,140m^2-13,194m^2 net lettable floor space	2.2.4

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PART ONE: IMPLEMENTATION



01

STRUCTURE PLAN OPERATION

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1.1 PRECINCT STRUCTURE PLAN AREA

The Riseley Activity Centre (Riseley Centre) Precinct Structure Plan (PSP) shall apply to the land contained within the inner edge of the line denoting the Precinct boundary as shown on P1 - Figure 1.

The Riseley Centre precinct totals an area of 2.37 ha.

1.2 OPERATION

The PSP is in effect from the date stated on the cover (insert date of WAPC decision letter) and for a period of 10 years.

1.2.1. SCHEME RELATIONSHIP

The City of Melville Local Planning Scheme No. 6 (the Scheme) provides a head of power for the PSP. The objectives and development standards are complementary to the provisions, standards or requirements of the Scheme.

1.2.2. INTERPRETATIONS

The PSP applies the same definitions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Scheme or the Residential Design Codes (R-Codes) Volume 1 and 2.

1.3 PURPOSE AND OBJECTIVES

The PSP has been prepared by the City of Melville (the City) to support the future revitalisation and growth of the Riseley Centre.

This PSP responds to the growth challenges facing the City, including a steadily increasing population, an aging population, the need for a range of housing choices and the impacts this growth will have on the environment. The PSP demonstrates the City's regard for the need to proactively plan for the future and guide change that is in the best interest of its community.

The purpose of the PSP is to set out a clear vision for the future development of the Riseley Centre. By way of its implementation, it is intended for this document to act as a catalyst for both private sector and government revitalisation and development, benefitting its visitors, businesses and residents within and surrounding the centre by providing an improved level of amenity, activity and diversity of housing choice and employment.

The key objectives for the Riseley Centre, which form the basis of this PSP are to:

+ Create an attractive, sustainable and vibrant Riseley Centre that is a welcoming and safe place to live, work and socialise throughout the day and evening, supported by a diverse mix of enduring, high-quality development, active businesses and complementary land uses that strengthen connections between the public and private realms.
+ Build on the 'surrounded by nature' character of the Precinct with a balanced approach between development and the enhancement of the natural environment through beautification and greening of streetscapes and public spaces in the activity centre, drawing in the leafy feel of streetscapes either side of the Precinct and the natural riverine environment to the immediate north-west; and
+ Appropriately manage and balance traffic, parking and accessibility for each mode of transport to and within the Precinct by prioritising pedestrian and cyclist movement and promoting the slowing of vehicle traffic, while ensuring the activity centre can be efficiently serviced by commercial traffic.
+ Support a thriving, inclusive precinct by expanding housing choice—particularly for downsizers seeking homes suited to their needs—and creating opportunities for small businesses to establish, grow and provide local employment, helping more people live and work within the area.
+ Provide certainty in application of the PSP to enable investment decisions to be made with reasonable confidence.

The PSP recognises urban revitalisation is an ongoing process that requires resourcing and investment from both government and private sources. The role of this PSP is twofold. Firstly, it sets out acceptable development parameters within the Riseley Centre. Secondly, it is intended to act as a catalyst to the revitalisation of the Riseley Centre, creating fresh opportunities for transformation and encouraging investment.

The following design responses are highlighted for implementation through the PSP:

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Movement

Improve pedestrian safety and comfort within the street environment through:

+ Advocate to Main Roads Western Australia for reduced vehicular speeds within the Riseley Centre, with a focus on local streets, but also Canning Highway, to improve connections between the north and south side of the Precinct.
+ New development is to acknowledge and address bus stop locations via provision of "eyes on the street" in these locations.
+ Providing parking in a format that maintains streetscape quality and accessibility;
+ Encouraging all-day staff car parking in existing car bays on Mitchell Street to reduce pressure on prime car parking locations within the Precinct and provide greater access to customer parking.
+ Formalise laneways and progressively widen to improve permeability of the Precinct and potentially create new business opportunities.

Activity

Increase activity levels day and night throughout the centre by:

+ Increased land use diversity, providing a range of retail, dining, entertainment, office, residential and community offerings to support an increased number of residents, workers and visitors. This will enhance the overall vibrancy of the Riseley Centre.
+ Provision of enhanced levels of convenience retail such as quality supermarkets, butchers, bakers and hairdressers to cater for the daily needs of residents and maximise competition with surrounding centres by differentiating the offer provided by providing unique consumer goods and services and a high amenity-shopping environment.
+ Increases in population driven offices (e.g. real estate agents, accountants, dentists and general practitioners) to enable more residents to work locally and cater for growth within the Riseley Centre and City generally.
+ Increases in the portion of entertainment activities such as full-service gym, small bars, community and functions centres and making it a premier entertainment destination.
+ A minimum target of an additional 400 dwellings by 2036.

Urban Form

+ Enhance the character and enjoyment of the defined public spaces that are situated within the Riseley Centre including the Riseley Heart (Kearns Crescent), Gateway Plaza, Main Street, Parking Court, Pedestrian Links and Leafy Street (Willcock and Simpson Streets). Refer Part 2 of the PSP for the location of these defined public spaces.
+ For Riseley Street and Kearns Crescent, the provision of active frontages at ground level is to be prioritised to facilitate high levels of interaction between the interior of a tenancy and the street. This will include built form with a nil setback to the street, unless an alfresco area is proposed, a footpath needs widening or verge trees require a setback.
+ Within the Canning Corridor, building design is to recognise and address the highway. This may be undertaken through soft landscaped setback areas, and internal fit outs that facilitate provision of windows and, where appropriate, building entrances overlooking and accessible from the street.
+ Advocate to Main Roads Western Australia and Public Transport Authority for any highway and public transport upgrades to be based on sound, high-quality urban design and pedestrian outcomes.
+ Draw on the green pedestrian orientated qualities of the north and south side of the Riseley Centre to improve the comfort of pedestrians and provide confidence to businesses that the street is a valuable aspect for customer arrival and interaction.
+ Provision of continuous awnings along all commercially oriented streets to provide appropriate pedestrian shade and shelter.

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02

SUBDIVISION AND DEVELOPMENT REQUIREMENTS

2.1 LAND USE ZONES AND RESERVES

2.1.1. LAND USE ZONES

1. Land use permissibility shall be in accordance with P1 - Table 1.
2. In the exercise of discretion for land use, the decision maker will have due regard to the land use intent for each sub-precinct set out within P1 – Table 2.
3. Where a land use class is not identified in P1 – Table 1, the land use is neither permitted nor discretionary within the Riseley Centre. In considering a proposal, the decision maker will have due regard to the intent of the sub-precinct applicable as set out within P1 – Table 2 and the objectives of the PSP as set out under section 1.3 of the PSP.

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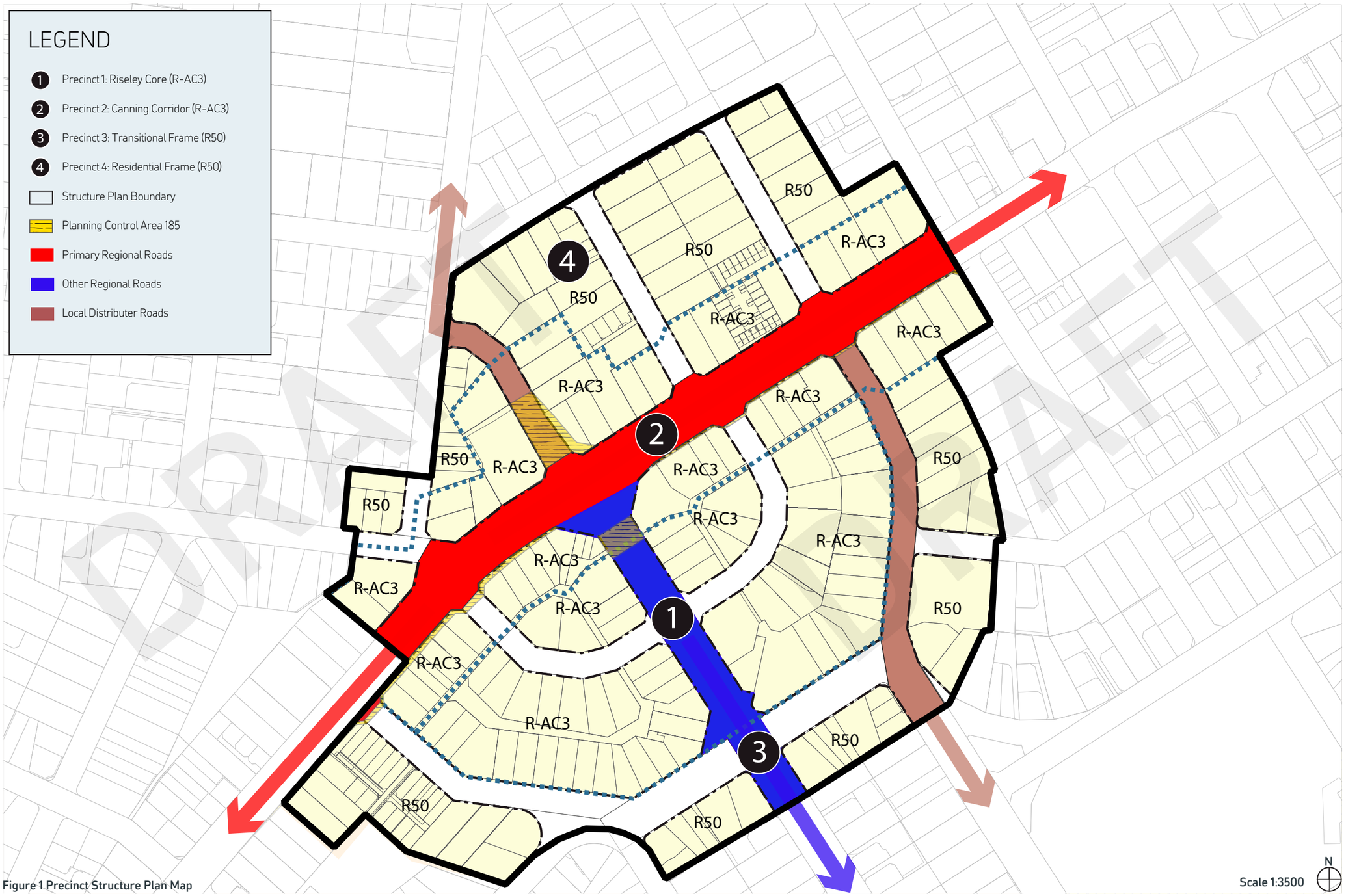

Figure 1 Precinct Structure Plan Map

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Land Use Class	Precinct 1 Riseley Core	Precinct 2 Canning Corridor	Precinct 3 Transitional Frame	Precinct 4 Residential Frame
Aged or Dependent Persons Dwelling	P	P	P	P
Car Park	D	D	D	D
Childcare Premises	P	P	D	D
Civic Uses	P	P	P	D
Community Purpose	P	P	P	D
Consulting Rooms	P	P	P	D
Convenience Store	P	P	D	X
Educational Establishment	P	P	D	D
Exhibition Centre	D	D	D	D
Family Day Care	P	P	P	D
Fast Food Outlet	D	D	X	X
Garden Centre	D	D	D	X
Grouped Dwelling	D	D	P	P
Home Business	D	D	D	P
Home Occupation	D	D	D	P
Home Office	P	P	P	P
Home Store	D	D	D	D
Hotel	D	D	D	X
Industry – Cottage	X	X	D	D
Industry – Service	X	D	X	X
Liquor Store – Small	D	D	X	X
Market	P	P	X	X
Medical Centre	P	P	D	X
Multiple Dwelling	P	P	P	P
Night Club	A	A	X	X
Office	P	P	D	D
Place of Public worship	D	D	D	A
Reception Centre	D	D	D	X
Recreation – Private	P	P	D	A
Residential Building	D	D	D	D
Restaurant/Cafe	P	P	D	A
Shop	P	P	D	X
Showroom	D	D	X	X
Single Dwelling	D	D	P	P
Small Bar	D	D	X	X
Tavern	A	A	X	X
Tourist and Visitor Accommodation	D	D	D	D
Veterinary Centre	A	A	X	X

Table 1 Land Use Permissibility

2.1.2. PRECINCT AND LAND USE INTENT

As illustrated on P1 - Figure 1, the Riseley Centre has been divided into sub-precinct areas as determined in Part 2 of the PSP.

1. The PSP has been divided into distinct sub-precincts as illustrated on the Precinct Structure Plan Map (P1 – Figure 1). P1 – Table 2 below describes the land use intent for each sub-precinct.

Sub-Precinct	Land Use Intent
Sub-Precinct 1 Riseley Core	The Riseley Core is a pedestrian-scaled, vibrant, mixed use area with a boulevard character. This sub-precinct is the focus of retail and entertainment activity, with these envisaged at ground floor level to service the district. Residential dwellings and commercial uses are envisaged on upper levels of buildings. The crescents are the vibrant heart of the sub-precinct with a variety of fine-grained shops and entertainment activities. The sub-precinct provides the opportunity to live, work and play in an exciting, urban place.
Sub-Precinct 2 Canning Corridor	The Canning Corridor has a high exposure to passing traffic. Commercial and retail uses are envisaged on the ground floor, with offices and residential uses on the upper levels of buildings. Any land use at ground floor level needs to be capable of interacting in a positive fashion with Canning Highway to increase safety and vibrancy, while acknowledging the "front door" of many establishments will be from the "courtyards" to the rear. In order to improve outcomes for these "courtyards" and rear located laneways, rear facing facades of new buildings are to include tenancies, residential uses or active common spaces (not hallways) fronting at least a portion of these spaces, together with car parking.
Sub-Precinct 3 Transitional Frame	The Transitional Frame provides for the incremental expansion of the Riseley Centre over time. The sub-precinct is anticipated to change from a predominately residential area to also include compatible commercial uses, where there is demonstrated demand. A key feature of the sub-precinct is adaptability, where buildings can be used for different uses over time.
Sub-Precinct 4 Residential Frame	The Residential Frame is intended to remain as a predominately residential area and provides for low to medium density residential development. Given its location next to a busy activity centre, the amenity of the precinct will be different to the amenity found in suburban residential areas.

Table 2 Land Use Intent

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2.1.3. ROAD RESERVES

PRIMARY REGIONAL ROAD RESERVE

1. The Riseley Centre includes one Primary Regional Road (Canning Highway) reserved under the Metropolitan Region Scheme, as illustrated on P1 - Figure 1.

LOCAL ROAD RESERVE

1. The Riseley Centre includes numerous Local Roads reserved under the Scheme, shown on P1 - Figure 1. Section 2.3 outlines additional investigations to be considered by the City in due course.
2. Lots adjacent to a gazetted right of way (laneway) shall cede free of cost any proportionate share of land necessary to widen the right of way to 6 metres at the point of subdivision or development application.

2.2 DENSITY AND DEVELOPMENT

2.2.1. DENSITY AND R-CODES

1. Residential density shall be in accordance with the Precinct Structure Plan Map. Refer P1 - Figure 1.
2. The R-Codes apply to this PSP in the following ways.
   a. R-Codes Volume 1, as amended, applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded R50 in the Riseley Centre. The PSP does not amend or replace any provisions of the R-Codes Volume 1.
   b. R-Codes Volume 2, as amended, apply to multiple dwellings (apartments) in areas coded R-AC3 in the Riseley Centre and/or within mixed use development. The Acceptable Outcome provisions of the R-Codes Volume 2 that are amended or replaced by the PSP are done so in accordance with clause 2.2.2, as outlined in P1 - Table 3.

R-Codes Volume 2 Element	PSP Clause	Amended or Replaced Provisions
2.2 Building Height	2.2.2	A2.2.1 Building height limit (storeys)
2.3 Street Setbacks	2.2.2	A2.3.1 Street Setbacks

Table 3 R-Codes Variations

2.2.2. DEVELOPMENT PROVISIONS

1. Precinct Built Form Intent
   a Any development application in the Riseley Centre must demonstrate how it satisfies the Precinct Built Form Objectives set out in P1 - Table 4.
   b Any non-compliance to a subdivision and development requirement of the PSP, must address the Precinct Built Form Objectives to the satisfaction of the decision maker.

Sub-Precinct	Built Form Objectives
Sub-Precinct 1 Riseley Core	+ Transition to a more pedestrian-friendly environment that encourages walking, cycling and public transport use. The private and public domain are to work towards this collectively with increases in green space and tree canopy encouraged in the public domain and a corresponding response from private development. + A focus area of activity and vibrancy is along Riseley Street and Kearns Crescent, with active frontages and land uses encouraged. The streetscapes as a whole are to be considered rather than how individual lots work towards this outcome. + Encourage residential dwellings as a vital component of the sub-precinct, whilst protecting ground floor active uses from being displaced by residential land uses.
Sub-Precinct 2 Canning Corridor	+ Encourage larger scaled development with a high-quality mix of commercial and residential land uses. + Establish a sense of arrival to the Riseley Centre through the development of landmark buildings and high-quality design each side of the Canning Highway/Riseley Street intersection. + Encourage active street frontages along Canning Highway, while managing noise and other amenity impacts caused by passing traffic. Landscaping is to be promoted along Canning Highway with setbacks able to be considered to soften the streetscape and improve acoustic outcomes.

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Sub-Precinct 2 Canning Corridor	+ Encourage larger scaled development with a high-quality mix of commercial and residential land uses. + Establish a sense of arrival to the Riseley Centre through the development of landmark buildings and high-quality design each side of the Canning Highway/ Riseley Street intersection. + Encourage active street frontages along Canning Highway, while managing noise and other amenity impacts caused by passing traffic. Landscaping is to be promoted along Canning Highway with setbacks able to be considered to soften the streetscape and improve acoustic outcomes.
Sub-Precinct 3 Transitional Frame	+ Encourage innovative and smaller building typologies over the small lots within the sub-precinct. + Improve streetscapes and public spaces through increased tree canopy and green spaces within the public and private domain. + Increase the residential population of the sub-precinct to increase vibrancy and safety and promote the use of local businesses and services.
Sub-Precinct 4 Residential Frame	+ Continue to create attractive streetscape focussed buildings that enhance the public domain with green, landscaped verges and front gardens. + Increase the residential population of the sub-precinct to increase vibrancy and safety and promote the use of local businesses and services.

Table 4 Built Form Objectives

Element	Acceptable Outcomes by Sub-Precinct	
	Sub-Precinct 1 Riseley Core	Precinct 2 Canning Corridor
Building Height (Storeys) (Maximum)	6	6
Street Setbacks (Minimum)	Ground floor: Nil or 2m* Upper floor: 3m above 5 storeys	All floors: Nil or 2m*
Minimum Ground Floor, Floor to Floor Height (Metres)	4	4

* 2m setback applicable for ground floor residential land uses.

Table 5 Development Provisions

2. Subdivision

   a In considering an application or referral for subdivision, due regard must be given to:

      i. The intended function of the land and the activities carried out on it;

      ii. The objectives of the PSP;

      iii. Built form implications of the subdivision;

      iv. Any development approval that applies to the land; and

      v. Implications on vehicle access and parking.

   b All applicable residential subdivisions may be subject to a cash contribution for public open space acquisitions and improvements by the City in accordance with the Western Australian Planning Commission's policies relating to public open space contributions and having regard to any applicable Open Space Strategy adopted by the City.

3 Development Provisions

   a. All development is to address the development provisions set out in P1 – Table 5, with additional guidance found within P1 – Figure 2.

   b. Remaining development provisions to have due regard to are found within the R-Codes and relevant Local Planning Policies adopted by the City.

   c. Where not outlined below, non-residential development is to be designed having due regard to the R-Codes design elements under the applicable residential density code for that property, including LPP 2.1 Non Residential Development

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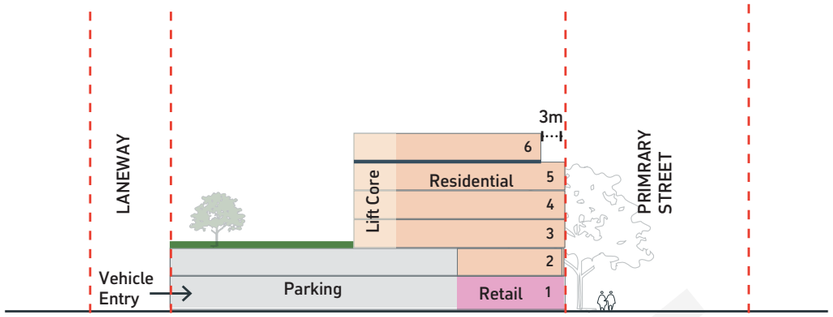
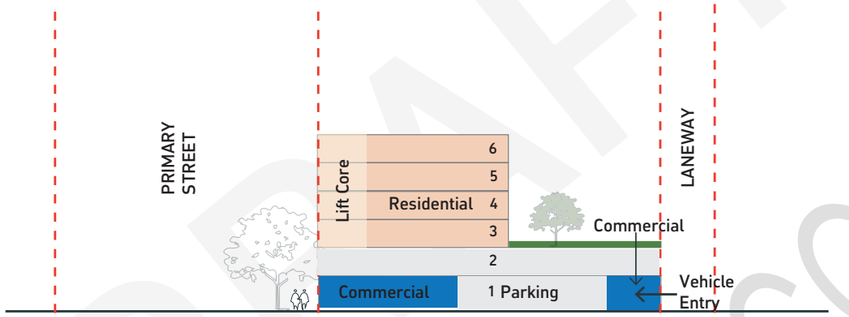
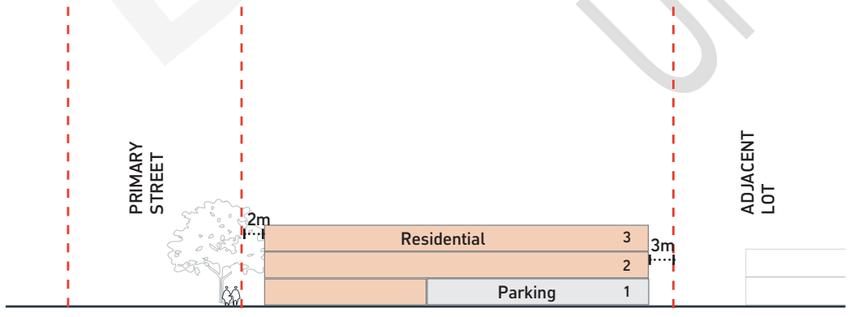


Risely Core - Indicative Building Envelope Cross Section



Canning Corridor - Indicative Building Envelope Cross Section



Transitional Frame / Residential Frame - Indicative Building Envelope Cross Section (Multiple Dwellings)

Figure 2 Indicative Built Form Cross Sections

2.2.3. CAR PARKING

1. The R-Codes are to be applied for the provision of car parking for residential development.
2. The City of Melville Local Planning Policy LPP 1.6 is to be applied for the provision of car parking for non-residential development.
3. Any new development is to be designed having due regard to the following development provisions:
   a Where provided, vehicle access shall be from a gazetted laneway;
   b Vehicle access is not permitted from Canning Highway where a rear laneway or secondary street abuts the property;
   c Service vehicle access shall be provided for commercial and retail tenancies and should be designed to minimise visibility from the public realm;
   d. Enclosed at-grade or upper-level decked parking may be acceptable as part of a mixed use development on confined sites, provided that the car park is sleeved with lettable floor space or otherwise, adequately screened; and
   e. Car park venting/service lids and other utility infrastructure shall be dressed, hidden and/or screened in an appropriate manner to ensure they do not detract from the visual quality of the development.

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2.3 OTHER REQUIREMENTS

1. A Public Realm and Streetscape Improvement Plan is to be prepared to guide outcomes within the Riseley Centre, having regard to the recommendations of Part 2 of the PSP and the 2017 Masterplan - Streetscapes.



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PART TWO: EXPLANATORY SECTION



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01

INTRODUCTION

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Part Two - Explanatory Section details the background investigation and design responses that have informed Part One.

This includes a thorough analysis of the community, governance, and physical context. These findings, together with outcomes of stakeholder and community engagement, inform the design approach, framed around six key elements of precinct design under State Planning Policy 7.3 Precinct Design, being Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built form.

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SITE AND CONTEXT ANALYSIS

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2.1 GOVERNANCE CONTEXT

2.1.1. STATE PLANNING FRAMEWORK:

The Western Australian Planning commission's (WAPC) State Planning Policy 1 (SPP 1) State Planning Framework Policy brings together existing State and regional policies, strategies, plans and guidelines within a central State Planning Framework. it sets the context for decision-making on land use and development in Western Australia. The framework informs the WAPC, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning. Planning instruments (provisions) which comprise the State Planning Framework include:

+ *The Planning and Development Act 2005* (PD Act) and associated *Planning and Development (Local Planning Strategies) Regulations 2015* (LPS Regulations);
+ Regional and Sub-regional strategies;
+ Metropolitan Region Scheme;
+ State Planning Policies;
+ Design Codes;
+ Operational Policies;
+ Position statements; and
+ Guidelines.

TABLE 1: STATE PLANNING FRAMEWORK SUMMARY

DOCUMENT	OVERVIEW	RELEVANCE TO RISELEY ACTIVITY CENTRE PSP
Central Metropolitan Perth Sub-Regional Strategy	Provides a broad framework for delivering the objectives of Directions 2031 and Beyond and identifies a strategic plan of actions, agency responsibilities and delivery timeframes. It links State and local government strategic planning to guide the preparation and review of local planning strategies by: + Providing information about the level of expected growth in each local government area through the housing targets as identified in Directions 2031 and Beyond; + Outlining the wide spread of development opportunities throughout the sub-region; + Investigating the development potential of targeted locations in growth areas, activity centres, urban corridors and transit oriented developments; + Prioritising actions to revitalise or create vibrant activity centres and facilitate the supply, affordability and choice of available housing in areas with easy access to public transport and other essential services; + Supporting the planning and delivery of land for employment growth and economic development; + Identifying key public transport and service infrastructure projects to support growth; and + Informing all levels of government decision-making on where and when to fund the most efficient roll out or upgrading of public infrastructure services.	This Strategy identifies the Riseley Activity Centre (Riseley Centre or Precinct) as a Major Growth area with a residential yield of 400-999 dwellings. Whilst an apartment yield within this range may be achievable over time, land tenure constraints may result in lower yields unless a greater degree of land consolidation is achieved.
Metropolitan Region Scheme	The Metropolitan Region Scheme (MRS) defines the future use of land provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations.	The Precinct is zoned 'Urban' under the provisions of the MRS, which is an appropriate zone for an Activity Centre to be developed.

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STATE PLANNING POLICIES (SPP)		
SPP 2.9 - Water	SPP 2.9 is the State's principle water planning policy and consolidates multiple older water-related planning policies and guidelines into one clear, unified framework for how water should be considered in land use and development planning in WA.	Preparing the PSP including: Early, integrated water planning; Consideration of available water resources, water quality and servicing capacity of water infrastructure in land use and yield decisions; Protection of water resources and ecosystems; Water sensitive urban design (WSUD); Water servicing and infrastructure; and Climate resilience.
SPP 3.6 - Infrastructure Contributions	The policy sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas, and the form, content and process to be followed. It applies where new development results in a demand for additional infrastructure, services and facilities. This may include new communities in greenfield locations; existing urban areas; industrial areas; and regional towns.	The application of this policy is not required in this instance and infrastructure requirements will be met on a case by case basis.
SPP 5.4 Road and Rail Noise	SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations. This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply. SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.	This policy has been considered when reviewing the PSP and its provisions will apply when new development is proposed with a noise sensitive land use in and around Canning Highway. This is not anticipated to result in undue adverse impacts to future development and would ordinarily involve ensuring seals to windows and doors can account for road noise at certain times of the day and night.

SPP 4.2 Activity Centres for Perth and Peel	SPP 4.2 and its Implementation Guidelines applies to the preparation and assessment of planning instruments and certain subdivision and development applications that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. SPP 4.2 seeks to provide for a consistent approach for the planning and development of a network of multi-functional activity centres of various levels within a hierarchy in order to meet community needs, provide economic, social and environmental benefits and enable the distribution of a broad range of jobs, goods and services. SPP 4.2 seeks to provide for a diversity of land uses within activity centres including retail, commercial, food and hospitality, medium and high density housing, entertainment, tourism, civic/community, higher education and medical services.	SPP 4.2 requires the preparation of precinct structure plans for strategic, specialised, secondary and district centres. SPP 4.2 identifies that a needs analysis should be prepared as part of preparing a PSP. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected activity centre land use needs of communities in a local government area and its surrounds. Discussion on this is found later in this document.
SPP 7.0 - Design of the Built Environment	SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles, and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development, and public works.	SPP 7.0 and SPP 7.2 are inextricably linked. Section 1.3 of the Precinct Design Guidelines demonstrates how the objectives and outcomes of each policy relate. The PSP will be required to be delivered with consideration for the SPP 7.2 Policy Outcomes that are set out in Table 1 of the Precinct Design Guidelines.
SPP 7.2 - Precinct Design	SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic, and environmental benefit to those who use them.	The policy states that a precinct structure plan may be prepared where identified as a precinct by the WAPC, in consultation with local government, for purposes of orderly and proper planning, as is the case for this Precinct. The PSP has been prepared in accordance with the manner and form set out in SPP 7.2 and its supporting Precinct Design Guidelines.

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Residential Design Codes (R-Codes)	R-Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.	The R-Codes will largely form the basis for guiding development outcomes within the Precinct. How the R-Codes are to be applied will be considered later in this document.

2.1.2. LOCAL PLANNING FRAMEWORK:

The City's local planning framework and its relationship to the PSP is summarised in P2 - Table 2

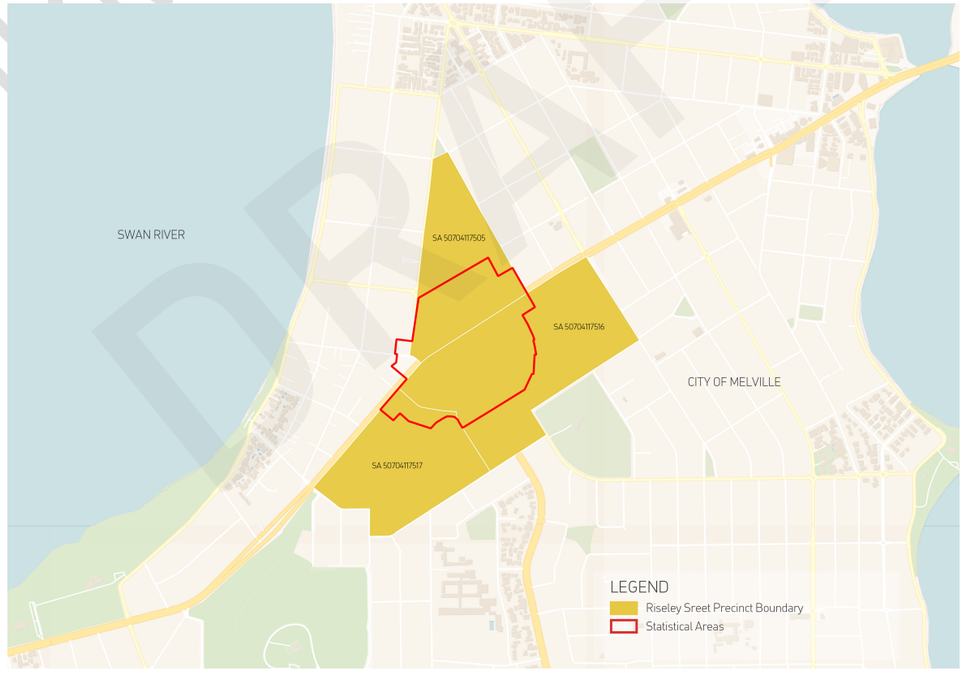
TABLE 2: LOCAL PLANNING FRAMEWORK SUMMARY

DOCUMENT	OVERVIEW	RELEVANCE TO RISELEY ACTIVITY CENTRE PSP
City of Melville Local Planning Strategy	The Local Planning Strategy (LPS) is the key strategic urban planning document for the City and will be read in conjunction with the City of Melville Local Planning Scheme No. 6 (LPS 6). It is closely linked to the 'City of Melville's corporate plan and 'People Places Participation' (The Community Plan for the City of Melville). It defines a framework of land uses and activities and provides a broad statement of intent to guide integrated and sustainable planning and development in the City over the period 201 – 2031 and beyond.	The LPS identifies the precinct as Strategic Development Area 2. This acknowledges the current PSP and its objectives.
City of Melville Local Planning Scheme No. 6	LPS 6 is the primary statutory document of the local planning framework. It describes the zoning of land within the City, specifies where particular land uses are permitted and sets how development is intended to occur.	The Riseley Centre is zoned 'Centre' under LPS 6, which enables the approval of a PSP.

City of Melville Local Planning Policies (only those applicable are listed)		
LPP 1.4 Provision of Public Art in Development Proposals	This policy details the requirements regarding the provision of public art schemes or cash in lieu for certain development types over $2 million.	Each of these policies would apply to future development proposals under the local planning framework within the structure plan area.
LPP 1.5 Energy Efficiency in Building Design	This policy describes the design principles for the construction of energy efficient buildings.	
LPP 1.6 Car Parking and Access	This policy details the required provision of car parking for new commercial development and change of use applications.	
LPP 1.8 Crime Prevention Through Environmental Design of Buildings	This policy describes the principles to be applied to design against crime for new non-residential developments.	

2.2 COMMUNITY CONTEXT

FIGURE 1: STUDY AREA



The analysis of the community context for the Riseley Centre utilises ABS 2021 Census data from both SA1 and Local government Area (LGA). SA1 areas, being the smallest statistical units, closely reflect the demographic makeup of the Precinct and provide valuable insights into the existing communities within it. This scale of analysis also helps identify any unique demographic characteristics specific to the Precinct.

However, it's important to note the Riseley Centre functions as a District Activity Centre, serving a larger catchment area with a broader range of services, facilitates, and employment opportunities than the structure plan area.

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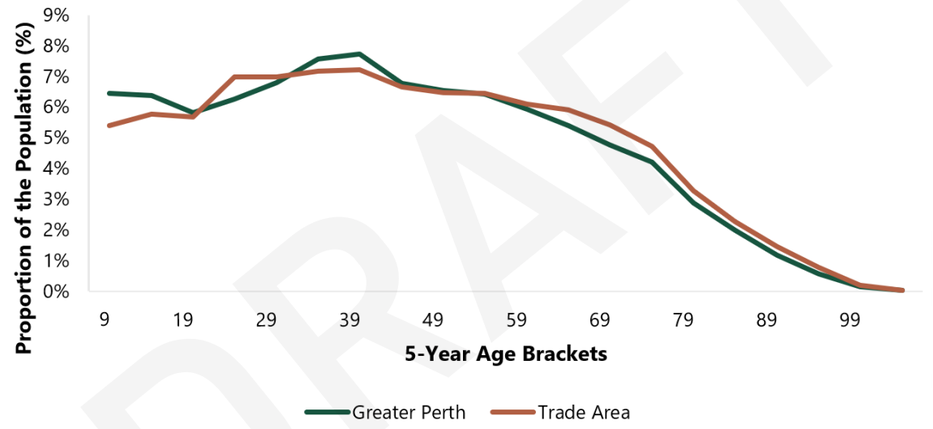
Consequently, conducting this analysis at the LGA level enables the plan to consider the broader communities that will travel to utilise the Riseley Centre. This approach ensures a comprehensive understanding of the diverse user base and their needs.

2.2.1. PEOPLE

AGE AND LIFE CYCLE

The catchment's age profile by five-year brackets has been compared to Greater Perth using the 2021 ABS Census (P2-Figure 2). The catchment exhibits a comparatively older population, with 24% of residents aged over 60 compared to 21% across Greater Perth. The larger share of older residents suggests that demand for aged services within the Precinct is likely to be higher.

FIGURE 2: TRADE AREA AND GREATER PERTH AGE PROFILE

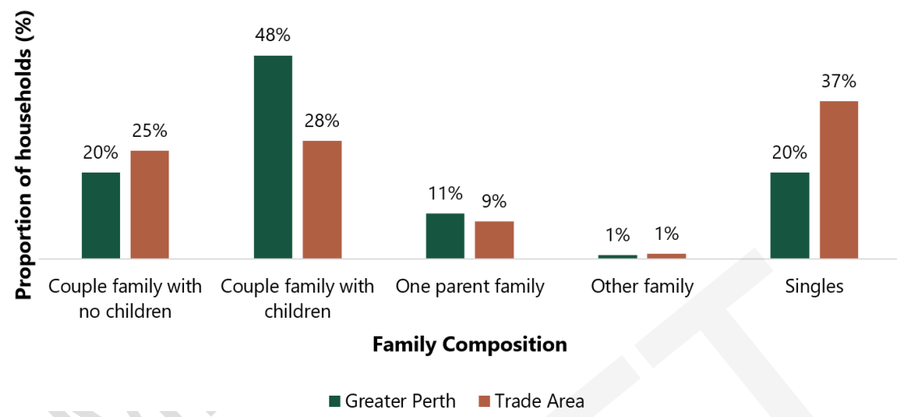


Source: ABS Census 2021, Pracsys 2026

FAMILY AND HOUSEHOLD COMPARISON

The catchment' s family composition has been compared to the Greater Perth average (P2-Figure 3). The catchment accommodates significantly more couple families without children than Greater Perth (40% versus 26%) and fewer couple families with children (44% versus 60%). This profile points to smaller household sizes, higher disposable incomes, and stronger demand for lifestyle -oriented amenities, while reducing immediate pressure on child-focused services. Over time, infill development is likely to attract younger singles and families with children, diversifying the demographic base. The Riseley Centre must therefore balance short-term demand for downsizing opportunities and lifestyle services with longer-term provision of childcare, education, and family-supportive infrastructure, ensuring a sustainable mix of commercial, entertainment, and community uses that align with both current spending patterns and future population needs.

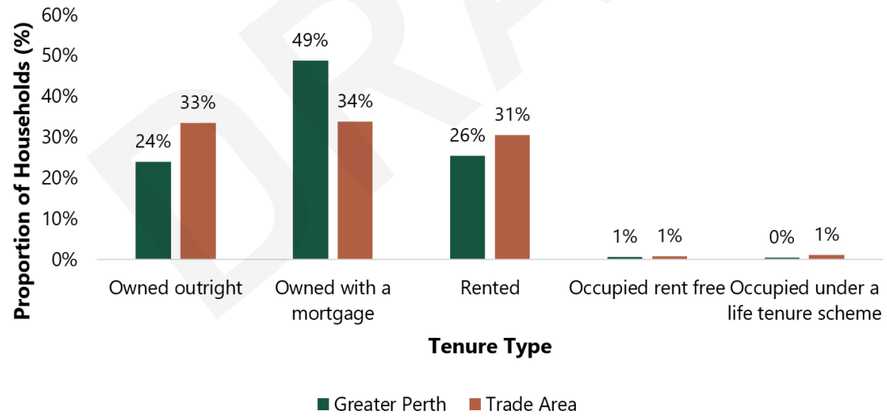
FIGURE 3: TRADE AREA AND GREATER PERTH FAMILY COMPOSITION



Source: ABS Census 2021, Pracsys 2026

The catchment's household type has been compared to Greater Perth (P2-Figure 4). Overall dwelling ownership is slightly lower in the catchment (67% versus 73%), however, a higher share of households who own their properties outright (33% compared to 24%), suggesting a concentration of older residents and higher-income earners. Concurrently, rental tenure is more prevalent, with 5% more people renting in the catchment than across Greater Perth, indicating a more diverse mix of housing and tenure types.

FIGURE 4: TRADE AREA AND GREATER PERTH HOUSEHOLD TYPE



Source: ABS Census 2021, Pracsys 2026

POPULATION GROWTH

Population growth from 2021 to 2050 has been analysed using WA Tomorrow forecasts, comparing the City's and the State's population growth (P2-Figure 5). The population in the City is projected to increase by 0.8% from 2021 to 2026, whereas the State is expected to increase by 11.6%. The City's population is expected to increase by 27.4% to 2050, compared with an increase of 49.2% at a State level.

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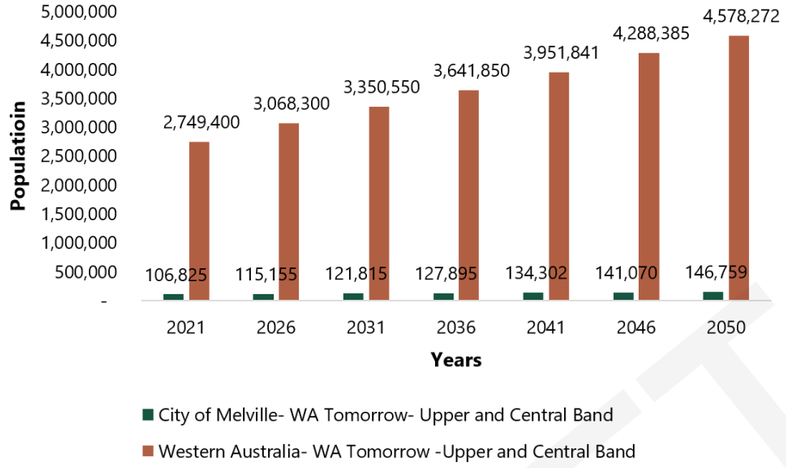
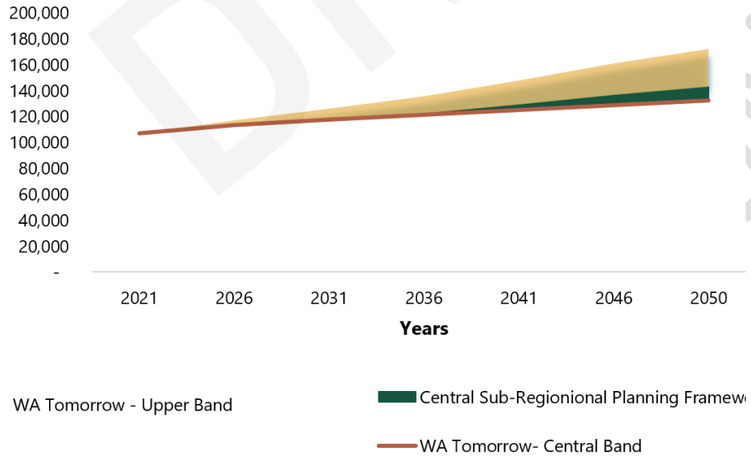
FIGURE 5: CITY OF MELVILLE AND WESTERN AUSTRALIA POPULATION GROWTH



Source: WA Tomorrow 2025, Pracsys 2026

The Central Sub-Regional Planning Framework provides an infill population target for the City to support the 3.5 million residents expected to live in the Perth and Peel region by 2050 . A comparison of the WA Tomorrow forecasts and State population target is shown in P2-Figure 6. Should the population more closely follow WA Tomorrow's Central Band forecasted increase, the City should ensure retail and non -retail offerings adequately address current population needs and address any current gaps. Should population more closely align to the population target, the City will require provision of additional goods and services to support current and future population. The higher density development required to meet population targets would promote higher levels of local, walking -based shopping trips, which may require modifications to the current state of City Centre's with regards to pedestrian movement and activated store frontages.

FIGURE 6: CITY OF MELVILLE POPULATION TARGET VS. POPULATION FORECAST



Source: WA Tomorrow 2025, DPLH 2018, ABS Census 2021, Pracsys 2026

2.2.2. HOUSING

DWELLING MIX

P2-Table 3 outlines dwelling mix and structure across the catchment compared with Greater Perth. While there is a greater focus on semi-detached and apartment typologies than Greater Perth, the mix is still heavily slanted towards separate houses with 3 or more bedroom.

TABLE 3: DWELLING MIX

2021 CENSUS - HOUSEHOLDS DWELLING STRUCTURE		Total NUMBER	Total PERCENTAGE	Greater Perth NUMBER	Total PERCENTAGE
Occupied Private Dwellings	Separate House	446	69	605,453	77.8
	Semi-detached	158	24	110,325	14.2
	Flat or apartment	52	8	59,492	7.6
	Other dwelling	0	0	2,537	0.3
Total Occupied Private Dwellings		651	92	778,620	91.5
Unoccupied Private Dwellings		53	8	72,701	8.5
Total Private Dwellings		704		882,374	
NUMBER OF BEDROOMS					
Number of bedrooms	None (includes studio apartments or bedsitters)	0	0	1,552	0.2
	1 bedroom	11	2	27,874	3.6
	2 bedrooms	76	12	98,096	12.6
	3 bedrooms	308	48	286,008	36.7
	4 bedroom or more	252	39	355,844	45.7
Average number of people per households		2		2.6	
TENURE TYPE					
Owned outright		260	40	221,616	28.5
Owned with a mortgage		188	29	326,548	41.9
Rented		186	29	207,464	26.6
Other tenure type		8	1	13,561	1.7

RESIDENTIAL DEVELOPMENT FORECAST

The forecast residential development for the City has been analysed alongside the total number of dwellings. The total housing stock forecast from 2021 to 2046 is expected to grow by approximately 28.5% to reach over 55,000 dwellings. While the total population is expected to increase by nearly 20,000 residents, the faster rate of dwelling growth reflects a demographic shift toward smaller, lone -person households and an aging population.

Development is strategically concentrated within Activity Centres and transit corridors, most notably in Applecross (+101.6%) and Murdoch (+88.2%) to meet state-mandated infill targets while preserving the character of established suburban areas. This transition prioritises medium and high-density apartment living over traditional standalone houses to accommodate a more urbanised, diverse community.

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2.2.3. ECONOMY

TRADE AREA

The catchment, or trade area, is the spatial boundary from which commercial floorspace generates most of its customers. The trade area definition allows for the measurement of the number of potential customers, their expenditure potential, and an assessment of the competitive environment. The trade area for the Needs Assessment completed by Pracsys was developed in consideration of the users and competitors of the City's largest activity centres and the extent of the City's activity centre hierarchy. It aligns predominantly with the District classification of the Precinct and extends 10km radially from the City Centre. However, the Riseley Centre is nearby three major activity centres:

+ Canning Bridge District Centre;
+ Murdoch Specialised Centre; and
+ Booragoon Secondary Centre.

An approved expansion of retail floorspace at Westfield Booragoon Shopping Centre is estimated to begin in 2029.

These centres, due to their proximity and offer of land uses, have the potential to compete with the Riseley Centre for tenants and consumers.

The modelled trade area for the Riseley Centre extends to the Cities of Fremantle, South Perth, Canning, and Cockburn. The trade area excludes Local Government Areas (LGAs) north of the Swan River due to the river creating a physical barrier to trade, with a variety of more viable District and Secondary centres meeting the needs of these residents. Residents living closer to Riseley Street District Centre are considered more likely to visit the activity centre. The trade area is used in the gravity model and ensures that all centres that could reasonably influence the viability of , and be impacted by, the City Centre are included in the Needs Assessment.

FIGURE 7: TRADE AREA



INCOME AND EXPENDITURE

Trade area household income levels contribute directly to the success of retail developments, as the level and composition of spending on retail goods and services is primarily determined by household income. Households in the trade area have been assessed using income quintiles. Generally, lower-income quintiles spend a higher proportion of their income on basic goods and services; upper-income quintiles have more disposable income available to spend on comparison retail items. 2021 ABS Census data has been used to assess the distribution of household income within the trade area (P2-Figure 8). The Catchment has a higher level of fifth quintile households than Greater Perth (24% vs 17%) and would be expected to have higher levels of disposable income.

FIGURE 8: TRADE AREA AND GREATER PERTH 2021 WEEKLY INCOME PROFILE



Source: ABS HHES Survey 2017/18, ABS Census 2021, Pracsys 2026

ABS Household Expenditure Survey data was used to estimate the total expenditure pool of the trade area. The model combines the propensity to spend on commodities based on household income quintiles to derive the total Shop /Retail expenditure in the area (P2-Figure 9). Given projected household growth, Shop /Retail expenditure is estimated to increase from $4.2 billion in 2025 to $4.8 billion in 2040, reflecting growth of 20%. The increase in trade area expenditure reflects the expansion in residential dwellings expected to occur over the next 20 years. Some of this turnover is projected to be lost to online leakage; however, the effect of online leakage on the viability of the Precinct is expected to be minimal.

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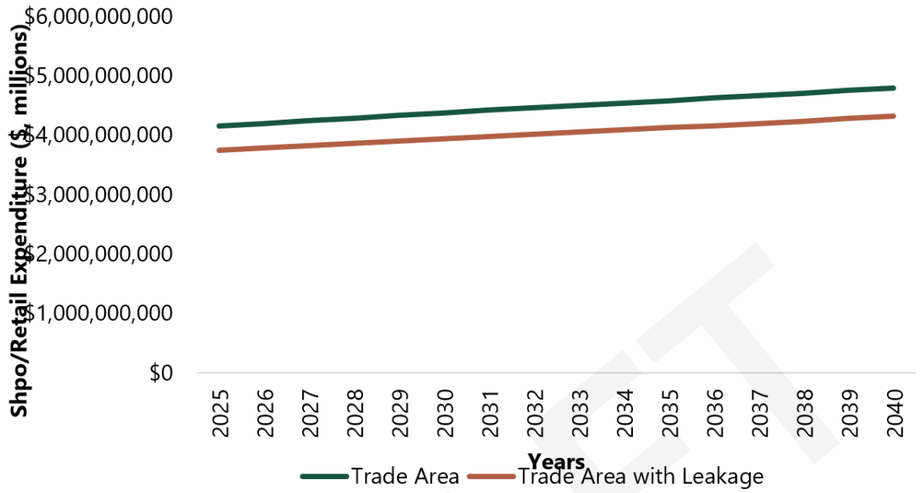
FIGURE 9: TRADE AREA SHOP/RETAIL EXPENDITURE



Source: ABS Census 2021, ABS HHES Survey 2017/18, Pracsys 2026

EXISTING NON-RESIDENTIAL FLOOR SPACE

Existing retail floorspace supply within the trade area has been derived through data from multiple sources, including:

+ The Department of Planning Land Use and Employment Survey (LUES) 2022/24;
+ Shopping Centre Network (2026); and
+ Secondary Research (various structure plans, property manager websites, etc.)

The gravity model accounts for current and known future supply. The City is estimated to include an estimated 150,993m^2 of Shop/Retail floorspace (P2-Table 4), approximately 40% of the total Shop/Retail supply within the trade area. Non-Shop/Retail floorspace accounts for all occupied commercial floorspace with the exclusion of Shop/Retail uses. The City's activity centres include an estimated 200,768m^2 Non-Shop/Retail, approximately 17% of the trade area.

The Riseley Centre includes 7,000m^2 of Shop/Retail floorspace and 21,343m^2 of non-shop/Retail floorspace.

TABLE 4: TRADE AREA CURRENT SHP AND NON-SHP FLOORSPACE

LUES Name	SHP (m^2)	Non-SHP (m^2)
Alfred Cove	0	8,300
Palmyra	812	2,447
Petra St	7,645	5,034
McKimmie Rd Nth	2,513	5,611
Melville	8,627	5,556
Stock Rd	5,218	3,673
Garden City	51,207	27,739
Bull Creek	5,335	5,139
Kardinya	22,835	3,305
Risely St	7,066	21,343
Applecross	3,495	8,366
Canning Bridge	5,692	69,813
Hislop Rd	1,415	8,796
North Lake Rd	1,956	3,622
Gibson St	125	420
Glenelg St	173	264
Willagee	1,908	1,575
Bawdon	80	150
Archibald St	227	318
Harrison St Wllagee	71	170
Webber St	913	804
Marmion St	1,244	90
McKimmie St	255	0
Bristol Ave	745	0
Brentwood	1,915	1,525
Bateman Village	262	1,033
Parry Ave	2,290	2,837
Farrington	3,524	4,621
Castle Hill	260	632
Myaree	3,136	738
Mt Pleasant	430	1,132
Reynolds Rd/Hwy	4,276	1,165
Winthrop	3,633	3,954
Attadale	900	456
Somerville	356	0
Leeming Park	454	140
Total City of Melville	**150,993**	**200,768**
Remainder of Trade Area		
Total Remainder of Trade Area	**237,287**	**907,951**

Source: DPLH LUES 2015/17 2022/24, Pracsys 2026

SHOP/RETAIL FLOORSPACE PROJECTIONS

Projections indicate that the Precinct can support between 8,652m^2 and 12,106m^2 Shop/Retail floorspace by 2040 (P2-Table 5). This is an increase of between 1,586m^2 and 5,040m^2 Shop/Retail floorspace at full build out to meet community need.

The results indicate that the Precinct could support a supermarket of approximately 2,200m^2 or larger in with some additional specialty retail uses Scenarios 1 and 2.

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TABLE 5: RISELEY STREET CENTRE SHOP/RETAIL FLOORSPACE PROJECTIONS (M^2)

Scenario	2026	2030	2035	2040
Base Case	8,591	8,958	8,357	8,652
Scenario 1	9,356	9,809	9,193	9,552
Scenario 2	11,710	12,283	11,660	12,106

Source: Pracsys 2026

NON-SHOP/RETAIL FLOORSPACE PROJECTIONS

Non-Shop/Retail floorspace for the Precinct has been projected by:

+ Applying the identified activity centre gaps to the Riseley Centre. It was assumed gaps would be addressed over a ten year period; and
+ Using the forecast change in Shop/Retail floorspace based on gravity modelling to grow only the current floorspace provision.

Non-Shop/Retail floorspace gaps have been identified in the Floorspace Gap Analysis of the wider Pracsys report and represent potential opportunities for the City to expand its commercial offerings. Gaps that could reasonably be addressed by the Precinct based on size, location, existing uses and centre classification have been attributed to the activity centre (P2-Table 6). The gap floorspace has been distributed evenly over five-year periods to 2030 and 2035 to reflect the potential timeline over which the gap could be addressed.

TABLE 6: RISELEY STREET COMMERCIAL GAP ALLOCATION

PLUC	Allocated Gap (m^2)	Assumption
ENT	1,034	Hotel, pubs, taverns and gym/sports facilities represent relevant gaps that are consistent with both the City-wide commercial gaps and the established role of the Riseley Street Activity Centre.
HEL	734	Childcare and medical offices have been identified as gaps across the City, and an allocation of 734 m^2 of additional health and community service floorspace at Riseley Street would be broadly consistent with its role as a district centre. The location of the centre adjacent to Canning Highway and public transport services also positions it well to capture demand from transient workers and commuters seeking convenient childcare and health service options.
RES	1,645	High density dwellings, potential short stay accommodation and aged living options are priority needs within the City of Melville, with an additional 1,645 m^2 of commercial residential floorspace at Riseley Street appropriate considering its role. These uses will also generate greater demand for shop/retail, entertainment and health uses in the centre.
OFF	3,136	Given the significant provision of Office/Business floorspace at the Riseley Street Activity Centre a more modest allocation of 10% of the identified floorspace gap has been applied.
SHP	2,201	Accounting for the reduction in Shop/Retail floorspace between 2017 and 2024, an additional allocation of 2,201m^2 of SHP floorspace is appropriate for Riseley Street. Under SPP4.2 guidelines, district centres are expected to provide large – shop uses (over 1,500m^2), generally in the form of full line supermarkets (it could be applied to department stores as well). Riseley Street's only similar offering is a grocer of approximately 700m^2 NLA. A supermarket offering of 2,200^2 would align the centre with state planning policy objectives and provide a significant anchor for the centre.
RET	113	The Centre has a low provision of RET floorspace considering its location along a major road. Other Retail floorspace includes display floorspace that can support designer furniture type businesses, which are both a gap in the City and suitable for the Centre.
SER	523	Riseley Street accounts for 21% of SER floorspace in the City of Melville and is a key strength of the activity centre. Further development of 532m^2 of floorspace in line with the current apportionment is appropriate, provided that the specific WASLUC needs of the City of Melville align with the gaps at Riseley Street.
Total	9,274	

Source: Pracsys 2026

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It is estimated that the Precinct's Non-Shop/Retail floorspace would grow to between 31,402m^2 and 32,002m^2 by 2040 (P2-Table 7). This is an increase of between 7,554m^2 and 8,154m^2 Non-Shop/Retail floorspace by 2040 to meet current and future community need.

TABLE 7: RISELEY STREET CENTRE NON SHOP/RETAIL FLOORSPACE PROJECTIONS (M^2)

Scenario	2026	2030	2035	2040
Base Case	24,786	28,560	31,033	31,402
Scenario 1	24,817	28,713	31,033	31,726
Scenario 2	24,821	28,728	31,197	32,002

Source: Pracsys 2026

2.2.4. CULTURE, VALUES AND IDENTITY

ABORIGINAL HERITAGE

There are no registered, lodged or historic Aboriginal cultural heritage places within the Precinct. There is one lodged Aboriginal Cultural Heritage place (no. 27842 – Scar tree) located to the east of the Precinct. Further, the Swan River, being a registered Aboriginal cultural heritage place (no. 3536) is located to the west of the Precinct.

EUROPEAN HERITAGE

There are no European heritage places within the Precinct. There is, however, a heritage place located adjacent to the south-western corner of the Precinct. Baden Powell Reserve is included on the City's Local Heritage List as a Category 2 Place.

2.2.5. SOCIAL INFRASTRUCTURE AND SERVICES

PUBLIC OPEN SPACE

The City's Public Open Space Strategy identifies that the city-wide distribution of open space, including school ovals, local, district and regional open space was 20% when compared with the standard 10% public open space requirements as dictated under State policy.

Overall, the Strategy confirms the City had sufficient open space in accordance with the 10% standard or 33.6m^2 per head of population to cater for population growth from the current 100,000 person approximately up to around 300,000 persons. It was, however, cited that careful consideration will need to be given to proposals for further increases in residential densities in those suburbs with deficiencies in quantity of open space and more particularly where a walkable catchment cannot be provided to most residences. It will also be paramount to reconsider the use and classification of public spaces to recognise the importance of other spaces apart from the traditional green reserves as areas of recreation, especially in an increasingly urban environment.

In this regard, the Precinct and surrounding area contains a range of public open space areas as noted in the table below.

TABLE 8: POS HIERARCHY

TYPE	SIZE	FUNCTION	AREA
Pocket 200m / 3min walk	Mitchell Street Reserve	Recreation	761m²
Pocket 200m / 3min walk	Baden Powell	Recreation	4,797m²
Local 400m / 3min walk	Bill Bennett Park	Recreation	3,638m²
Neighbourhood 800 / 10min walk	Shirley Strickland Reserve	Sports and Recreation	83,546m²
District 2km from home	Swan River Foreshore	Recreation	N/A

As noted in the Strategy, the importance of the public realm outside of public open space, such as streets and plazas will be important to consider for the Precinct as it evolves over time. This is considered further later in this document.

2.3 COMMUNITY CONTEXT

2.3.1. LOCATION

The Precinct is located within the City of Melville local government area, approximately eight (8) kilometres from the Perth Central Business District (CBD). It is situated along Canning Highway, a primary regional road running between the Kwinana Freeway and Fremantle. The centre is located approximately two (2) kilometres west of Canning Bridge District Centre and a similar distance north of Booragoon Secondary Centre.

2.3.2. DEVELOPMENT HISTORY

P2-Table 9 below sets out the development history of the Riseley Activity Centre since the approval of the PSP:

TABLE 9: DEVELOPMENT HISTORY

ADDRESS	DEVELOPMENT APPROVAL DATE AND SCOPE	CONSTRUCTED (Y/N)
Lot 71 (26) Fletcher Street, Applecross	24/02/2017 Additions to new multiple dwellings / mixed use	N
Lots 1, 2 & 3 (3) Riseley Street, Applecross	10/06/2016 Five Storey mixed use development with basement (1 x child care centre, 2x office tenancies and 6 multiple dwellings)	N
Lot 225 (25) Willcock Street, Ardross	08/01/2019 3 storey mixed use development	N
Lot 326 (6) Willcock, Ardross	07/09/2016 3 storey 27 apartment	N
Lot 327 (8) Willcock Street, Ardross	09/07/2018 4 storey, 25 apartments, 1 office mixed use development	Y

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Lot 548 (19) Riseley Street, Ardross	29/01/2021 Retrospective 6 storey office and café development	
20-22 Kearns Crescent	20/10/2017 7 storey 46 apartment, 3 commercial tenancies	
26 and 28 Willcock, Ardross	09/11/2017 4 storey mixed use development 24 apartments, t commercial tenancies	
30 Willcock St	02/06/2020 2 storey childcare	
32 Simpson St	23/11/2018 3 storey, 7 apartments	
780 Canning Hwy	20/08/2019 3 storey, 6 offices	

2.3.3. CLIMATE

The climate within the Precinct is typical of Perth with hot, dry summers and mid, wet winters. The winds are strongest during summer. The typical summer pattern is strong easterly winds in the morning changing to a strong south-westerly wind or sea breeze in afternoons.

2.3.4. ENVIRONMENT

LANDFORM AND TOPOGRAPHY

The Precinct has an undulating topography that slopes from approximately 19m Australian Height Datum (AHD) to the south to approximately 8m AHD at the corner of Riseley Street and Canning Highway.

VEGETATION AND BIODIVERSITY

The Precinct is wholly contained within an existing urban area. Biodiversity and habitat is limited to street trees and private gardens, which contain a variety of introduced and native species.

A search of relevant platforms indicates that no reported contaminated sites exist within the Precinct.

2.3.5. LAND USE AND URBAN STRUCTURE

LAND USE

Existing land uses within the Precinct include:

+ Low to medium density residential uses towards the periphery of the Precinct;
+ Commercial (office and health) related activities to the north side of Canning Highway;
+ Medium density residential and mixed use, retail, entertainment, some office uses and mechanical repairs within the central core bound by Kearns Crescent and Canning Highway; and
+ Community and cultural activities such as St David's Church, Chinese Presbyterian Church and City of Melville Bridge Club.

Commercial, retail and entertainment activities are generally contained within the central core bound by Kearns Crescent and Canning Highway. Non-residential activities on the north side of Canning Highway include a Medical Centre and various offices uses.

Simpson and Willcock Streets are "transitional areas" between the core of the Precinct and surrounding residential areas with some commercial, offices and cultural activities present among remnant residential activity.

The northernmost area of the Precinct consists of low and medium density residential uses.

The Precinct is generally surrounded by low density residential, with Shirley Strickland Reserve and Wireless Hill Reserve providing the principal open space destinations. Melville City Centre (Garden City, Booragoon) Shopping Centre, Applecross Senior High School and riverside recreational activities are also located in close proximity to the Precinct.

LAND TENURE

Land tenure within the Precinct is generally fragmented and under multiple ownership. Analysis of land tenure revealed a limited number of consolidated private or Council owned land parcels.

URBAN STRUCTURE

The Precinct is formed around a series of interconnected street networks. The defining structural characteristics are its crescent shaped streets, which form quadrants to the south of Canning Highway.

The character and urban form of the Precinct has been highly influenced by its location at the intersection of Canning Highway and Riseley Street. Each of these regionally significant connections contributes to a sense of fragmentation between the north and south and east and west of the Precinct.

2.3.6. LANDSCAPE AND PUBLIC REALM

The Precinct has evolved from a modest vehicle based neighbourhood centre into a district activity centre. Presently, there are issues surrounding accessibility by car; regional traffic impacts; the qualities of place; and the comfort and safety of pedestrians are significant factors influencing the Precinct's place making qualities and ambience.

The Precinct has limited formal civic spaces such as a plaza or a public square, with the parklet towards the corner of Kearns Crescent and Riseley Street one of the only purpose built spaces for users of the Precinct.

This does not mean, however, that there are no public places. There are numerous spaces within the Precinct that have potential to be used as public spaces, however many of these go unnoticed as they are primarily focused on vehicle movement and parking or they are designed and located in high traffic areas. The "courtyards" to the rear of the businesses fronting Canning Highway that are used for car parking and the effective front door of these businesses represent one of these examples.

The type of experiences that draw people further into the Precinct and encourage them to linger for longer, in addition to the original purpose of their visit, are also limited (e.g. festivals, street markets, street performance, alfresco, comfortable public seating). As the Precinct further evolves into a mixed-use centre, consideration needs to be given for the type of spaces that exists within the Precinct, their purpose and the activities that occur within it.

The dressing of the street in the form of street furnishing, public art, lighting, paving, defined parking, cohesive street tree planting and landscaping will contribute the visual enhancement of the Precinct and the level of usability. The public art and landscaping to Riseley Street close to the intersection with Canning Highway represents an example of the dressing identified

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2.3.7. BUILT FORM CHARACTER

The existing character of the Precinct is mixed. A key characteristic of the Precinct is that many buildings have been adapted from their original residential uses to accommodate commercial uses. There is a prevalence of single and double storey bungalows on Kearns Crescent, Simpson and Willcock Streets that have been modified to accommodate commercial and restaurant uses.

The impact of high vehicle traffic volumes and multiple access points (front and rear) have resulted in some confusion between the fronts and backs of existing buildings within the Precinct. This has had a direct impact on the activation of Canning Highway and Riseley Street, with businesses choosing to face in the direction of customer arrival, which is predominantly via car parks rather than the public street. The current access arrangements also enable avoidance of hostile pedestrian conditions along Canning Highway where vehicles dominate the street environment.

2.3.8. MOVEMENT

PUBLIC TRANSPORT

The Precinct is serviced by a variety of local and regional connections as illustrated in Figure 10: Regional Hierarchy.

FIGURE 10: REGIONAL HIERARCHY



The Precinct is situated at a point where two major bus transit routes meet, providing excellent links to central Perth, Fremantle, Booragoon and also Canning Bridge Train Station. Access to public transport is available within the Precinct as well as in the immediate surroundings as illustrated below and within Figure 11: Public Transport Services.

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FIGURE 11: REGIONAL HIERARCHY



The following bus services have stops on Canning Highway within the Precinct:

+ 111 (East Perth to Fremantle Station);
+ 114 (Elizabeth Quay to Lake Coogee)
+ 115 (Elizabeth Quay to Hamilton Hill)
+ 148 (Como to Fremantle Station)
+ 158 (Elizabeth Quay to Fremantle Station)
+ 910 (Perth Bus Port to Fremantle Station)

The following bus services have stops on Riseley Street within the Precinct:

+ 114 (Elizabeth Quay to Lake Coogee)
+ 115 (Elizabeth Quay to Hamilton Hill)
+ 148 (Como to Fremantle Station);
+ 158 (East Perth to Fremantle Station);

Main Roads Western Australia (MRWA) has provided preliminary design drawings for the upgrade of Canning Highway. These plans assume that the southern intersection of Kearns Crescent and Canning Highway will be reduced to left out only.

The Public Transport Authority (PTA) has indicated that it plans to upgrade the entire Canning Highway corridor, which would include dedicated bus lanes on Canning Highway. A timeframe has yet to be determined for delivery of this upgrade. The high level of public transport service is conducive to the higher density mixed use development forms proposed within this plan.

ACTIVE TRANSPORT

The local street network provides good pedestrian connections in the areas surrounding the Precinct although pedestrian access, safety and attractiveness require improvement within the Precinct. In particular, Canning Highway, Kearns Crescent, Riseley Street (section between Canning Highway and Willcock Street) and the existing access laneways all present relatively hostile environment for pedestrians.

Riseley Street includes bicycle lanes in both directions. In the vicinity of the Precinct there are official Perth Bicycle Network (PBN) routes as well as roads marked as "good riding conditions". The Links Road "Safe Active Street" (low speed limits, road and verge treatments) connects Garden City shopping centre to the Riseley Centre, via Applecross High School and Ardross Primary School. The majority of the roads within the Precinct have not been classified with regards to bicycle accessibility.

In general, pedestrian paths exist as a minimum on one side of the road within the Precinct, south from Kearns Crescent and north from Canning Highway, however for an activity centre of this nature, accessibility to local business is dependent on easy access to all frontages.

VEHICLE MOVEMENT

The local road network provides both regional and local level connections. Canning Highway and Riseley Street perform a regional role, resulting in high traffic levels in the Precinct and severance of the commercial and retail core, particularly between the east and west 'quadrants'.

The central commercial and retail core is characterised by crescent shaped streets. Riseley Street is currently limited to 60 kilometres an hour, whereas lower order streets are limited to 50 kilometres an hour. The community has previously considered these limits incompatible within a highly pedestrianised centre. The basis of concern related to the curved nature of the streets, which have a negative impact on sight lines, with the local community reporting safety issues and difficulties associated with crossing both local and regional roads with the centre.

The surrounding local road network is regular and grid-like in alignment and generally interconnected providing good linkages to the surrounding residential network. The community has also previously reported 'rat running' through the lower order roads by motorists attempting to avoid traffic queues at the intersection of Riseley Street and Canning Highway. The central core is serviced by laneways, however many of these are not spatially formalised.

A comparison study of the legal speed limit and the recorded operative speeds obtained through the City found that drivers utilising the area generally adhere to the legal speed limit. Community feedback previously suggested that the legal limits on Riseley Street (between Simpson Street and Willcock Street) and Kearns Crescent should be reduced to 40 kilometres an hour and 30 kilometres an hour respectively, which is more compatible with pedestrian comfort and safety. No change is proposed for the speed limit on Canning Highway, which is determined by Main Roads WA.

Vehicular traffic growth within the Precinct is anticipated to comprise a small percentage of overall regional traffic. Key linkages such as Canning Highway and Riseley Street offer connectivity to a series of other activity centres and provide key linkages to Fremantle and central Perth.

CAR PARKING

The City has current parking requirements for non-residential uses defined through Local Planning Policy 1.6 Car

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Parking and Access. This policy provides car parking ratios for various land uses. The policy allows for a 25% parking reduction in District Activity Centres (and where there is a parking plan for the centre). The policy also allows for reciprocal parking arrangements if a number of criteria are met. There is a Parking Plan for the centre, developed in 2016.

EXISTING SITUATION

The analysis of the existing parking provisions within the Precinct highlights the following matters in the Riseley Centre:

+ Car parking is generally provided throughout the Precinct as surface parking within carriageways or on private property.
+ For City managed car parks, the first three (3) hours are free with paid parking at $2.20-$2.70 per hour (max $5.25 per day) on Kearns Crescent, Simpson Street and Willcock Street. Fees apply 8.00am to 6.00pm Monday to Sunday. On street parking on Willcock Street and Simpson Street is free with a 4 hour limit.
+ Private parking is not managed by the City and is not paid or timed.
+ Parking within the laneways has not been time limited and is often attracting long-stay/commuter parking user groups. Anecdotal reports indicate that workers within the Precinct are utilising prime car parking locations, limiting availability of parking for business customers.

Whilst the demand for parking is high in activity centres, an appropriate balance between a level of car parking supply that supports the functionality of the Precinct, without having a detrimental effect on the character and amenity of the centre is required. It is important to also consider that the Precinct was developed prior to the 1950's at which time it was a modest vehicle-based neighbourhood centre. It has since evolved into a district centre and is now constrained in terms of land available for the allocation of car parking.

Future parking provision should be considered within this context along with an understanding that the over provision of public parking can often incentivises visitors to drive instead of choosing alternative forms of transport and that car parking provision comes at a high cost terms of land value, construction and maintenance.

STREETSCAPE

Streetscapes throughout the Precinct are reflective of a vehicle- dominated centre, where a focus on vehicle traffic detracts from the pedestrian experience.

Whilst the need to move regional traffic along Riseley Street and Canning Highway is acknowledged, improving streetscapes to provide greater benefits to pedestrians without adversely impacting on the regional function of these routes is essential to the Precinct.

2.3.9. UTILITIES AND SERVICE

The Precinct has access to all services including water, sewer, gas, electricity and telecommunications as would be expected of an inner urban area.

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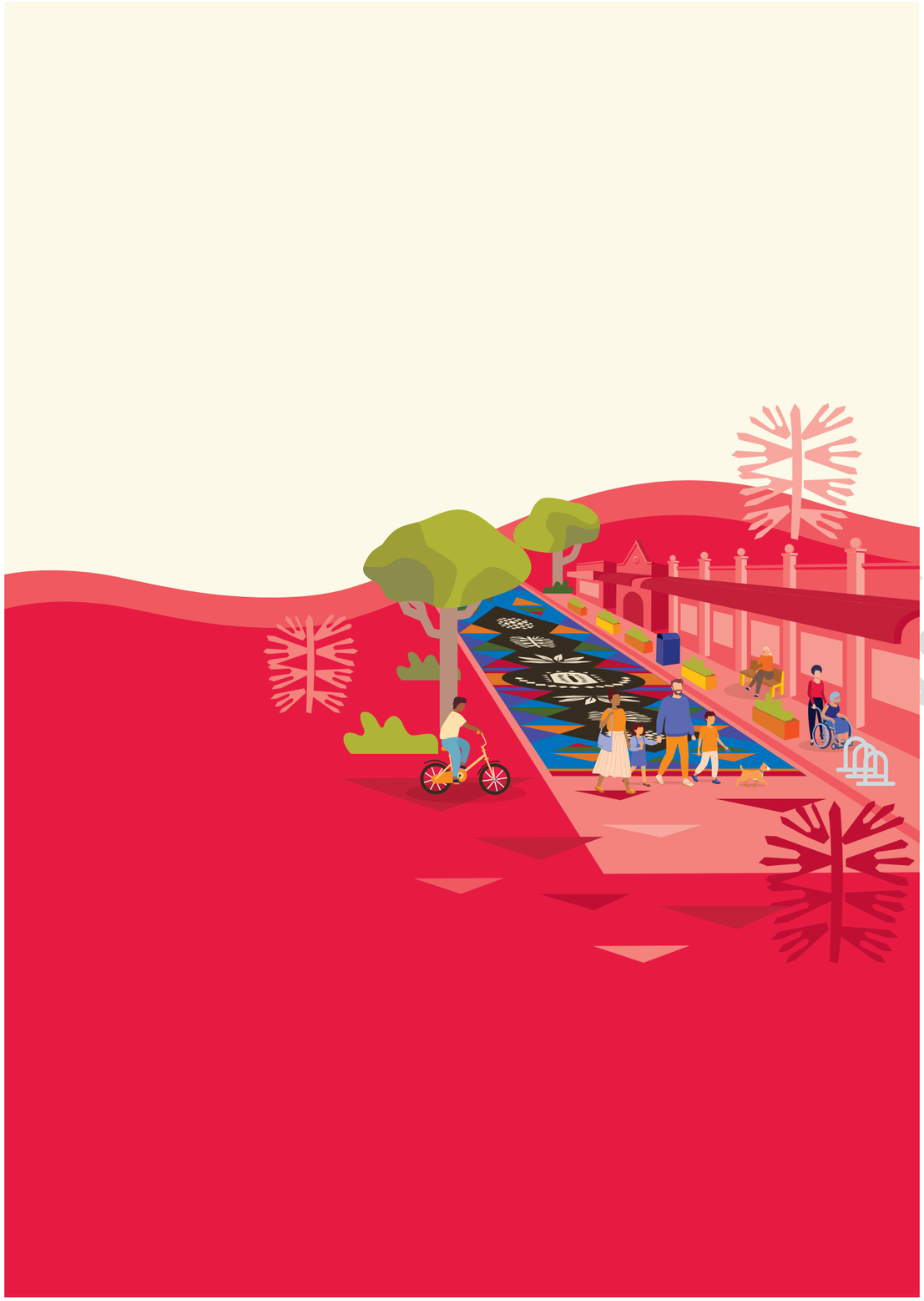

03

OPPORTUNITIES AND CONSTRAINTS ANALYSIS

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3.1 RESPONSE TO CONTEXT

TABLE 10: DEVELOPMENT HISTORY

REF.	ISSUE / OPPORTUNITY	DESIGN CONSIDERATION / ACTIONS
Urban Ecology		
1	Streets are leafy and green the north side of the Precinct (north of Canning Highway) and within the edges of the southern side of the Precinct, reflecting a key characteristic of the adjoining suburbs.	Maintain and reinforce the landscape character. Build on this identity 'surrounded by nature' with a balanced approach between development and the protection of the natural environment required into the future.
2	Limited tree canopy and landscaping in the retail area of the Precinct, particularly away from Riseley Street and along Canning Highway.	Investigate opportunities to continue the green links from the north to the south of the Precinct, improving tree canopy. Integrate urban ecologies into public realm design, building forms and façades.
Urban Structure		
3	While there are a number of large, underutilised sites within the Precinct, there are a limited number of vacant development sites that would allow for development in the next five years.	Prioritise key development sites and ensure staging can address the gradual redevelopment of larger, prominent sites.
4	Throughout the Precinct, the age of development varies significantly, suggesting that some of the older development sites may offer a redevelopment opportunity in the near future.	The age of development will play a significant role in the staging of development, and the gradual redevelopment of key sites to achieve the vision. Although it is acknowledged that some buildings in the Precinct are strata owned which might impose difficulty to redevelopment.
5	The "courtyards", being the car parking areas to the rear of buildings fronting Canning Highway, either side of Riseley Street, form part of wider lots that are privately held. How the individual lots are developed having consideration for irregular lot boundaries, car parking straddling boundaries and access to rear laneways, will represent a key challenge.	These sites are highly visible and act as entrance statements to the Precinct off Canning Highway. To encourage substantial development that includes lot amalgamation, additional development potential may need to be considered. This may represent a better avenue to deal with the identified challenges as more of the intricacies would be encapsulated by one (1) development site.
Public Realm		
6	Relatively recent public realm upgrades to the area in front of Kona café has helped to activate the immediate area and acted as a key community meeting point / focal point.	Explore opportunities to enhance links to this focal point and provide more opportunities for the community to congregate.

7	Public art to Riseley Street through street painting and other elements, together with significant tree plantings in the verge has created a distinct main street environment, albeit the width of the carriageway is challenging for pedestrians, particularly closer to the intersection of Riseley Street and Canning Highway, as well as the large roundabout at Riseley Street and Willcock Street. The setbacks of existing development to the roundabout (north side only) emphasise this width.	How private development interacts with the street is important in providing a sense of enclosure to the street. Emphasising ground level activation and providing interest to the façades of development facing Riseley Street is critical to responding to the issue/opportunity. Nil setbacks should be encouraged but may not be necessary if alfresco dining is proposed as a measure to activate the street. It will be important to balance this with ensuring protection from the elements for pedestrians (canopy etc).
8	Narrow pedestrian pathways or lack of formalised pedestrian pathways in some instances reduces legibility and limits opportunities for activation, particularly opportunity for dining areas to extend outdoors onto the street.	Reconfiguration of certain streets is recommended to alter the hierarchy of users in favour of pedestrians, while balancing demand for parking. As an interim measure, wheel stops may play an important role in maintaining effective footpath widths at end of perpendicular bays while also potentially providing space for landscaping/trees. Setbacks to main building lines at ground level may be considered in some locations.
9	Limited tree plantings and perpendicular car parking has effectively widened the carriageway of certain streets, signalling and reinforcing car dominated environments.	
10	Vast areas of at-grade parking dominate the "courtyards". Limited space provided for public space or amenities within the retail precinct, although these spaces are considered the "courtyards" and front door of many restaurants and shops.	Consider how the "courtyards" could be enhanced through areas for informal alfresco areas adjoining the front doors and laneways of buildings/spaces. Encourage landowners to "green" the "courtyards" when proposing new additions or changes of use.
11	Lack of passive surveillance along Canning Highway.	New development should be encouraged to acknowledge the Canning Highway interface through building design outcomes. This needs to be balanced with the City advocating Main Roads WA and PTA, via the PSP, to ensure new concepts for the highway place a focus on high quality urban design outcomes.
Movement		
12	Public transport accessibility along Canning Highway and Riseley Street in-particular is high and accessible.	Consider how new development can acknowledge bus stop location through provision of "eyes on the street" in these locations.

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13	Canning Highway divides the Precinct and forms a barrier for connectivity into the Precinct and a disconnect between residential areas to the north and the retail area to the south. The combination of dual carriageways, wide street reserves, generous median landscaping and built form turning its back to the carriageway adds to traffic speed along Canning Highway.	Use the PSP to advocate Main Roads WA to consider a reduction in speed along Canning Highway close to the intersection with Riseley to enable safe connections. This could be aligned with PTSA works to improve public transit accessibility.
14	Vehicles and at-grade parking very evident in the Precinct, resulting in some poor and unsafe pedestrian environment and reduced connectivity between sub-precincts.	PSP to define key pedestrian/cyclist routes and desire lines to ensure that built form, public realm and intersection design responses support safe, high amenity connections.
Land Use		
15	The Precinct lacks an anchor land use that drives visitation for all other land uses.	Consider the recommendations of the Needs Analysis.
16	The focus of retail land uses is to the south of Canning Highway and this primacy needs to be maintained for the benefit of existing businesses.	Consider ensuring objectives and land use permissibility for the Precinct can promote the south side of Canning Highway as the core of retail activity.
17	Limited businesses operate at night-time in certain areas/sub-precincts, resulting in a lack of activation after hours and a significant reduction in people moving around the Precinct.	Encourage greater diversity of land uses that stimulate early morning (cyclists and joggers using the river), day and night time offerings, and encourage attractive outdoor dining environments.
18	Limited diversity of residential development in the Precinct, with primarily low density residential development applicable.	Provide for mixed used development to allow for upper storey residential uses - increasing the range of housing options. Explore appropriate location for increased housing density.
Built Form		
19	Lack of building edge providing a street presence, with semiactive frontages to the Main Street environment.	Ensure the contribution of active frontages towards the collective Main Street environment, rather than individual developments, and enable and encourage facades that allow large windows and door openings. Create a strong and identifiable sense of place at the pedestrian scale – encouraging visitors, residents and workers to linger longer in the city centre.

20	Single storey development to the southern edge of Riseley Street, with setbacks to the street, contributes to the perceived road width, and therefore high speed vehicle environment.	Ensure the design of new buildings incorporate scale at the southern end of Riseley Street within the Precinct. Promote flexible floor plans that can be readily converted to alternative uses over time ensure greater floor-to-ceiling height at ground floor.
21	Minimal street interface and sense of arrival occurring along Canning Highway and particularly at key intersections with local streets, namely Riseley Street.	The built form, signage, and streetscape along Canning Highway and as it enters Riseley Street and other lower order roads should be capitalised as the prime opportunity to enhance street interface and arrival into the Precinct. Potential for the inclusion of a landmark/ statement building on the corner of Canning Highway and Riseley Streets (all four corners).

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04

STAKEHOLDER AND COMMUNITY ENGAGEMENT

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4.1 PRE-LODGEMENT ENGAGEMENT

4.1.1. STAKEHOLDER ENGAGEMENT

P2-Table 11 summarises the engagement that has occurred with key State Government agencies and Elected Members.

TABLE 11: DEVELOPMENT HISTORY

STAKEHOLDER	DATES	PURPOSE AND OBSERVATIONS
Department of Planning, Lands and Heritage	2 December 2026	Overview of review approach
Elected Members Briefing	30 March 2026	See section 4.1.12
Elected Members Workshop	30 June 2026	
Department of Planning, Lands and Heritage	October 2026	Status update Summary of proposed revisions prior to consultation

4.1.2. ELECTED MEMBERS

PROCESS

An Elected Members briefing was held on 30 March 2026. Elected Members were briefed on the scope and approach to the project as well as the broad program and engagement activities to occur.

An Elected Members workshop was then held on 30 June 2026. The intent of this workshop was to help in informing the review process.

SUMMARY OF ACTIVITIES

A series of questions were posed to Elected Members via the Mentimeter application. This application allows questions to be posed, and results published live to participants.

The following questions were posed:

+ What is it about the Riseley Centre that you love and would like to see more of / be emphasised?
+ What could be improved?
+ What land uses do you believe are lacking in the Riseley Centre or should be targeted?
+ What land uses should be avoided?
+ Built form – what (if any) planning controls could influence additional height

RESULTS

The following graphs outline either as a percentage or a total number of participants the results from each activity.

FIGURE 12: STRENGTHS

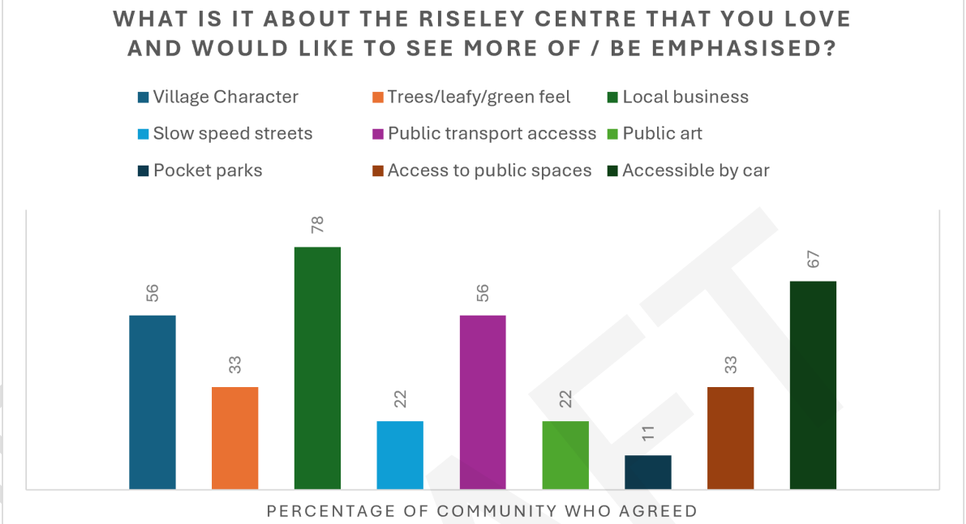

FIGURE 13: WEAKNESSES

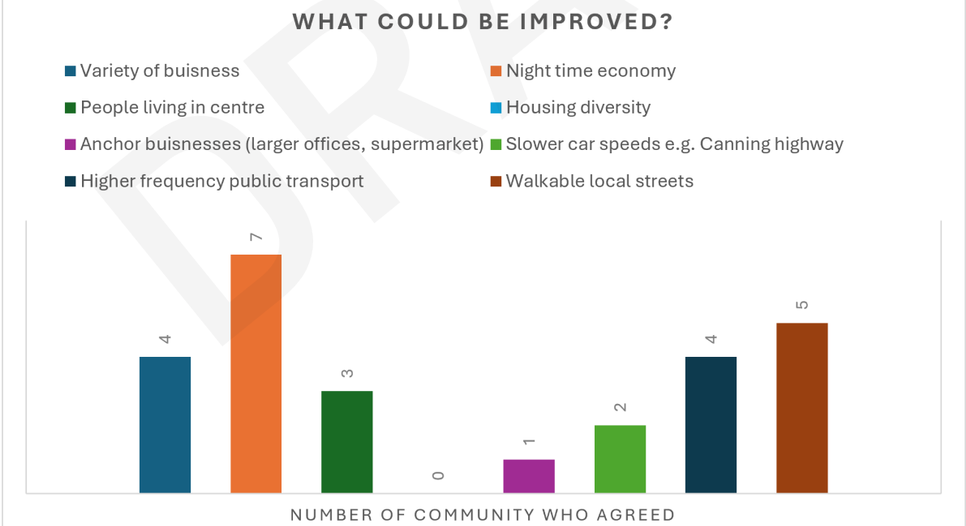

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FIGURE 14: LAND USE - LACKING

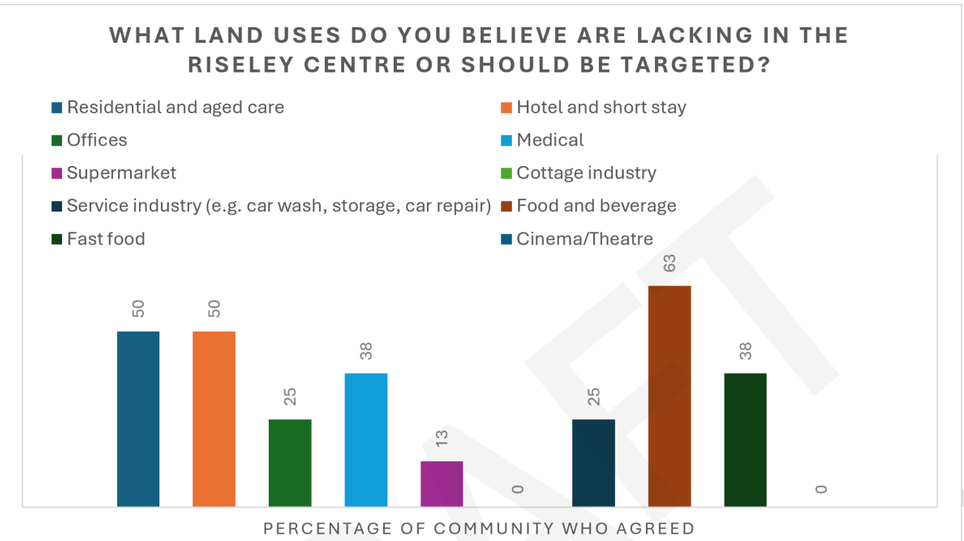


FIGURE 15: LAND USE - AVOID

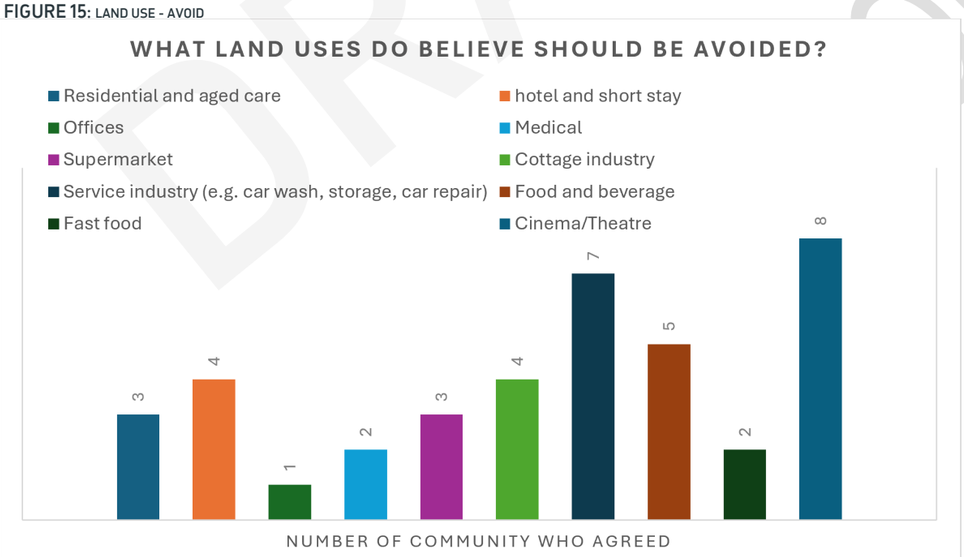
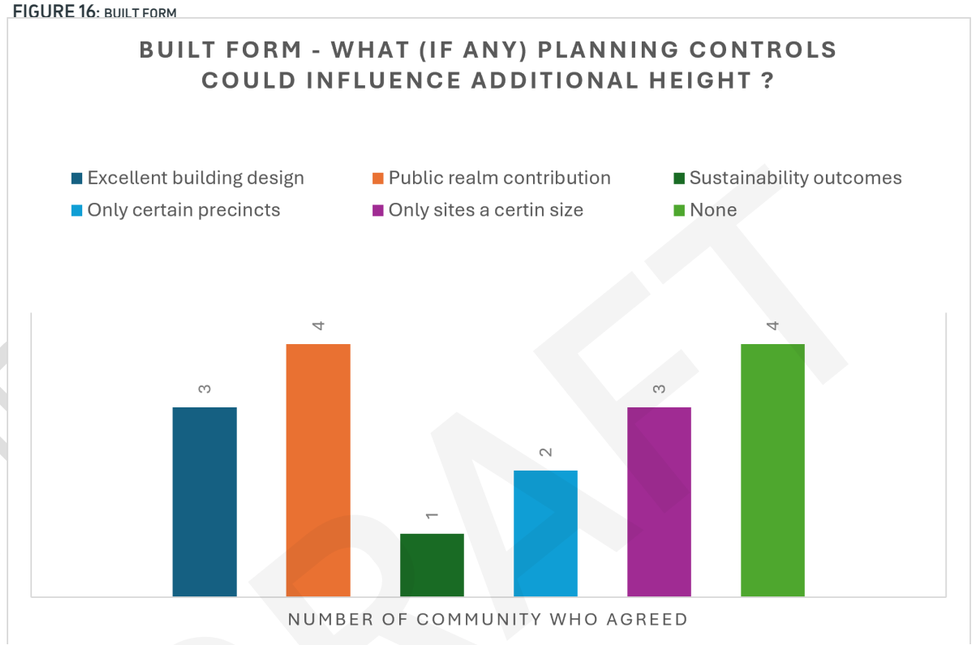


FIGURE 16: BUILT FORM



SUMMARY OF OBSERVATIONS

It is noted local business, accessibility by car and public transport and village character were valued reasonably highly by elected members, with night time economy, walkable local streets and variety of businesses and housing typologies identified as elements that could be improved.

In terms of land uses, food and beverage, hotel and short stay and residential and aged care categories were seen by elected members as being lacking in the centre.

The last question to elected members resulted in a reasonably even spread of results, with public realm contributions the highest scoring of elements needed to support additional height with the same score applying to the view that additional height should not be supported.

The final question was regarding built form, *what (if any) planning controls could influence additional height.* The answers were fairly spread, however, 'none' being the equal most chosen answer suggests there is reluctance amongst the community members regarding the potential of additional height.

4.1.3. RESIDENT AND BUSINESS COMMUNITY

PROCESS

The City sent a letter to all landowners and occupiers within a 400m radius to invite residents, businesses, landowners and other interested stakeholders to a community workshop to discuss the centre's strengths, challenges and opportunities, consider whether the existing vision and priorities remain relevant, and share local insights to inform

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the review. Direct emails were also sent to stakeholders and a project page and survey was published on the Melville Talks website.

A total of 20 registered their interest in attending the workshop.

The workshop was held on 19 August 2026, with 17 people in attendance.

It is noted we also attempted to contact developers that had been active in the area (totally four). This was to understand their experiences in obtaining approvals under the current planning framework, to then use this feedback to inform the review process. At the time of completing this report we had not received any feedback.

SUMMARY OF ACTIVITIES AND RESULTS

Activity One

The first question posed to the community was:

"What is it about Riseley Centre that you love and would like to see more of / be emphasised?"

Each person was asked to individually write down their answers on a different sticky note. This gave them each an opportunity to voice initial personal opinions before opening the discussion to table groups. The question was framed to promote positive feedback, encouraging people to comment on things that enjoy about the centre.

Activity Two

The second activity followed the same individual methodology as the first, this time the question was:

"What could be improved in the Riseley Centre?"

In contrast with the previous question this activity allowed the community a platform to voice concerns, focusing more on elements that needed improvement whilst still presenting itself as an individual exercise.

Activity Three

We then asked the tables to group their sticky notes into themes. This activity opened the dialogue to the entire table providing an opportunity for people to compare their beliefs and concerns with other members of community. Once all the feedback has been sorted appropriately the tables had to work together to select two strengths and two weaknesses that best reflect the views of their table. These chosen strengths and weaknesses were then put on the whiteboard as priorities. The following questions are examples of things asked to promote discussion and debate:

"What are the centre's strongest assets?"

"Are there issues at particular times of day?"

"Are there places that feel welcoming, uncomfortable, busy, disconnected or underused?"

Results - Activity One to Three

The following tables and graphs outlines the key strengths and weaknesses based on common themes raised within the workshop for Activities One to Three.

FIGURE 17: COMMUNITY VOTED STRENGTHS

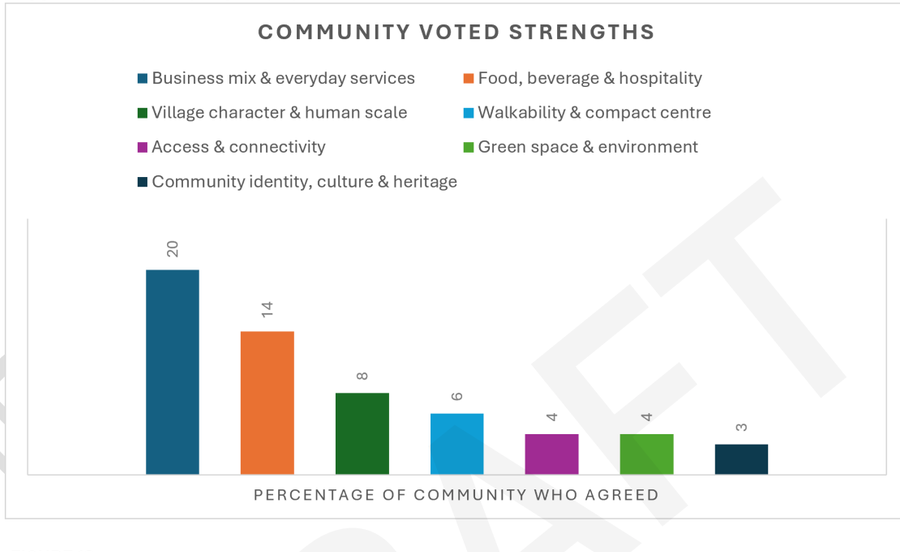
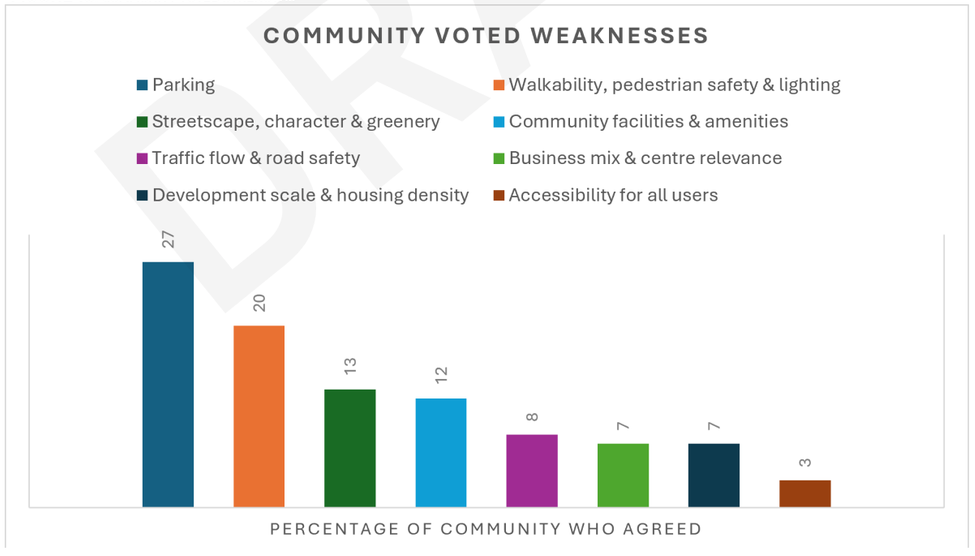


FIGURE 18: COMMUNITY VOTED STRENGTHS



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Observations – Activities One to Three

The strongest recurring theme was appreciation for the Riseley Centre's diverse mix of cafés, restaurants, retail, offices and everyday services, which supports convenience, vitality and a friendly neighbourhood character; participants also valued its intimate, lower-scale built form. Conversely, weaknesses clustered around access and movement, particularly insufficient or poorly located parking, peak-period traffic and a fragmented pedestrian environment affected by roads, bins, alleys and inadequate footpath provision. Other concerns included limited outdoor seating and greenery, along with uncertainty about zoning changes and their potential effects on nearby properties. Overall, the feedback suggests a desire to retain the centre's local character and business mix while improving parking, walkability, public space and development transitions.

Summary – Activity Four

This activity focused on understanding what land uses the community would like to see more of and what land uses the community are most concerned about. Each table was provided the current Lane Use Permissibility Table found within the PSP and was asked to mark which land uses they believe should be targeted and which land uses should be avoided for each of the five precincts within the structure boundary.

Results – Activity Four

The following graphs provide results of Activity Four.

The observations for Activity Four were constructed by tallying up the total result of all five tables, each negative vote counted as -1, and each positive vote counted as +1. This creates one single table visualising the overall attitude towards each land use per sub precinct with the highest possible score 5 and lowest possible score -5.

The graphs summarise results of feedback based on each category of land use class available under the ACP.

FIGURE 19: LAND USES LACKING

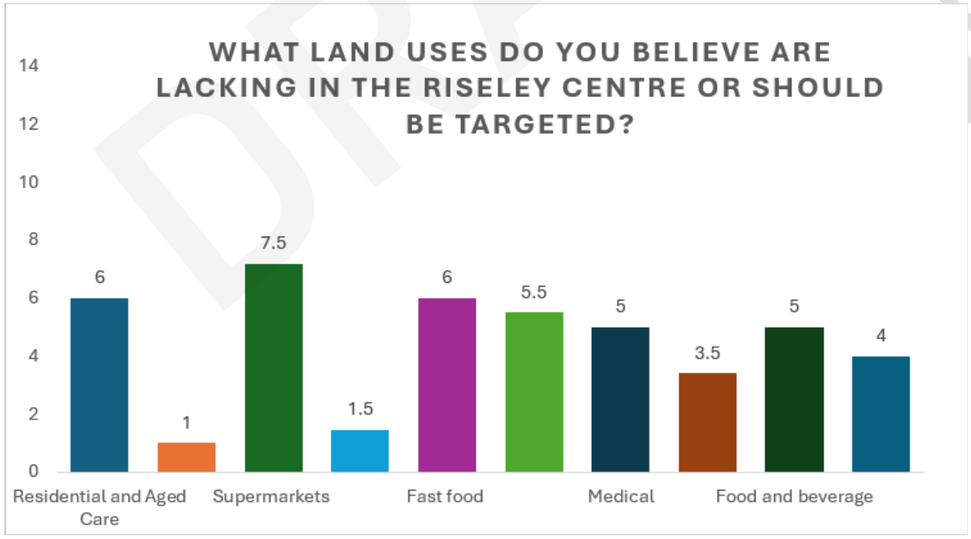
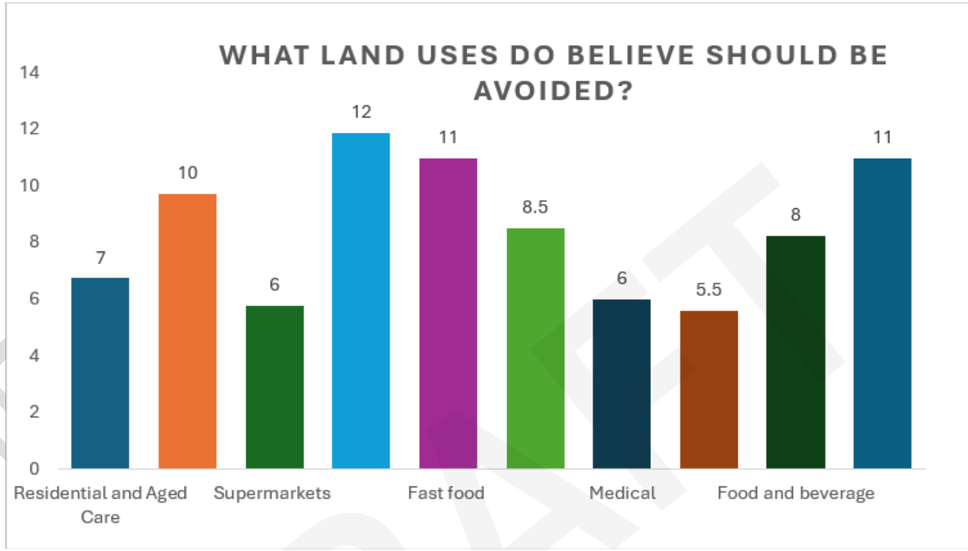


FIGURE 20: LAND USES TO AVOID



Observations – Activity Four

Least Preferred – The least favourable land uses by consensus include:

+ Betting Agency (-5)
+ Night Club (-4 to -5)
+ Industry – Hazardous (-4)
+ Industry – Noxious (-4)
+ Industry – General (-3)
+ Industry – Light (-3)
+ Motor Vehicle Wrecking (-3)
+ Motor Vehicle, Boat or Caravan Sales (-3)
+ Auction Premises (-3)

All of these land uses were scored as -3 or lower across all Precincts within the Riseley Centre.

Most Preferred – The most favourable land uses by consensus include:

+ Car Park (2 to 4)
+ Aged or Dependent Persons Dwelling (2 to 4)

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+ Community Purposes (1 to 4)
+ Child Care Premises (0 to 3)
+ Residential Building (0 to 2)
+ Restaurant / Café (1 to 3)

All of these land uses were scored as greater than 0 across all Precincts within the Riseley Centre.

Location Tied to Range of Scoring – Certain land use classes were heavily impacted by location. Health Care had the greatest deviation of scoring across the five precincts with Precinct 3 (The Crescent) scoring a 3 and Precinct 5 (Residential Frame) scoring -2. Other land uses that had large scoring ranges include:

+ Cinema / Theatre (-3 to 1)
+ Convenance Store (-1 to 3)
+ Garden Centre (-1 to 3)
+ Health Care (-2 to 3)
+ Industry – Cottage (-1 to 3)
+ Shops (-1 to 3)

All of these land uses had a range of at least 4 points between their highest scored precinct and their lowest.

Summary - Activity Five

This activity was focussed on understanding the community's appetite for building height within the activity centre. We started by asking the community, *"Where could additional height be considered"* and then encouraging them as table groups to identify these specific locations on an A1 map. We then followed up with asking them to mark on the map *"where should lower scale or careful transition be maintained"*. This in theory meant that each table would have one A1 map marked with areas appropriate for additional height marked in one colour and areas that should be lower scaled or transitioned carefully marked in a different colour.

Results and Observations – Activity Five

Overall, participants generally favoured retaining current building heights, particularly at the Structure Plan edges adjoining residential areas, and maintaining a lower scale away from the centre. Support for increased height was limited and location-specific, including along the Riseley Street corridor and, from one participant, in Precinct 3. Proposed four-storey areas in Sub-Precincts 4 and 5 were contested, while reducing heights in Precinct 1 was considered unrealistic. Concerns about additional height focused on impacts on surrounding residential areas, parking and infrastructure, and there was opposition to using development concessions to enable greater height. One table expressed no clear view.

Most participants preferred retaining current building heights, with several groups considering the existing height limits adequate.

There was little support for reducing heights; lowering heights in Precinct 1 was discussed but considered unrealistic.

Support for additional height was limited and location-specific, mainly along the Riseley Street corridor and, from one participant, in Precinct 3.

Four-storey areas in Precincts 4 and 5 were contested, while the three-storey edge of Precinct 5 adjoining residential areas was generally considered appropriate and should remain.

Participants wanted lower-scale development and careful transitions near surrounding residential areas, with concerns about neighbourhood impacts and the use of development concessions to allow extra height.

Any height increase should be considered alongside parking and infrastructure capacity; one table expressed no clear view on height.

Summary - Activity Six

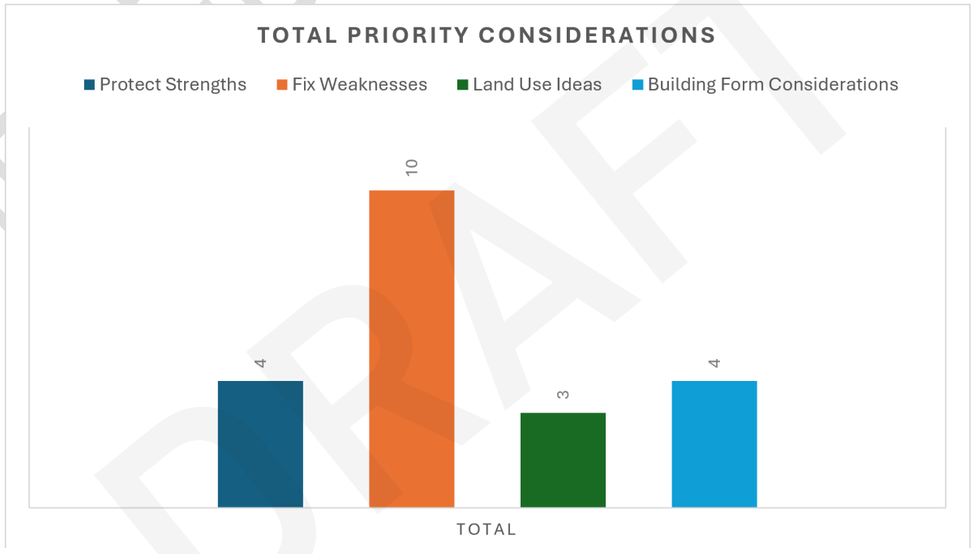
For this is activity the community was asked to vote on what participants felt should be the greatest consideration in the review process based on the engagement activities undertaken.

Results and Observations – Activity Six

The graph below (P2-Figure 30) summarises the votes across the participants.

There was clear favourite in Fixing Weaknesses as it scores twice as highly as the next most chosen option. With Land Use Ideas polling as the least popular choice with only three people picking it. It is worth noting that some members of the community voted by leaving commentary in a relevant column, these can be viewed in the attached tables.

FIGURE 21: PRIORITY CONSIDERATIONS



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4.1.4. DESIGN RESPONSES

The following need to be considered as design responses via the review process:

+ Results from engagement activities focussed on strengths and weaknesses need to be considered as opportunities and constraints and/or be incorporated within opportunities and constraints already identified by the review process.
+ Review of land use permissibility needs consideration within each sub-precinct having regard to engagement outcomes.
+ Review of building envelope provisions needs consideration within the Precinct having regard to engagement outcomes.

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DESIGN RESPONSE

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5.1 URBAN ECOLOGY

RESPONSE TO CONTEXT

1	Maintain and reinforce the landscape character. Build on this identity 'surrounded by nature' with a balanced approach between development and the protection of the natural environment required into the future.
2	Investigate opportunities to continue the green links from the north to the south of the precinct, improving tree canopy. Integrate urban ecologies into public realm design, building forms and façades.

DESIRED OUTCOMES

+ The identity of the Precinct will be distinctively enhanced through the connections between the natural environment and City Centre.
+ Promote use of green infrastructure to improve pedestrian comfort and well-being, and to reduce the urban heat effect.
+ Improve the micro-climate and enhance visual amenity through reduced hard-surfacing.

5.1.1. GREEN NETWORK

C1.1.2 Identify opportunities to develop and/or enhance the extent, connectivity and quality of the green network.

C1.1.4 Identify opportunities to support habitat protection and enhancement in the precinct.

C1.3.1 Identify opportunities to retain existing trees and enhance the tree canopy through new planting.

The City values, protects, restores, and enhances biodiversity, reestablishing its unique sense of place. By increasing connected habitats and improving the quality of existing areas, the City aims to support a diverse urban forest and a resilient ecological network. The following provide the broad principles of the urban ecology approach for the Precinct:

+ Maximised Tree Canopy: A primary objective is to maximise tree planting, canopy coverage, and vegetation extent across the Precinct. Nature-based solutions underpin approaches to sustainability, public space, and building operations, contributing to environmental performance and user amenity.
+ Tree Canopy Enhancement: The landscape approach is to increase tree canopy by linking movement systems, tree planting, and ecological corridors.
+ Integration with Built Form: The landscape will seamlessly integrate with and flow through buildings and outdoor areas, blurring the boundaries between indoor and outdoor spaces and enhancing connections to the Precinct's natural assets.
+ Reconnected Corridors: Ambitions include reconnecting the Precinct to wider local and open space, providing physical and visual connections to these spaces, enhancing ecological, hydrological, and cultural operations.

5.2 URBAN STRUCTURE

RESPONSE TO CONTEXT

1	Prioritise key development sites and ensure staging can address the gradual redevelopment of larger, prominent sites.
2	The age of development will play a significant role in the staging of development, and the gradual redevelopment of key sites to achieve the vision. Although it is acknowledged that some buildings in the precinct are strata owned which might impose difficulty to redevelopment.
3	These sites are highly visible and act as entrance statements to the Precinct off Canning Highway. To encourage substantial development that includes lot amalgamation, additional development potential may need to be considered. This may represent a better avenue to deal with the identified challenges as more of the intricacies would be encapsulated by one (1) development site.

DESIRED OUTCOMES

+ The Precinct will spatially define sub-precincts based on their existing and intended uses for the future.
+ Key development sites that have been identified and can be strategically used as landmark buildings for the Precinct.

5.2.1. URBAN STRUCTURE APPROACH

O2.1 To ensure the pattern of blocks, streets, buildings and open space responds and contributes to a distinct, legible precinct character.

INTENDED PRECINCT CHARACTER

The Precinct takes into consideration the broader character of the area, the wider public space network linking nodes of activity within the proximity of the Precinct. At the wider scale this also addresses primary pedestrian north-south and east-west routes and the hierarchy of street types setting up the urban structure for new development to respond to. These key connections must be reinforced to achieve a revitalised Precinct.

Good design responds and contributes to its context. Context refers to everything that has a bearing on an area and comprises its key natural and built features reflective of sub-precinct character areas.

This also includes land uses, social and environmental factors. Understanding the context means understanding interrelationships between local areas and the wider city that will impact the centre over time.

+ Provide a cohesive approach to development within sub-precincts.
+ Buildings complementing the character and attributes of the locality and landscape themes of the public realm.
+ Integrate with adjacent development contributing to a vibrant pedestrian Main Street environment.

SUB-PRECINCTS

To enable place responsive design outcomes the intent and desired character of the sub-precincts is summarised in the below table.

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TABLE 12: SUB-PRECINCT CHARACTER AND INTENT

Sub-Precinct	Sub-Precinct Character and Intent
Precinct 1 Riseley Core	+ Transition to a more pedestrian-friendly environment that encourages walking, cycling and public transport use. The private and public domain are to work towards this collectively with increases in green space and tree canopy encouraged in the public domain and a corresponding response from private development. + A focus area of activity and vibrancy is along Riseley Street and Kearns Crescent, with active frontages and land uses encouraged. The streetscapes as a whole are to be considered rather than how individual lots work towards this outcome. + Encourage residential dwellings as a vital component of the sub-precinct, whilst protecting ground floor active uses from being displaced by residential land uses. + In recognition of the lot typologies available within the sub-precinct, the full height available and the application of discretion may only be feasible where more than one (1) lot or a lot width of 30m is applicable to promote amenity outcomes for occupants and ensure adverse impacts for neighbouring properties is capable of being managed.
Precinct 2 Canning Corridor	+ Encourage larger scaled development with a high quality mix of commercial and residential land uses. + Establish a sense of arrival to the Riseley Centre through the development of landmark buildings and high quality design each side of the Canning Highway/Riseley Street intersection. + Encourage active street frontages along Canning Highway, while managing noise and other amenity impacts caused by passing traffic. Landscaping is to be promoted along Canning Highway with setbacks able to be considered to soften the streetscape and improve acoustic outcomes.
Precinct 3 Transitional Frame	+ Encourage innovative and smaller building typologies over the small lots within the sub-precinct. + Improve streetscapes and public spaces through increased tree canopy and green spaces within the public and private domain. + Increase the residential population of the sub-precinct to increase vibrancy and safety and promote the use of local businesses and services.
Precinct 4 Residential Frame	Continue to create attractive streetscape focussed buildings that enhance the public domain with green, landscaped verges and front gardens. Increase the residential population of the sub-precinct to increase vibrancy and safety and promote the use of local businesses and services.

5.2.2. ACCESSIBILITY AND CONNECTIVITY

O2.2 To promote an urban structure that supports accessibility and connectivity within and outside the precinct.

FUNCTIONAL URBAN STRUCTURE

The Precinct has two distinct urban structures and block/lot layouts, north and south of Canning Highway. New or strengthened connections and improvements to the urban structure are demonstrated in section 5.2.3 and 5.2.4.

5.2.3. STREET BLOCK AND LOT CONFIGURATION

BLOCK CONFIGURATIONS

Although the Precinct has some large lots and blocks, the majority of these street blocks have a perimeter of less than 600m (the recommended maximum perimeter distance).

For street blocks larger than 600m, they typically have free-standing buildings on site with generous public open spaces to allow pedestrian and cyclist movement, therefore permeability throughout the Precinct has been well achieved. However, future built form should avoid large bulky building which could impact this permeability and connectivity.

LOT SIZE AND CONFIGURATIONS

Lot size and configurations across the Precinct are highly varied due to the nature and function of the precinct. The flexibility offered by existing lot size / configurations can generally support intended retail, commercial and mixed use development.

The lots fronting onto the crescents taper towards rear boundaries, which is challenging for future built form, particularly the provision of car parking and achievement of building setbacks, where applicable. This is discussed further in the movement and built form sections below.

Small-scale subdivision would generally not be supported or encouraged to maintain a flexible and adaptable urban structure.

LARGE FORMAT USES

The PSP includes design considerations to address any potential issues such as developing smaller urban blocks and ensuring shopping streets as attractive, safe and permeable pedestrian environments to add to the character of the centre and encourage finer-grain retail facing onto the public realm.

5.2.4. ADAPTABLE URBAN STRUCTURE

O2.4 To ensure an adaptable urban structure that can respond to and facilitate change within a precinct.

STREET BLOCK PATTERNS

Existing street blocks throughout the Precinct are generally capable of accommodating change over time.

CATALYST SITES AND STAGING

The Precinct includes a number of vacant lots, or lots with old buildings ready for redevelopment. Protecting these sites from 'under development' is important in delivering on the Precinct vision.

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5.3 PUBLIC REALM

RESPONSE TO CONTEXT

1	Explore opportunities to enhance links to focal points, open space surrounding the precinct and provide more opportunities for the community to congregate.
2	How private development interacts with the street is important in providing a sense of enclosure to the street. Emphasising ground level activation and providing interest to the façade of development facing Riseley Street is critical to responding to the issue/opportunity. Nil setbacks should be encouraged but may not be necessary if alfresco dining is proposed as a measure to activate the street. It will be important to balance this with ensuring protection from the elements for pedestrians (canopy etc).
3	Reconfiguration of certain streets is recommended to alter the hierarchy of users in favour of pedestrians, while balancing demand for parking. As an interim measure, wheel stops may play an important role in maintaining effective footpath widths at end of perpendicular bays while also potentially providing space for landscaping/trees. Setbacks to main building lines at ground level may be considered in some locations.
4	Consider how the "courtyards" could be enhanced through areas for informal alfresco areas adjoining the front doors and laneways of buildings/spaces. Encourage landowners to "green" the "courtyards" when proposing new additions or changes of use.
5	Consider how the "courtyards" could be enhanced through areas for informal alfresco areas adjoining the front doors and laneways of buildings/spaces. Encourage landowners to "green" the "courtyards" when proposing new additions or changes of use.
6	New development should be encouraged to acknowledge the Canning Highway interface through building design outcomes. This needs to be balanced with the City advocating Main Roads WA and PTA, via the PSP, to ensure new concepts for the highway place a focus on high quality urban design outcomes.

DESIRED OUTCOMES

+ High quality pedestrian and alfresco spaces adopted throughout the public realm.
+ Provide a variety of verandas, balcony and awning types to facilitate a high-level of pedestrian environment.
+ Encourage passive surveillance of the public realm and pedestrian links, through active street frontages and the location of balconies and major openings.
+ New development to respond to and acknowledge Canning Highway through building design.

5.3.1. POS NETWORK

O3.1 To ensure the public realm is designed to promote community health and wellbeing.

O3.2 To enable local character and identity to be expressed in public realm design to enhance sense of place.

O3.4 To ensure the public realm is designed to be inclusive, safe and accessible for different users and people of all ages and abilities.

O3.5 To ensure public realm design is integrated with the built form, movement network and landscape of the precinct.

PROVIDING ACCESS TO QUALITY OPEN SPACE

Although there are no formal POS areas within the Precinct, the area is well served by POS located bordering or in close proximity to the Precinct. This has been identified earlier. It will be important to ensure pedestrian links to the POS areas are shaded and well maintained to encourage movement to and from these spaces but also from these spaces to the core of the Precinct.

PUBLIC REALM APPROACH

Activity Centres are as much about meeting the social and emotional needs of the people who visit on a regular basis, as the quality of the public realm and the services they offer. The experience of an activity centre can include an inherent sense of community by offering numerous opportunities for interaction within the public realm. Providing a range of activities and public places that are mutually supportive will be a major step in facilitating this interaction and activation within the Centre. (Acknowledgements to Fred Kent, PPS).

As the population has grown, the Riseley Centre has evolved from a modest vehicle based neighbourhood centre into a district activity centre. Presently, the issues surrounding accessibility by car; regional traffic routes; the qualities of place; and the comfort and safety of pedestrians are significant factors influencing the centre's place making qualities and ambience.

Based on its level of service at present, the Riseley Centre provides well for the local community. However, the type of experiences that draw people further into the centre and encourage them to linger for longer, in addition to the original purpose of their visit, are limited (e.g. festivals, street markets, street performance, alfresco, comfortable public seating). As the Riseley Centre further evolves into a mixed-use centre, consideration needs to be given for the type of spaces that exists within the centre, their purpose and the activities that occur within it.

Unlike many traditional urban centres, the Riseley Centre has limited formal civic spaces such as a plaza or a public square but this does not mean that there are no public places within the Centre. As illustrated in P2-Figure 33 Place Making Precincts and Table 13 Public Spaces, the highlighted spaces within the precinct are all in many ways public, or semi public, however many of these go unnoticed as they are primarily focused on vehicle movement and parking.

The dressing of the street in the form of street furnishing, public art, lighting, paving, defined parking, cohesive street tree planting and landscaping will contribute the visual enhancement of the Precinct and it's level of usability.

Street furnishing and public art should be located areas that are highly visible and subject to large volumes of pedestrian movement for maximum enjoyment. All materials, colours and landscaping species should be drawn from a consistent pallete specific to each of the identified precincts.

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FIGURE 22: PLACE MAKING PRECINCTS



TABLE 13: PUBLIC SPACES

Riseley Heart (Kearns Crescent)		Kearns Crescent is currently the heart of entertainment, café and retail activity. Enhancing this street as the premier destination and has great potential to create the 'people street' of the Riseley Centre. Redesign of the street with wider footpaths and less focus on vehicle traffic will provide respite from the high traffic volumes of Riseley Street and Canning Highway. Whilst serving the primary role for shopping and eats, festivals and street markets are envisaged for this space.
Gateway Plaza		The intent for this space is for landscaping to provide physical and visual separation between the carriageway and the building fronts, with shading places to sit and to encourage businesses to open up onto the plaza space with alfresco opportunities. As the only plaza spaces within the centre, enhancing functionality and ambience whilst reducing the influence of traffic within these of these spaces are limited by heavy traffic, a limited relationship between buildings and the spaces and the design of the gateway elements to be seen by cars, but not used by people.

Main Street		This street has the potential to become the 'boulevard' style main street of the centre. It is envisaged to incorporate street trees planter boxes and shade awnings to encourage alfresco and retail to spill out onto the street. Enhancing the urban character of this street through street trees planting will assist in creating a more comfortable pedestrian environment and slow moving traffic environment.
Parking Court		The parking courts are privately owned land but they serve as an important place in that they are the only large spaces with a degree of enclosure and are shielded from heavy traffic areas. Whist providing car parking is essential to the success of the adjacent businesses, there may be some scope for local business stakeholders to hold events in these spaces. In terms of the landscaping, as a short term initiative, land owners should be encouraged to undertake tree planting in these spaces to shade parked cars, whilst also create comfortable space for organised events. This arrangement should be embraced in the interim until such time that surrounding development begins to substantially change in nature.
Pedestrian Links		In the short term, formalising these lanes will enhance their functionality for both pedestrian and vehicle movement. In the long term, as development occurs, these lanes have the potential to include active uses in addition to their core function
Leafy Street (Willcock and Simpson Streets)		This street is a transition zone between the urban character of the central core, and the suburban character of outlying residential areas. In response to the limited green and plaza space within the centre, enhancing the current character of Simpson and Willcock Street as a 'garden' street, will promote greater comfort and picturesque appeal. Lush street trees and quality street furnishings will give these streets a unified character and a green shady feel.

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5.3.2. PROPOSED UPGRADES

Streetscapes throughout the Precinct are reflective of a vehicle dominated centre, where a focus on vehicle traffic detracts from the pedestrian experience.

While the need to move regional traffic along Riseley Street and Canning Highway is acknowledged, improving streetscapes to provide greater benefits to pedestrians without adversely impacting on the regional function of these routes is essential to this PSP.

The PSP advocates for improvement to all streets within the Precinct to feature the following elements:

+ Tree planting to all streets. Trees should be deciduous to allow sunshine in in winter and provide a good shade canopy in summer;
+ High quality street furnishings such as: footpaths, seating, benches and drinking water fountains;
+ Shade awnings attached to the building to be provided over footpaths for all commercial frontages;
+ High quality buildings that provide a good relationship between the frontage and the street; and
+ Public art in key locations to be provided in line the City of Melville's Provision of Public Art In Development Proposals Policy No. LPP 1.4, Public Art Strategy and Masterplan and Cultural Plan.
+ Actions in accordance with the Placemaking Action Plan 2021, as per P2-Table 14 below.

TABLE 14: IMPROVEMENTS PROPOSED

Location/	Improvements Proposed
Improve lighting around night traders.	Undertake lighting audit and upgrade street lighting across Precinct. Encourage landowners to improve lighting on buildings and surrounds
Create a visual connection for pedestrians to use the laneway network.	Enhance the walkability, vibrancy and visual connection of the five public street laneways and one privately owned pedestrian laneway (listed below), through mediums such as art, lighting, and landscaping. Consider diverse areas for possible connection such as walls, trees/plants, the ground, overhead, and vertical spaces. Five public laneways: + Teneriffe Lane + Post Lane + Chortis Lane + Kwilena Lane + Petrossian Lane
Install bike rails.	Identify locations for the installation of bike rails with Environment and Infrastructure.
Reduce traffic speeds within Riseley.	Advocate to Main Roads WA for the reduction of speed limits to 30km/h within the Precinct, to support people to walk and bike to and from, and around the Precinct.
Implement wayfinding tools within Riseley.	Create wayfinding signage and other tools that assists people to find places around the precinct when they are walking or biking around.
Improve the amenity of the Riseley Centre through public infrastructure and other upgrades to the area.	As per annual capital works program 26/27 – Kearns Cresent resurfacing, Kwilena Lane resurfacing Puffin Crossing near Kearns Crescent advocacy with Main Roads. Raised intersection - Riseley and Kearnes (treatment)

It is expected that private investment in existing and new development over time will also contribute to the quality of streetscape through the introduction of improved architectural standards.

5.3.3. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED (Crime Prevention through Environmental Design) is based on the idea that peoples' behaviour within the urban environment is influenced by the design of that environment. Public realm design can affect both the likelihood of crime occurring in the area, as well as community perception about their safety and security. The Crime Prevention though Environmental Design Planning Guidelines (2023) has informed objectives provided within Part 1 and should be used as a resource by all parties during future redevelopments of the Precinct.

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5.4 MOVEMENT

RESPONSE TO CONTEXT

1	Consider how new development can acknowledge bus stop location through provision of "eyes on the street" in these locations.
2	Use the PSP to advocate Main Roads WA to consider a reduction in speed along Canning Highway close to the intersection with Riseley to enable safe connections. This could be aligned with Public Transport Authority works to improve public transit accessibility.
3	PSP to define key pedestrian/cyclist routes and desire lines to ensure that built form, public realm and intersection design responses support safe, high amenity connections.

DESIRED OUTCOMES

+ An appropriate balance between vehicle and pedestrian movement, providing safety for pedestrian and accessibility for vehicles.
+ Create a human scaled environment which encourages social interaction, walking and active modes of transport.
+ Ensure on-street vehicle parking and access are appropriately located, maintaining strong pedestrian connectivity, whilst minimising adverse visual impacts on the streetscape.
+ Consider management of on-street short term car parking to provide convenient and efficient access to city centre facilities and services.
+ Integrate parking within new development to enable activation of street frontages.

5.4.1. MOVEMENT APPROACH

04.1 To ensure the movement network supports the function and ongoing development of the precinct.

04.2 To ensure a resilient movement network that prioritises affordable, efficient, sustainable and healthy modes of transport.

04.3 To enable a range of transport choices that meet the needs of residents, workers and visitors.

Site analysis and engagement with the local community and stakeholders (previously and as part of this review) highlighted the following particular issues impacting on accessibility, safety and comfort of pedestrians and cyclists within the centre:

+ Parking location and design restricts accessibility in some streets;
+ Traffic speeds and volumes along Riseley Street contribute to a lack of safety and comfort, whilst also creating a barrier between areas of the centre either side of Riseley Street;
+ The speed of traffic (as previously mentioned), conflicts with safety and accessibility within the precinct; and
+ Limited provision of safe bicycle storage facilities and cycle friendly street design within the centre is a disincentive to cycling.

Whilst the City has limited opportunity to influence outcomes along Canning Highway, this PSP suggests design modifications to certain streets to reduce traffic speeds, optimise car parking and improve the pedestrian experience.

Vehicular traffic growth within the Precinct is anticipated to comprise a small percentage of overall regional traffic. Key linkages such as Canning Highway and Riseley Street offer connectivity to a series of other activity centres and provide key linkages to Fremantle and the Perth Central Business District.

With regard to the major road networks within the Precinct, the overall impact of future development on the levels of service at key intersections such as Riseley Street and Canning Highway is likely to be negligible.

It will, however, be important to ensure that the growth of traffic along local streets within and adjacent to the Precinct, such as Bombard Street on the southern side of Canning Highway and Macrae Street on the northern side, is appropriately managed. Bombard Street and Macrae Street both provide direct and clear connectivity to Reynolds Road and through to Kintail Road and Canning Beach Road on the northern side.

To minimise the impacts of regional traffic growth and commensurate decreased levels of service through the intersection of Riseley Street / Canning Highway, a clear strategy should be developed for the local access streets to limit permeability for through regional traffic. As one of the key reasons why road users choose other routes is travel time, increased traffic management devices will increase the times where deceleration is required during the journey, therefore increase travel times for regional through traffic.

Notably, increased development intensity provides greater opportunities for alternative transportation modal growth, and therefore provides increased opportunities for strategic projects such as bus lanes and to provide increased car parking in periods outside of morning peaks in Riseley Street.

The local street network provides good pedestrian connections in the areas surrounding the centre although pedestrian access, safety and attractiveness require improvement within the centre. In particular, Canning Highway, Kearns Crescent, Riseley Street (section between Canning Highway and Willcock Street) and the existing access laneways all present relatively hostile environment for pedestrians.

Riseley Street includes bicycle lanes in both directions. In the vicinity of the Precinct there are official PBN routes as well as roads marked as "good riding conditions". The majority of the roads within the Precinct have not been classified with regards to the bicycle accessibility.

In general, pedestrian paths exist as a minimum on one side of the road within the centre south from Kearns Crescent and north from Canning Highway, however for an activity centre of this nature, accessibility to local business is dependent on easy access to all frontages.

5.4.2. PROPOSED STREETSCAPE UPGRADES

The following streetscape upgrades have previously been identified for the Precinct, which will be subject to further consideration outside of the planning process, however are identified here for completeness.

TABLE 15: STREETSCAPE UPGRADES

Location	Improvement Works	Status
Canning Highway	WSUD in median, Kearns east and west left in left out, pocket park, public art, pedestrian path/signal improvements at Canning/Riseley signals, signal priority for buses	Pram ramps and pedestrian path improvements at intersection complete. Advocate with Main Roads for ongoing improvements
Riseley Street South	Tree pit WSUD, public art, pocket park, raised intersection (red asphalt) Riseley and Kearns, AM/PM bus lanes	Further infrastructure upgrades to be identified in annual project and budget process

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Riseley Street North	WSUD in verges	Not progressed. Subject to upgrade and design requirements
Kearns Crescent West	WSUD in verges, new street trees, embayed parallel parking, footpath extension, left in only from Canning Highway, public art	Resurfacing project only. Other improvements to be identified in annual project and budget process
Kearns Crescent East	WSUD in verges, new street trees, embayed parallel parking, footpath extension, left out only to Canning Highway	Resurfacing project only. Other improvements to be identified in annual project and budget process
Simpson Street	WSUD in verges, on street embayed parking between Canning Hwy and Coogee Road, line marking, improved pram ramps, 2.5m wide shared path on western side	Ongoing. As per development occurs
Willcock Street	WSUD in verges, on street parking (Canning Highway to Hope Road) public art, pocket park, ROW connecting Willcock St to Petrossian Lane (note land is now privately owned	Investigate additional on street car parking marking
Fletcher Street	WSUD in verges, pram ramp improvements, pedestrian path on eastern side, line marking	Ongoing. Further study required
Laneways – Kwilena, Petrossian and Post	Public art, pocket park, ROW connecting Willcock St to Petrossian Lane (note land is now privately owned	Ongoing

5.4.3. PARKING AND PARKING MANAGEMENT

04.4 To ensure the quantity, location, management and design of parking supports the vision of the precinct.

PARKING REQUIREMENTS

Car parking currently dominates the visual landscaping of the centre. Whilst at-grade parking is a necessary feature of the Precinct, at least in the short to medium term, the visual quality, comfort and safety of access and parking should be a key consideration. Over time, it is envisaged that car parking will be contained on site for new development where possible, and either sleeved with commercial tenancies on the ground or upper levels, or contained wholly or partially below ground.

For existing car parks, consideration should be given to the following:

+ Car parks should be of a high landscape quality, with appropriate levels of shading (tree canopies) and screening from the street.

+ Clear demarcation between the pedestrian and vehicle realms should be provided.
+ Guidelines for the design of car parking within new developments is as follows:
  - Where provided, vehicle access shall be from a gazetted laneway;
  - Vehicle access is not permitted from Canning Highway where a rear laneway or secondary street abuts the property;
  - Service vehicle access shall be provided for commercial and retail tenancies and should be designed to minimise visibility from the public realm;
  - Enclosed at-grade or upper level decked parking may be acceptable as part of a mixed use development on confined sites, provided that the car park is sleeved with lettable floor space or otherwise, adequately screened; and
  - Car park venting/service lids and other utility infrastructure shall be dressed, hidden and/or screened in an appropriate manner to ensure they do not detract from the visual quality of the development.

RESIDENTIAL PARKING RATIOS

Residential parking is to be provided in accordance with the Residential Design Codes.

NON-RESIDENTIAL PARKING RATIOS

Non-residential parking is to be provided in accordance with the City's applicable Local Planning Policy.

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5.5 LAND USE

RESPONSE TO CONTENT

1	Consider the recommendations of the Needs Analysis.
2	Consider ensuring objectives and land use permissibility for the Precinct can promote the south side of Canning Highway as the core of retail activity.
3	Encourage greater diversity of land uses that stimulate early morning (cyclists and joggers using the river), day and night time offerings, and encourage attractive outdoor dining environments.
4	Provide for mixed used development to allow for upper storey residential uses - increasing the range of housing options. Explore appropriate location for increased housing density.

DESIRED OUTCOMES

+ Improved business and residential diversity - greater diversity of land uses stimulate both day and night time offerings and encourage attractive outdoor dining environments.
+ Integrate a diversity of residential dwellings and providing opportunities for residents to enjoy the activity centre location.
+ More local business opportunities - local employment opportunities will be promoted through a greater diversity of uses within the Precinct, with the core focus of retail and entertainment activity to be the south side of Canning Highway.
+ Activated key edges - retail uses will be strategically placed to address primary north-south and east-west pedestrian route to draw foot traffic past shop fronts and key public spaces.

5.5.1. LAND USE APPROACH

05.1 To ensure current and planned land uses respond to the needs and expectations of the community.

To encourage sustainable urban development within the Precinct a diversity of retail and commercial uses is proposed. This is essential in promoting a vibrant and active destination by day and night set within a high quality public realm.

The Precinct also aims to facilitate the development of more diverse and intensive living options. Apartments provide the opportunity to address and provide more diversity in the current market, providing additional living options in an active and vibrant centre. The character sought by the following outcomes are derived from existing examples of prominent mixed use city centres.

+ Diversity of 'vertical' activities (multi-storey mixed use development) – adding to the sense of vitality and richness of place.
+ Diversity of 'horizontal' activities at ground level adding interest and a sense of vitality to the place.
+ Accommodating a mix of uses servicing daily needs, creating focal points and desirable attractors along key routes, with a focus on the south side of Canning Highway.
+ Provide the opportunity for new businesses to be established with retail, office and commercial space encouraged at ground floor levels facilitating a vibrant pedestrian environment.

+ Encourage a variety of businesses that will activate the Precinct during both daytime and evening hours.
+ Ensure high levels of functionality and servicing for new commercial development.

5.5.2. LAND USE DISTRIBUTION

05.2 To ensure the planned land use types contribute positively to the precinct character and amenity.

05.3 To achieve a mix of land uses and activity that supports the precinct vision.

The land use approach for the Precinct is considered on a sub-precinct basis to ensure land use permissibility aligns with identified character of each sub-precinct. This approach has also ensured minimisation of any potential land use conflicts and prioritisation of more active uses in areas expected to generate more pedestrian activity. The approach to land use and preferred uses within each sub-precinct is identified in P2 - Table 16.

TABLE 16: LAND USE INTENT

Sub-Precinct	Preferred Land Use Intent	Preferred Land Use Classes
Precinct 1 Riseley Core	The Riseley Core is a pedestrian-scaled, vibrant, mixed use area with a boulevard character. This sub-precinct is the focus of retail and entertainment activity, with these envisaged at ground floor level to service the district. Residential dwellings and commercial uses are envisaged on upper levels of buildings. The crescents are the vibrant heart of the sub-precinct with a variety of fine-grained shops and entertainment activities. The sub-precinct provides the opportunity to live, work and play in an exciting, urban place.	Aged or Dependent Persons Dwelling Child Care Civic Uses Community Purpose Consulting Rooms Convenience Store Education Establishment Family Day Care Home Office Market Medical Centre Multiple Dwelling Recreation-Private Restaurant/Café Shop
Precinct 2 Canning Corridor	The Canning Corridor has a high exposure to passing traffic. Commercial and retail uses are envisaged on the ground floor, with offices and residential uses on the upper levels of buildings. Any land use at ground floor level needs to be capable of interacting in a positive fashion with Canning Highway to increase safety and vibrancy, while acknowledging the "front door" of many establishments will be from the "courtyards" to the rear. In order to improve outcomes for these "courtyards" and rear located laneways, rear facing facades of new buildings are to include tenancies, residential uses or active common spaces (not hallways) fronting at least a portion of these spaces, together with car parking.	

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Precinct 3 Transitional Frame	The Transitional Frame provides for the incremental expansion of the Riseley Centre over time. The sub-precinct is anticipated to change from a predominately residential area to also include compatible commercial uses, where there is demonstrated demand. A key feature of the sub-precinct is adaptability, where buildings can be used for different uses over time.	Aged or Dependent Persons Dwelling Civic Uses Community Purpose Consulting Rooms Family Day Care Grouped Dwelling Home Office Multiple Dwelling Single Dwelling
Precinct 4 Residential Frame	The Residential Frame is intended to remain as a predominately residential area and provides for low to medium density residential development. Given its location next to a busy activity centre, the amenity of the precinct will be different to the amenity found in suburban residential areas.	Aged or Dependent Persons Dwelling Grouped Dwelling Home Business Home Occupation Home Office Multiple Dwelling Single Dwelling

5.5.3. RESIDENTIAL DENSITIES

The Precinct is classified as a District Activity Centre under SPP 4.2. It is recommended that the Precinct should have an average residential density of more than 25 dwelling per gross Urban Zone hectare within the 400m walkable catchment.

This Precinct is recommending changes to existing land use to promote residential development across the Precinct. The following residential densities are recommended to align with the existing built form outcomes included in the structure plan:

Centre, with a Residential Density Code of R-AC3: Riseley Core and Canning Corridor sub-precincts; and

Centre, with a Residential Density Code of R50: Transitional Frame and Residential Frame sub-precincts.

For further information regarding the desired built form outcomes refer to Section 5.6.

5.5.4. DWELLING TARGETS

The existing PSP developed in 2012 included the following breakdown of additional dwellings per year from 2013 to 2031. It assumes a gradual redevelopment of land within the Riseley Centre, in a combination of mixed use developments and apartment buildings.

TABLE 17: DWELLING GROWTH

Year	Total Number of Additional Dwellings
2013	0
2014	17
2015	33
2016	50
2017	67
2018	83
2019	100
2020	117
2021	133
2022	150
2023	167
2024	183
2025	200
2026	217
2027	233
2028	250
2029	267
2030	283
2031	300

Based on Forecast ID, an additional 40 dwellings are forecast per year in the Ardross and Applecross areas from 2022 to the year 2046. This would total 400 dwellings across the 10 year life of the PSP.

This broadly aligns with the Needs Assessment which forecasts 28.5% housing stock growth across the City of Melville local government area to the year 2046.

5.5.5. NEEDS ASSESSMENT RECOMMENDATIONS

The Needs Assessment identifies significant potential demand for additional retail and specialty use floorspace at the Riseley Centre. To respond effectively to this demand, it is essential that the PSP maintains high levels of flexibility regarding the mix and scale of both strategic and population-driven commercial uses. Ensuring this adaptability will allow the Precinct to successfully integrate new developments, such as a supermarket anchor, with existing local services. The following recommendations are intended to guide land use planning, development staging, and strategic investment decisions to ensure the Riseley Centre evolves into a resilient, high-amenity hub for the locality.

Prioritise a Supermarket Anchor – Facilitate a supermarket development. This is the primary driver for attractiveness, justifying additional retail supply.

Address Identified Floorspace Gaps – Actively encourage the development of the 10,620m^2 commercial gap identified in the LUES analysis, with a specific focus on medical practices, child day care, and community organisations.

Support Non-Shop/Retail Growth – Plan for an increase of approximately 7,500m^2 to 8,100m^2 of Non-SHP floorspace to ensure the Precinct serves as a robust local employment and service hub.

Infill and Residential Integration – Use the PSP to deliver non-commercial residential infill, while designating specific sub-precincts for commercial residential needs like short-stay apartments or aged care.

Enhance Accessibility – Leverage the Precinct's location on Canning Highway to ensure that new floorspace is highly accessible to both local residents and passing consumers, reinforcing the modelled shift in attractiveness.

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5.6 BUILT FORM

RESPONSE TO CONTENT

1	Ensure the contribution of active frontages towards the collective Main Street environment, rather than individual developments, and enable and encourage design facades that allow large windows and door openings. Create a strong and identifiable sense of place at the pedestrian scale – encouraging visitors, residents and workers to linger longer in the city centre.
2	Ensure the design of new buildings incorporate greater scale at the southern end of Riseley Street within precinct.
3	Promote flexible floor plans that can be readily converted to alternative uses over time ensure greater floor-to-ceiling height at ground floor.
4	The built form, signage, and streetscape along Canning Highway and as it enters Riseley Street and other lower order roads should be capitalised as the prime opportunity to enhance street interface and arrival into the Precinct. Potential for the inclusion of a landmark/statement building on the corner of Canning Highway and Riseley Streets (all four corners).

DESIRED OUTCOMES

Purpose built and adaptable mixed-use buildings will be a valuable addition to the Riseley Centre, resulting in a more efficient use of land.

Therefore, the objectives for built form character in the precinct are to:

+ Establish buildings with high visual appeal and a sense of permanence with high quality design, materials and finishes.
+ Establish a diverse, lively and attractive mixed-use centre that promotes a high level of integration between buildings and the adjacent streets.
+ Allowing for high quality contemporary architecture to establish a distinctive urban character.
+ Establish purpose built typologies that respond to the Precinct specific offer and needs.
+ Promote the use of materials that age well and are easy to maintain.

5.6.1. DESIGN TESTING RESULTS

The existing PSP sets development controls within the Precinct. It is necessary to test their appropriateness and to understand the likely development outcomes under these controls. In order to achieve this, a selection of sites within the Precinct were chosen, in collaboration with the City that provided a spread of locations across the Precinct and had differing height controls.

Design testing was completed for selected sites and involved illustrating the broad permissible built envelope for each site according to the existing PSP controls. Typical floor plans were then developed to test floor plate efficiency and the likely development outcome. This assisted in the identification of controls that are 'working' and controls that potentially are not.

SITE SELECTION

The selection of the four sites provides a good cross-section of lot types and features relevant to the PSP. The sites vary in lot size, configuration, and street conditions, enabling the design testing process to explore different development scenarios and constraints. Lots have been chosen on both sides of Canning Highway, to enable a spread throughout the study area. One (1) site with a previous development application has been included, allowing the team to assess feasibility against known constraints and to compare new design responses with the earlier proposal.

STRUCTURE FOR EACH DESIGN TEST

1. Identification of applicable PSP controls (existing) and equivalent R-Codes.
2. Development of a built form envelope in line with the ACP.
3. Design of high level floor plans and testing of alternative built form approaches.
4. Recommendations and considerations for an updated PSP.

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SITE 1 – 21 KEARNS CRESCENT

TABLE 18: DEVELOPMENT STANDARDS

Development Control	Riseley Street Activity Centre Structure Plan	R-Code (R-AC3)	OTHER
Building height (storeys)	6	6	
Minimum primary setback	Up to 3 storeys - nil Above 3 storeys - 3m	Nil	
Minimum side setbacks	Up to 5 storeys – nil 6 storey – 1.5m	Up to 4 storeys - nil 5/6 storey - 9m	
Minimum rear setbacks	Up to 5 storeys – nil 6 storey – 1.5m	Up to 4 storeys - nil 5/6 storey - 9m	
Plot ratio	N/A	2:1	
Other	Active street frontages facing Kearns Crescent. 4m floor-to-floor height on ground level.		
Parking	Refer to the R-Codes for residential parking rates and LPP 1.6 for non-residential parking rates.	R-Codes Vol. 2 (Location A) - residential parking rates. Residential - 0.75 bay per 1 bedroom dwelling, 1 *bays per 2+ bedroom dwelling.* Visitor bays - 1 bay per 4 dwellings up to 12 dwellings, 1 bay per 8 dwellings above 13 dwellings.	LPP 1.6 - non-residential parking rates. Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet - 1 bay per 10m² PFA, plus 0.5 bay per staff member. Shop / Home Store / Convenience Store / Restricted Premises - 1 bay per 20m² NLA. Office - 1 bay per 50m² NLA
Landscape	Refer to the R-Codes for landscape requirements.	Minimum 10% deep soil area. Minimum planting of 1 x large tree (64m²) and 1 x medium tree (36m²).	

FIGURE 23: COMPLIANT BUILDING ENVELOPE

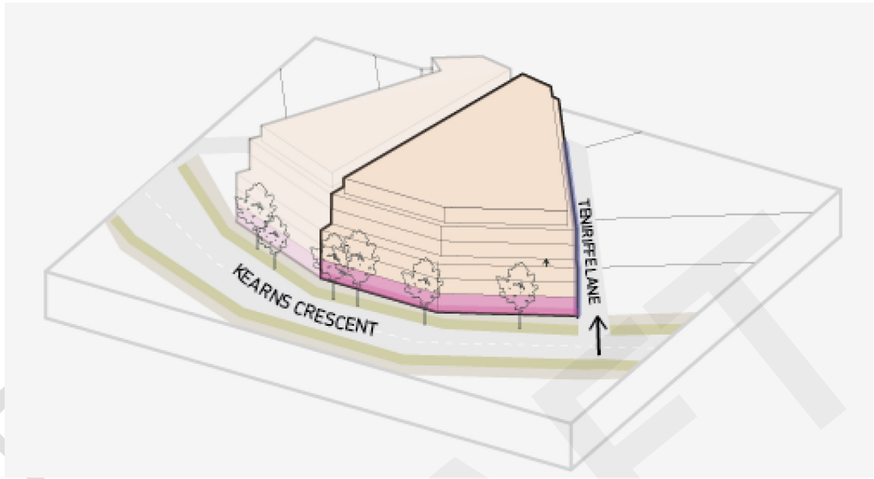
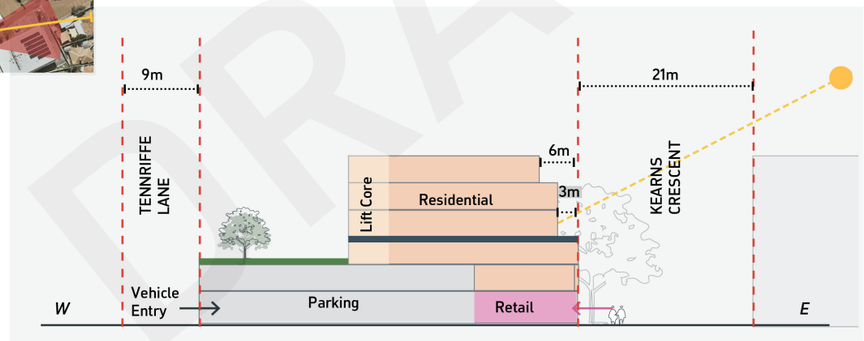


FIGURE 24: COMPLIANT SECTION





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KEY CONSIDERATIONS

There are challenges in practice when implementing a 3m setback above three storeys.

The requirement for a 3m front setback above the third storey has the potential to deter development. The following comments should be considered. This also considers other aspects of the development controls:

+ A structural and services transfer level is required to be implemented to account for the 3m setback. This transfer level is costly and would need to be offset by the achievement of significant yield above this floor.
+ The imposition of the setback means that the upper levels are now 3m shallower, which then impacts apartment / commercial floorspace efficiency as the floor depths are reduced. This is particularly important in this location where there are numerous small lots.
+ The setback divides the building in two (2), which would deliver a poorly proportioned building that will visually look uncomfortable within the street from an urban design outcome. Best practice for the management of setbacks is to deliver a least 1/3 – 2/3 outcomes.
+ The 1.5m setback requirement to the top storey of the envelope is not considered a reasonable outcome as it would be unlikely to reduce the perception of bulk to adjoining properties at this level and would further erode potential yield as cited in regard to the 3m front setback. That said, the 1.5m setback could more easily be accommodated from a construction perspective than the 3rd storey as the top level can be built in steel or lightweight materials and can sit on the slab below without a structural transfer slab. Further, at this level, the setback could be amalgamated into larger penthouse apartments and take advantage of the lightweight structure. The services transfer is still required and challenging, nonetheless.
+ While it is recognised there is a need to activate the lane and rear car parking areas, the ability to undertake this is compromised on a tapered site such as this. Firstly, there is a need to propose vehicle access and suitable car parking for the development, with both needing access from the rear laneway. The alternative is to locate vehicle access from the primary street, however, this would erode activity to Kearns Crescent in this instance, which is not desirable. Alternatively, it would require additional floors of car parking, which is likely to compromise the floors above and/or be cost prohibitive.

CONSIDERATIONS AND RECOMMENDATIONS

+ A 3m setback to the whole building was considered in the interests of simplicity. This, however, is potentially not appropriate as it creates a space at street level that is difficult to utilise for building occupants unless it can be ceded to the Crown as public land or otherwise burdened by an easement in gross to give access to the wider community. A setback for the entire building also reduces valuable lot depth, which dictates yield and apartment amenity; something that is critical on a tapering site such as the lot tested or more broadly, for small allotments.
+ A 3m setback for the top storey only was considered. This would be only for the front boundary. When designing for a site that has a 3m front setback at the top level for a residential development, one (1) approach is to make the balconies 3m deep for the levels below, then at the top level, the setback becomes the balcony / outdoor space for that level with no structural or services transfers. While this could be accommodated, the setback is not necessarily required from an urban design perspective as the street is suitably wide to comfortably account for the perceived bulk presented via a six (6) storey facade.
+ There is a need to prioritise street frontages and in this case, the primary street is Kearns Crescent. The PSP needs to be clear on this aspect while recognising that some level of activity to rear laneways needs to be achieved. This could be via how the building addresses the lane in terms of materiality, articulation, public art or the levels above street level (e.g. common space to provide the perception of human activity (noise), such as in the design set out earlier).
+ The adoption of plot ratio controls could be considered to further control bulk, particularly if setbacks were not imposed. More on plot ratio below.
+ While not directly applicable for this site, adoption of the R-Codes building separation requirements for rear boundaries is considered important where a laneway is not applicable and/or where development is primarily residential. This will be discussed further below.

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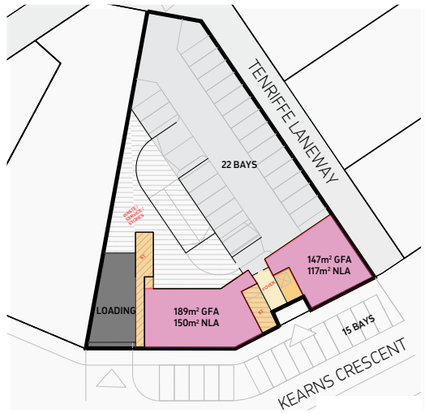
FIGURE 25: DESIGN TESTING FLOOR PLATES

TESTING FLOOR PLAN EFFICIENCY



Floor plans are generally compliant with policy (not R-codes where ACP supersedes this).

Table 1: Kearns Crescent Development Test Summary

OUTCOME	
Commercial / Retail Floor Area (NLA)	*267m²*
Dwelling Yield	*30 dwellings* + *10 x 1 bedroom* + *18 x 2 bedroom* + *2 x 3 bedroom*
Parking Bays	*54 Bays + 6 Visitor Bays*
Plot Ratio	*Approx 2.43:1*

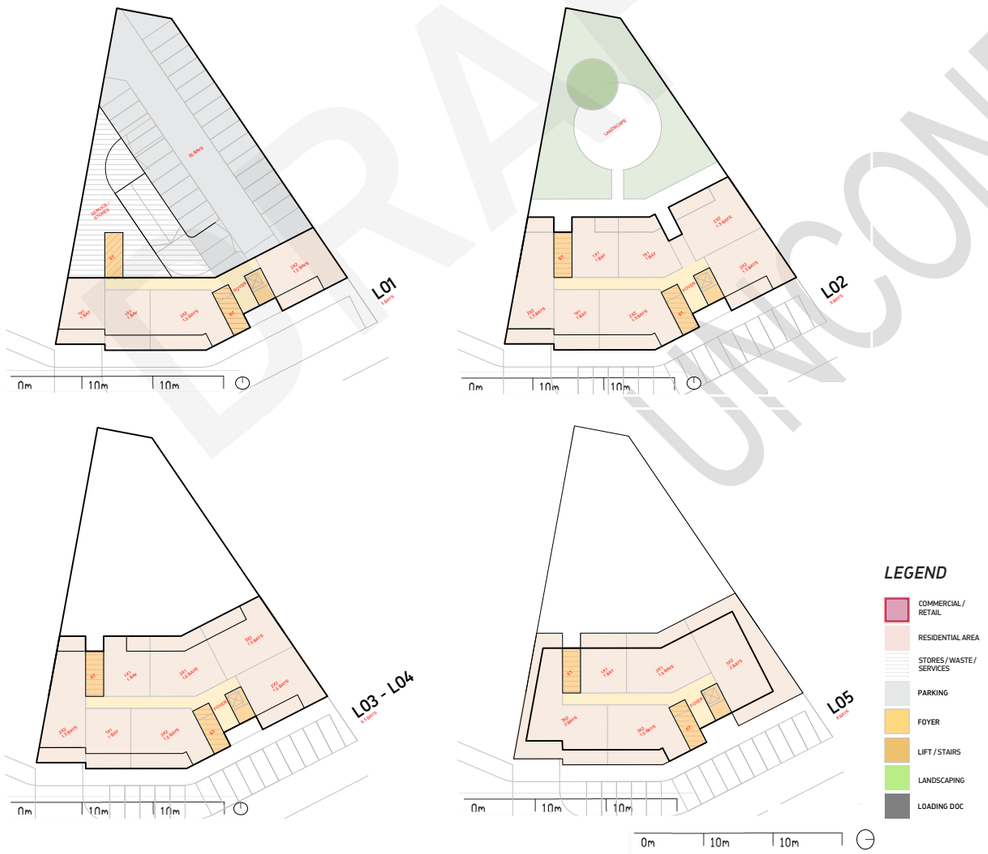
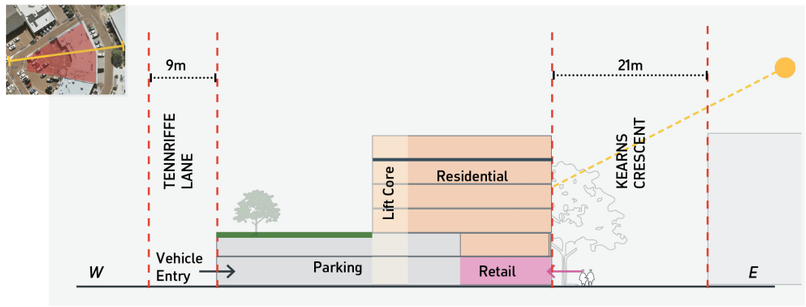
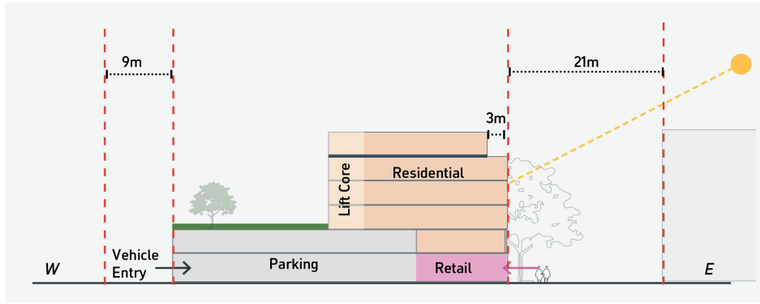


FIGURE 26: DESIGN TESTING SECTIONS

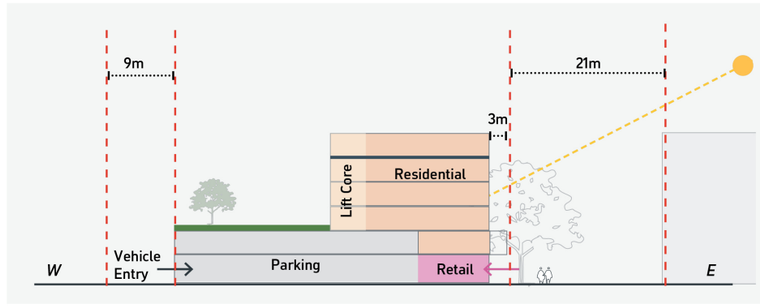
OPTION 1 - NIL SETBACK



OPTION 2 - 3M SETBACK AT THE TOP LEVEL



OPTION 3 - 3M SETBACK FOR ENTIRE FACADE



Lot boundary *Services transfer level*

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SITE 2 – 761-763 CANNING HIGHWAY

TABLE 19: DEVELOPMENT STANDARDS

Development Control	Riseley Street Activity Centre Structure Plan	R-Code (R160)	Other
Building height (storeys)	5 maximum. 2 minimum.	5	
Minimum primary setback	Nil.	2m	
Minimum side setbacks	Up to 5 storeys – nil	Up to 2 storeys: nil Above 2 storeys: 3m	
Minimum rear setbacks	Up to 5 storeys – nil	Up to 2 storeys: nil Above 2 storeys: 6m	
Plot ratio	N/A	2:1	
Other	Active street frontages facing Canning Highway if possible. 4m floor-to-floor height on ground level, and 3.2m floor-to-floor height above.		
Parking	Refer to the R-Codes for residential parking rates and LPP 1.6 for non-residential parking rates.	R-Codes Vol. 2 (Location A) -residential parking rates. Residential - 0.75 bay per 1 bedroom dwelling, 1 bays per 2+ bedroom dwelling. Visitor bays - 1 bay per 4 dwellings up to 12 dwellings, 1 bay per 8 dwellings above 13 dwellings.	LPP 1.6 - non-residential parking rates. Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet - 1 bay per 10m² PFA, plus 0.5 bay per staff member. Shop / Home Store / Convenience Store / Restricted Premises - 1 bay per 20m² NLA. Office - 1 bay per 50m² NLA.
Landscape	Refer to the R-Codes for landscape requirements.	Minimum 10% deep soil area. Minimum planting of 1 x large tree (64m²) and 1 x medium tree (36m²)	

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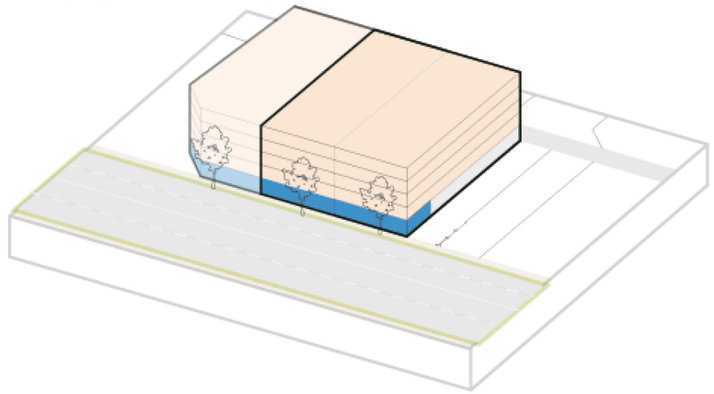
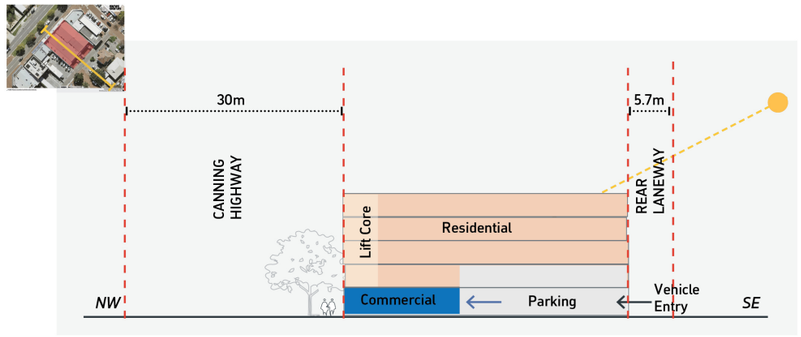
FIGURE 27: COMPLIANT BUILDING ENVELOPE AND SECTION

BUILT ENVELOPE COMPLIANT WITH THE ACP



SECTION COMPLIANT WITH THE ACP



KEY CONSIDERATIONS

It is noted that under the National Construction Code (NCC), sprinklers are required for any building above three (3) storeys and this element adds significant building cost. When considering this, a proponent will want to achieve scale well above three (3) storeys to offset the additional cost across more apartments. This may indicate that five (5) storeys may not be achieved in all instances due to cost imposition.

In this design testing, we have utilised the small level change from Canning Highway to the laneway to create a split-level car park which can be sleeved with commercial uses at ground level and a single apartment deep arrangement at level 1-5. This car park delivers approximately 52 bays. The row of bays on the lane is external (9 bays) which can be used by reciprocal arrangement for commercial and visitor parking.

While the apartments activate the laneway, it is noted that they are primarily south and east facing, which creates challenges for compliance with amenity-based provisions (access to light) under the R-Codes Volume 2. This is one (1) of the challenges in activating the laneway.

Note in the case of commercial / non-residential parking ratios, 1 bay per 20sqm is considered high, particularly as the Precinct is not within close walking distance to a train station. Commercial space would not typically have a market demand greater than 1 bay per 40sqm or 1 bay per 50sqm. It is observed the high rate of parking requirement may be an incentive to not include commercial or non-residential uses in a design scheme in this location which would be unfortunate given its local town centre character.

The high rate of car parking also serves to limit the ability to activate the laneway and/or propose an increased setback to the laneway to create the "courtyards" present in this location as it requires more space to achieve the bays needed for the yield enabled under the PSP. This should be considered when applying the requirements of the PSP in future.

In considering the site and the Kearns Crescent site, it is clear that any future development would need to instigate setbacks similar to those proposed to produce common space required, but also to ensure that resident amenity is maximised. In doing so, it is observed the plot ratio floor space proposed is broadly similar to that enabled under the equivalent Residential Density Code. There is an opportunity to consider inclusion of plot ratio limits consistent with the R-Codes to limit building bulk and improve resident/occupant amenity rather than impose setbacks which cannot normally account for individual site context. This is particularly important for this site which does not include any setback controls and technically, the building can be proposed boundary to boundary.

CONSIDERATIONS AND RECOMMENDATIONS

+ In regard to building height, we note that the Kearns Crescent site is permitted to propose development up to six (6) storeys where-as this site fronting Canning Highway, a higher order road and identified Urban Corridor under State Planning Policy 7.2 - Precinct Design, only permits five (5) storeys. This is not considered appropriate. A six (6) storey height control would respond to this context. It would also respond to the viability of proposing development beyond three (3) storeys.
+ Plot ratio is considered an important design control for building bulk and is recommended to be applied under the PSP (via the R-Codes) in future to limit the bulk that can be proposed within the allowable envelope. Therefore, a plot ratio of 2:1 would be applicable for this site.
+ Objectives should be identified to promote activation of the laneway, while noting the impact this may have under certain circumstances for solar orientation and apartment amenity under the R-Codes.

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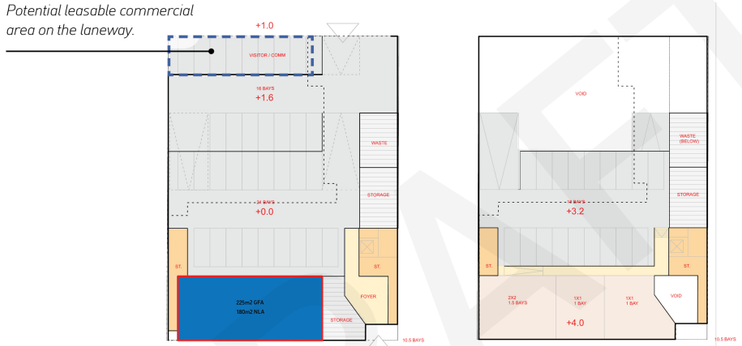
FIGURE 28: DESIGN TESTING FLOOR PLATES

TESTING FLOOR PLAN EFFICIENCY

+ The controls in the ACP for the Canning Highway are generally workable.

DEVELOPMENT TEST SUMMARY	
Commercial / Retail Floor Area (NLA)	*180m²*
Dwelling Yield	*27 dwellings* + *12 x 1 bedroom* + *15 x 2 bedroom*
Parking Bays	*52 Bays+ 5 Visitor Bays (Includes 8 Surplus Bays)*
Plot Ratio	*Approx 2.32:1*

Potential leasable commercial area on the laneway.





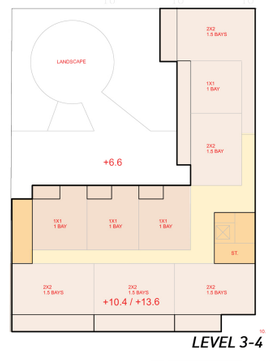
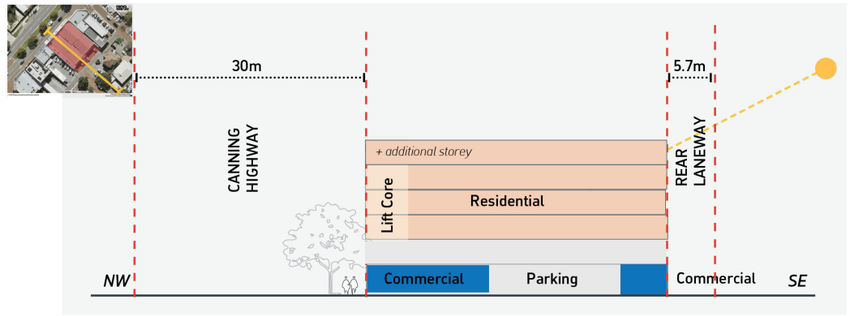
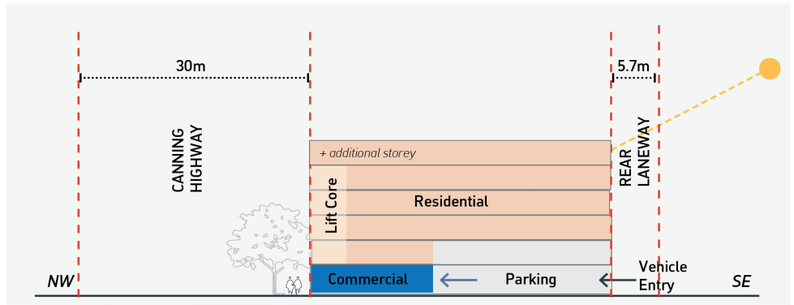


FIGURE 29: DESIGN TESTING SECTIONS

OPTION 1 - COMMERCIAL ON THE LANE



OPTION 2 - NO COMMERCIAL LANEWAY ACTIVATION



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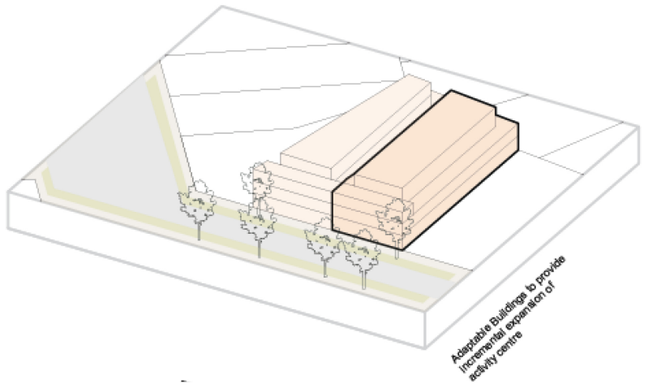
SITE 3 – 57 SIMPSON STREET

TABLE 20: DEVELOPMENT STANDARDS

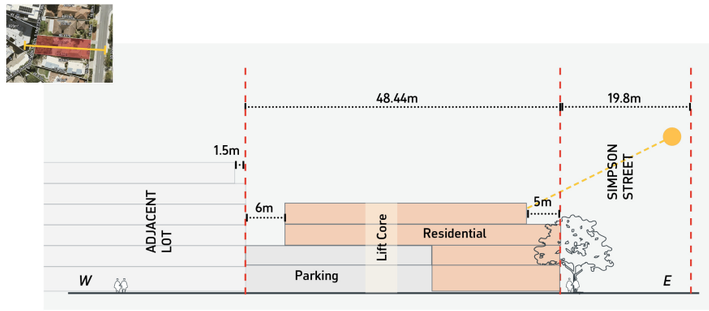
Development Control	Riseley Street Activity Centre Structure Plan	R-Code (R100)	Other
Building height (storeys)	4	4	
Minimum primary setback	Up to 3 storeys – nil Above 3 storeys – 5m	2m	
Minimum side setbacks	Up to 2 storeys: nil Above 2 storeys: 3m	Up to 2 storeys: nil Above 2 storeys: 3m	
Minimum rear setbacks	Up to 2 storeys: nil Above 2 storeys: 6m	Up to 2 storeys: nil Above 2 storeys: 6m	
Plot ratio	N/A	1.3:1	
Other			
Parking	Refer to the R-Codes for residential parking rates and LPP 1.6 for non-residential parking rates.	*R-Codes Vol. 2 (Location A) - residential parking rates.* *Residential - 0.75 bay per 1 bedroom dwelling, 1 bays per 2+ bedroom dwelling.* Visitor bays - 1 bay per 4 dwellings up to 12 dwellings, 1 bay per 8 dwellings above 13 dwellings.	*LPP 1.6 - non-residential parking rates.* *Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet - 1 bay per 10m² PFA, plus 0.5 bay per staff member.* *Shop / Home Store / Convenience Store / Restricted Premises - 1 bay per 20m² NLA.* Office - 1 bay per 50m² NLA.
Landscape	Refer to the R-Codes for landscape requirements.	Minimum 10% deep soil area. Minimum planting of 1 x large tree (64m²) OR 2 x medium tree (36m² each).	

FIGURE 30: COMPLIANT BUILDING ENVELOPE AND SECTION

BUILT ENVELOPE COMPLIANT WITH THE ACP



SECTION COMPLIANT WITH THE ACP



KEY CONSIDERATIONS

+ It is noted that under the NCC, sprinklers are required for any building above three (3) storeys and this element adds significant building cost. When considering this, a proponent will want to achieve scale well above three (3) storeys to offset the additional cost across more apartments. Given the height control, a proponent is only like to propose three (3) storeys within this sub-precinct.
+ The site tested and many others within this sub-precinct is sufficiently wide to enable a full parking module (bay/lane/bay) plus any storage, services or waste accommodation required for a three (3) storey development.
+ Due to the above finding, it would also be possible to propose another level of car parking at 1st floor level, which

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could then increase yield beyond the four (4) storeys available under the PSP.

+ We note the lots adjacent sub-precinct 3 represent the transition zone between six (6) storey development and the four (4) storeys enabled under sub-precinct 4. While a difference of two (2) storeys is workable across lot boundaries, the reality is the difference is more likely to be double due to the NCC impact cited above (3 v 6 storeys). Best practice planning would utilise a street to transition to a different height/scale rather than a lot boundary.

+ The side setbacks at the third storey are workable from a design perspective, however, with a three (3) storey, compact building envelope, the question is why are the setbacks required. It is considered the setback will not significantly improve the streetscape in any way and creates spaces between buildings that cannot be used (privacy) but need to be maintained. Overshadowing at this scale will not be impacted. It also imposes extra cost on a developer (transfer structures and services) that are difficult to recoup in a project this small, further eroding the ability to encourage redevelopment. This said, should additional height be adopted, setbacks to rear and side boundaries would be important to improve amenity outcomes externally and internally for occupants.

CONSIDERATIONS AND RECOMMENDATIONS

+ For a three (3) storey envelope, it is recommended that current setbacks above two (2) storeys be removed to the front and side boundaries.

+ Given the impact of the NCC and the height enabled under the adjoining sub-precinct, additional height is warranted to better reflect this context. A height of (6) storeys in this sub-precinct should be accommodated, however, given the domestic context (single and grouped dwellings prevalent), this height may need to only be available where a minimum of two (2) lots are amalgamated. This would better enable the amenity of adjoining properties to be managed, particularly overshadowing controls applicable.

+ Plot ratio limits consistent with sub-precinct 3 should also be considered to control bulk and relate to the amenity controls identified above.

+ As per the Kearns Crescent site, there is also the opportunity to adopt building separation controls under the R-Codes for the rear lot boundary to manage transition but also respond to the design testing undertaken.

FIGURE 31: DESIGN TESTING FLOOR PLATES

TESTING FLOOR PLAN EFFICIENCY

DEVELOPMENT TEST SUMMARY	
Commercial / Retail Floor Area (NLA)	80m²
Dwelling Yield	8 dwellings + 3 x 1 bedroom + 5 x 2 bedroom
Parking Bays	13.5 Bays + 2 Visitor Bays
Plot Ratio	Approx 1.12:1



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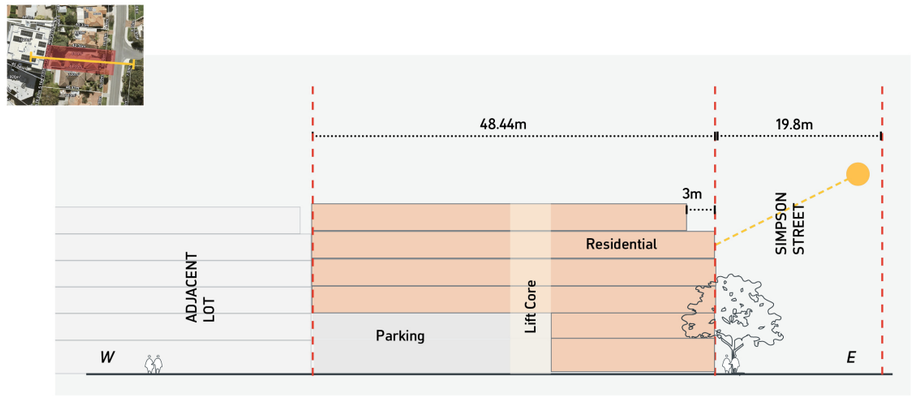
FIGURE 32: DESIGN TESTING SECTION



SITE 4 – 26 FLETCHER STREET

TABLE 21: DEVELOPMENT STANDARDS

Development Control	Riseley Street Activity Centre Structure Plan	R-Code (R50)	Other
Building height (storeys)	3	3	
Minimum primary setback	Up to 3 storeys – nil Above 3 storeys – 5m	2m	
Minimum side setbacks	Up to 2 storeys: nil Above 2 storeys: 8m	3m Permitted to have one 7m high boundary wall for a length of 14m to one side boundary only. Remainder of setback at 3m	
Minimum rear setbacks	3m	3m	
Site Cover	N/A	65%	
Site Area		*Multiple Dwellings: Average 100m² apartments* Grouped Dwellings: Min 160m² Avg 180m²	
Parking	Refer to the R-Codes for residential parking rates and LPP 1.6 for non-residential parking rates.	*R-Codes Vol. 1 (Location A) - residential parking rates.* *Residential - 1 bay per 1 bedroom dwelling, 2 bays per 2+ bedroom dwelling.* Visitor bays - 1 bay per 4 dwellings.	*LPP 1.6 - non-residential parking rates.* *Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet - 1 bay per 10m² PFA, plus 0.5 bay per staff member.* *Shop / Home Store / Convenience Store / Restricted Premises - 1 bay per 20m² NLA.* Office - 1 bay per 50m² NLA.
Landscape	Refer to the R-Codes for landscape requirements.	Up to 10 dwellings - no requirement for communal open space. More than 10 dwellings - 6m² per dwelling up to maximum 300m². 2 x medium trees (36m² each) or 1 x large tree (64m²), as well as 1 x medium tree (36m²).	

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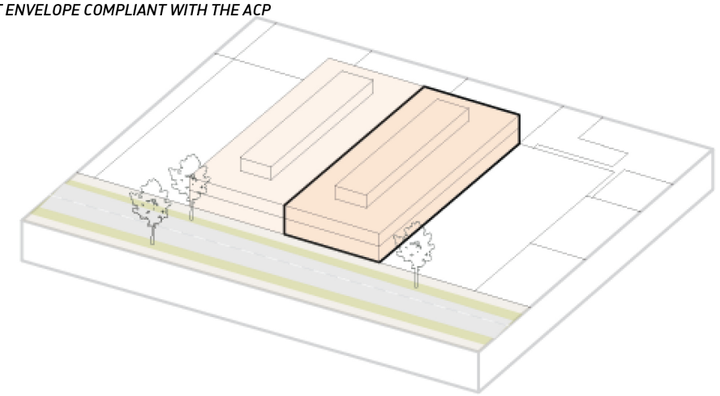
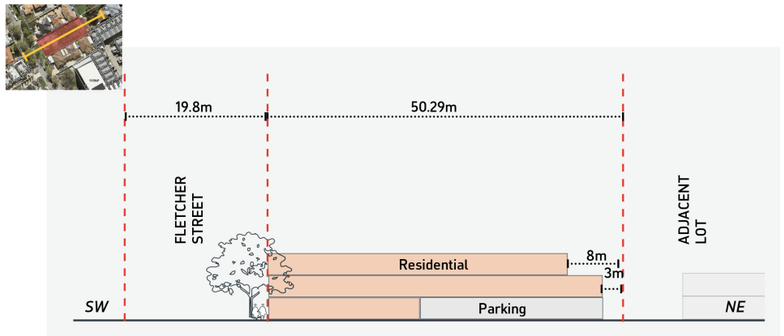
FIGURE 33: COMPLIANT BUILDING ENVELOPE AND SECTION

BUILT ENVELOPE COMPLIANT WITH THE ACP



SECTION COMPLIANT WITH THE ACP



CONSIDERATIONS AND RECOMMENDATIONS

+ On this side of Canning Highway, the area is characterised by suburban, leafy streets and large homes. The market demand is likely to be townhouses, not apartments.
+ For this site, an apartment outcome, a three-storey townhouse outcome and a two-storey townhouse outcome have been tested.
+ On this site, the apartment scheme yielded nine (9) apartments over three (3) storeys. It is also possible to accommodate nine (9), 3x2 townhouses, albeit with 6m frontages, tandem parking and the need to go to three (3) storeys. It was also identified that seven (7), 4x2 townhouses with standard double garages, an 8m frontage, and two (2) storeys is possible with improved access to larger outdoor space. This would in all likelihood be the most viable development outcome on this lot.
+ Unfortunately, in the current construction climate it is more cost effective to build a simple three (3) or four (4) bedroom townhouse than a two (2) or three (3) bedroom apartment and the end value is almost certainly higher. This is reflected in the building activity in this location being all grouped dwellings/town houses.
+ There are also identified issues with the site area development standards under the R-Codes which limits the ability to propose yield for apartments that is equivalent to single or grouped dwellings.
+ The nil side setback is aspirational on this lot given the neighbouring property includes single storey homes with private outdoor areas abutting the lot boundary (north facing outdoor area; subject site's south boundary). Any two-storey development on the boundary, which is enabled under the existing PSP, would overshadow the courtyards to an extent whereby an unreasonable outcome would be proposed.
+ Given this identified impact, it is considered the R-Codes development standards for the R50 residential density code to be more appropriate. This will enable solar access for adjoining properties, in-particular, to be better managed with a more appropriate building envelope resulting from this outcome.

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FIGURE 34: DESIGN TESTING FLOOR PLATES 3 BED TOWN HOUSE

TESTING FLOOR PLAN EFFICIENCY - 3 Bed Townhouse

DEVELOPMENT TEST SUMMARY	
Dwelling Yield	9 dwellings + 9 x 3 bedroom
Parking Bays	18 Bays (2 per TH)
Site Area - Lot	112

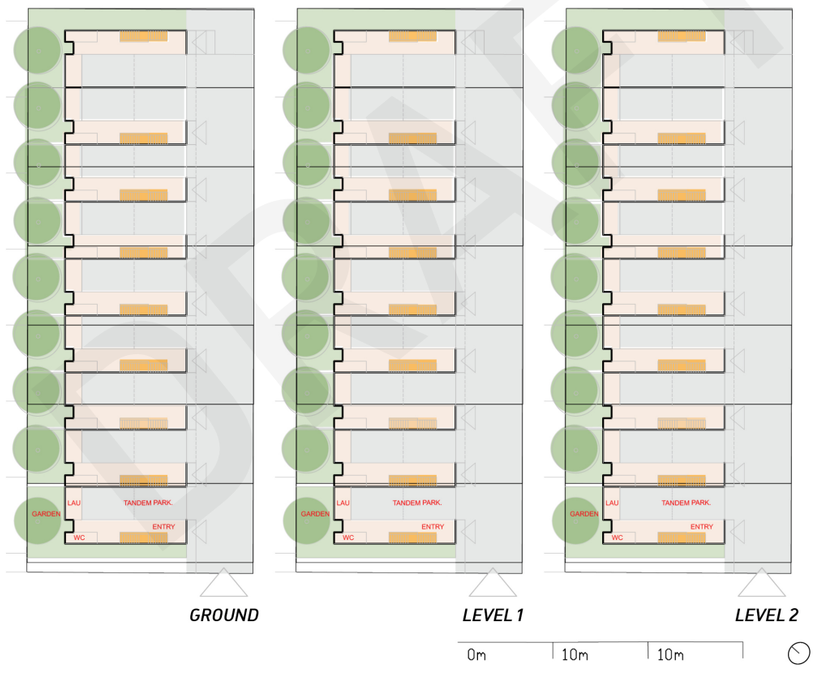

FIGURE 35: DESIGN TESTING FLOOR PLATES 4 BED TOWN HOUSE

TESTING FLOOR PLAN EFFICIENCY - 4 Bed Townhouse

DEVELOPMENT TEST SUMMARY	
Dwelling Yield	7 dwellings + 7 x 3 bedroom
Parking Bays	14 Bays (2 per TH)
Site Area - Lot	145

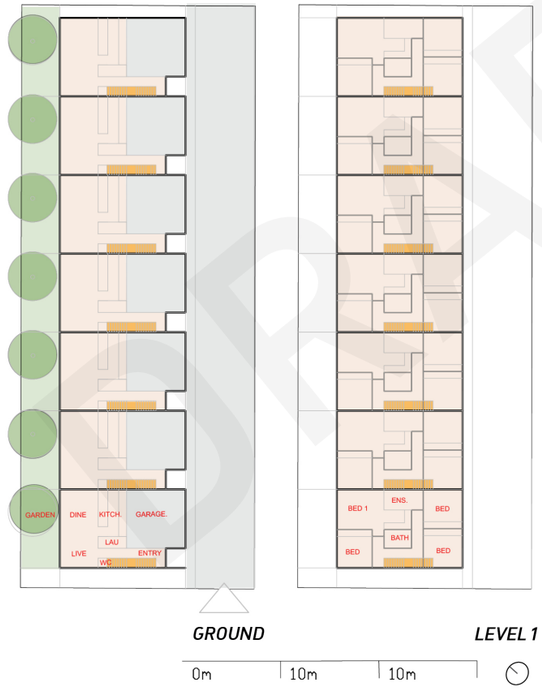

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FIGURE 36: DESIGN TESTING FLOOR PLATES APARTMENTS

TESTING FLOOR PLAN EFFICIENCY - Apartments

DEVELOPMENT TEST SUMMARY	
Dwelling Yield	*9 dwellings*
	+ *8 x 2 bedroom*
	+ *1 x 3 bedroom*
Parking Bays	*16 Bays*



5.6.2. PRIMARY CONTROLS

As a result of the design testing, the following revised table of primary development controls is proposed for the applicable sub-precincts. The remaining sub-precincts would include R-Code requirements.

This would be applicable for residential and non-residential development, including mixed use development.

TABLE 22: PRIMARY CONTROLS

Element	Acceptable Outcomes by Sub-Precinct	
	Sub-Precinct 1 Riseley Core	Sub-Precinct 2 Canning Corridor
Building Height (Storeys) (Maximum)	6	6
Street Setbacks (Minimum)	Ground floor: Nil or 2m* Upper floor: 3m above 5 storeys	All floors: Nil or 2m*
Minimum Ground Floor Height (Metres)	4	4

* 2m setback applicable for ground floor residential land uses.

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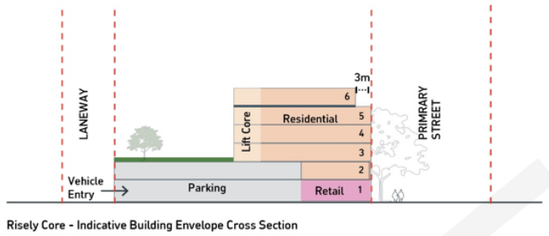
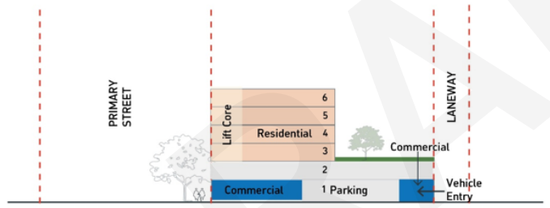
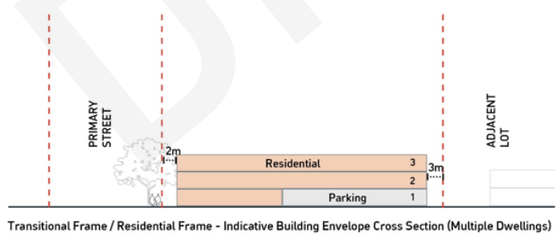
FIGURE 37: RECOMMENDED PRIMARY CONTROLS



Risely Core - Indicative Building Envelope Cross Section



Canning Corridor - Indicative Building Envelope Cross Section



Transitional Frame / Residential Frame - Indicative Building Envelope Cross Section (Multiple Dwellings)

5.6.3. REVISED SUB-PRECINCTS

The number and extent of sub-precincts have been considered via the review of the PSP.

The Precinct is currently divided into five (5) sub-precincts as illustrated on the existing structure plan map below.

FIGURE 38: EXISTING STRUCTURE PLAN MAP



The review observes the following:

+ Canning Highway has a distinct character and forms an urban corridor under State Planning Policy 7.2 Precinct Design that deserves its own sub-precinct as the treatment of these lots should be quite different to the "high street" of Riseley Street.
+ Riseley Street, away from the intersection with Canning Highway, relates more to the character of Kearns Crescent. For this reason, this area on the south side of Canning should form part of the Riseley Core.
+ The remaining sub-precincts 4 and 5 include relatively distinct streetscape character. While the built form enabled could be considered quite similar, given the streetscape character, it is considered appropriate to retain these as is.
+ The only exception would be to alter existing sub-precinct 4 so that the lots on the north side of Simpson Street and Willcock Street form part of the Riseley Core. This is to ensure street boundaries are used to frame sub-precincts, as per best practice, which then enables amenity outcomes for adjoining lots (rear boundaries) to be better managed.

The recommended structure plan map is illustrated below.

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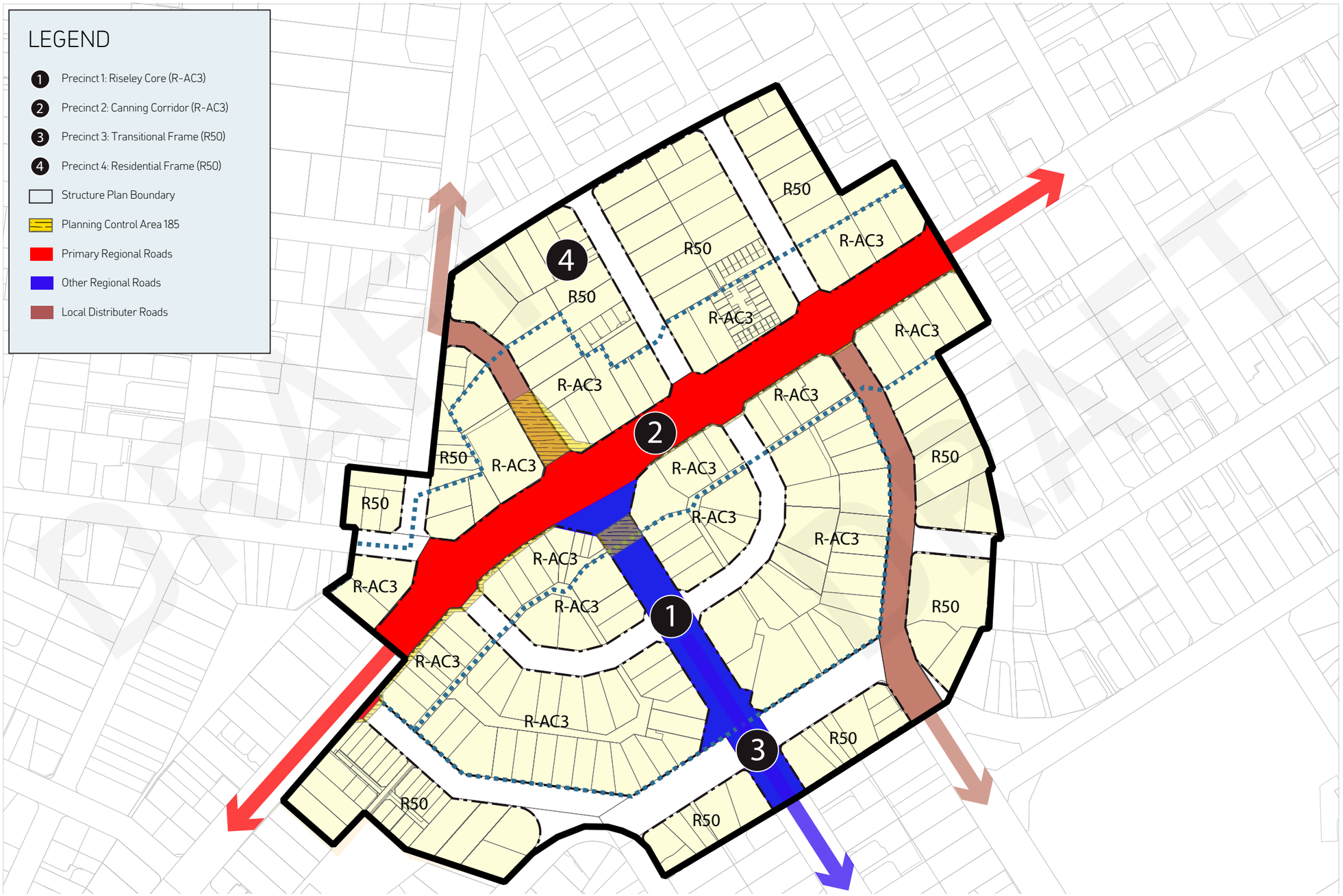
FIGURE 39: RECOMMENDED STRUCTURE PLAN MAP





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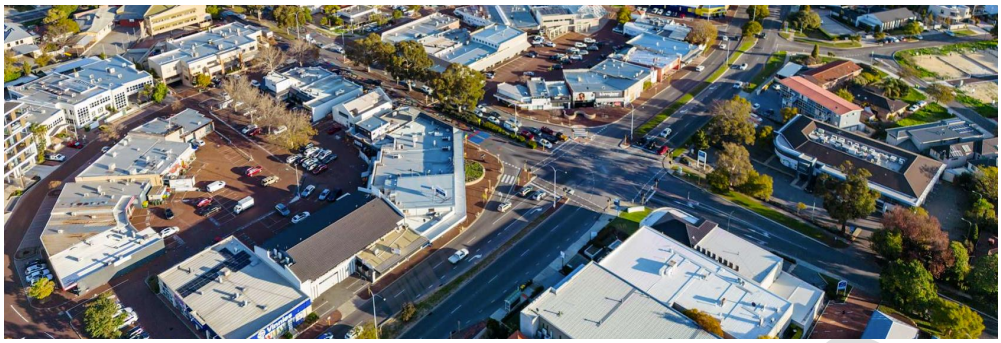

RISELEY ACTIVITY STRUCTURE PLAN REVIEW

COMMUNITY ENGAGEMENT REPORT

October 2026

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1. Executive Summary

The City of Melville undertook preliminary community and stakeholder engagement as part of the review of the Riseley Activity Centre Structure Plan. The purpose of the engagement was to test the ongoing relevance of the existing planning framework, identify opportunities and challenges within the activity centre, and gather community input to inform the preparation of an updated Structure Plan.

The engagement program included:

- Community and stakeholder workshop (residents, businesses and landowners)
- An online survey through Melville Talks
- Engagement with Elected Members

Feedback received indicates support for the role of the Riseley Centre as a locally focused activity centre that provides convenient access to shops, services, employment and recreation opportunities. Participants generally supported investment and renewal within the centre, while emphasising the need to protect amenity, improve public spaces, address traffic and parking concerns, and ensure appropriate building scale transitions to surrounding residential areas.

The engagement findings will assist in refining the vision, objectives, land use provisions and built form controls within the revised Structure Plan.

2. Introduction

The Riseley Activity Centre Structure Plan was adopted in 2014 and provides the strategic planning framework for future development within the centre. The review is being undertaken to ensure the planning framework remains contemporary and aligned with current planning policies and community expectations.

Community engagement forms a key component of the review process and provided an opportunity for residents, businesses, landowners and other stakeholders to share their views regarding the future of the centre.

3. Engagement Objectives

The objectives of the engagement program were to:

- Raise awareness of the Structure Plan review.
- Understand Elected Member and community perceptions of the strengths and weaknesses of the centre.
- Identify opportunities for improvement.
- Gather feedback on land use, built form and development outcomes.
- Understand community views on building height and transition areas.
- Inform the preparation of an updated Structure Plan.

3. Communication

Owners and occupiers within the centre and surrounds (400m) were sent letters advising on the review project and an invitation to participate in a facilitated workshop. Direct emails were also sent to contacts. The project was published on the City's Melville Talks webpage

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4. Engagement Activities

Elected Member Workshop (30 June 2026)

An Elected Member workshop was held on 30 June 2026 to gather feedback on:

- What was valued about the centre and what could be emphasised
- What could be improved
- What land uses are lacking and what should be avoided
- Building height and built form outcomes

A “Mentimetre” on line survey was used to capture feedback.

Community Workshop (19 August 2026)

Preliminary community and business engagement was undertaken with a workshop on 19 August 2026 for residents and business owners. 17 attended.

Similar to the Elected Members workshop, the community workshop gathered feedback on:

- What people value about the centre.
- Existing issues and challenges.
- Preferred land uses.
- Building height and built form outcomes.

Participants completed individual and group activities, map-based exercises and priority voting activities.

Melville Talks Online Survey

An online survey was made available through Melville Talks and invited participants to provide feedback on:

- Strengths of the centre.
- Areas for improvement.
- Missing land uses.
- Appropriate locations for additional height.
- Areas requiring lower scale development.
- Review priorities and future aspirations.

37 submissions were received.

5. What Participants Value About the Riseley Centre

Several recurring themes emerged regarding the centre's strengths:

Convenience and Access - Participants valued the centre's convenient location and access to a wide range of shops, services and community facilities.

Local Character - Many respondents described the centre as having a neighbourhood feel and appreciated its role as a local destination.

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Existing Business Mix - The range of cafes, restaurants, retail and service-based businesses contributes positively to the centre's attractiveness and daily use.

Walkability - Participants recognised the generally walkable nature of the centre and supported further improvements to pedestrian comfort and accessibility.

6. Key Issues and Challenges

Feedback identified several issues and challenges.

Traffic and Parking -Traffic congestion, vehicle movement and parking availability were among the most commonly identified concerns.

Public Realm Quality - Participants highlighted opportunities to improve:

- Streetscapes
- Landscaping
- Tree canopy
- Shade and seating
- Public gathering spaces
- Centre Activation

Respondents indicated a desire for a more vibrant centre, including increased activity outside standard business hours.

Building Design - Feedback emphasised the importance of ensuring future development contributes positively to the character and appearance of the centre.

7. Land Use Feedback

Participants generally supported retaining the centre's role as a mixed-use destination.

Common suggestions included:

- Additional food and beverage opportunities.
- Small-scale entertainment uses.
- Community-focused facilities.
- Professional services and local employment opportunities.
- Family-friendly spaces and activities.

Participants generally indicated that land uses should contribute to centre vitality and support activity throughout the day and evening.

8. Building Height and Built Form

There was mixed feedback regarding building height throughout the engagement process.

Key themes included:

- Support for growth in appropriate locations

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- Participants generally acknowledged the need for some growth and renewal within the centre.
- Protection of residential amenity
- There was strong support for ensuring development transitions appropriately to surrounding residential areas.

Design Quality - Participants consistently emphasised that building quality, setbacks, landscaping and architectural design are as important as building height.

Public Benefits - Where additional height is considered, participants expressed a desire for associated public benefits such as:

- Improved streetscapes.
- Enhanced landscaping.
- Better pedestrian environments.
- Contributions to local amenity.

8. Priority Issues for the Review

Participants identified several priorities that should guide the revised Structure Plan.

High Priority Themes

- Traffic and transport management.
- Parking and accessibility.
- Public realm improvements.
- Tree canopy and landscaping.
- Centre vibrancy and activation.
- Design quality.
- Appropriate building scale.
- Improved pedestrian and cycling connections.

9. Key Insights

The engagement process identified several important strategic insights:

- The community values the Riseley Centre and supports its continued evolution.
- Growth is generally supported where it is well-designed and appropriately located.
- Improvements to public spaces are a community priority.
- Development should enhance rather than diminish local character.
- Strong transitions to surrounding residential areas are important.
- High-quality design outcomes are expected from future development.
- Traffic, parking and accessibility remain critical issues.

10. How Feedback Will Be Used

The findings of this engagement program will inform:

- The updated vision and objectives for the Structure Plan.
- Future land use provisions.
- Built form and development controls.

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- Public realm and streetscape initiatives.
- Transport and accessibility considerations.
- Future statutory advertising and consultation processes.

11. Conclusion

Community feedback confirmed continued support for the Riseley Centre as an important local destination and highlighted a desire for thoughtful renewal that improves amenity, public spaces and centre vitality while respecting surrounding neighbourhood character. The findings provide a strong foundation for refining the Structure Plan and ensuring future growth reflects both strategic planning objectives and community aspirations.

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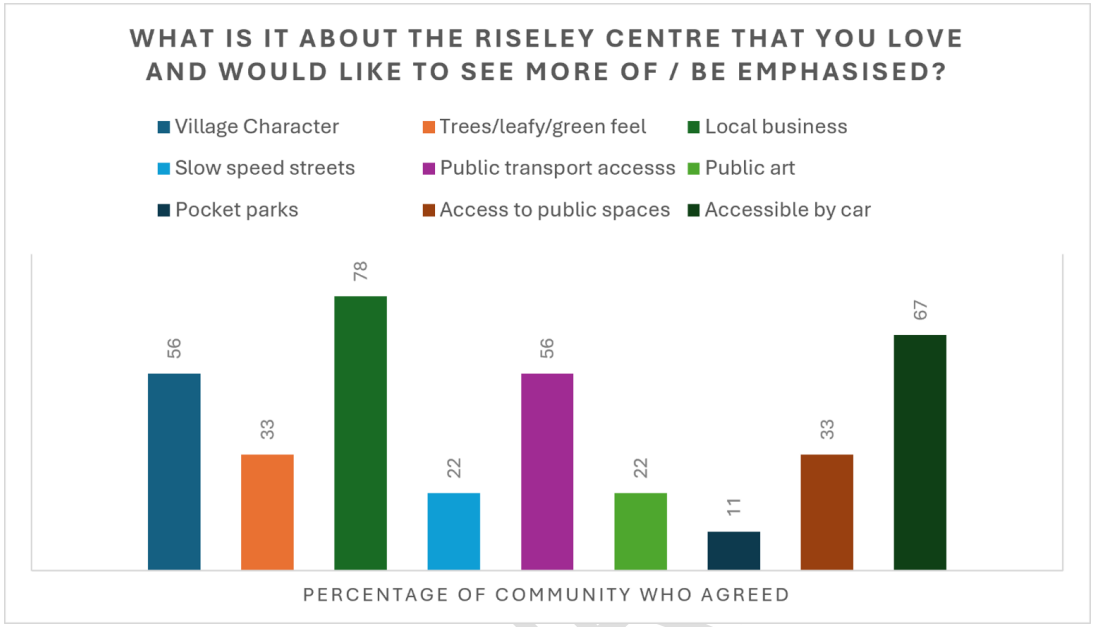
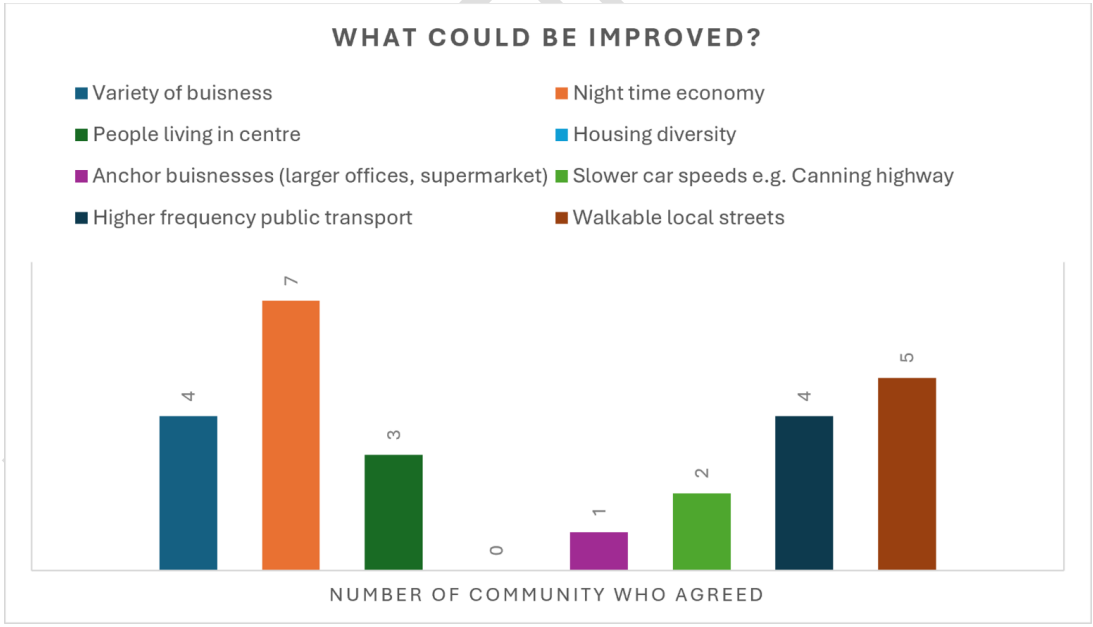
Appendix 1 – Elected Member Workshop Feedback





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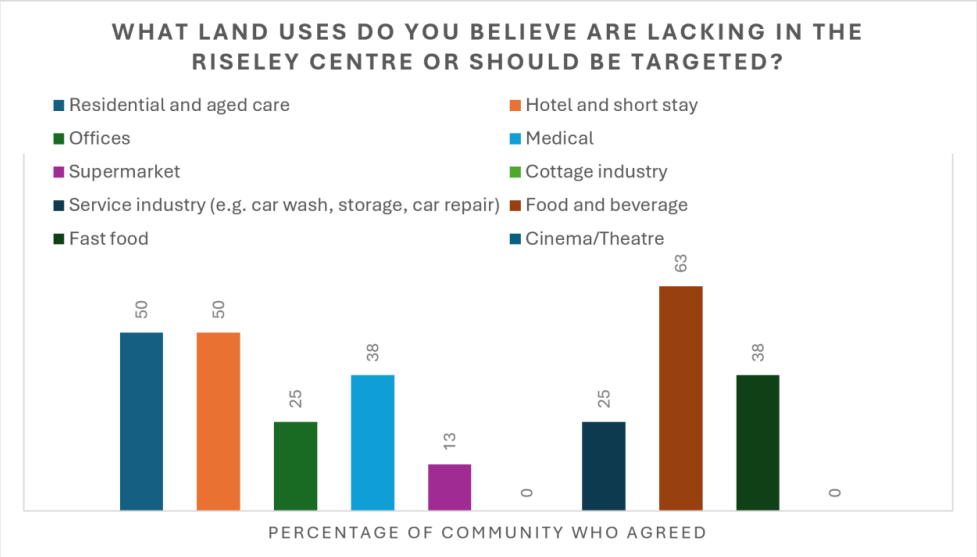
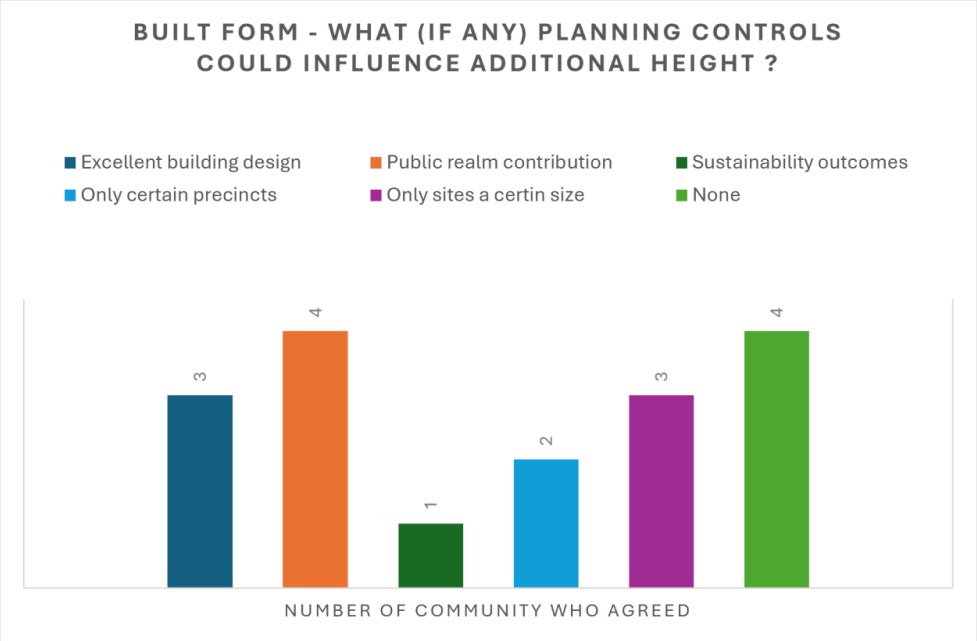

WHAT LAND USES DO YOU BELIEVE ARE LACKING IN THE RISELEY CENTRE OR SHOULD BE TARGETED?
Residential and aged care
Hotel and short stay
Offices
Medical
Supermarket
Cottage industry
Service industry (e.g. car wash, storage, car repair)
Food and beverage
Fast food
Cinema/Theatre
50
50
25
38
13
0
25
63
38
0
PERCENTAGE OF COMMUNITY WHO AGREED


BUILT FORM - WHAT (IF ANY) PLANNING CONTROLS COULD INFLUENCE ADDITIONAL HEIGHT ?
Excellent building design
Public realm contribution
Sustainability outcomes
Only certain precincts
Only sites a certin size
None
3
4
1
2
3
4
NUMBER OF COMMUNITY WHO AGREED

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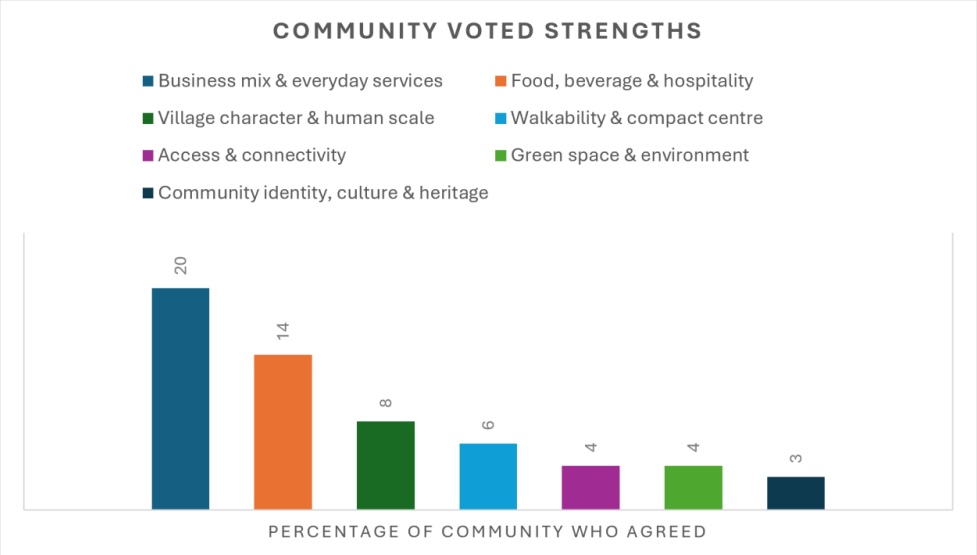
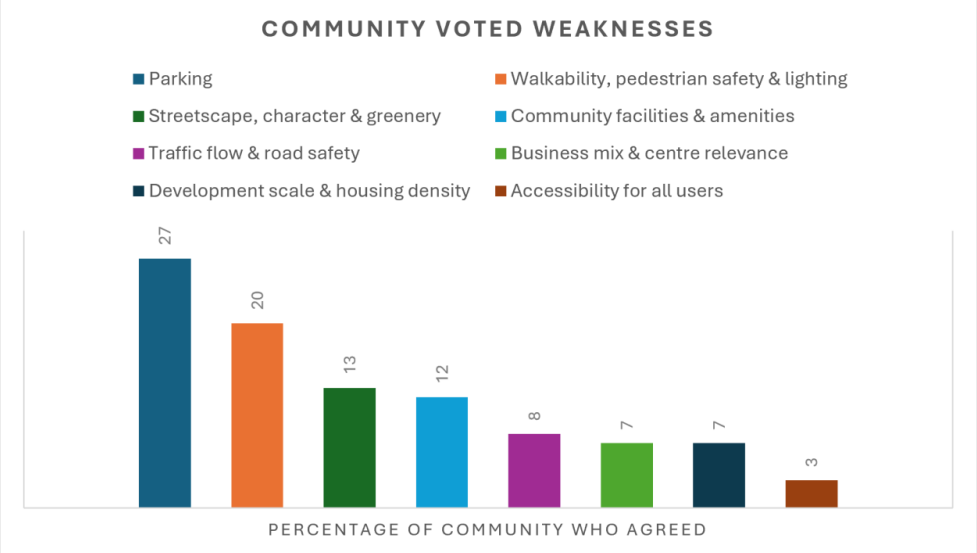
Appendix 2 – Community Member Workshop Feedback





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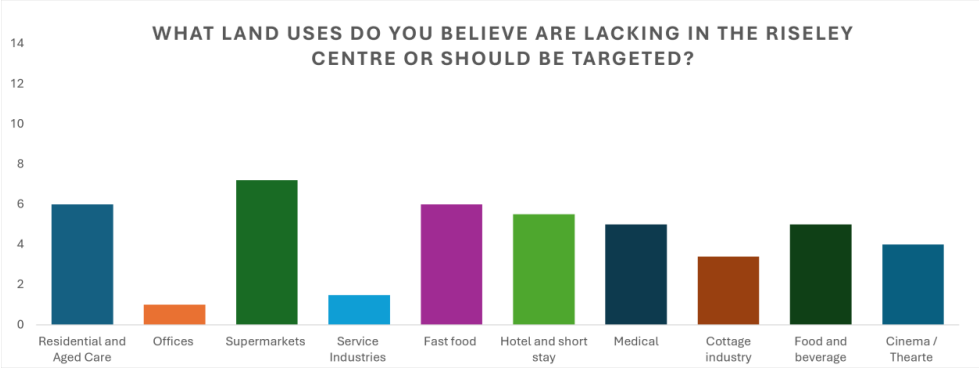

Built Form

- General support for maintaining existing heights
- Little support for reducing heights, noted to be unrealistic
- Support for additional height was limited and location-specific, mainly along the Riseley Street corridor.
- Three-storey edge to adjoining residential areas generally considered appropriate.
- Need for careful transitions to surrounding residential areas highlighted.
- Feedback that any height increase should be considered alongside parking and infrastructure capacity.

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Appendix 3 – Community Member Workshop — Strengths & Weaknesses, Grouped by Theme

STRENGTHS

Theme	Mentions	What it covers
Business mix & everyday services	20	The single largest strengths theme. Covers the breadth of local businesses and everyday services on offer - medical centre, chemist, hairdresser, garden centre/hardware, groceries and general retail - and the convenience of having them all within the one hub.
Food, beverage & hospitality	14	Cafes, restaurants, bars and pubs (incl. named venues such as Scutti's) are repeatedly called out as a highlight, along with the range and quality of the dining/hospitality offer and the atmosphere it creates.
Village character & human scale	8	The intimate, human scale of development - explicitly compared favourably to Canning Bridge - and the resulting friendly, village/suburban feel. Participants want this scale protected as the area develops further.
Walkability & compact centre	6	The centre and its services are easy to walk to and around, including within sub-precincts.
Access & connectivity	4	Ease of getting to the area (incl. public transport links to Fremantle/the city) and moving between businesses once there.
Green space & environment	4	Leafy streets, existing trees, and proximity to green/open space such as the river and the softball park.
Community identity, culture & heritage	3	Local character and identity - public art, growing housing diversity, and nostalgia for past uses such as the outdoor cinema.

'Mentions' = number of individual notes assigned to this theme, combined across the per-table Strengths/Weaknesses sheets, the Priority (wall-board) sheets, and the Additional Com

WEAKNESSES

Theme	Mentions	What it covers
Parking	27	By a clear margin the most prominent weakness raised, across every table, the individual priorities exercise and the 'chosen' wall-board notes alike. Complaints cover insufficient supply, poor layout/wayfinding and manoeuvring, and calls to decentralise or relocate parking away from the centre - alongside specific asks for more bays, better markings, and disabled parking.
Walkability, pedestrian safety & lighting	20	Poor or missing footpaths, unsafe crossings of Canning Highway and Riseley Street, a lack of overpass/underpass options, and calls for better lighting and a generally more pedestrian-friendly precinct.
Streetscape, character & greenery	13	The centre is described as lacking character, feeling 'run down', grey, and inconsistent, with calls for more trees, greenery, colour and a more cohesive, distinctive streetscape theme.
Community facilities & amenities	12	Gaps in everyday amenities and community life - toilets, seating, kid-friendly options, after-hours activity, aged care support, alfresco/outdoor dining, and general community engagement.
Traffic flow & road safety	8	Congestion and through-traffic (e.g. the 4 lanes dividing the precinct, traffic cutting through side streets), with suggested fixes including one-way roads and a fly-over at the Riseley-Canning junction.
Business mix & centre relevance	7	Questions about vacant shops, low-frequency/destination businesses, and whether a distinct Riseley centre is still needed given Garden City and Applecross Village nearby; calls to diversify the retail and hospitality mix.
Development scale & housing density	7	A genuinely contested theme: some notes call for more high-rise/multi-storey development (incl. multi-storey parking) and more people in the area, while others explicitly oppose further high rise, raise concerns about 'creep' of residential zoning and its effect on property values, and ask for stronger setback requirements for developments.
Accessibility for all users	3	Specific calls to improve accessibility for wheelchairs, prams and bikes, beyond the general walkability theme.

'Mentions' = number of individual notes assigned to this theme, combined across the per-table Strengths/Weaknesses sheets, the Priority (wall-board) sheets, and the Additional Com

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OFFICER ADVICE NOTE

Meeting Date	Ordinary Meeting of Council to be held on 17 November 2026
Related to Item	Notice of Motion – Amendment to CP-129 Personal Memorials in Public Open Space
Submitted by	Director Environment & Infrastructure
Attachments	Nil.

The information provided below is intended to provide additional officer advice in relation to the above motion proposed by Cr C Ross.

Introduction

The policy has been presented to previous Elected Member Engagement Sessions and Policy and Legislation Committee meetings. Community engagement was also undertaken as part of the policy development. The current policy was formally adopted earlier this year at the February 2026 Ordinary Meeting of Council. Officers believe that the existing policy has been working well since it was adopted, providing clear direction and improved efficiency.

The wording that is proposed to be altered as part of this Motion is included under the Clause on Existing Personal Memorials, which reads:

> *"Personal memorials installed prior to the commencement of this Policy shall be retained insitu, until they are no longer safe, fit for purpose or are required to be removed for operational purposes. Additional plaques may be added to an existing memorial bench, at the discretion of the City".*

Engagement Implications

No new engagement is proposed as part of this motion.

Financial Implications

If the motion proceeds, are there financial implications involved in carrying out the work required?

Yes	☒
No	☐

If yes, what is the projected extent of such financial implications?

This change would result in an increase in workload for staff as it would be necessary to process an increased number of memorial requests. While the cost of the plaque installation could be recovered from the applicant, it would likely also result in an administrative workload in terms of processing the application and arranging the installation. This would divert staff from other projects.

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Legislative and Policy Implications
Are there any legislative or policy-related implications associated with carrying out the motion?

Yes	☐
No	☒

Consequences or Alternative Options
Does the proposed motion pose any notable consequences?

Yes	☒
No	☐

If yes, how and why?
The intent of having the word "memorial" in the wording is to allow the City to approve an additional plaque to an existing memorial bench when requested by the family who originally funded the bench. This caters for situations where another family member passes away after the bench has been installed and the family would like an additional plaque on the family bench, so they are all together. While the proposed amendment to the policy would still allow this to occur, it would also result in any existing bench within the City to become available to use as a memorial bench, which could lead to a proliferation of memorial benches.

Further Information
Further to the Agenda Briefing Forum, additional queries have been received from Elected Members in relation to the proposed motion. The questions and responses are provided below:

Question 1:
Could you please outline any additional staff workload, costs and ongoing maintenance involved, and whether fees could cover any additional costs?

Response 1:
The current policy was formally adopted earlier this year at the February 2026 Ordinary Meeting of Council. Staff believe that the existing policy has been working well since it was adopted. It provides clear direction and has improved efficiency.

The proposed amendment to the policy would result in any existing bench within the City becoming available to use a memorial bench, which could lead to a proliferation of memorial benches.

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OFFICER ADVICE NOTE

Meeting Date	Ordinary Meeting of Council to be held 17 November 2026
Related to Item	Notice of Motion – Associations Using City-Owned Land
Submitted by	Director Corpoate Services
Attachments	Nil.

The information provided below is intended to provide additional officer advice in relation to the above motion proposed by Cr N Robins.

Introductory Text

The City acknowledges the importance of identifying opportunities to enhance the financial sustainability of sporting and community clubs, including through commercial activities, subleasing arrangements and alternative revenue generating uses.

These considerations have been substantially addressed through the development and adoption of the City's Land Optimisation Strategy, as adopted at the June 2026 Ordinary Meeting of Council, which establishes a strategic framework for assessing the utilisation, commercial potential and long term management of City owned and managed land and property assets.

In addition, existing internal processes provide mechanisms for assessing commercial opportunities and proposed subleasing arrangements on a case-by-case basis, having regard to the primary purpose of the facility, existing tenure arrangements and relevant legislative requirements.

In relation to identifying options to address inconsistencies in the application of fees and charges, these matters will be considered through the ongoing review and development of the City's Leasing and Licensing Policy. This process will provide an opportunity to review existing arrangements and establish a consistent, equitable and transparent approach to fees, charges and concessions, informed by further stakeholder engagement.

Accordingly, the matters raised in the Notice of Motion are considered to be largely accommodated within the City's existing strategic framework, operational processes and ongoing policy development. A separate assessment is therefore not considered necessary at this stage, with the identified matters to be progressed through established internal processes and further stakeholder engagement.

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Engagement Implications

Engagement with relevant internal business units has been undertaken through the development of the City's Land Optimisation Strategy and existing property management processes.

Further engagement with sporting and community clubs, relevant stakeholders and State Government agencies, where required, would be undertaken on a case by-case basis as specific revenue generating opportunities are identified and progressed.

Yes	☐
No	☒

Financial Implications

There are no immediate financial implications associated with the proposed approach, as the identification and preliminary assessment of revenue generating opportunities can be accommodated through existing operational resources and established strategic initiatives.

Any opportunities identified would be subject to further assessment, including consideration of commercial viability, potential revenue, management arrangements and any associated costs.

If the motion proceeds, are there financial implications involved in carrying out the work required?

Yes	☐
No	☒

Legislative and Policy Implications

Are there any legislative or policy-related implications associated with carrying out the motion?

Yes	☐
No	☒

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Consequences or Alternative Options

Should a separate assessment not proceed, there would be limited immediate implications, noting that the City's adopted Land Optimisation Strategy and existing internal processes already provide a framework for identifying and considering revenue generating opportunities.

Opportunities for commercial activities, subleasing and alternative facility uses would continue to be assessed through established processes, ensuring alignment with the City's strategic objectives, community needs and legislative obligations.

Yes	☐
No	☒

Are there any alternative options that could mitigate or remove these consequences entirely?

Yes	☐
No	☐
N/A	☒

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